

11. Sewing;
12. Weaving; and
13. Other handicrafts.

- B. Permit requirement.** Use Permit approval, in compliance with Chapter 22.48 (Use Permits), is required for a cottage industry. During review of the application, the Zoning Administrator shall consider the adequacy of on- and off-site parking, the degree and intensity of any proposed retail sales, and shall first find that the proposed cottage industry would not result in any adverse impacts on the neighborhood.
- C. Equipment, noise.** Approved cottage industries may use mechanical equipment or processes as necessary, provided that no noise shall be audible beyond the property line of its site.
- D. Employees.** A cottage industry established in a dwelling or a detached accessory structure may have employees as authorized by the review authority, provided the number of employees does not exceed limitations established in an adopted community or specific plan.
- E. Other codes.** Cottage industries shall comply with all applicable health, sanitary, and fire codes, and shall obtain a County Business License.

22.32.070 – Floating Home Marinas

This Section provides for the creation and protection of floating home marinas in pleasing and harmonious surroundings, through the control of water coverage, vessel spacing, and height of structures, with emphasis on usable public access to the shoreline.

- A. Allowed uses.** In addition to floating homes, the following accessory uses may be allowed subject to appropriate conditions in floating home marinas.
1. Car washing facilities, for residents only;
 2. Chapel;
 3. Coin-operated laundry and dry cleaning facilities, for residents only;
 4. Management office and maintenance equipment storage;
 5. Non-commercial recreation, meeting halls, club houses, etc.;
 6. Overnight accommodations, for guests of residents;
 7. Storage facilities, for residents only;
 8. Vending machines, for residents only; and
 9. Any other use which is clearly incidental and subordinate to the primary use.
- B. Allowed accessory uses – Large marinas.** In floating home marinas of over 200 homes, the following accessory uses may be allowed in addition to the uses listed in Subsection A, above:

1. Convenience goods shopping and personal service establishments, primarily for residents only; and
 2. One doctor's and one dentist's office.
- C. Standards and criteria.** The following standards shall apply to the location, development, and maintenance of floating home marinas.
1. **Open water.** At least 50 percent of the total water area proposed for the floating home marinas shall be open water. The balance of the water area shall be used exclusively for floating homes and ramps or exit ways.
 2. **Spacing.** The minimum distance between adjoining floating homes shall be six feet. This distance shall be increased to 10 feet if either of the floating homes is in excess of one story. Each floating home shall abut a fairway with access to open water. The minimum width of the fairway shall be 35 feet.
 3. **Type of unit.** Not more than one dwelling unit per vessel shall be allowed.
 4. **Required findings.** Marina approval shall require findings that the area is of sufficient size, type, location and has special features (e.g., access to public transportation and shopping facilities), which makes it a desirable residential area.
 5. **Appearance.** Particular emphasis shall be placed upon the view of the area from surrounding communities and protection of the water habitat.
 6. **Adverse impacts.** A floating home marina shall not be allowed if its presence creates adverse effects on surrounding communities or would be detrimental to water quality.
 7. **Density.** No more than 10 vessels per acre shall be allowed.
- F. Other regulations and ordinances.** All pertinent County, State, and Federal laws and regulations concerning the development and operation of floating home marinas shall be observed. Nothing in this Section shall be construed to abrogate, void or minimize other pertinent regulations.

22.32.075 – Floating Homes

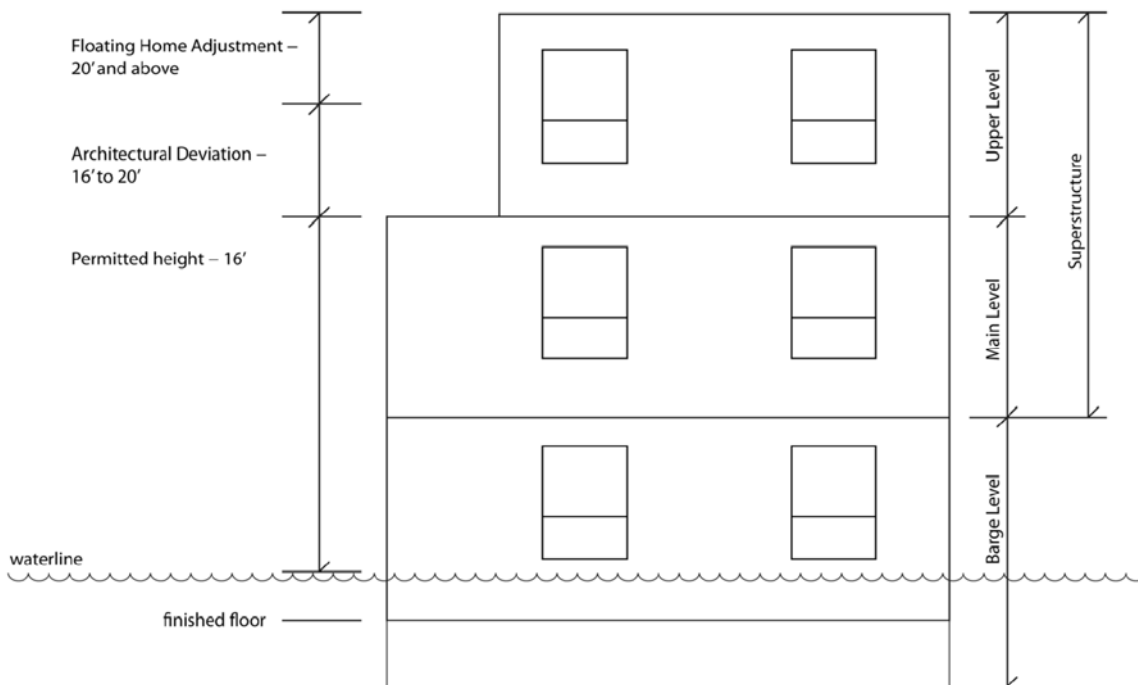
This Section provides standards for the floating homes that may be located within floating home marinas.

