

**CALIFORNIA COASTAL COMMISSION**

45 FREMONT, SUITE 2000  
 SAN FRANCISCO, CA 94105-2219  
 VOICE AND TDD (415) 904-5200  
 FAX (415) 904-5400

ILSM



# Th 7.a

**RECORD PACKET COPY**

Date Filed:	March 29, 1999
60th Day:	May 28, 1999
Staff:	D. Rance
Staff Report:	April 23, 1999
Hearing Date:	May 13, 1999
Commission Action:	

TO: Commissioners and Interested Parties

FROM: Peter M. Douglas, Executive Director  
 Steven Scholl, Deputy Director  
 Robert Merrill, North Coast District Manager  
 Darryl Rance, Coastal Planner

SUBJECT: **DEL NORTE COUNTY LCP IMPLEMENTATION PLAN  
 Amendment No. 1-99 Major, (Zoning Text Additions and  
 Amendments regarding Home Occupations, Guest Lodging and  
 Residential Care Facilities) (Meeting of May 13, 1999, in Santa Rosa.)**

## SYNOPSIS

### Amendment Description

Del Norte County is requesting that the Commission certify LCP Amendment No. 1-99 to the County's Implementation Plan to make certain zoning text additions and revisions regarding: (1) home occupations; (2) guest lodging; and (3) state mandated residential care facility requirements. The amendment would add or revise language pertaining to the use of residences for these facilities in several zoning districts.

### Summary of Staff Recommendation

Staff recommends that the Commission certify the amendment if modified as suggested to correct a minor zoning text reference error contained in Exhibit A of the County's transmittal. The County itself has suggested approval with the suggested modification as an expeditious approach to acknowledge and address the minor text reference correction.

<sup>1</sup> Telephone conversation between Diane Mutchie, Senior Planner, Del Norte County Community Development Department and Darryl Rance, Coastal Program Analyst, California Coastal Commission, April 20, 1999.

**Del Norte County LCP Amendment**

**No. 1-99 Major (Home Occupations, Guest Lodging, and Residential Care Facilities)**

Page 2

If modified as suggested, the Implementation Plan as amended conforms with and is adequate to carry out the County's certified Land Use Plan.

The home occupation, guest lodging, and residential care uses affected by the amendment are limited in scale and are accessory to the residential uses allowed by the certified Land Use Plan in the zoning districts where these uses would be allowed. Home occupations and guest lodging uses are already allowed in these areas under a slightly different set of restrictions. Furthermore, the proposed amendment would require use permits for many of the uses that would be allowed or modified by the amendment, ensuring that the County would be able to mitigate any impacts of these uses on coastal resources through a coastal development permit process.

The Commission's procedures require the Commission to first deny the amendment as submitted, and then certify the amendment if modified as suggested.

Analysis Criteria

To approve the zoning text amendment, the Commission must find that the Implementation Plan (IP), as amended, conforms with and is adequate to carry out the Land Use Plan (LUP) policies of the County's certified LCP.

Additional Information

For further information, please contact Darryl Rance at the North Coast Area Office (415) 904-5268. Correspondence should be sent to the California Coastal Commission at the above address, attention "Darryl Rance".

**I. STAFF RECOMMENDATION, MOTIONS, RESOLUTIONS, AND SUGGESTED MODIFICATIONS FOR IMPLEMENTATION PLAN AMENDMENT No. 1-99**

Staff recommends that after a public hearing, the Commission adopt the following resolution and findings:

**A. Rejection of Amendment No. 1-99 as Submitted**

**Motion I:**

"I move that the Commission **REJECT LCP Amendment No. 1-99 (Major)** to Del Norte County's Implementation Actions as submitted by the County."

Staff recommends a **YES** vote, and adoption of the following resolution and findings. An affirmative (yes) vote on the motion by a majority of the Commissioners present is needed to pass the motion.

**RESOLUTION I:**

**Del Norte County LCP Amendment**

**No. 1-99 Major (Home Occupations, Guest Lodging, and Residential Care Facilities)**

Page 3

The Commission hereby rejects LCP Amendment No. 1-99 (Major) to the Implementation Actions of the Del Norte County Local Coastal Program as submitted and adopts the following findings on the grounds that it does not conform with or is inadequate to carry out the provisions of the Land Use Plan as certified. Certification of the amendment does not meet the requirements of Section 21080.5(d)(2)(A) of the California Environmental Quality Act, as there are feasible mitigation measures available which would substantially lessen any significant adverse impacts which the approval of the Implementation Plan amendment would have on the environment.

