

## **ATTACHMENT 2**

**Ordinance No. \_\_\_\_\_, allowing Tiny House Villages by adding sections 314-62.3, and 314-62.4, and amending sections 314-139, and 314-155 and related tables in Chapter 4 of Division 1 of Title III of the Humboldt County Code.  
(Inland Tiny House Village Ordinance)**

**ORDINANCE AMENDING TITLE III, DIVISION 1, CHAPTER 4 OF THE HUMBOLDT COUNTY CODE**

The Board of Supervisors of the County of Humboldt ordains as follows:

**SECTION 1. PURPOSE OF AMENDMENTS TO THE ZONING REGULATION**

The Humboldt County 2019 Housing Element includes Implementation Measure H-IM40 creating provisions for Tiny House Villages to improve housing diversity and encourage development of new low-cost housing. This ordinance amends the zoning regulations to allow new housing configurations (Tiny House Villages and Dependent Unit Villages) as permitted housing types, and specifies objective performance standards for each to protect public health and safety.

**SECTION 2. TINY HOUSE VILLAGES**

Add Sections 314-62.3 creating and setting standards for Tiny House Villages and 314-62.4 creating and setting standards for Dependent Unit Villages in Title III, Division 1, Chapter 4 of the Humboldt County Code as follows (additions are shown in underline text):

**314-62.3 TINY HOUSE VILLAGES**

The purpose of these regulations is to allow groups of three (3) or more Tiny Houses or Moveable Tiny Houses to improve housing diversity and encourage development of new, low-cost permanent housing.

**62.3.1 Types and Number of Structures**

Groups of three (3) or more Tiny Houses or Moveable Tiny Houses on one parcel, subject to limitations of the site and not exceeding a density of twenty (20) units per acre.

62.3.1.1 A Tiny House Village may be eligible for a density bonus, pursuant to Humboldt County Code (HCC) Section 314-112, when a developer of a Tiny House Village seeks and agrees to construct a Housing Development that meets one of the following:

62.3.1.1.1 Ten percent of the total units are strictly for Low Income Households.

62.3.1.1.2 Five percent of the total units of are strictly for Very Low Income Households.

62.3.1.1.3 A Senior Citizen Housing Development (meeting California Civil Code Sections 51.2 and 51.3, and containing at least 35 dwelling units).

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62.3.1.1.4 Ten percent of the total dwelling units in a Tiny House Village development for persons and families of Moderate Income Households provided that all units in the development are offered to the public for purchase.

ALTERNATIVE 1 (Replaces 62.3.1 above and removes 62.3.1.1)

### 62.3.1 Types and Number of Structures

The purpose of these regulations is to allow groups of three (3) or more Tiny Houses or Moveable Tiny Houses on one parcel, which are subject to limitations of the site.

### 62.3.2 General Provisions

#### 62.3.2.1 Zones Where Tiny House Villages Are Principally Permitted

Tiny House Villages are principally permitted in Residential Multiple Family (R-3), Apartment Professional (R-4), (U) Unclassified with a land use designation of Residential-Medium Density (RM) or Residential-Low Density (RL) at a density no greater than allowed by the General Plan or as may be modified by a combining zone, and Mixed Use Urban (MU-1) zones; except where a Special Permit is otherwise required in Section 62.3.6 for Development Standards or other HCC.

#### 62.3.2.2 Conditionally Permitted Tiny House Villages

A Tiny House Village that meets the requirements of this Section is permitted with a Use Permit in Community Commercial (C-2), Highway Service Commercial (CH), and Mixed Use Rural (MU-2). It is also permitted with a Use Permit in Unclassified (U), Residential Suburban (RS), and Residential Two Family (R-2), at a density no greater than allowed by the General Plan or as may be modified by a combining zone.

62.3.2.3 Tiny Houses or Moveable Tiny Houses in a Tiny House Village shall not be rented for periods of less than 30 days in duration.

