Community Development Department
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Is your business operating out of a home?
Review the Home Business Planning Regulations

Home businesses are regulated by the Ordinance Code and Tuolumne County General Plan. Prior to operating your business, first check your zoning on the Tuolumne County website to determine the zoning of your property, and then review the summary below of a home occupation to ensure your business will comply the local regulations. A home occupation is defined as follows:

1. The business or occupation is conducted entirely within the dwelling or private garage. Storage of business materials or equipment outdoors is prohibited.

2. The business or occupation is conducted exclusively by the inhabitants of the residence and is entirely incidental to the residential use of the parcel.

3. Only one name sign (two square feet or less in area, showing the owner's or occupant's name, address or home occupation) is permitted.

4. There are adequate (as determined by the Community Resources Director) off-street parking spaces in addition to the two required for a single-family residence.

5. The business shall not change the residential character of the dwelling or private garage. (Noise, visual, odor and traffic)

The purpose of these rules is to preserve the quality of residential neighborhoods from uses which are noisy, unattractive, and generate traffic. Examples which meet the guidelines above include: door to door sales, clerical service, home accounting, drafting service and telemarketing. Examples of home businesses which met the rules at the onset, but expanded to the point of violating these rules are: auto or truck repair, logging truck storage, landscaping service, electronics sales, mail-order business, contracting service and storage, TV repair, and portable toilet rentals. Each business will be evaluated against the standards listed above.

If your business will not fit the "home occupation" criteria, then you must ensure that you have the correct zoning district for the proposed use. To find out the zoning district on a property, use your address or Assessor's Parcel Number to identify the zoning on the site at https://www.tuolumnecounty.ca.gov/179/Planning. If your business does not comply with the existing zoning (https://www.tuolumnecounty.ca.gov/165/Tuolumne-County-Ordinance-Code), you can apply to change the zoning, or even the General Plan designation if necessary. Instructions on zone change, use permit and other applications are available online and at the Community Development Department. You can also obtain more detailed handouts on Family Day Care Homes, Bed and Breakfasts, Kennels and Signs from the Community Development Department.
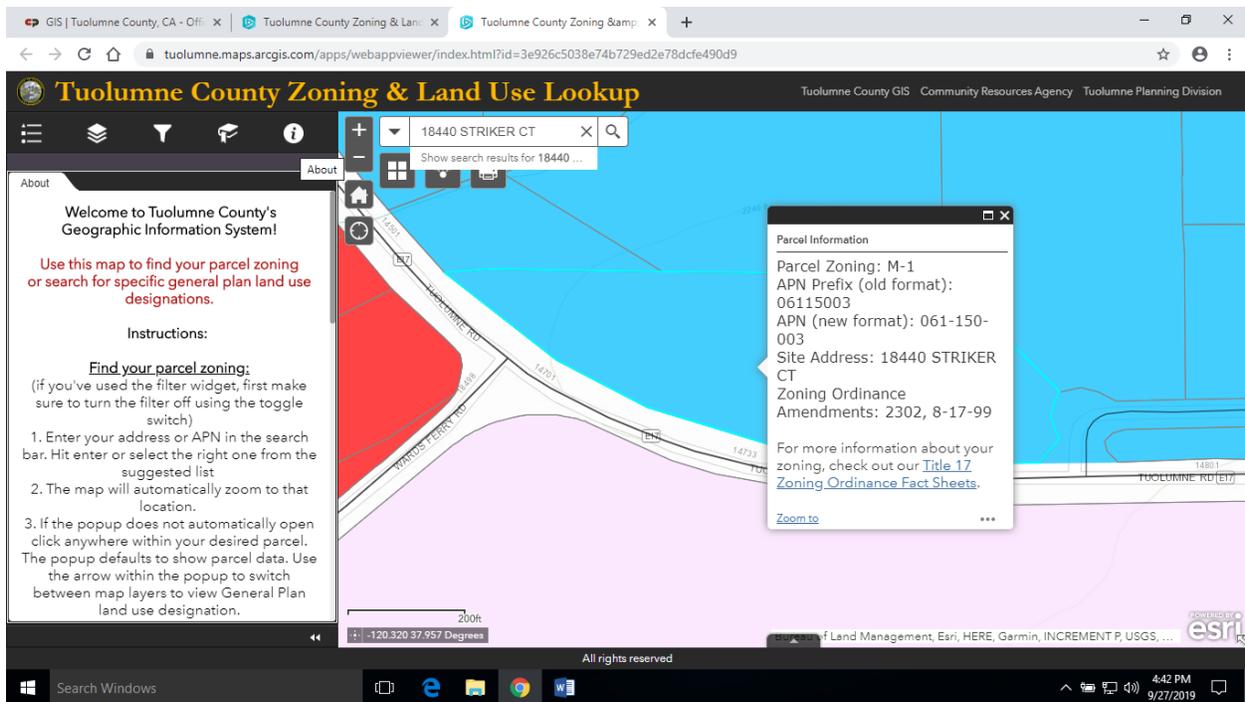
On your preferred web browser, go to https://www.tuolumnecounty.ca.gov/GIS

