



Home-Based Business

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Skagit County

Planning and
Development Services



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This information only applies to property within unincorporated Skagit County and does not apply to property within incorporated city limits.

Skagit County tries to provide opportunities for rural entrepreneurs to establish workplaces within their homes that are compatible with surrounding uses. The County has created the “home-based business” zoning to allow for such commercial uses in rural residential areas.

What is a Home-Based Business?

A “home-based business” is a home occupation that remains incidental to the use of a residence for general dwelling purposes and is compatible with rural character.

When is a business NOT a Home-Based Business?

Uses must be specifically listed in the land use zone to be allowed. If the proposed use fits into any other category, it is not a home-based business. Examples of uses that are not considered a Home-Based Business:

- Adult group care facility
- Animal clinic/hospital
- Bed and breakfast
- Church
- Family day care provider
- Farm-based business
- Kennel (day-use, boarding, breeding)
- Laundromat
- Marijuana production/processing/retail
- Mini storage
- Mortuary
- Outpatient medical/health care services
- Overnight lodging
- Preschool
- Restaurants and Drive-ins
- Seasonal roadside stands
- Stables/riding clubs
- Temporary events
- Wholesale nurseries/greenhouse

See the definitions in Skagit County Code Chapter [14.18](#) for more details on each use.

What are the requirements for a Home-Based Business?

Skagit County Code establishes three types of home-based business.

- Home-based Business 1 (HBB-1)
- Home-based Business 2 (HBB-2)
- Home-based Business 3 (HBB-3)

All Home-Based Business must:

- Be incidental and secondary to the use of the property for dwelling purposes.
- Have no outside storage.
- Does not create a level of parking demand beyond that which is normal in a residential area.
- Does not create a level of electrical interference, line voltage fluctuation, noise, vibration, smoke, dust, odors, heat, glare, traffic and other environmental impacts beyond that which is common to a residential area.

General Requirements by Home-Based Business Type

The table below summarizes Skagit County general land use regulations for home-based businesses. For the full list of details, visit the Home-Based Business Use Standards [SCC 14.18.252](#).

Type	Participation	Outside signs	Clients may visit site	Limit of floor area for HBB use	Special use permit
HBB-1	Family members residing in the home	No	No	25% of dwelling	Not required
HBB-2	Family members residing in the home	≤ 4 sq ft no illumination	Yes	50% of dwelling	Administrative Special Use
HBB-3	Family members residing in the home and up to 3 additional employees	≤ 4 sq ft no illumination	Yes	Building size must be consistent with residential area	Hearing Examiner Special Use

What zones allow a Home-Based Business?

Home Based Business 1

Home-Based Business 1 - are allowed in the following zones:

RI - Rural Intermediate	H-URv - Hamilton Urban Reserve
RRv - Rural Reserve	R - Swinomish UGA Residential
RVR - Rural Village Residential	URR - Urban Reserve Residential
BR-R - Bayview Ridge Residential	

RRc-NRL- Rural Resource Natural Resource Lands
 Ag-NRL - Agricultural Natural Resource Lands
 IF-NRL - Industrial Forest Natural Resource Lands
 SF-NRL - Secondary Forest Natural Resource Lands

Home Based Business 2

Home-Based Business 2 - are allowed in the following zones:

RI - Rural Intermediate	H-URv - Hamilton Urban Reserve
RRv - Rural Reserve	R - Swinomish UGA Residential
RVR - Rural Village Residential	URR - Urban Reserve Residential
BR-R - Bayview Ridge Residential	

Home-Based Business 2 - are allowed in the following zones with limitations. No conversion of resource land is allowed to accommodate business activity.

Ag-NRL - Agricultural Natural Resource Lands
 IF-NRL - Industrial Forest Natural Resource Lands
 SF-NRL - Secondary Forest Natural Resource Lands
 RRc-NRL - Rural Resource Natural Resource Lands

Home Based Business 3

Home-Based Business 3 - are allowed in the following zones:

RI - Rural Intermediate	H-URv - Hamilton Urban Reserve
RRv - Rural Reserve	R - Swinomish UGA Residential
RVR - Rural Village Residential	URR - Urban Reserve Residential
BR-R - Bayview Ridge Residential	

A Home-Based Business 3 - are allowed in the following zones with limitations. No conversion of resource land and no structures are allowed to accommodate business activity.

IF-NRL - Industrial Forest Natural Resource Lands
 SF-NRL - Secondary Forest Natural Resource Lands
 RRc-NRL - Rural Resource Natural Resource Lands

Do I need a permit?

A permit is required for Home-Based Business types 2 and 3.

Compliance with home-based business regulations is required even if a permit is not required. For any renovations a building permit may be required.

Who should I contact if I have questions?

You may contact us if you have any questions via:

Online: [Ask a Permit Technician](#)

Remember, asking questions first can save lots of headaches, heartaches, and money!