



Section 17.10.010, Definitions, of the Rio Dell Municipal Code is hereby amended to include the following definition:

“Cottage Industry” means the on-site production of goods by hand manufacturing in an enclosed building which involves only the use of hand tools or domestic mechanical equipment or a single kiln, and the incidental direct sale to consumers of only those goods produced on-site by the inhabitants of the property and which is clearly incidental and secondary to the residential use of the property. Typical uses include, but are not limited to, ceramic studios, custom jewelry, wood-working, small furniture and cabinet manufacturers or metal fabrication and welding. No more than one truck or other motor vehicle no larger than one ton shall be permitted at the site of the Cottage Industry.

17.30.075 COTTAGE INDUSTRY.

(1) Purpose. The purpose of these regulations is to establish performance standards and limitations for the operation and maintenance of Cottage Industries.

(2) Applicability. 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, accessory and incidental to a residential use in the Urban Residential (UR), Suburban Residential (SR), Suburban (S) and Rural (R) zones.

(3) Cottage Industry Performance Standards. Cottage industries defined herein are allowed as principally permitted appurtenant and accessory uses to existing residential uses subject to the following minimum performance standards:

(a) The Cottage Industry shall conform with the development standards in the applicable zoning district;

(b) The dwelling on the site shall be occupied by the owner of the Cottage Industry;

(c) The Cottage Industry shall occupy no more than twenty five percent (25%) of the floor area of the dwelling; Cottage Industries in accessory buildings shall be limited to not more than fifty (50%) or 1000 square feet, whichever is less of the floor area of the building.

(d) The Cottage Industry shall not create noise, odors, smoke or other nuisances to a degree greater than that normal for the neighborhood;

(e) All noise generating operations shall be buffered so that they do not exceed 60 dB(a) at the property lines;

(f) 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;

- (g) No persons other than residents of the dwelling shall be employed to conduct the Cottage Industry;
- (h) All lights shall be directed on site and shielded to reduce glare to adjacent areas;
- (i) There shall be no more than one Cottage Industry in any dwelling unit or accessory building;
- (j) Cottage Industry permits shall be limited to the applicant only and shall not be transferable;
- (k) The activity shall be limited to the hours between 8:00 a.m. and 5:00 p.m.;
- (l) The occupation or profession shall be carried on wholly within a dwelling unit or accessory building;
- (m) There shall be no exterior storage of material and no other exterior indication of the Cottage Industry other than the sign or nameplate allowed by subdivision (p) or variation from the residential character of the principal building;
- (n) A Cottage Industry shall not create pedestrian, automobile, or truck traffic significantly in excess of the normal amount in the district;
- (o) No mechanical equipment shall be used that produces offensive noise, vibration, smoke, dust, odors, or heat;
- (p) Signs or nameplates, limited to a statement of the name and contact information, not illuminated and not exceeding four (4) square feet and not exceeding four (4) feet in height shall be permitted subject to a ten (10) front yard setback and the side and rear yard setbacks of the zone. On corner lots within the area thirty (30) feet from the intersection of the street lot lines, signs shall be limited to three feet in height;
- (q) No more than one truck or other motor vehicle no larger than one (1) ton shall be permitted at the site of the Cottage Industry;
- (r) No visual or audible interference of radio or television reception by the operations shall be permitted;
- (s) All manufacturing and fabricating areas shall be enclosed in buildings;
- (t) On-site customers and the incidental direct sale of only those goods produced on-site shall only be allowed on the property between the hours of 9:00 a.m. to 6:00 p.m., seven days a week.

(u) Not more than four (4) on-site customer vehicle trips per day shall be allowed.

(v) Any business not complying with the above performance standards shall require a Conditional Use Permit.

(4) Cottage Industry Food Operations. In addition to the above Performance Standards, unless otherwise identified herein, Cottage Industry Food Operations as defined under the California Homemade Food Act (AB 1616) shall comply with the following regulations:

(a) No more than one (1) employee other than residents of the dwelling shall be employed to conduct the Cottage Industry Food Operations;

(b) The applicant shall obtain a Class A or Class B permit for Cottage Food Operations from the Humboldt County Department of Environmental Health prior to the approval of the Cottage Industry Permit.

(5) Business License Required. Every Cottage Industry permittee shall obtain a business license and keep it current during the life of the business.

(6) Cottage Industry Permit Required. In order to ensure that the intent of these regulations are implemented and that all Cottage Industries will be operated under the performance standards required herein, all Cottage Industries in the City of Rio Dell must secure approval of a Cottage Industry permit. Such Cottage Industry permit shall contain a listing of all Cottage Industry performance standards and a certification that the applicant has read and agrees to comply with all City regulations and performance standards contained therein.

(7) Action by the Community Development Director or their authorized representative(s). The Community Development Director or their authorized representative(s) is authorized to grant a Cottage Industry permit only upon a finding that the nature of the use and/or past performance of the requested use or similar use demonstrates the ability to fully conform with the intent of this section and the performance standards. The Community Development Director or their authorized representative(s) may refuse a Cottage Industry permit even though the proposed use may appear technically in conformance with all of the performance standards, if the possibility exists that the proposed use will not be in keeping with the intent of this title, including maintaining the residential character and compatibility of the area.

(8) Appeal. The decision of the Community Development Director or their authorized representative(s) may be appealed to the Planning Commission by the applicant or any interested party. The appeal must be in writing and clearly state the reason for the appeal and be accompanied by the filing fee.