**B. Certification of Amendment No. 1-99 if Modified as Suggested**

**Motion II:**

“I move that the Commission **approve the LCP Amendment No. 1-99 (Major)** to the Del Norte County’s Implementation Actions if it is modified in conformity with the modifications suggested below.”

Staff recommends a **YES** vote, and adoption of the following resolution and findings. An affirmative (yes) vote on the motion by a majority of the Commissioners present is needed to pass the motion.

**RESOLUTION II:**

The Commission hereby certifies the LCP Amendment No. 1-99 (Major) to the Implementation Actions portion of the Del Norte County Local Coastal Program based on the modifications set forth below and adopts the following findings on the grounds that it conforms with and is adequate to carry out the provisions of the Land Use Plan as certified. Certification of the amendment, as modified, meets the requirements of Section 21080.5(d)(2)(A) of the California Environmental Quality Act as there are no feasible mitigation measures available which would substantially lessen any significant adverse impacts which the approval of the amendment if modified would have on the environment.

**Modification No. 1**

Zoning definition Section 21.04.330, “Home Occupation” is incorrectly identified in the submittal as Section 21.04.406. The coastal definition of “Home Occupation” should be identified as Section 21.04.330.

**II. FINDINGS:**

The Commission finds and declares as follows for Amendment 1-99 (Major) to the Del Norte County Local Coastal Program:

**Del Norte County LCP Amendment**

**No. 1-99 Major (Home Occupations, Guest Lodging, and Residential Care Facilities)**

Page 4

**A. Amendment Description:**

Del Norte County is requesting that LCP Amendment No. 1-99 (Major) amend the certified Implementation Plan to make certain zoning text additions and revisions regarding: (1) home occupations; (2) guest lodging; and (3) state mandated residential care facility requirements. The amendment would add or revise language pertaining to the use of residences for these purposes in several zoning districts within the coastal zone. (See Table 1 and Table 2).

The County’s transmittal includes reference to zoning text for both areas located within the coastal zone (Title 21) and outside of the coastal zone (Title 20) of Del Norte County. Only those items which are referenced as Title 21 in the transmittal are proposed changes to the County’s certified LCP.

The amendment proposes revisions and or additions to coastal zoning definitions, as summarized in Table 1, and changes in the Residential, Rural Residential and Agricultural zoning districts to address home occupations, guest lodging, and residential care facilities, as summarized in Table 2. Some definitions are proposed to be updated to be more specific and to cover the contemporary home business issues (e.g. electronics, storage, home deliveries, employees, etc.). The full text of the amendment is shown in Exhibit 2.

**Table 1 – Proposed Coastal Zoning Definition Revisions and Additions**

Proposed Action	Zoning Code Section	Definition
Add	§ 21.04.165	“Care Facility, Residential”
Add	§ 21.04.325	“Home Enterprise”
Revise	§ 21.04.330	“Home Occupation”
Revise	§ 21.04.340	“Hotel”
Revise	§ 21.04.406	“Lodging, House or Guest”
Revise	§ 21.04.560	“Motel”

**Table 2 – Proposed Coastal Zoning District Text Revisions and Additions**

Proposed Action	Coastal Zoning Code Section	Coastal Zoning District	Use Status	Addition / Revision
Add	§21.08.020(E)	Agricultural Exclusive	Principal Permitted Use	Add Home Enterprises (Agricultural-Related)
Add	§21.08.030(H)	Agricultural Exclusive	Use Permit Required	Add Home Enterprises (Non-Agricultural-Related)
Revise	§21.09.020(C)	Agricultural General	Principal Permitted Use	Add Manufactured home in lieu of conventional SFR
Add	§21.09.020(E)	Agricultural General	Principal Permitted Use	Add Home Enterprises (Agricultural-Related)
Revise	§21.09.030(H)	Agricultural General	Use Permit Required	Remove “Guest Lodging”
Add	§21.09.030(J)	Agricultural General	Use Permit Required	Add Home Enterprises (Non-Agricultural-Related)
Add	§21.17.030(C)	Rural Residential Agriculture	Use Permit Required	Add Home Enterprises

