

314-44.1 BED AND BREAKFAST ESTABLISHMENTS.

44.1.1 **Applicability.** Bed and Breakfast Inns as a cottage industry may be permitted in all those zones which allow cottage industries, as well as R-2, R-3, and R-4 zones, upon the issuance of a Special Permit. (Former Section INL#316.3-5(a); Added by Ord. 1876, Sec. 10, 9/26/89; Amended by Ord. 2166, Sec. 30, 4/7/98)

44.1.2 Occupancy Standards.

44.1.2.0 A maximum of four (4) guest bedrooms or eight (8) guests at one time shall be permitted by a Bed and Breakfast establishment. (Former Section INL#316.3-5(b)(1); Added by Ord. 1876, Sec. 10, 9/26/89)

44.1.2.2 The owner/operator shall reside on the premises. (Former Section INL#316.3-5(b)(2); Added by Ord. 1876, Sec. 10, 9/26/89)

44.1.2.3 Any rooms used for rooming or boarding shall be included in the total number of permitted guest rooms. (Former Section INL#316.3-5(b)(3); Added by Ord. 1876, Sec. 10, 9/26/89)

44.1.2.4 The guest rooms shall not include kitchen facilities. (Former Section INL#316.3-5(b)(4); Added by Ord. 1876, Sec. 10, 9/26/89)

44.1.3 **Provisions for Meals.** Meals shall only be served to overnight guests of the establishment. (Former Section INL#316.3-5(c)(1); Added by Ord. 1876, Sec. 10, 9/26/89)

314-45.1 COTTAGE INDUSTRY.

45.1.1 **Purpose.** The purpose of these regulations is to establish development standards and limitations for the operation and maintenance of cottage industries in Humboldt County. (Former Section INL#316.3-1; Added by Ord. 1737, Sec. 2, 5/20/86)

45.1.2 Applicability.

45.1.2.1 Notwithstanding any other provisions of this Code to the contrary, Cottage Industries, as defined in this Code, that meet all the criteria of the following Performance Standards section, shall be permitted as appurtenant and accessory uses to a principally permitted residential use in any FR, TPZ, AE, AG, RS, R-1 or U zone district. (Former Section INL#316.3-2; Added by Ord. 1737 Sec. 2, 5/20/86, Amended by Ord. 2166, 4/7/98)

45.1.2.2 Cottage Industries that do not meet all the criteria of the following Performance Standards section, may be permitted as an accessory use with a Special Permit subject to the provisions of this chapter, in any of the following zoning districts: FR, TPZ, AE, AG, RS, R-1 and U. (Former Section INL#316.3-2; Added by Ord. 1737 Sec. 2, 5/20/86; Amended by Ord. 2166, 4/7/98)

45.1.3 Performance Standards for Cottage Industries Permitted As Appurtenant and Accessory Uses. Cottage industries allowed as principally permitted appurtenant and accessory uses to existing residential uses shall comply with all the following performance standards: (Former Section INL#316.3-3; Amended by Ord. 2166, 4/7/98)

45.1.3.1 The cottage industry shall conform with the development standards in the applicable zoning district; and (Former Section INL#316.3-3(a); Amended by Ord. 2166, 4/7/98)

45.1.3.2 The dwelling on the site shall be occupied by the owner of the cottage industry; and (Former Section INL#316.3-3(b); Amended by Ord. 2166, 4/7/98)

45.1.3.3 The cottage industry shall occupy no more than twenty five percent (25%) or 1,000 square feet (whichever is less) of the floor area of the dwelling or accessory structure in which the cottage industry is located; and (Former Section INL#316.3-3(c); Amended by Ord. 2166, 4/7/98)

45.1.3.4 The cottage industry shall not produce evidence of its existence in the external appearance of the dwelling or premises, or in the creation of noise, odors, smoke or other nuisances to a degree greater than that normal for the neighborhood; and (Former Section INL#316.3-3(d); Amended by Ord. 2166, 4/7/98)

45.1.3.5 There shall be no structural, electrical or plumbing alterations necessary for the cottage industry which are not customarily found in dwellings or residential accessory structures; and (Former Section INL#316.3-3(e); Amended by Ord. 2166, 4/7/98)

