



# **SAN BENITO COUNTY**

## **Home Occupations and Rural Home Enterprises**

San Benito County Board of Supervisors

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# Home Occupations and Rural Home Enterprises

## Existing Code

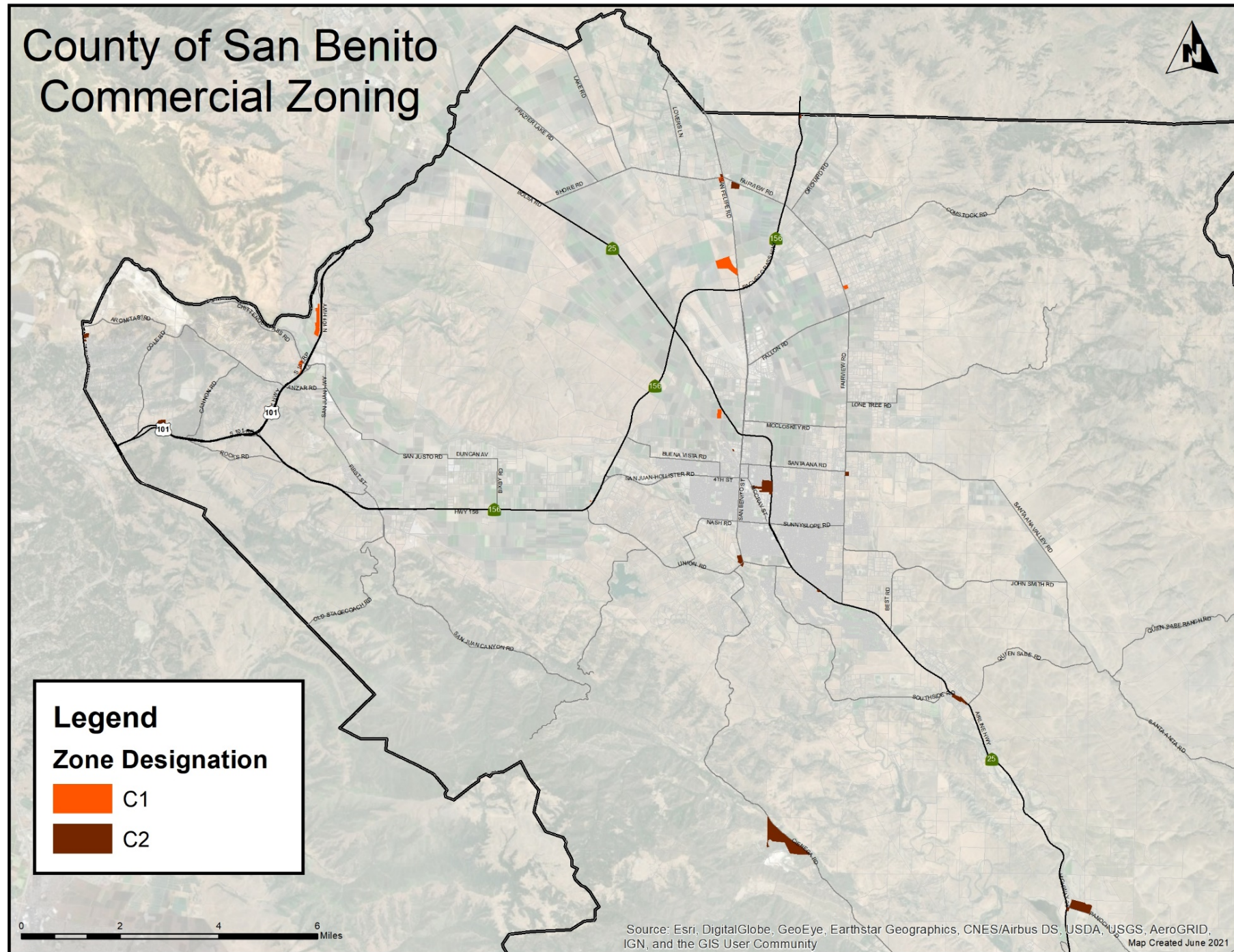
The County allows residents to run limited businesses from their homes as a **Home Occupation** or a **Rural Home Enterprise**.

This ordinance update is an opportunity to simplify and fine-tune the existing ordinance.

**\*Not a way to legalize nuisances, if not following regulations of ordinance permit will be revoked.**



# County of San Benito Commercial Zoning



## Additional Items To Be Addressed per the Board of Supervisors:

- Limited Retail Under Home Occupations (Bring Back Options)
- Code Enforcement
- Cottage Food Operations (Have EH representative available to answer questions on process)

## Additional Items To Be Addressed per Staff:

- Business License Requirements

## Home Occupations Limited Retail Potential Options

1. A home occupation shall be limited to only one client, patient or pupil present on the premises at any time (City of Hollister allows this)
2. A home occupation shall be limited to only two (2) clients/customers/students at any one time; or more than six (6) clients/customers/students per day will be on the premises (City of San Juan Bautista allows this)
3. A home occupation shall be limited to only Client or customer visits to the site shall normally be limited to not more than three (3) per day, and 10 per week (Santa Clara County allows this)

# Cottage Food Operations

## **25.29.090 Home Occupations Defined**

A Home Occupation is defined as the operation of a business in a dwelling by an occupant as an accessory use. For the purpose of this title a Cottage Food Operation will be considered a Home Occupation but will have additional requirements as regulated by the State law and San Benito County Department of Public Health.

## **25.29.098 Cottage Food Operations**

All cottage food operations shall comply with the standards and provisions in the Home Occupations section, as well as regulatory standards established by State law (Government Code Section 51035 et seq. and Health and Safety Code Section 114365 et seq.) and the San Benito County Department of Public Health.

## Staff respectfully recommends that the Board of Supervisors:

- Receive presentation and consider options for limited retail under Home Occupations and provide staff with direction on option to bring back for adoption.
- Receive presentation on Environmental Health process on how cottage food operations are permitted.



# THANK YOU



## QUESTIONS?