## Del Norte County LCP Amendment

### No. 1-99 Major (Home Occupations, Guest Lodging, and Residential Care Facilities)

Page 5

Add	21.19.020(C)	One-Family Residential	Principal Permitted Use	Add Home Occupations
Revise	§21.19.030(C)	One-Family Residential	Use Permit Required	Change "Home Occupation" to "Home Enterprise"
Add	§21.19.030(D)	One-Family Residential	Use Permit Required	Add Guest Lodging

Home Occupations / Home Enterprises -- The existing zoning code sections contained in Title 21 of the County's certified LCP that relate to home businesses apply to residential and agricultural areas where single-family residences are permitted within the coastal zone, and have been used primarily for home offices, single-person personal services (such as beauty shop, bookkeeping service etc.) and individual specialties such as a craftsperson selling away from home or a gun dealer brokering special orders by phone. Some County residents with existing home occupations have expressed an interest in expanding such as having employees, conducting educational workshops for a fee, or expanding into accessory buildings.

The County's proposal retains home occupations as currently defined, and creates a new Home Enterprise category. The County's existing zoning ordinance does not specifically call-out Home Occupation as a principally permitted use in One-Family Residential (R-1) zoning district, but has been a de facto policy of the County to allow Home Occupations in R-1 zoning districts. The proposed zoning text changes resulted from a proposal to permit home occupations as a principally permitted use on a consistent basis in areas zoned for single-family residential development. The intent of the Home Enterprise zoning category is to establish a higher intensity category than Home Occupation which generally requires a use permit based on the potential for employees or activities that are more intense and which require monitoring or conditional restrictions that may be necessary to maintain the residential nature of the property. Only in the AE Zone would agricultural-related Home Enterprises be allowed as a principally permitted use. Use permits are discretionary permits, allowing the County to condition or deny a use where it is found not compatible with an area or consistent with other provisions of the LCP.

Guest Lodging -- Guest lodging is already included in the County's coastal Zoning Ordinance and is applied to bed-and-breakfast establishments. The limited number of guest / rooms reflect building code occupancy thresholds from single-family residential to higher use categories which have additional fire and building code requirements and border on the building code requirements for commercial structures. While the existing zoning code provides for five guest in up to five rooms, historically, the permits that have been issued have typically been for three rooms; one single and two doubles. The proposed zoning code change would provide for six persons, in a maximum of three rooms (three doubles). The proposed changes reflect this more marketable approach and also results in a technical change in the zoning definition of a motel/hotel from six rooms to four. Considering factors such as private roads, wells septic tanks, commercial construction, and health permit requirements, keeping the number of rooms/guest low in a residential setting is preferable. These changes would update the existing code.

Residential Care Facilities -- The California State Health and Safety Code (Sections 1267.8, 1566.3, 1568.0831, 11834.02, 1596.70/1597) and Welfare Institutions Code (Section 5116), mandate that local governments include specified health and welfare care facilities serving six or fewer persons in the definition of single family residences for the purpose of local codes such as building and zoning codes. This would result in small facilities such as group homes, senior care homes, substance abuse recovery

## **Del Norte County LCP Amendment**

### **No. 1-99 Major (Home Occupations, Guest Lodging, and Residential Care Facilities)**

Page 6

homes and day care being principally permitted uses in residential areas. As a result, such facilities serving six or fewer people could be established without use permits from the County. Additionally large day care (from 6 to 12 children) would be established as a conditional use. A use permit would be required. For ease in user understanding of the State mandated relationship of these uses to the zoning code, all of these facilities are included in the proposed residential care facility definition which would be new to the coastal zoning definitions.

No change is proposed in the primary requirement that home businesses and guest lodging are to be accessory to the existing residential or agricultural uses provided by the applicable zoning district. The definitions are updated to be more specific and to cover more modern home business issues (electronics, home delivery, storage, meeting/workshops, employees etc.).

