



-MENDOCINO COUNTY COASTAL ELEMENT-



2. THE LAND USE PLAN (CONTINUED)

2.2 DESCRIPTION OF LAND USE PLAN MAP DESIGNATIONS (CONTINUED)

HOME OCCUPATIONS

It is the intent of this section to provide for an accessory use within a dwelling unit or accessory building(s) for gainful employment involving the manufacture, provision, or sale of goods and/or services. The use must be clearly incidental and secondary to the use of the property for residential purposes and must not change the character thereof or adversely affect the residential or rural nature of its surroundings. When a use is a home occupation it means that the owner, lessee or other persons who have a legal right to use the dwelling also have the right to conduct the home occupation without securing a use permit to do so. However, such use shall be subject to all applicable policies of this element and to all other permits required under county code, such as building permits, business licenses, and coastal development permits, where the use constitutes "development" as defined in the Glossary and Coastal Zoning Code Section 20.308.035(D). A home occupation is a principal permitted use in any land use classification where a dwelling exists. The following represent the minimum standards for home occupations: *(Revised 8-30-2005; Resolution 05-153)*

Specific Standards:

- A. No person other than members of the family residing on the premises shall be engaged in the home occupation, except that one (1) employee shall be permitted when the property on which the home occupation is located is a minimum of forty thousand (40,000) square feet. *(Revised 8-30-2005; Resolution 05-153)*
- B. The home occupation shall be clearly incidental and subordinate to the use of the premises for residential purposes. The total area used for the home occupation shall not exceed six hundred forty (640) square feet. All aspects of the home occupation, including storage, shall be conducted entirely within the dwelling unit or enclosed accessory building(s) on the premises. *(Revised 8-30-2005; Resolution 05-153)*
- C. The home occupation shall not result in any change in the outside appearance of the building or premises, or other visible evidence of the conduct of such occupation, other than one (1) nonilluminated sign not exceeding two (2) square feet of area. *(Revised 8-30-2005; Resolution 05-153)*
- D. The sale of merchandise not produced on the premises (except mail order businesses) shall be clearly incidental and accessory to the merchandise or service produced by the



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home occupation, and shall not be advertised in any manner. (*Revised 8-30-2005; Resolution 05-153*)

- E. Not more than ten (10) customers or clients shall come to the dwelling unit for service or products during any one day.
- F. Home occupations shall not involve the use of heavy commercial vehicles for delivery of materials to or from the premises.
- G. No mechanical or electrical equipment shall be employed other than machinery or equipment typical of the type or specifications used in a hobby or a vocation customarily conducted within the confines of a dwelling unit. (*Revised 8-30-2005; Resolution 05-153*)
- H. No equipment or process used 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. (*Revised 8-30-2005; Resolution 05-153*)

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