- A. Permit requirement.** No person shall, without first securing a permit from the County, move, locate, relocate, transport, or dock a floating home within the unincorporated area of the County.
- B. Standards and criteria.** The following standards apply to floating homes, in addition to those contained in Title 19 (Buildings) of the County Code.
1. **Floating home size limitations.** Floating homes shall not exceed the following maximum dimensions, except where a Floating Home Architectural Deviation or Floating Home Adjustment Permit is approved in compliance with Chapter 22.46 (Floating Home

Adjustments and Deviations). Maximum dimensions for length and width shall include the barge or other floatation structure.

- a. **Floor area.** The floor area of any story above the lowest story of the superstructure shall not exceed 80 percent of the story immediately below the second story.
- b. **Height:** 16 feet, measured from the water line at high tide or while the floating home is floating. (See Figure 3-14.)
 - a. **Length:** 46 feet.
 - b. **Width:** 20 feet.

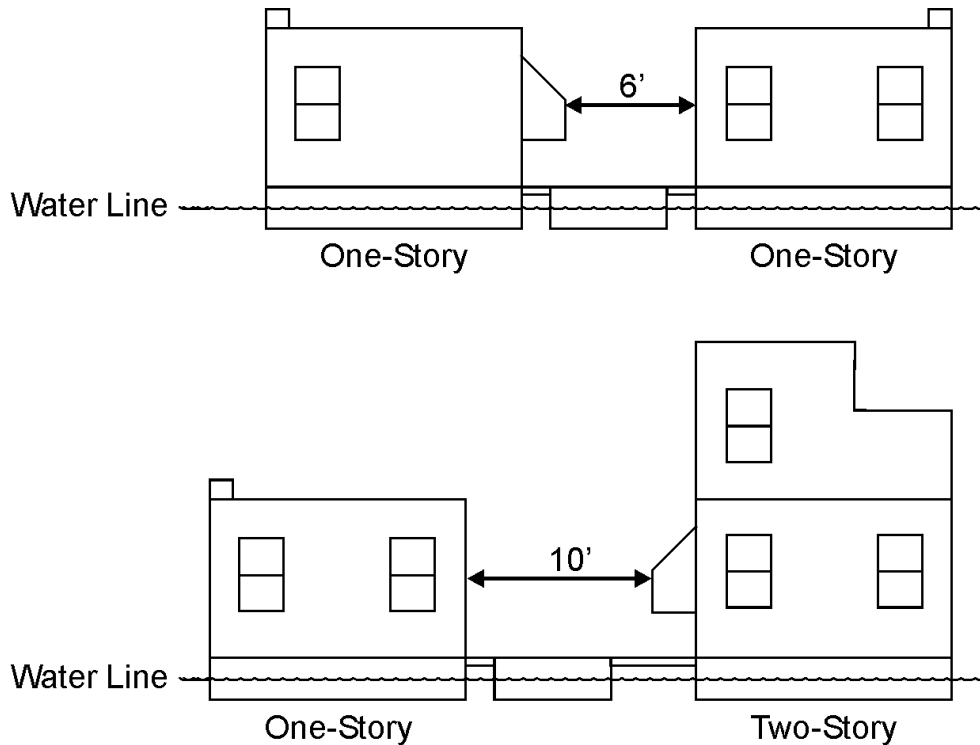
**FIGURE 3-14
FLOATING HOME HEIGHT LIMITATIONS**



2. **Mooring.** All vessels shall be securely and safely moored to ensure that the required space between floating homes is maintained at all times, in compliance with Section 22.32.070.C (Floating Home Marinas – Standards and Criteria). Vessels shall be moored to provide a clear waterway projection between adjoining boats or floating homes of at least six feet on all sides. A clearance of 10 feet shall be maintained when either floating home is in excess of one habitable story in height, as defined by the California Building Code. These requirements shall not apply between the vessel and the walkway or slip. See Figure 3-15.

Vessels shall be moored so as to allow landward vessels unlimited access. When used, mooring lines shall be of sufficient strength and be installed in a manner that will prevent the floating home from moving more than 12 inches in any lateral direction.

**FIGURE 3-15
FLOATING HOME SETBACKS**



22.32.080 – Group Homes and Residential Care Facilities

The standards of this Section shall apply to group homes and residential care facilities. Group homes and residential care facilities are dwellings licensed or supervised by any Federal, State, or local health or welfare agency that provide 24-hour non-medical care of unrelated persons, who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment.

- A. Permitted use, zoning districts.** Group homes and residential care facilities are permitted in all zoning districts where dwellings are allowed by Articles II (Zoning Districts and Allowable Land Uses) and V (Coastal Zone Development and Resource Management Standards).
- B. Limitations on use:**
- 1. Group homes.** Group homes are for persons who are not disabled.
 - 2. Residential care facilities.** Residential care facilities are for persons who are disabled, as defined in Article VIII (Development Code Definitions).
- C. Permit requirements:**
- 1. Small group homes (six or fewer persons).** A small group home is a permitted use in all zoning districts where dwellings are allowed.