All but one of the zoning categories (R-1) now permit home occupations as principally permitted uses. The proposed zoning text changes reflect a recommendation to permit home occupations as a principally permitted use on a consistent basis in areas zoned for single-family residential development. However, some modern home businesses (Home Enterprises) require discretionary review or conditional limitations. Those business which do not require additional environmental and planning review, would remain a principally permitted use, or in the case of the R-1 zone, would be made a principally permitted use by accepting the proposed additional language. Those home businesses that would require discretionary review or conditional limitations would be defined as Home Enterprises and the requirement for such uses would include a conditional use permit. The certified LCP does not specifically address the details of such distinctions between home enterprises and home occupations; the implementing zoning regulations are intended to clarify and implement the LUP. Guest Lodging would be a use added to the R-1 zone as a conditionally permitted use.

Although the maximum number of guest permitted in guest lodging would increase from 5 to 6, the maximum number of rooms would be decreased from 5 to 3. The reduction in the maximum allowable number of guest rooms is intended to reduce the opportunity for abusing the maximum occupancy of five; this theory is based on a potential double occupancy of five rooms for a potential total of ten guest under the existing zoning ordinance. Therefore, the proposed Implementation Plan amendment would not lead to future increases in the intensity or density of use of the property not already contemplated by the County and the Commission when the LCP was certified.

#### **B. Consistency with and Adequacy to Carry Out the Land Use Plan**

To approve the amendment, the Commission must find that the amendments to the Zoning Ordinance will conform with and adequately carry out the provisions of the LUP as certified.

The zoning code amendments would apply to residential zoning districts and agricultural zoning districts where residences are allowed. These areas are designated with corresponding Land Use Plan classifications. The LUP classifications are very broadly defined in the certified LUP, indicating what base use types are allowable within the designation but generally not specifying allowable accessory uses. The home occupation, guest lodging, and residential care uses proposed to be modified or added by the proposed Implementation Plan amendment are limited in scale and are accessory to the residential uses allowed by the certified Land Use Plan in the zoning districts where these uses would be allowed.

**Del Norte County LCP Amendment**

**No. 1-99 Major (Home Occupations, Guest Lodging, and Residential Care Facilities)**

Page 7

Given that (1) the uses addressed by the proposed Implementation Plan amendment are accessory to the residential uses allowed in these areas by the Land Use Plan, and (2) the text describing the LUP classifications are broad and generally do not list accessory uses, the Commission finds that the proposed Implementation Plan amendment conforms with the use limitations of the certified LUP.

Furthermore, the proposed amendment would require coastal development use permits for many of the uses that would be allowed or modified by the amendment, ensuring that the County would be able to mitigate any impacts of these uses on coastal resources through a coastal development permit process. Through the review of permit applications, the County can ensure that LUP policies that apply to new development regarding the protection of environmentally sensitive habitats, maintaining agricultural lands in production, and protecting other coastal resources can be carried out. The County could condition the permits to include mitigation or deny the permits to ensure that such resources are protected consistent with LUP policies. Those uses that would be allowed by the proposed amendment as principally permitted uses would in some cases still require a coastal development permit if new structures or other physical development is proposed that is not otherwise exempt from permit requirements. In those cases, the County would have the opportunity to review conformance of the projects with certified LUP policies as they would when reviewing a coastal development use permit. The uses that would not be subject to any coastal development permit process, such as the establishment of a small residential day care facility within an existing home, would not adversely affect coastal resources in a manner inconsistent with the LCP.

The amendment as submitted contains a minor zoning text reference error. Zoning definition Section 21.04.330, "Home Occupation" is incorrectly identified as 21.04.406. The zoning text must be internally consistent to be effective in carrying out the provisions of the certified LUP. Therefore, the proposed zoning amendment cannot be found to conform with the certified LUP as submitted. However, the following suggested modification would correct the reference error.

**Suggested Modification No. 1:** The coastal definition of "Home Occupation" should be identified as Section 21.04.330 not 21.04.406.

The Commission finds that as modified in accordance with **Suggested Modification No. 1**, the proposed amendment to the Implementation Plan conforms with and adequately carries out the certified Land Use Plan.

