

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
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ALLOWING TINY HOUSE VILLAGES AND EMERGENCY HOUSING VILLAGES BY ADDING SECTIONS 314-62.3, AND 314-62.4, AND AMENDING SECTIONS 314-136, 314-139, 314-140, 314-155 AND RELATED TABLES IN CHAPTER 4 OF DIVISION 1 OF TITLE III OF THE HUMBOLDT COUNTY CODE.

ORDINANCE NO.

WHEREAS, [Click or tap here to enter context for this ordinance.](#); and

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WHEREAS, [Click or tap here to enter context for this ordinance.](#); and

SECTION 1. PURPOSE OF AMENDMENTS TO THE ZONING REGULATION

The Humboldt County 2019 Housing Element includes Implementation Measures H-IM40 and H-IM58, creating provisions for Tiny House Villages and Alternative Lodge Parks to improve housing diversity, encourage development of new low-cost housing, and allow a broad range of housing types for temporary or permanent occupancy as emergency housing. This ordinance amends the zoning regulations to allow new housing configurations (Tiny House Villages, and Emergency Housing Villages including Dependent Unit Villages and Alternative Lodge Parks) as permitted housing types, and specifies objective performance standards for each to protect public health and safety, and

SECTION 2. TINY HOUSE VILLAGES

Add Section 314-62.3 creating and setting standards for Tiny House 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 and/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

The purpose of these regulations is to allow groups of three (3) or more Tiny Houses and/or Moveable Tiny Houses, are subject to limitations of the site and not exceeding a density of twenty units per acre.

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

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to enter meeting date](#)

(RM) or Residential-Low Density (RL), and Mixed Use Urban (MU-1) zones; except where a Special Permit is otherwise required in section 62.3.6 for Development Standards.

62.3.2.2 Zones Where Tiny House Villages Are Conditionally Permitted

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), 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, and Mixed Use Rural (MU-2).

62.3.2.3 Tiny Houses and/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 Treatment

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 a public water and/or wastewater system is not available, Tiny House Villages will require a Special Permit, and shall be served by on-site sanitation and water supply systems that meet County Code requirements.

62.3.3.2 Energy

Tiny House Villages shall be located on a property with connection to grid power.

62.3.3.4 Access

Tiny House Villages shall be located on a Category 4 road and have a minimum of a Category 2 driveway.

62.3.3.5 Addresses

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

62.3.3.6 Parking

A minimum of one parking space shall be provided per one (1) dwelling unit on the site.

62.3.3.7 Waste Removal and Composting

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

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
[enter meeting date](#)

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

62.3.3.7.3 Composting shall be done in containers and located at least 25 feet away from living units.

62.3.3.8 Fire Safety

The side and rear setbacks shall be sufficient for fire and safety as established either by the local fire authority, or by Fire Safe regulations if the site is within a State Responsibility Area for fire response.

62.3.3.9 Recreation and Open Space

A minimum area of 1,500 net square feet per acre of Tiny House Village shall be provided and improved for recreation and open space in conjunction with the development.

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

If the wheels are not removed, the parking area shall include bumper guards, curbs, or other installations adequate to prevent movement of the unit. The wheels and leveling or support jacks must sit on a paving 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

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
[enter meeting date](#)

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 on exterior walls shall be non-reflective materials; 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, septic system, or waterless toilet. 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.

SECTION 3. EMERGENCY HOUSING VILLAGES

Add Section 314-62.4 creating and setting standards for types of Emergency Housing Villages allowed as emergency housing in Title III, Division 1, Chapter 4 of the Humboldt County Code as follows (additions are shown in underline text):

314-62.4 Emergency Housing Villages

The purpose of these regulations is to allow a broad range of housing types for temporary or permanent occupancy, as emergency housing. This section allows for Dependent Unit Villages, and Alternative Lodge Parks, and is allowable under Government Code 8698.4 addressing emergency housing upon declaration of a shelter crisis. All dwelling units allowed under this section for Emergency Housing Villages shall meet the minimum requirements of the 2019 CRC, Appendix X, or a successor appendix, unless otherwise stated in this Code.

62.4.1 Dependent Unit Villages

Dependent Unit Villages allow for Dependent Dwelling Units, which are not equipped with a kitchen area, toilet, and sewage disposal system, are subject to limitations of the site and not exceeding a density of twenty units per acre. On-site common use facilities providing a shared kitchen area, and shared bathroom and sanitary facilities, supporting the Dependent Dwelling Units are required. Dependent Dwelling Units shall meet the minimum requirements of the 2019 CRC, Appendix X Section AX104 Emergency Sleeping Cabins

62.4.1.1 Types and Number of Structures

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
[enter meeting date](#)

The purpose of these regulations is to allow groups of three (3) or more Dependent Dwelling Units as emergency housing. The number of units is subject to limitations of the site and may not exceed a density of twenty units per acre.

62.4.1.2 General Provisions

62.4.1.2.1 Zones Where Dependent Unit Villages are Principally Permitted

Dependent Unit Villages are principally permitted in Residential Multiple Family (R-3), Apartment Professional (R-4), Mixed Use Urban (MU-1) zones as long as the maximum General Plan density is not exceeded; except where a Special Permit is otherwise required in section 62.4.1.3 for Development Standards.