### 62.3.3 Development Standards

Tiny House Villages are subject to the following development standards:

#### 62.3.3.1 Water and Wastewater

62.3.3.1.1 In Tiny House Villages within Urban Service Areas, Tiny Houses and Moveable Tiny Houses shall connect to public water and wastewater systems where those services are available.

62.3.3.1.2 Where connection to public water or wastewater system is not available, Emergency Housing Villages will require a Special Permit, and shall be served by on-site wastewater treatment that meets County Code and Public Water Systems (as defined in Section 116275 of the California Safe Drinking Water Act) that meet State requirements.

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### 62.3.3.2 Energy

Tiny House Villages shall be located on a property with connection to grid power or have a renewable power source permitted with the Building Division.

### 62.3.3.3 Access

Tiny House Villages shall be located on a Category 4 road and have a minimum of a Category 2 driveway. The road and driveway shall have a minimum width of 20 feet for Fire Safe Regulations.

### 62.3.3.4 Addresses

Each individual unit of a Tiny House Village shall be assigned an address in concurrence with building permits.

### 62.3.3.5 Parking

A minimum of one (1) parking space per unit on the site, unless the site qualifies for one of the following:

#### 62.3.3.5.1 Transitional Housing

A minimum of one (1) parking space per unit plus two (2) manager parking spaces.

#### 62.3.3.5.2 Senior Citizen Housing

One parking space for every two (2) units. A parking space requirement study may be conducted to identify the special parking needs for such projects.

#### ALTERNATIVE 2a

62.3.3.5.3 The parking requirement in Section 62.3.4.5 above may be reduced by fifty percent (50%) when a Tiny House Village is within one half mile (1/2 mile) of a public transit stop measured from the edge of parcel to the public transit stop.

#### ALTERNATIVE 2b

62.3.3.5.4 The parking requirement in Section 62.3.4.5 above may be reduced by seventy percent (70%) when a Tiny House Village contains one (1) bike rack per unit and is within one half mile (1/2 mile) of a public transit stop measured from the edge of parcel to the public transit stop.

### 62.3.3.6 Waste Removal and Composting

62.3.3.6.1 One or more areas shall be set aside for enclosed trash, source separated organics and recycling containers. If a waste service is used, the areas must be directly accessible for garbage and recycling trucks.

62.3.3.6.2 The property owner of record is responsible for the satisfactory removal of all refuse accumulated at the Tiny House Village by either (1) contracting with a

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franchised collector or (2) self-hauling and disposing of refuse created, without compensation, in a manner consistent with State requirements (Title 14 of the California Code of Regulations Section 17331), and Section 521-4 of this Code.

62.3.3.6.3 Composting shall be done in containers, actively managed to minimize odors and reduce attraction to vermin, and located at least 25 feet away from living units.

### 62.3.3.7 Open Space

62.3.3.7.1 A minimum area of 1,500 net square feet per acre of Tiny House Village shall be provided and improved for open space to be used for shared lawns, gardens, patios, etc.

ALTERNATIVE 3 (Replaces 62.3.3.8 above)

### 62.3.3.7 Common Recreation and Open Space

A minimum area of 2,000 net square feet per acre of Tiny House Village shall be provided and improved for open space to be used for shared lawns, gardens, patios, etc. A maximum of twenty-five percent (25%) of this area can be used to create common buildings for recreation, workspace, or storage.

### 62.3.3.8 Privacy

Units shall not be designed or placed so that a window of one unit would provide a direct view into a neighboring unit resulting in a loss of privacy.

## 62.3.4 Development Standards for Moveable Tiny Houses

Moveable Tiny Houses in a Tiny House Village are subject to the following development standards:

### 62.3.4.1 Skirting

The undercarriage (wheels, axles, tongue and hitch) shall be hidden from view.