45.1.3.6 No persons other than residents of the dwelling shall be employed to conduct the cottage industry; and (Former Section INL#316.3-3(f); Amended by Ord. 2166, 4/7/98)

45.1.3.7 There shall be no sale of merchandise on the premises; and (Former Section INL#316.3-3(g); Amended by Ord. 2166, 4/7/98)

45.1.3.8 All noise generating operations shall be buffered so that they do not exceed the exterior ambient noise level anywhere on the site by more than 5 dB(a), or an equivalent standard which achieves comparable results; and (Former Section INL#316.3-3(h); Amended by Ord. 2166, 4/7/98)

45.1.3.9 All lights shall be directed on site and shielded to reduce glare to adjacent areas; and (Former Section INL#316.3-3(i); Amended by Ord. 2166, 4/7/98)

- 45.1.3.10 The use shall not generate pedestrian or vehicular traffic beyond that normal in the neighborhood in which it is located; and (Former Section INL#316.3-3(j); Amended by Ord. 2166, 4/7/98)
- 45.1.3.11 No perceptible vibrations shall be permitted off the building site; and (Former Section INL#316.3-3(k); Amended by Ord. 2166, 4/7/98)
- 45.1.3.12 No visual or audible interference of radio or television reception by operations shall be permitted. (Former Section INL#316.3-3(l); Amended by Ord. 2166, 4/7/98)
- 45.1.3.13 All manufacturing and fabricating areas shall be enclosed in buildings. (Former Section INL#316.3-3(m); Amended by Ord. 2166, 4/7/98)
- 45.1.3.14 Hours of operation shall be 9 AM to 5 PM Monday through Friday. (Former Section INL#316.3-3(n); Amended by Ord. 2166, 4/7/98)
- 45.1.3.15 One sign is permitted advertising the cottage industry, not exceeding two (2) square feet, that is non-moving, and which has illumination, if any, which is non-flashing. (Former Section INL#316.3-3(o); Amended by Ord. 2166, 4/7/98)
- 45.1.3.16 The total land area occupied by the cottage industry and the principal use including portions of the lot occupied by buildings, storage areas and work places devoted to the cottage industry shall not exceed two (2) acres or the maximum coverage allowed in the zone district, whichever is less. (Former Section INL#316.3-3(p); Amended by Ord. 2166, 4/7/98)
- 45.1.3.17 A business license shall be approved for the Cottage Industry. (Former Section INL#316.3-3(q); Amended by Ord. 2166, 4/7/98)
- 45.1.4 **Modification of Performance Standards for Cottage Industries Allowed with a Special Permit.** With a Special Permit, the Hearing Officer may modify the performance standards in subsections 314-45.1.3.3, 45.1.3.5, 45.1.3.6, 45.1.3.7, 45.1.3.10, 45.1.3.13, 45.1.3.14, 45.1.3.15 and 45.1.3.16. (Former Section INL#316.3-4, 5/20/86; Amended by Ord. 2166, 4/7/98)
- 45.1.5 **Auto Repair As a Cottage Industry.**
- 45.1.5.1 **Applicability.** With a Use Permit, auto repair as a cottage industry may be permitted in the TPZ, AE, AG and FR zones when located outside Community Planning Areas, or when specifically authorized by the Community Plan and located outside Urban Expansion Areas. (Former Section INL#316.3-6(a)(1))
- 45.1.5.2 **Performance Standards.**
- 45.1.5.2.1 All activities shall be conducted in an enclosed building. (Former Section INL#316.3-7(b)(1))

- 45.1.5.2.2 The number of vehicles that may be parked on the premises at any time shall be determined by the Hearing Officer. All vehicles may be required to be kept behind an enclosed fenced area. (Former Section INL#316.3-6(b)(2))
- 45.1.5.2.3 There shall be no parking or storage of damaged vehicles except on a temporary basis which is not to exceed 72 hours. Junk parts and junk vehicles shall not be kept outside the building. Fencing or screening may be required. (Former Section INL#316.3-6(b)(3))
- 45.1.5.2.4 The applicant shall maintain a service agreement with a competent waste handler chosen from a list provided by the Hazardous Waste Management Section of the State Department of Health Services, for the periodic removal and recycling of all batteries, gasoline, oil, transmission fluid, brake fluid, and other solvents and chemical agents. Interim storage of such materials shall be in a manner satisfactory to the County Health Department. (Former Section INL#316.3-6(b)(4); Added by Ord. 1737 Sec. 2, 5/20/86; Amended by Ord. 1842, Sec. 14, 8/16/88)

