

APPLICATION FOR AUTHORIZATION TO USE  
PROPERTY/RESIDENCE FOR COTTAGE INDUSTRY

I hereby request approval of this application by the Association (PMCPOA) to operate a  
Cottage Industry at the residence identified below:

Tract \_\_\_\_\_ Lot \_\_\_\_\_ Address: \_\_\_\_\_

Property Owner(s) Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone #: \_\_\_\_\_

I / We \_\_\_\_\_

Owner of Property – Print Name

hereby give permission to \_\_\_\_\_

Owner of Cottage Industry / Tenant – Print Name

to conduct the Cottage Industry described below on my property. As owner of the property, I agree to cause the  
named business to comply with the rules and regulations adopted from time-to-time by PMCPOA, Inc. governing  
Cottage Industries and agree to be liable for all assessments levied due to any violation(s) of such Rules and  
Regulations. The current Rules and Regulations are outlined on the next page of this application. Kern County  
Ordinances follow.

\_\_\_\_\_  
Property Owner's Signature(s) Date: \_\_\_\_\_

Cottage Industry Information

Name of Person Conducting Business: \_\_\_\_\_

Name of Business: \_\_\_\_\_

Business Telephone # \_\_\_\_\_

Type of Business: \_\_\_\_\_

\_\_\_\_\_  
On-Site Sales/Customers Yes No (Please Circle)

\_\_\_\_\_  
Cottage Industry Owner's Signature(s) Date: \_\_\_\_\_

Board Liaison: \_\_\_\_\_

Cameron Acosta

EC Committee Recommendation: Approved ☐ Denied ☐

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Office Use Only:

By: \_\_\_\_\_ Date: \_\_\_\_\_

ECC Member

By: \_\_\_\_\_ Date: \_\_\_\_\_

ECC Member

BoD Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Director

BoD Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Director

Pine Mountain Club Property Owners Association (PMCPOA)  
Cottage Industry Rules and Regulations

All PMCPOA Cottage Industries shall comply with the following rules and regulations:

1. Applications for cottage industry permits shall make application to, and obtain approval from, the Environmental Control Committee (ECC) and Board of Directors prior to the commencement of any cottage industry.
2. The ECC shall review all Cottage Industry applications for consistency with the PMCPOA CC&Rs, Environmental Control Code and with Kern County regulations governing home occupations. If the application is in compliance, the ECC and Board shall grant approval subject to the following:
  - a. Cottage Industries shall post no signs, posters, or other advertising materials on the lot on which the Cottage Industry is permitted.
  - b. Parking shall be limited to a maximum of three customer cars at any one time, and no parking shall occur on PMCPOA streets or greenbelts.
  - c. All Cottage Industry permit holders shall, from time to time, submit reasonable information regarding their activities, upon request of the ECC or PMCPOA Board of Directors.
  - d. Cottage Industry permits are subject to revocation by the ECC or the PMCPOA Board of Directors in the event of violation(s) of the PMCPOA rules or Kern County regulations.
  - e. Appeals of ECC permit conditions, permit denials or permit revocations must be filed within 30 days of such action to the PMCPOA Board of Directors.

Applicants for a Cottage Industry Permit are requested to appear at the next Environmental Control Committee meeting after their application is submitted for approval. This will give the applicant and the committee an opportunity to discuss any questions that arise and to fully clarify the business activities of said cottage industry.

#### **19.94.020 - Permitted home occupations.**

Home occupations may include, but are not necessarily limited to, the following:

- A. Artist, Sculptor, or Photography Studio, Taxidermist, or Firearm Repair;
- B. Author or Composer;
- C. Barber or Cosmetologist, one (1) chair or booth only, limited to the following practices:
  - Manicurist
  - Esthetician
  - Electrologist
  - Hair stylist or colorist
- D. Dressmaker, Seamstress, or Tailor;
- E. Gardening Service;
- F. Home Crafts, such as model making, pottery, rug weaving, or lapidary work;
- G. Office of a Minister, Rabbi, or Priest;
- H. Office of a Salesman, Sales Representative, or Manufacturers' Representative, provided that no retail or wholesale transactions are made on the premises, except as permitted by subsection (H) of Section 19.94.040 of this chapter - "*There shall be no on-site sales of products or merchandise other than those produced on the premises and shall be limited to those which are incidental to the permitted home occupation.* ";
- I. Office of an Architect, Artist, Broker, Consultant, Engineer, Instructor in Arts and Crafts, Insurance Agent, Land Surveyor, Musician, Bookkeeper, Accountant, Typist, Notary Public, or Private Investigator;
- J. School of special education whose class size does not exceed four (4) pupils at any given time;
- K. Telephone Answering Service;
- L. Saw Sharpening;
- M. Key and Locksmith;
- N. Pet Grooming, provided that no more than one (1) animal associated with the use is on the premises at a time;
- O. Firearm Sales, provided that resident has obtained: a federal firearms license, a seller's permit from the state board of equalization and certificate of eligibility from the Department of Justice. Stocking of firearms and ammunition for retail sales shall be prohibited.

#### **19.94.030 - Home occupations not permitted.**

Permitted home occupations shall not in any event be deemed to include such uses as:

- A. Antique Shop;
- B. Barbershop or Beauty Parlor, except pursuant to Section 19.94.020.D
- C. Funeral Chapel or Funeral Home;
- D. Gift Shop;
- E. Medical or Dental Clinic or Hospital, or Chiropractic Office;
- F. Renting of trailers, autos, trucks and motorcycles;
- G. Restaurant or Catering business;
- H. Stable or Kennel;
- I. Taxi Service;
- J. Towing Service;
- K. Veterinary Clinic or Hospital;
- L. Car Repair or Small Engine Repair;
- M. Cabinet Making;
- N. Appliance Repair;
- O. Upholsterer, Auto or Furniture.

19.94.040 - Minimum standards.

A home occupation shall comply with the following minimum standards:

- A. The home occupation shall be conducted solely by the occupants of the residence.
- B. Not more than twenty-five percent (25%) of the gross area of one (1) floor of a residence, or equivalent area in an enclosed detached accessory building, shall be used for such purpose, including storage space required in conjunction with the home occupation.
- C. No use shall require external alterations or involve construction features or the use of electrical or mechanical equipment that would change the fire rating of the structure or the fire district in which the structure is located.
- D. There shall be no outside storage of any kind related to the home occupation.
- E. The home occupation shall be conducted by appointment only.
- F. The home occupation shall not require the services of commercial carrier freight deliveries at the site in a frequency greater than normally found in a residential area.
- G. No home occupation shall create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard or any other hazard or nuisance to any greater or more frequent extent than that usually experienced in an average residential occupancy in the district in question under normal circumstances wherein no home occupation exists.
- H. There shall be no on-site sales of products or merchandise other than those produced on the premises and shall be limited to those which are incidental to the permitted home occupation.
- I. No sign shall be permitted, other than the clearly posted address of the home.
- J. Vehicles required for the operation of a home occupation shall not exceed a gross weight of five (5) tons.
- K. Class I flammable liquids or liquefied flammable gases may not be used or stored on the premises. Not more than the equivalent of seventy-five (75) cubic feet of other flammable material used in conjunction with the home occupation may be used or stored on the premises.
- L. The home occupation shall not be operated in such a manner as to cause a nuisance or interfere with the peace and quiet, and the residential character, of the neighborhood.

(Ord. G-7189 §§ 89, 90, 2005; Ord. G-6864 §§ 72, 73, 2002; Ord. G-6077 § 303, 1994; Ord. G-5966 § 153, 1993; Ord. G-5803 § 51, 1992; prior code § 7250.04)