### 62.3.4.2 Foundation or Pad Standards

#### 62.3.4.2.1 Foundation

If the wheels are removed so the unit may sit on a foundation, the foundation requirements for a Movable Tiny House shall follow the State approved requirements for foundation systems for manufactured housing, or follow an alternative design certified by a licensed engineer.

#### 62.3.4.2.2 Paved or Alternate Pad

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If the wheels are not removed, the parking area shall include curbs, or other installations adequate to prevent movement of the unit. The wheels and leveling or support jacks must sit on a paved surface compliant with the following.

### 62.3.4.2.2.1 Paving

The parking area for a Moveable Tiny House shall include a compacted structural base capable of supporting the weight of the Moveable Tiny House.

### 62.3.4.2.3 Mechanical Equipment

Mechanical equipment shall be incorporated into the structure and not located on the roof.

### 62.3.4.2.4 Design Standards

Moveable Tiny Houses must comply with all of the following design elements:

62.3.4.2.4.1 Exterior materials shall be non-reflective; except the areas used for windows.

62.3.4.2.4.2 Windows shall be at least double pane glass and labelled for building use, and shall include exterior trim.

62.3.4.2.4.3 Roofs shall have a minimum of a 1:12 pitch for greater than fifty percent (50%) of the roof area.

62.3.4.2.4.4 The unit shall be plumbed to allow connection to an approved means of sewage disposal. Portable or enclosed waste storage tanks are not allowed for sewage disposal.

62.3.4.2.4.5 A Moveable Tiny House connecting to a source of electrical power shall be in accordance with the California Electrical Code, Part 3, Title 24, California Code of Regulations.

## **314-62.4 DEPENDENT UNIT VILLAGES**

Dependent Unit Villages allow for multiple Dependent Sleeping Units which are not fully equipped with a kitchen area, toilet or sewage disposal system. Separate on-site common facilities including, but not limited to, a shared kitchen area, a shared bathroom and sanitary facilities supporting the Dependent Sleeping Units are required. Dependent Unit Villages are subject to limitations of the site and shall comply with California Residential Building Code.

### 62.4.1 Types and Number of Structures

Groups of three (3) or more Dependent Sleeping Units on one parcel with common facilities. The number of units is subject to limitations of the site and all structures must comply with California Residential Building Code.

#### 62.4.2 General Provisions

##### 62.4.2.1 Zones Where Dependent Unit Villages are Principally Permitted

Dependent Unit Villages are principally permitted in Residential Multiple Family (R-3), Apartment Professional (R-4), and Mixed Use Urban (MU-1). A Special Permit may otherwise be required in section 62.4.1.3 for Development Standards or other HCC.

##### 62.4.2.2 Conditionally Permitted Dependent Unit Villages

A Dependent Unit Village that meets the requirements of this Section is permitted with a Use Permit in Residential Two Family (R-2) at a density no greater than allowed by the General Plan or may be modified with a combining zone, Neighborhood Commercial (C-1), Community Commercial (C-2), Highway Service Commercial (CH), Unclassified (U) with a land use designation of Residential-Medium Density (RM), Mixed Use Rural (MU-2).

62.4.2.3 Dependent Sleeping Units in a Dependent Unit Village shall not be rented for periods of less than 30 days in duration.

62.4.2.4 Dependent Unit Villages shall have a property manager who shall be responsible for providing routine maintenance to the common facilities; common facilities shall be maintained in a safe and sanitary condition, and free from vermin, vectors, and other matter of an infectious or contagious nature.

#### 62.4.3 Development Standards

Dependent Unit Villages are subject to the following development standards, in addition to Section 62.3.4 above; and when a Dependent Sleeping Unit is a Moveable Tiny House, Section 62.3.4 development standards shall apply to those sleeping units.

##### 62.4.3.1 Common Facilities

Dependent Unit Villages shall provide on-site common facilities that include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water.

62.4.3.1.1 If common bathroom facilities are required, they shall be provided with at least one toilet for every two (2) Dependent Sleeping Units, and at least one bathing facility for every four (4) Dependent Sleeping Units.

