



2. THE LAND USE PLAN (CONTINUED)

2.2 DESCRIPTION OF LAND USE PLAN MAP DESIGNATIONS (CONTINUED)

COTTAGE INDUSTRIES

It is the intent of this use to provide for limited commercial and industrial uses in conjunction with a dwelling which are more extensive than home occupations, but which, like home occupations, do not alter or disturb the residential or rural nature of the premises or its surroundings. Such limited commercial and industrial uses are known as Cottage Industries.

Cottage Industries are permitted upon issuance of a conditional use permit. A use permit for a Cottage Industry may be granted for an unlimited period of years, unless it is determined that a shorter period is more appropriate to insure conformance with the intent and standards of this section or other applicable requirements. The following uses listed and other uses which have a similar impact or lesser impact may be considered through the conditional use permit process. *(Revised 8-30-2005; Resolution 05-153)*

General Standards:

- A. The particular uses conducted by the Cottage Industry, and their operation and appearance, shall not change or disturb the residential or rural character of the premises or its surrounding.
- B. The use shall be environmentally compatible with the project site and region.
- C. No additional service demands will be created by the use.

Specific Standards:

Cottage Industries shall conform to the following requirements:

- A. Not more than two (2) outside persons may be employed on the premises in addition to the members of the family residing on the premises. *(Revised 8-30-2005; Resolution 05-153)*
- B. The Cottage Industry shall be clearly incidental and subordinate to the residential use of a parcel containing a dwelling occupied as a principal residence of the owner or operator of the Cottage Industry. *(Revised 8-30-2005; Resolution 05-153)*
- C. Multiple uses are permitted within the Cottage Industry. The total area occupied by all uses within the Cottage Industry, including storage, shall not exceed one thousand (1,000) square feet. *(Revised 8-30-2005; Resolution 05-153)*
- D. All aspects of the Cottage Industry shall be located and conducted within a dwelling unit or enclosed accessory building(s), with the exception of outdoor storage of materials,



-MENDOCINO COUNTY COASTAL ELEMENT-



products or vehicles as specifically provided by the use permit. There shall be no other change in the outside appearance of the building or premises, except one (1) non-illuminated sign not exceeding four (4) square feet. (*Revised 8-30-2005; Resolution 05-153*)

- E. The sale of merchandise not produced on the premises (except mail order businesses shall be incidental and accessory to the merchandise or service produced by the Cottage Industry, and shall not be advertised in any manner. (*Revised 8-30-2005; Resolution 05-153*)
- F. Not more than ten (10) customers or clients shall come to the premises for service or products during any one (1) day. (*Revised 8-30-2005; Resolution 05-153*)
- G. The use and parking of large vehicles and construction equipment (such as trucks of over one (1) ton rating) or vehicles being repaired shall be regulated by the use permit. Not more than one (1) vehicle for servicing may be parked in public view. (*Revised 8-30-2005; Resolution 05-153*)
- H. No equipment or process used in the cottage industry shall create noise, vibration, glare, fumes, dust, odors, smoke, electrical interference or other impacts in excess of those customarily generated by single-family residential uses in the neighborhood, nor shall noise exceed the one or two-family residential standards in Appendix B at the property line. (*Revised 8-30-2005; Resolution 05-153*)

Examples of Uses Permitted Upon Securing a Minor Use Permit:

- A. The following are examples of conditional uses that may be permitted in the Rural Residential, Remote Residential, Suburban Residential, Rural Village and Fishing Village land use classifications:

Administrative and Business Offices
Animal Sales and Services: Household Pets
Automotive and Equipment: Light (Excluding SR)
Building Maintenance Services
Business Equipment Sales and Services
Food and Beverage Preparation: Without Consumption
Horticulture
Mail Order Businesses
Medical Services
Personal Services
Repair Services, Consumer
Custom Manufacturing: Light Industrial
(*Revised 8-30-2005; Resolution 05-153*)

- B. The following are examples of conditional uses that may be permitted in Range Lands Agricultural, Forest Lands and Timber Production land use classifications: (*Revised 8-30-2005; Resolution 05-153*)



-MENDOCINO COUNTY COASTAL ELEMENT-



Administrative and Business Offices
Agricultural Sales and Services
Animal Sales and Services: Household Pets
Animal Sales and Services: Veterinary (Small Animals)
Animal Sales and Services: Veterinary (Large Animals)
Automotive and Equipment: Light
Automotive and Equipment: Heavy
Building Maintenance Services
Business Equipment Sales and Services
Food and Beverage Preparation: Without Consumption
Mail Order Businesses
Personal Services
Repair Services: Consumer
Custom Manufacturing: Light Industrial
Packing and Processing (All types)
(Revised 8-30-2005; Resolution 05-153)

[Description of Land Use Plan Map Designations](#)

[Home Occupations](#)

[Nonconforming Uses](#)

[Nonconforming Lots](#)

[Development Limitations Combining District](#)

[Clustering Combining District](#)

[Planned Unit Development Combining District](#)

[Visitor Accommodations and Services Combining District](#)

[Agriculture Land Use Classification](#)

[Forest Lands Land Use Classification](#)

[Range Lands Land Use Classification](#)

[Open Space Land Use Classification](#)

[Rural Residential Land Use Classification](#)

[Remote Residential Land Use Classification](#)

[Suburban Residential Land Use Classification](#)

[Rural Village Land Use Classification](#)

[Fishing Village Land Use Classification](#)

[Commercial Land Use Classification](#)

[Industrial Land Use Classification](#)

[Public and Semi-Public Facilities Land Use Classification](#)

[Shoreline Access/Circulation](#)

[Natural Environment](#)

[Boundaries](#)