**D. California Environmental Quality Act (CEQA).**

Pursuant to SB 1873, which amended the California Environmental Quality Act (CEQA), the Coastal Commission is the lead agency in terms of meeting CEQA requirements for local coastal programs. In approving the proposed amendment, the Commission must make a finding consistent with Section 21080.5 of the Public Resources Code. Section 21080.5(d)(2)(A) requires that the Commission not approve or adopt an LCP:

*... if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.*

**Del Norte County LCP Amendment**

**No. 1-99 Major (Home Occupations, Guest Lodging, and Residential Care Facilities)**

Page 8

As discussed in the findings above, the Commission has suggested modifications to bring the LCP amendment into full conformance with the requirements of the Coastal Act. As modified, the Commission finds that approval of the amendment will not result in significant adverse environmental effects within the meaning of CEQA. Thus, the Commission finds that approval of the LCP as modified is consistent with Section 21080.5(d)(2)(A) of the Public Resources Code.

norcoastLCP No. 1-99.doc



**BOARD OF SUPERVISORS  
COUNTY OF DEL NORTE  
STATE OF CALIFORNIA**

**RESOLUTION NO. 99- 007**

**A RESOLUTION OF THE DEL NORTE COUNTY BOARD OF SUPERVISORS  
SUBMITTING AN ORDINANCE AMENDING ORDINANCE NO. 83-08 AND  
COUNTY CODES TITLE 20 & 21 BY ADOPTING NEW NON-COASTAL & COASTAL  
ZONING TEXT TO THE COASTAL COMMISSION AS AN LCP AMENDMENT**

**WHEREAS**, the County of Del Norte has adopted an ordinance amending the local Coastal Plan and Title 21 Coastal Zoning Ordinance, and amending Del Norte County Code Chapter 20 and 21, which apply county-wide; and

**WHEREAS**, this amendment has been reviewed and processed pursuant to the provisions of the Local Coastal Plan and Title 21 (Coastal Zoning); and

**WHEREAS**, this amendment is Class III exempt from the California Environmental Quality Act (CEQA) requirements; and

**WHEREAS**, this ordinance is intended to be carried out in a manner in conformity with the Coastal Act and the implementing Local Coastal Plan; and

**WHEREAS**, this amendment shall take effect and be enforced thirty (30) days after the date of the passage of the companion ordinance, and after approval of the amendment by the Coastal Commission, whichever is later.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Supervisors of the County of Del Norte, State of California do hereby approve the changes as outlined by the attached Ordinance; and

**BE IT FURTHER RESOLVED**, that by submission of such changes to the Coastal Commission for certification, the Board of Supervisors is requesting the subject amendments be identified as requiring rapid and expeditious action.

**PASSED AND ADOPTED** this 26th day of January 1999, by the following polled vote:

AYES: Supervisors Eller, Reese, McClure and Finigan

NOES: None

ABSENT: Supervisor Blackburn



DAVID FINIGAN, Chairman  
Board of Supervisors

ATTEST:



KAREN L. WALSH, Clerk of the  
Board of Supervisors, County  
of Del Norte, State of California

RECEIVED  
FEB - 1 1999

CO

BOOI

EXHIBIT NO. 1
APPLICATION NO.
DEL NORTE COUNTY - LCP AMENDMENT NO. 1-99 (MAJOR)
BOS RESOLUTION NO. 99-007

**DEL NORTE COUNTY  
BOARD OF SUPERVISORS**

**ORDINANCE NO. 99-002**

**AN ORDINANCE AMENDING TITLES 20 AND 21 ZONING TEXT  
REGARDING HOME BUSINESSES**

The following ordinance, consisting of twenty sections, shall take effect and be enforced thirty (30) days after the date of its passage or after approval of the rezone by the California Coastal Commission, whichever is the later.

The ordinance was duly and regularly passed and adopted by the Board of Supervisors of the County of Del Norte, State of California, at a regular meeting of the Board of Supervisors held on the 12<sup>th</sup> day of January 1999 by the following polled vote:

AYES: Supervisors Eller, Reese, Blackburn, McClure and Finigan

NOES: None

ABSENT: None



DAVID FINIGAN, Chairman of the  
Board of the Supervisors

ATTEST:



KAREN L. WALSH, Clerk of the Board  
Of Supervisors, State of California, County of Del Norte

APPROVED AS TO FORM AND CONTENT:



ROBERT BLACK, County Counsel

**BOOK**

EXHIBIT NO. 2
APPLICATION NO.
DEL NORTE COUNTY - LCP AMENDMENT NO. 1-99 (MAJOR)
ORDINANCE NO. 99-002

ADD CHAPTER 20.15 RR-5 RURAL RESIDENTIAL DISTRICT SECTIONS:

20.15.030 Uses permitted with a use permit.

G. Home enterprises.

H. Guest lodging.

REVISE AND ADD CHAPTER 20.16 R-1 ONE FAMILY RESIDENCE DISTRICT SECTIONS:

20.16.020 Permitted uses.

C. Home occupations.

20.16.030 Uses permitted with a use permit.

F. Home enterprises.

G. Guest lodging.

ADD CHAPTER 20.17 RR-1 RURAL RESIDENTIAL DISTRICT SECTION:

20.17.101 Uses permitted with a use permit.

E. Guest lodging.

**TITLE 21 COASTAL ZONING AMENDMENTS:**

ADD CHAPTER 21.04 DEFINITIONS SECTION:

21.04.165 Care Facility, Residential A "Residential Care Facility" shall be as defined by California Health and Safety Code, including habilitative, congregate, foster or group home in a health care, community care, or recovery care facility for six or fewer persons, or in a Small Day Care Facility and shall, under state law, be considered a single family residence for the purpose of this Zoning code. Large Day Care Facilities, as defined by California Health and Safety Code, shall also be considered a single family residence however a Use Permit will be required in all R zone districts to address potential local health and safety issues.

REVISE CHAPTER 21.04 DEFINITIONS SECTION:

21.04.340 Hotel. "Hotel" means any building or portion thereof containing four or more guest rooms used, designed, or intended to be used, let or hired out to be occupied, whether the compensation be paid directly or indirectly.

REVISE CHAPTER 21.04 DEFINITIONS SECTION:

21.04.406 Home occupation. "Home occupation" means an individually provided service, or an individual office or studio use conducted within a dwelling by the inhabitants thereof which use is clearly incidental and secondary to the use of the property for dwelling purposes and does not change the character thereof and which use;

A. Is confined within the dwelling and occupies not more than twenty-five percent of the floor space thereof, or is confined to a garden or orchard where unprocessed food or flora is grown on-site;

B. Involves no on-site sales of merchandise other than that produced on the premises, or merchandise directly related to, and incidental to the services offered;

C. Is carried on by the members of the family occupying the dwelling with no other person employed;

D. Does not entail the conversion of a room into a salesroom or group meeting room;

E. Produces no evidence of its existence beyond the dwellings (except one unlighted signs of not more than one square foot) such as noise, smoke, odors, vibration, lighting, exterior storage yards, excessive or intrusive electronics or communications devices , etc.;

F. Does not generate pedestrian or vehicular traffic (including delivery vehicles) beyond that normal in the neighborhood in which located and provides off-street parking adequate for clients in addition to that required for the residence;

G. Includes no outside storage of materials, products, equipment or business vehicles, other than the personal transport vehicle(s) of the resident business owner(s);

H. Clinics, medical laboratories, hospitals, residential care facilities, antique shops, guest lodging, food or liquor service establishments such as bakeries, restaurants or bars, food processing, beauty or similar personal service shops (exceeding more than one operator), animal hospitals or kennels, raising or sales of animals and/or animal products, contractors yards, retail merchandise warehousing or sales, on-going yard or crafts sales, and commercial wood-working or repair shops, shall not be deemed to be home occupations.

#### ADD CHAPTER 21.04 DEFINITIONS SECTION:

21.04.325 Home Enterprise: "Home Enterprise" means a service, office, studio or production use conducted in conjunction with a dwelling unit, managed by the inhabitants thereof, which use includes business activities more intense than those of a home occupation. Home enterprises may be considered in specified zoning districts subject to the issuance of a Use Permit which shall find that the use is clearly incidental and secondary to the use of the property for dwelling purposes, does not substantially change the character of the dwelling or neighborhood thereof, and which use;

A. Is confined within an on-site dwelling or accessory structure thereto, occupies not more than 33% of the total on-site building square footage, and/or is confined to a garden or orchard where food or flora is grown on-site;