ALTERNATIVE 4 (Replaces 62.4.3.1.1 above)

62.4.3.1.1 If common bathroom facilities are required, they shall be provided with at least one toilet for every four (4) Dependent Sleeping Units, and at least one bathing facility for every six (6) Dependent Sleeping Units.

62.4.3.1.3 If common lavatories with running water are required, they shall be installed and maintained in the toilet facilities or adjacent to the toilet facilities.

62.4.3.1.5 A separate kitchen area shall be equipped and maintained as a common use kitchen. Refrigerated storage shall be provided for safe storage of food.

62.4.1.3.2 Potable drinking water shall be provided for all occupants, where connection to Public Water System (as defined in Section 116275 of the California Safe Drinking Water Act) is not available.



### SECTION 3. DEFINITIONS

Sections 314-139 and 314-155 are hereby amended and added to as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text):

Add:

#### 314-139 DEFINITIONS (D)

**Dependent Sleeping Unit:** A Dependent Sleeping Unit is a hard-roof and sided structure providing at a minimum a room for living and sleeping that is not fully equipped with a kitchen area, shower, and toilet or sewage disposal system. A Dependent Sleeping Unit may contain a toilet or sewage disposal system.

**Dependent Unit Village:** A Dependent Unit Village is a grouping of three (3) or more Dependent Sleeping Units and contains separate common facilities equipped with, but not limited to, kitchen areas, toilets, showers and bathrooms with running water. A Dependent Unit Village is considered multi-family housing.

#### 314-155 DEFINITIONS (T)

**Tiny House Village:** A Tiny House Village is a grouping of three (3) or more Tiny Houses or Moveable Tiny Houses. A Tiny House Village would also include a Dependent Unit Village with three (3) or more Dependent Sleeping Units with central sanitary, cooking, and dining facilities. A Tiny House Village is considered multi-family housing and not a mobile home park, an RV park, or a special occupancy park.

### SECTION 4. ZONING TABLES

Sections 314-2.1, 314-2.2, 314-2.4, 314-6.1, 314-6.3, 314-6.4, 314-6.5, 314-8.1, 314-9.1, and 314-9.2 are hereby amended and added to as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text):

#### 314-2 Commercial Zone Districts

##### 314-2.1 C-1: Neighborhood Commercial

314-2.1	C-1: NEIGHBORHOOD COMMERCIAL
Principal Permitted Uses	
Social halls, fraternal and social organizations, and clubs.	

<b>314-2.1</b>	<b>C-1: NEIGHBORHOOD COMMERCIAL</b>
Professional and business offices, and commercial instruction.	
Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, variety stores, and mortuaries.	
Sales of used and secondhand goods when appurtenant to any of the foregoing.	
Caretaker's residence which is incidental to and under the same ownership as an existing commercial use. (Added by Ord. <u>2166</u> , Sec. 14, 4/7/98)	
Within Housing Opportunity Zones, multiple dwellings on the upper floors of multistory structures where below are commercial establishments engaged in uses designated "Principally Permitted" or "Conditionally Permitted" in the C-1 Zone.	
Emergency shelters.	
<b>Uses Permitted with a Special Permit</b>	
Outside Housing Opportunity Zones, apartments on the upper floors of multistory structures where below are establishments engaged in commercial uses designated "Principally Permitted" or "Conditionally Permitted" in the C-1 Zone. (Added by Ord. <u>2313A</u> 12/16/2003, Amended by Ord. 2335_12/14/2004)	
Single Room Occupancy Facilities which are conversions of existing buildings	
<b>Uses Permitted with a Use Permit</b>	

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<b>314-2.1</b>	<b>C-1: NEIGHBORHOOD COMMERCIAL</b>
Manufactured homes, hotels, motels, boarding and rooming houses, <u>dependent unit villages</u> , and manufactured home parks.	
Small animal hospitals completely enclosed within a building.	
Stores, agencies and services such as minor automobile repair; new automobile, trailer and boat sales, and used automobile, trailer and boat sales appurtenant thereto; bowling alleys; licensed premises not appurtenant to any restaurant, pet shops, public garages, sales of used or secondhand goods, and storage warehouses.	
Private institutions where specifically allowed by the General Plan. (Amended by Ord. <u>2161</u> on 3/3/98)	
Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the C-1 zone.	

