

BUSINESSES

In Unincorporated Del Norte County

County Land Use and Zoning regulations include considerations for several types of home businesses. Where this summary indicates a business is permitted in a zoning district the business must still meet the requirements listed. Where a business requires a special Use Permit an application must be made to the County Planning Commission for consideration of approval or denial. Before starting or expanding a home business you should consult with the County Community Development Department and any other related departments (such as Health, Fire or Social Services) for more details and application forms.

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 dwelling (except one unlighted sign 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.

Permitted in Zones: AE, A, AF, PO, RRA 1-5, R1A, RR 2-5, FR 1&2, R1, RMHP, MHP

Requires Use Permit in Zones: RR1, R2, R3

Other businesses continued inside.

Be Safe:
Check for Building and Zoning Requirements
before buying or leasing a building or parcel.

Del Norte County
Community Development Department
981 H Street, Suite 110
Crescent City, CA 95531

Home Businesses



Del Norte County
Community Development Dept.

700 Fifth Street
Crescent City, CA 95531
(707)-464-7254

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 (i.e. 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.

Permitted in Zones: AE or A if an Agricultural activity

Requires a Use Permit in Zones: AE or A if NOT an Agricultural Activity, RRA 1-5, R1A, RR 2-5, R1

GUEST LODGING ("Bed and Breakfast")

“Guest Lodging” means any building 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.



Permitted in Zones: AE, A

Requires a Use Permit in Zones: RRA 1-5, R1A, RR 1-5, R1

RESIDENTIAL CARE FACILITY

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.



Permitted in Zones: all R zones,

except Large Day Care
Requires a Use Permit in Zones: all R zones for Large Day Care

HOME

NOTES

NEED TO CHECK THE ZONING OF A PROPERTY? CALL 707-464-7254 with an Assessor's Parcel Number to ask for Zoning information.