

**8.4.504: COTTAGE INDUSTRIES:** A cottage industry is a commercial use of a residential parcel which is more intensive than a home occupation but is still incidental to the residential use of the site. Cottage industries shall be subject to the following standards:

A. The cottage industry may be operated by immediate members of the family residing within the dwelling on the site, plus no more than five (5) employees.

B. The cottage industry may be conducted in any accessory building on the site and in no more than one-half ( $\frac{1}{2}$ ) of the floor area of the building housing the primary use. No cottage industry shall be permitted on a site where the primary use has not been established.

C. On-site retail and wholesale sales shall be limited to products produced or assembled on site, plus other sales which are clearly incidental to the operation of the cottage industry.

D. Deliveries may be made by any means; however, delivery by semi-trailer is permitted only if the parcel has direct access to a paved public road.

E. Storage.

1. Except as otherwise permitted in this subsection, storage of equipment, inventory, or work-related items other than vehicles shall be within the residence or an accessory building, and outdoor storage is prohibited.

2. The Director may approve contractor storage as part of a cottage industry permit. In such cases, storage shall comply with the requirements of section 8.4.605 of this title unless an alternative method of compliance is approved pursuant to section 8.4.606 of this title.

3. A special notice permit is required for storage within a cargo container or trailer in zones where such storage is permitted; otherwise, such storage is prohibited.

F. Permit Procedure. Cottage industries may be established only upon the issuance of a cottage industry permit by the Director.

1. The permit application shall be on a form provided by the Department and shall include a site plan, a narrative describing the proposed use in detail, and an affidavit attesting to the validity of the information provided.

2. The procedure for approval of a cottage industry permit shall be as set forth in section 8.8.204 of this title.

3. Upon review of the information provided, the Director shall determine if the minimum requirements have been met and either approve or deny the permit application.

4. The decision of the Director to grant or deny a cottage industry permit may be appealed to the Board in accordance with chapter 8, article 8.5 of this title.