### 314-2.2 C-2: Community Commercial

<b>314-2.2</b>	<b>C-2: COMMUNITY COMMERCIAL</b>
<b>Principal Permitted Uses</b>	
Social halls, fraternal and social organizations, and clubs.	
Professional and business offices, and commercial instruction.	
Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service	

<b>314-2.2</b>	<b>C-2: COMMUNITY COMMERCIAL</b>
stations, studios, tailor shops, enclosed theaters, variety stores, and mortuaries. (From Section INL#314-34(a)(3))	
Caretaker's residence which is incidental to and under the same ownership as an existing commercial use. (From Section INL#314-34(a)(5); Added by Ord. <u>2166</u> , Sec. 14, 4/7/98)	
Stores, agencies and services such as minor automobile repair; new automobile, trailer and boat sales, and used automobile, trailer and boat sales appurtenant thereto; bowling alleys; licensed premises not appurtenant to any restaurant, pet shops, public garages, sales of used or secondhand goods, and storage warehouses. (From Section INL#314-34(b)(3); Ord. <u>1086</u> , Sec. 8, 7/13/76)	
Within Housing Opportunity Zones multiple dwellings on the upper floors of multistory structures where below are commercial establishments engaged in uses designated "Principally Permitted" or "Conditionally Permitted" in the C-2 Zone.	
Emergency shelters. (Amended by Ord. <u>2472</u> , Sec. 1, 2/14/12).	
<b>Uses Permitted with a Special Permit</b>	
Outside Housing Opportunity Zones, apartments on the upper floors of multistory structures where below are establishments engaged in commercial uses designated "Principally Permitted" or "Conditionally Permitted" in the C-2 Zone. (Added by Ord. <u>2313A</u> , 12/16/2003, Amended by Ord <u>2235</u> , 12/14/2004)	
Single room occupancy facilities which are conversions of existing buildings. (Amended by Ord. <u>2472</u> , Sec. 1, 2/14/12)	
<b>Uses Permitted with a Use Permit</b>	
Hotels, motels, boarding and rooming houses, <u>tiny house villages, dependent unit villages,</u> and manufactured home parks.	

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<b>314-2.2</b>	<b>C-2: COMMUNITY COMMERCIAL</b>
Small animal hospitals completely enclosed within a building.	
Stores, agencies and services such as carpentry and cabinet-making shops, clothing manufacture, contractors' yards, dry cleaning and laundry plants, handicraft manufacture, lumber yards metal-working shops, wholesale outlet stores, painters' and decorators' yards, plumbing shops, printing, lithographing and major auto repair. (Amended by Ord. <u>1848</u> , Sec. 14, 9/13/88)	
Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the C-2 zone.	

### 314-2.4 CH: Highway Service Commercial

<b>314-2.4</b>	<b>CH: HIGHWAY SERVICE COMMERCIAL</b>
<b>Principal Permitted Uses</b>	
Hotels and motels.	
Car washes.	
Nurseries and greenhouses.	
Amusement parks and commercial recreational facilities.	
Social halls, fraternal and social organizations, and clubs. (From Section INL#314-34(a)(1))	
Professional and business offices, and commercial instruction. (From Section INL#314-34(a)(2))	
Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber	

