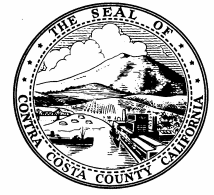




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NEW ROADSIDE STAND ORDINANCE

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This summer the Contra Costa County Board of Supervisors adopted a new ordinance greatly expanding what could be sold at roadside stands. This update has been 3 years in the making with many revisions along the way. Here is a brief summary of the final version.

Under the old ordinance, roadside stands were allowed by right on any agricultural property but were limited to a 200-400 square foot building and could only sell unprocessed agricultural products that had been grown on the site. The new ordinance creates 3 different types of roadside stands based on size of the sales area and the product mix.

The **Grower Stand** is the simplest of these. It can be up to 1500 square feet and can sell any raw agricultural products that are grown on the site OR grown locally. This includes honey and eggs but not meat. You can sell drinks if they are in vending machines. No prepared food, value added products, or any other items may be sold at this type of stand. Any agricultural producer is allowed to operate this type of stand by right (no zoning permit needed). However, keep in mind that a building permit may be needed for any structures.

The **Farm Stand** is the next level. It can also have a sales area up to 1500 square feet. In addition to locally grown, raw agricultural products, up to 40% of the sales area (600 square feet) can be used to sell 1. locally grown, value-added agricultural products 2. non-locally grown agricultural products 3. non-agricultural items (drinks, hats, canning jars, cookbooks, etc). However, the last 2 categories combined cannot exceed 10% of the sales area (150 square feet). This type of stand requires an administrative review permit which will entail a fee and an application with information about the proposed stand. You may need a building permit for any structures. You may also need a retail food permit and a stand which

meets the Health Department requirements if you are selling anything other than raw agricultural products. Donna Allen (see below) can help you figure this all out.

The **Farm Market** is the largest and most permissive category. It can have a sales area up to 3500 square feet. It can sell any amount of locally grown, raw agricultural products and/or locally grown, value-added agricultural products. In addition, up to 20% of the sales area (700 square feet) may be used to sell non-locally grown agricultural products and/or non-agricultural items (hats, canning jars, cookbooks, etc). This will require a land use permit which entails a pretty hefty fee and detailed information. You will need a building permit for any structures. You will also need a retail food permit and a stand which meets the Health Department requirements if you are selling anything other than raw agricultural products. Again, Donna Allen (see below) can help you figure this all out.

In addition to the specifics above, all of these roadside stands must:

- Be part of a real agricultural operation. You can't set up a stand to simply buy and resell products.
- Provide adequate parking with consideration for traffic patterns and setback requirements.
- Conform to new sign size and height limits with the total sign area not to exceed 128 sq.ft.

This is a simplified summary. The details are going to be site specific. The county has retained Donna Allen to help growers navigate the maze of county rules and regulations that may pertain to these new stand categories. She should be sending a mailing out in early September with more complete information. Meanwhile if you have questions, you can contact her at donnaallen@pacbell.net or 925-335-1212

