

Cottage Industries (Section 3.6)

3.6.A. Purpose

The purpose of a **Cottage Industry** is to foster innovation and increase flexibility in small, individually owned businesses or commercial operations by recognizing opportunities to locate and operate within residential neighborhoods. A Cottage Industry is conducted within a **Dwelling Unit** or **Accessory Structure** without altering the residential character of the neighborhood.

3.6.B. Applicability

Cottage Industries, in Zones in which they are a listed Use, may be permitted subject to the granting of a **Conditional Use** permit per **Section 5.7** by the Planning and Zoning Commission and, if approved, shall comply with the following restrictions.

3.6.C. Performance Standards

1. The entrepreneur of the **Cottage Industry** shall reside on the property.
2. The number of **Persons** employed in connection with the **Cottage Industry** and who are not residents of the **Dwelling** shall not exceed three full-time employees or the equivalent part-time, or as approved by the **Conditional Use** permit.
3. The **Cottage Industry** may be conducted either within the **Dwelling** or an **Accessory Structure**, or both, provided that not more than 50 percent of the combined **Floor Area** shall be used in the conduct of the Cottage Industry, or as approved by the **Conditional Use** permit.
4. One non-illuminated Sign not exceeding 6 square feet in area and 6 feet in height shall be permitted. Colors of Sign background, Sign lettering, and support structure shall be earth tones complementary to the natural surroundings.
5. Adequate off-street parking shall be provided according to the provisions of **Section 4.1**. There shall be a maximum of five **Parking Spaces**.
6. Any outdoor storage, including the initial processing of game meat, shall be as permitted in the underlying zone or as specified by the **Commission**. Outdoor storage shall be completely enclosed with a solid 6-foot-high fence or wall.
7. Parking of **Commercial Vehicles** shall be as permitted in the underlying zone.
8. Property for which a **Conditional Use** permit for a **Cottage Industry** is approved shall front on and have direct **Access** on a Road accepted for maintenance by the County or other governmental agency. The Access requirement may be waived by the Planning and Zoning Commission or **Board of Supervisors** if the additional Findings of Fact below are made:
 - A. The granting of the waiver will not diminish the ability for emergency service providers to access the property and carry out their services.
 - B. The granting of the waiver will not put an undue maintenance burden or impact on others that legally use the access.
 - C. The granting of the waiver is consistent with applicable engineering standards set by the Public

Works Department or Engineering Division of the Community Development Department.

D. The granting of the waiver will not have a negative impact on neighboring properties or improvements, especially as related to dust and traffic safety.

9. Outdoor lighting shall conform to **Section 4.3**.

10. Direct sales of products are allowed if such sales are specifically provided for in the Use permit.

11. The business shall not generate any noise, vibration, smoke, dust, odor, heat, glare, or electrical interference with radio or television reception that would exceed that normally produced by a **Dwelling Unit**. Hazardous materials shall be stored and monitored in accordance with current Arizona Department of Environmental Quality (ADEQ) standards.

3.6.D. Permits and Administration

1. Establishment of a **Cottage Industry** shall require issuance of a **Conditional Use** permit in compliance with the provisions of **Section 5.7**.

2. The **Commission** may grant a **Conditional Use** permit for up to 3 years. If all requirements of this Section and of the use permit have been consistently met, and if no complaints have been filed with the Community Development Department, the Use permit may be administratively renewed for up to 5 years.