<b>314-2.4</b>	<b>CH: HIGHWAY SERVICE COMMERCIAL</b>
shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, variety stores, and mortuaries. (From Section INL#314-34(a)(3))	
Caretaker's Residence which is incidental to and under the same ownership as an existing commercial use. (From Section INL#314-34(a)(5); Added by Ord. <u>2166</u> , Sec. 14, 4/7/98)	
Stores, agencies and services such as minor automobile repair; new automobile, trailer and boat sales, and used automobile, trailer and boat sales appurtenant thereto; bowling alleys; licensed premises not appurtenant to any restaurant, pet shops, public garages, sales of used or secondhand goods, and storage warehouses. (From Section INL#314-34(b)(3))	
Within Housing Opportunity Zones multiple dwellings on the upper floors of multistory structures where below are commercial establishments engaged in uses designated "Principally Permitted" or "Conditionally Permitted" in the C-H Zone	
<b>Uses Permitted with a Special Permit</b>	
Outside Housing Opportunity Zones, apartments on the upper floors of multistory structures where below are establishments engaged in commercial uses designated "Principally Permitted" or "Conditionally Permitted" in the CH Zone, as well as emergency shelters outside areas mapped to specifically allow emergency shelters as a principally permitted use.. (Added by Ord. <u>2313A</u> , 12/16/2003, Amended by Ord. <u>2335</u> , 12/14/04)	
Single Room Occupancy Facilities which are conversions of existing buildings	

<b>314-2.4</b>	<b>CH: HIGHWAY SERVICE COMMERCIAL</b>
<b>Uses Permitted with a Use Permit</b>	
Small animal hospitals and kennels.	
Special occupancy parks, <u>tiny house villages</u> , and <u>dependent unit villages</u> .	
Dwellings, manufactured homes, manufactured home parks and boarding and rooming houses.	
Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the CH zone.	

### 314-6 Residential Zone Districts

#### 314-6.1 RS: Residential Suburban Zone

<b>314-6.1</b>	<b>RS: RESIDENTIAL SUBURBAN</b>
<b>Principal Permitted Uses</b>	
One-family dwellings.	
Accessory dwelling unit.	
Servants' quarters and guest houses.	
Keeping of no more than eight (8) household pets on each lot.	
<b>Uses Permitted with a Use Permit</b>	
Private institutions.	
Private recreation facilities, including golf courses.	
Manufactured home parks, <u>tiny house villages</u> at a density no greater than allowed by the minimum parcel size in the zone or as may be modified by a combining zone.	

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<b>314-6.1</b>	<b>RS: RESIDENTIAL SUBURBAN</b>
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the RS zone.	

### 314-6.3 R-2: Residential Two-Family

<b>314-6.3</b>	<b>R-2: RESIDENTIAL TWO-FAMILY</b>
<b>Principal Permitted Uses</b>	
One-family dwellings.	
Two-family dwellings.	
Accessory dwelling unit.	
Rooming and boarding of not more than two (2) persons not employed on the premises.	
Keeping of no more than four (4) household pets for each dwelling unit.	
<b>Uses Permitted with a Use Permit</b>	
Guest houses and servants quarters.	
Private institutions.	
Manufactured home parks, <u>tiny house villages</u> , and <u>dependent unit villages</u> at a density no greater than allowed by the minimum parcel size in the zone or as may be modified by a combining zone.	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the R-2 zone.	

### 314-6.4 R-3: Residential Multiple Family



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<b>314-6.4</b>	<b>R-3: RESIDENTIAL MULTIPLE FAMILY</b>
<b>Principal Permitted Uses</b>	
Two-family dwellings. (Amended by Ord. <u>2166</u> , 4/7/98)	
Accessory dwelling unit.	
Dwelling groups and multiple dwellings containing four or fewer units per building. (Amended by Ord. <u>2313A</u> , 12/16/03)	
<u>Tiny house villages and dependent unit villages with connection to public water and sewer.</u>	
Keeping of no more than two (2) household pets for each dwelling unit.	
Emergency shelters.	
Single room occupancy facilities.	
<b><u>Uses Permitted with a Special Permit</u></b>	
<u>Tiny house villages and dependent unit villages with no connection to public water and sewer.</u>	
<b><u>Uses Permitted with a Use Permit</u></b>	
Hotels, motels, manufactured home parks, and rooming and boarding houses. (Amended by Ord. <u>2335</u> , 12/14/04)	
Private institutions.	
Professional offices.	
One-family dwellings and accessory dwelling units where it can be shown that the property could be developed in the future with multifamily dwellings. The Hearing Officer may require submittal of a development plan which shows how the multifamily	