Follow the link to open the Zoning & Land Use Lookup map

An initial pop-up containing the Acknowledgement of Accuracy Limitations and Intended Uses for GIS Data will open. We ask that you read and consider this explanation of our datasets used by these tools, in order to make sure that users reach safe conclusions about how the data should be used and interpreted. Assuming you understand and agree, check the "I agree to the terms and conditions" box then click OK to proceed to the map.
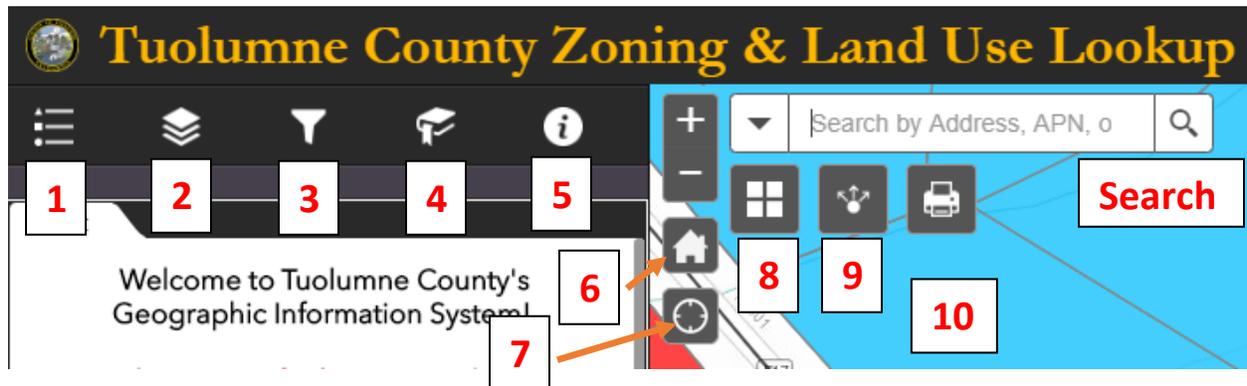

Follow instructions in the side bar (click the 🛈 widget to open them) to look up zoning, land use, and more. There is a link in the popup to find Title 17 zoning Fact Sheets which describe what use types are allowed within each zoning district.

Title 17 Fact Sheets are also available at the 4th floor counter of the ANF Building (48 Yaney Ave, Sonora CA) or online at: https://www.tuolumnecounty.ca.gov/165/Tuolumne-County-Ordinance-Code#17

NOTE: If you live within the City of Sonora, you will need to contact the Sonora Community Development Department to obtain your land use designation.

Quick Guide

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2. Layers—Turn map layers on and off

3. Filter—Filter by Land Use Designation, turn toggle switches on or off

4. Bookmarks—Zoom to preset bookmarks representing Tuolumne County communities

5. Information—Instructions for map use

6. Home—Zooms to whole county

7. Location—turns user's location on or off, browser must have location settings enabled

8. Basemap Gallery—allows alternate basemap options, such as aerial imagery

9. Share—send a link to this map through email or social media, or copy a link to the map

10. Print—generate a printable pdf of the map