(314-46 through 314-49: Sections Reserved for Future Use)

314-50.1 HOME OCCUPATIONS AND ADDRESSES OF CONVENIENCE

- 50.1.1 **Home Occupations Permitted.** A permit is required to carry out a home occupation. Home occupations, as defined in this Code, shall be permitted as appurtenant and accessory uses to any residential use. An application for a home occupation permit shall be accompanied by an application fee in the amount as established by resolution of the Board of Supervisors. (Former Section INL#316-8(a); Ord. 519, Sec. 608, 5/11/65; Amended by Ord. 1280 Sec. 1, 10/10/78)
- 50.1.2 **Home Occupation Requirements.** A Home Occupation is any use which, as determined by the Planning Commission, is entirely carried on within a dwelling by the inhabitants thereof and which is clearly incidental and secondary to the residential use of the dwelling and which:
- 50.1.2.1 Is confined completely within the dwelling and occupies not more than twenty-five per cent (25%) of the gross area of one floor thereof; and (Former Section INL#312-34(a); Ord. 519, Sec. 233, 5/11/65)
- 50.1.2.2 Involves no sales of merchandise other than that produced on the premises or merchandise directly related to and incidental to the occupation; and (Former Section INL#312-34(b); Ord. 519, Sec. 233, 5/11/65)
- 50.1.2.3 Is carried on by the members of the family occupying the dwelling, with no other person employed; and (Former Section INL#312-34(c); Ord. 519, Sec. 233, 5/11/65)

- 50.1.2.4 Produces no evidence of its existence in the external appearance of the dwelling or premises, or in the creation of noise, odors, smoke or other nuisances to a degree greater than that normal for the neighborhood; and (Former Section INL#312-34(d); Ord. 519, Sec. 233, 5/11/65)
- 50.1.2.5 Does not generate pedestrian or vehicular traffic beyond that normal in the neighborhood in which located; and (Former Section INL#312-34(e); Ord. 519, Sec. 233, 5/11/65)
- 50.1.2.6 Meets the requirements of the Chief Building Inspector and fire district of jurisdiction; and (Former Section INL#312-34(f); Ord. 519, Sec. 233, 5/11/65)
- 50.1.2.7 Requires no addition or extensions to, or structural electrical or plumbing alterations in the dwelling; and (Former Section INL#312-34(g); Ord. 519, Sec. 233, 5/11/65)
- 50.1.2.8 Hospitals, sanitariums, antique shops, eating establishments, bakeries, barber shops, beauty shops and animal hospitals shall not be deemed to be home occupations, and (Former Section INL#312-34(h); Ord. 519, Sec. 233, 5/11/65; Amended by Ord. 2166, Sec. 3, 4/7/98)
- 50.1.2.9 The home occupation involves no equipment other than that customarily used in dwellings, except that with a Special Permit, the Hearing Officer may, in particular cases, modify the provisions of subsections 50.1.2.3. and 50.1.2.7 for locations outside community planning areas if the following findings are made: (Former Section INL#312-34(i); Ord. 519, Sec. 233, 5/11/65; Amended by Ord. 2166, Sec. 3, 4/7/98)
- 50.1.2.9.1 No more than one other non-resident of the dwelling may be employed in the conduct of the home occupation; and (Former Section INL#312-34(i); Ord. 519, Sec. 233, 5/11/65; Added by Ord. 2166, Sec. 3, 4/7/98)
- 50.1.2.9.2 Interior and exterior physical alterations to the residence must retain the residential character of the structure. (Former Section INL#312-34(i); Ord. 519, Sec. 233, 5/11/65; Added by Ord. 2166, Sec. 3, 4/7/98)
- 50.1.3 **Address of Convenience.** A permit is required for an address of convenience. Due to the low potential for significant impacts on the neighborhood, an Address of Convenience as defined by this Code, may be approved without the analysis and review required of other home occupations. (Former Section INL#316-8(b); Added by Ord. 1848, Sec. 16, 9/13/88)

(314-51 through 314-57: Sections Reserved for Future Use)