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<b>314-6.4</b>	<b>R-3: RESIDENTIAL MULTIPLE FAMILY</b>
dwelling units could be sited on the property in conformance with County requirements. (Added by Ord. <u>2166</u> , Sec. 12, 4/7/98)	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the R-3 Zone.	

### 314-6.5 R-4: Apartment Professional Zone

<b>314-6.5</b>	<b>R-4: APARTMENT PROFESSIONAL</b>
<b>Principal Permitted Uses</b>	
Two-family dwellings and multiple dwellings, accessory dwelling units accessory to multifamily dwellings, and dwelling groups. (Amended by Ord. <u>2166</u> , Sec. 13, 4/7/98)	
<u>Tiny house villages and dependent unit villages with connection to public water and sewer.</u>	
Professional and business offices.	
Commercial instruction.	
Boarding and rooming houses.	
Keeping of no more than two (2) household pets for each dwelling unit.	
Manufactured home parks.	
Single room occupancy facilities.	
<b>Uses Permitted with a Special Permit</b>	
<u>Tiny house villages and dependent unit villages with no connection to public water and sewer.</u>	
<b>Uses Permitted with a Use Permit</b>	

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<b>314-6.5</b>	<b>R-4: APARTMENT PROFESSIONAL</b>
Hotels, motels, and emergency shelters. (Amended by Ord. <u>2335</u> , 12/14/04)	
Private institutions.	
Social halls and fraternal and social organizations.	
Noncommercial recreation facilities.	
Mortuaries.	
Small animal hospitals completely enclosed within a building.	
One-family dwellings where it can be shown that the property could be developed in the future with multifamily dwellings. The Hearing Officer may require submittal of a development plan which shows how the multifamily dwelling units could be sited on the property in conformance with County requirements. (Added by Ord. <u>2166</u> , Sec. 13, 4/7/98)	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the R-4 zone.	

### 314-8 Unclassified Zone

#### 314-8.1 U: Unclassified Zone

<b>314-8.1</b>	<b>U: UNCLASSIFIED ZONE</b>
<b>Principal Permitted Uses</b>	
One family dwelling.	
Accessory dwelling unit.	
General agriculture.	
Rooming, and boarding of not more than two (2) persons.	

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<b>314-8.1</b>	<b>U: UNCLASSIFIED ZONE</b>
Manufactured home.	
<u>Tiny house villages with a land use designation of Residential-Medium Density (RM) or Residential-Low Density (RL) at a density no greater than allowed by the minimum parcel size in the zone or as may be modified by a combining zone, with connection to public water and sewer.</u>	
<b><u>Uses Permitted with a Special Permit</u></b>	
<u>Tiny house villages and with no connection to public water and sewer.</u>	
<b><u>Uses Permitted with a Use Permit</u></b>	
<u>Dependent unit villages with a land use designation of Residential-Medium Density (RM).</u>	
All other uses not specified in the subsection, Principal Permitted Uses, may be permitted upon the granting of a Use Permit.	

