



Washington County Clerk/Auditor

111 E Tabernacle • St George, UT 84770
435-301-7220

Minor or Major Home Occupation Business?

Do you have a home occupation? As defined by the Washington County Code, a home occupation is: A business, profession, occupation, or trade conducted for gain or support and located on residentially zoned property where the principal owner of the business resides. The home occupation must be accessory, incidental, and secondary to the use of the residence for dwelling purposes and not change the essential residential character or appearance of the property or the neighborhood. Agricultural businesses are not home occupations. Youth enterprises are not home occupations. Home occupations are subject to the requirements set forth in chapter 26 of the county code. There are two (2) classifications of home occupations.

1. A minor home occupation is:

- a. A homebased business that does not have a material off-site impact;
- b. Is performed by the property owner or family of the property owner (e.g., children, parents, siblings, grandchildren, grandparents, nieces, nephews, aunts, or uncles) (except that offsite employees are permitted for daycares and preschools);
- c. Meets the criteria outlined in section 10-26-1 of the county code.

10-26-1: MINOR HOME OCCUPATIONS:

The following are requirements of minor home occupations:

A. The home occupation shall be conducted entirely within the dwelling, an attached garage, or accessory building, including storage of materials or merchandise. This requirement does not apply to daycares, preschools, or private lessons.

B. No storage or display of goods shall be visible from outside the dwelling, attached garage, or accessory building.

C. The home occupation generally shall not require additional off street parking that exceeds that which is typical in the neighborhood.

D. Minor home occupations as defined in section 10-4-1 of the county code that meet the requirements in this section do not require a business license.

2. A major home occupation is:

- a. Medium impact in nature in that it may introduce minimal increases in noise, fumes, dust, lighting, and traffic into the neighborhood but allows the residential character of the neighborhood to be maintained;
- b. Is performed by the homeowner, the family of the homeowner (e.g., children, parents, siblings, grandchildren, grandparents, nieces, nephews, aunts, or uncles), and:
 - i. Generally, up to one other employee on the property at a time; however,
 - ii. If the nature of the home occupation does not bring clientele to the premises, then up to three (3) other employees may be on the property at a time; additionally,
 - iii. There is no limit on the number of employees permitted for daycares and preschools; and
 - iv. Meets the criteria in section 10-26-2 of the county code.



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10-26-2: MAJOR HOME OCCUPATIONS:

The following are requirements of major home occupations:

A. No storage or display of goods shall be visible from outside the dwelling, attached garage, or accessory building, except vehicles in running order. If any storage, except vehicles in running order, occurs outside of an enclosed building, the yard or the area where storage occurs shall be surrounded by a sight obscuring fence or wall of not less than six feet (6') in height. Nothing shall be stored to a height greater than the sight obscuring fence or wall.

B. The home occupation shall provide an additional off street parking area reasonably adequate to accommodate needs created by the home occupation.

C. The business owner must provide an accurate description of estimated traffic, on and off street parking, and deliveries from commercial suppliers.

D. When a business license application involving a major home occupation is initially sought (for the first time) or is sought for renewal after a significant change to the home occupation (typically growth of the business activity), then the application must be reviewed by the County Planning Commission to ensure compliance with this title. Otherwise, business license renewals for major home occupations shall be reviewed by the Community Development Department.

As long as the above requirements are met, the following are examples of home occupations:

Minor Home Occupation	Major Home Occupation
Dance lessons with no more than eight (8) students at a time	Dance lessons with more than eight (8) but less than twelve (12) students at a time
Daycares with no more than eight (8) children at a time	Daycares with more than eight (8) but less than twelve (12) children at a time
Preschools with no more than eight (8) students at a time	Preschools with more than eight (8) but less than twelve (12) students at a time
Swim lessons with no more than 8 students at a time	Swim lessons with more than 8 students at a time
Game meat processing, if processing less than five (5) big game animals a year	Game meat processing, if processing five (5) or more big game animals per year
Single chair beauty parlors and barbershops	Multiple chair beauty parlors and barbershops
Appliance, Electronics, Firearm or small engine repair	Auto detailing
Artists, Sculptors and Woodworking	Auto repair
Authors and composers	Carpet cleaning
Crafts for sale offsite	Contractors
Individual tutoring or Instrument lessons	Lawn and yard care
Massage Therapy	Pest control services
Office facilities of a sales or manufacturer's representative or a professional office	Taxidermy
Selling of items primarily through parties held in private residences	Upholstery cleaning
Phone or internet sales	Weed control services
Photo studios	
Sewing or Upholstering	
Tax preparation	