B. Involves no sales of new or used merchandise other than that produced on the premises, or merchandise directly related to, and incidental to the services offered;

C. Is managed by the family occupying the dwelling with no more than (3) non-resident employees at the site where the residence is located within any General Plan designated Urban or Rural area, or nor more than (5) non-resident employees at the site where the residence is located within any General Plan designated Resource area;

D. Does not entail the establishment of a permanent salesroom or group meeting room, except that provision for occasional temporary sales areas or group meetings may be established by the use permit where no impact upon the surrounding neighborhood is found;

E. Is in compliance with applicable health, safety and welfare standards such as the Uniform Building Code, Uniform Fire Code, Americans with Disabilities Act, OSHA, etc;

F. Produces no evidence of its existence beyond the property line (except one unlighted sign of not more than ten square feet which shall be considered a residential sign) such as noise, smoke, odors, vibration, lighting, exterior storage, excessive or intrusive electronic and/or communication devices, etc;

G. Does not establish or create a health or safety hazard;

H. Does not generate pedestrian or vehicular traffic, including delivery vehicles, beyond that normal in the neighborhood in which located and provides off-street parking adequate for clients and employees in addition to that required for the residence;

I. Includes no outside storage of materials, products, equipment or business vehicles, other than the personal transport vehicle(s) of the resident business owner(s);

J. Clinics (exceeding more than one doctor/practitioner), medical laboratories, hospitals, residential care facilities, animal hospitals, outdoor contractors yards, storage rental (ie mini storage), food or liquor service establishments such as bakeries, restaurants or bars, and auto repair and/or painting, shall not be deemed to be home enterprises. Animal kennels, raising or sales of animals and/or animal products, and food processing shall not be deemed to be home enterprises where the residence is located within a General Plan designated Urban area.

REVISE CHAPTER 21.04 DEFINITIONS SECTION:

21.04.406 Lodging, house or guest. "Lodging house" or "guest lodging" are synonymous and mean any dwelling or portion thereof containing not more than three guest rooms which are used by not more than six guests where compensation is paid in money, goods, labor or otherwise and where the use is accessory to a residential occupancy. Incidental food service, for guests only, may be included subject to County Health regulations, provided that no second separate cooking facility shall be established. One on-site parking space shall be provided for each guest room in addition to those spaces required for the residence and signage shall not exceed that permitted for the residence itself.

REVISE CHAPTER 21.04 DEFINITIONS SECTION:

21.04.560 Motel. "Motel" means a building or group of buildings containing four guest rooms and/or apartments or more, which group is designed, intended and/or used primarily for the accommodation of automobile travelers for compensation whether paid directly or indirectly, including, but not limited to, buildings designated as automobile courts, auto cabins and motor lodges.

ADD CHAPTER 21.08 AE AGRICULTURE EXCLUSIVE DISTRICT SECTIONS:

21.08.02 The principal permitted use.

E. Home enterprises which are agricultural in nature as outlined in A and C above.

21.08.030 Uses permitted with a use permit.

H. Home enterprises which are not agricultural in nature.

CORRECT DUPLICATION AND ADD NEW ITEM CHAPTER 21.09 A AGRICULTURAL GENERAL DISTRICT SECTION:

21.09.020 The principal permitted use.

C. A one-family residence with appurtenant uses including home occupations, guest lodging, and appurtenant accessory structures. A manufactured home may be placed in lieu of a conventional residential unit.;

D. Home enterprises which are agricultural in nature as outlined in A above.

CORRECT EXISTING TEXT CONFLICT AND ADD CHAPTER 21.09 A AGRICULTURAL

GENERAL DISTRICT SECTION:

21.09.030 Uses permitted with a use permit.

H. Guest ranches.

J. Home enterprises which are not agricultural in nature.

ADD CHAPTER 21.17 RRA RURAL RESIDENTIAL AGRICULTURE DISTRICT SECTION:

21.17.030 Uses permitted with a use permit.

C. Home enterprises.

REVISE AND ADD CHAPTER 21.19 R-1 ONE-FAMILY RESIDENCE DISTRICT SECTIONS:

21.19.020 The principal permitted use.

C. Home occupations.

21.19.030 Uses permitted with a use permit.

C. Home enterprises.

D. Guest lodging.