## 314-9 Mixed Use Zone Districts

### 314-9.1 MU-1: Mixed Use (Urban)

<b>314-9.1</b>	<b>MU1: MIXED USE (URBAN)</b>
<b>Use Type</b>	<b>Principal Permitted Use</b>
Residential Use Types	Two (2) Family Dwellings and Multiple Dwellings and Dwelling Groups Single-Family Residential Accessory Dwelling Unit

# TINY HOUSE VILLAGE - INLAND

<b>314-9.1</b>	<b>MU1: MIXED USE (URBAN)</b>
	<u>Tiny house villages and dependent unit villages with connection to public water and sewer</u> Guest House Emergency Shelter
Commercial Use Types	Neighborhood Commercial Retail Sales and Retail Services Transient Habitation Office and Professional Service Bed and Breakfast Establishment; Subject to the Bed and Breakfast Establishment Regulations Commercial and Private Recreation
Civic Use Types	Minor Utilities Essential Services Conducted Entirely Within an Enclosed Building Community Assembly Public and Parochial Parks, Playgrounds and Playing Fields Noncommercial Recreation
Industrial Use Types	Cottage Industry; Subject to the Cottage Industry Regulations
<b><u>Use Type</u></b>	<b><u>Special Permitted Use</u></b>
<u>Residential Use Types</u>	<u>Tiny house villages and dependent unit villages with no connection to public water and sewer</u>
<b>Use Type</b>	<b>Conditionally Permitted Use</b>

## TINY HOUSE VILLAGE - INLAND

<b>314-9.1</b>	<b>MU1: MIXED USE (URBAN)</b>
Civic Use Types	Public Recreation and Open Space Minor Generation and Distribution Facilities
Natural Resource Use Types	Fish and Wildlife Management Watershed Management Wetland Restoration Coastal Access Facilities
Use Types Not Listed in This Table	Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the MU zone.

### 314-9.2 MU-2: Mixed Use (Rural)

<b>314-9.2</b>	<b>MU2: MIXED USE (RURAL)</b>
<b>Use Type</b>	<b>Principal Permitted Use</b>
Residential Use Types	Two (2) Family Dwellings Single-Family Residential Accessory Dwelling Unit Guest House Emergency Shelter
Commercial Use Types	Neighborhood Commercial Retail Sales and Retail Services Office and Professional Service Bed and Breakfast Establishment; Subject to the Bed and Breakfast Establishment Regulations

## TINY HOUSE VILLAGE - INLAND

<b>314-9.2</b>	<b>MU2: MIXED USE (RURAL)</b>
	Commercial and Private Recreation
Civic Use Types	Minor Utilities Essential Services Conducted Entirely Within an Enclosed Building Community Assembly Public and Parochial Parks, Playgrounds and Playing Fields Noncommercial Recreation
Industrial Use Types	Cottage Industry; Subject to the Cottage Industry Regulations
Agricultural Use Types	General Agriculture
<b>Use Type</b>	<b>Conditionally Permitted Use</b>
Residential Use Types	Multiple Dwellings Containing Four (4) or Fewer Units per Building Manufactured Home Parks <u>Tiny House Villages</u> <u>Dependent Unit Villages</u>
Commercial Use Types	Heavy Commercial Transient Habitation
Civic Use Types	Public Recreation and Open Space Minor Generation and Distribution Facilities
Natural Resource Use Types	Fish and Wildlife Management Watershed Management Wetland Restoration

TINY HOUSE VILLAGE - INLAND

<b>314-9.2</b>	<b>MU2: MIXED USE (RURAL)</b>
	Coastal Access Facilities
Use Types Not Listed in This Table	Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the MU zone.

**SECTION 5. EFFECTIVE DATE.**

This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED AND ADOPTED this 27<sup>th</sup> day of June 2024, on the following vote, to wit:

AYES: Supervisors:

NAYS: Supervisors:

ABSENT: Supervisors:

ABSTAIN: Supervisors:

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REX BOHN, CHAIRPERSON,

HUMBOLDT COUNTY BOARD OF SUPERVISORS

(SEAL)

ATTEST:



TINY HOUSE VILLAGE - INLAND

Kathy Hayes, Clerk of the Board of Supervisors  
of the County of Humboldt, State of California

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

Nicole Turner, Deputy Clerk

Date:

DRAFT