62.4.1.2.2 Zones Where Dependent Unit Villages are Conditionally Permitted

A Dependent Unit Village that meets the requirements of this Section is permitted with a Use Permit in Neighborhood Commercial (C-1), Community Commercial (C-2), Highway Service Commercial (CH), Residential Suburban (RS) and Residential Two Family (R-2) at a density no greater than allowed by the minimum parcel size in the zone or as may be modified by a combining zone, Unclassified (U) with a land use designation of Residential-Medium Density (RM) or Residential-Low Density (RL), Mixed Use Rural (MU-2), Limited Industrial (ML), and Heavy Industrial (MH) zones.

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

62.4.1.2.4 Dependent Unit Villages shall have a property manager who shall be responsible for providing routine maintenance to the common facilities; and common use facilities shall be maintained in a safe and sanitary condition, and free from vermin, vectors, and other matter of an infectious or contagious nature. Common use facilities shall not be occupied if a substandard condition exists.

62.4.1.3 Development Standards

Dependent Unit Villages are subject to the following development standards, in addition to Section 62.3.3 above; and when a Dependent Dwelling Unit is a Moveable Tiny House, Section 62.3.4 development standards shall apply to those units.

62.4.1.3.1 Common Use Facilities

62.4.1.3.1.1 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.

62.4.1.3.1.2 The use of the on-site common facilities shall be limited exclusively to the occupants, any personnel involved in operating the housing, and other emergency personnel.

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
[enter meeting date](#)

62.4.1.3.1.3 Common bathroom facilities shall be provided with at least one toilet for every two (2) Dependent Dwelling Units, and at least one bathing facility for every four (4) Dependent Dwelling Units.

62.4.1.3.1.4 Lavatories with running water shall be installed and maintained in the toilet facilities or adjacent to the toilet facilities.

62.4.1.3.1.5 Bathing facilities shall be provided with heating equipment which shall be capable of maintaining a temperature of 70 degrees F (21.0 degrees Celsius) within such facilities.

62.4.1.3.1.6 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 is not available.

62.4.1.3.3 An exception to Section 62.3.3.2 of the development standards above; the source of electricity may be an emergency generator or renewable source of power such as solar.

62.4.1.3.4 The parking area for a Dependent Dwelling Unit shall include a compacted structural base capable of supporting the weight of the Dependent Dwelling Unit.

62.4.2 Alternative Lodge Parks

The purpose of these regulations is to provide spaces for temporary or permanent occupancy that are flexible allowing a broad range of housing types. The range of allowable housing types include manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses and temporary camping facilities (tents and membrane structures).

62.4.2.1 Types and Number of Structures

The purpose of these regulations is to allow a combination of a minimum of two (2) dwelling units as emergency housing on a single parcel under one ownership. The range of allowable housing types include manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses and temporary camping facilities (tents and membrane structures). The maximum number of units per acre for any Alternative Lodge Park will be determined by the Planning Commission based on site conditions.

62.4.2.2 General Provisions

62.4.2.2.1 Zones Where Alternative Lodge Parks are Conditionally Permitted

An Alternative Lodge Park that meets the requirements of this Section is permitted with a Use Permit in Residential Multiple Family (R-3), Apartment Professional (R-4), Community Commercial (C-2), Highway Service Commercial (CH), Unclassified (U) with

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
[enter meeting date](#)

a land use designation of Residential-Medium Density (RM) or Residential-Low Density (RL), Mixed Use Rural (MU-2), Limited Industrial (ML), and Heavy Industrial (MH) zones.

62.4.2.3 Development Standards

Alternative Lodge Parks are required to meet the following development standards:

62.4.2.3.1 Alternative Lodge Parks shall be located where connection to water and sewer is available.

62.4.2.3.2 Common Use Facilities

Common use facilities shall be provided in accordance with Section 62.4.1.3.1 above.

62.4.2.3.3 Parking

A minimum of one parking space shall be provided per one (1) dwelling unit as emergency housing on the site.

62.4.2.3.4 Access

Tiny House Villages shall be located on a Category 4 road and have a minimum of a Category 2 driveway.

62.4.2.3.5 Identification

Emergency housing spaces shall be designated by address numbers, letters, or other suitable means of identification. The identification shall be in a conspicuous location facing the street or driveway fronting the building or structure. Each identification character shall be not less than 4 inches (102 mm) in height and not less than 0.5 inch (12.7 mm) in width, installed/painted on a contrasting background.

62.4.2.3.6 Tents and Membrane Structures

Tents and membrane structures within an Alternative Lodge Park shall meet the minimum requirements of the 2019 CRC, Appendix X Section AX106 *Tents and Membrane Structures*; except for where a minimum of 50 degrees Fahrenheit is required for tents to be considered a suitable sleeping place.

62.4.2.3.6 Recreation and Open Space

A minimum area of 1,500 net square feet per acre of Alternative Lodge Park shall be provided and improved for recreation and open space in conjunction with the development.

SECTION 4. DEFINITIONS

Sections 314-136, 314-139, 314-140 and 314-155 are hereby amended and added to as follows (additions are shown in underline text, deletions are shown in ~~strikethrough~~ text):

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
enter meeting date

Add:

314-136 DEFINITIONS (A)

Alternative Lodge Park: An Alternative Lodge Park provides spaces for temporary or permanent occupancy allowing a broad range of housing types during a local emergency housing crisis. The range of allowable dwelling types include manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses and temporary camping facilities (tents).

314-139 DEFINITIONS (D)

Dependent Dwelling Unit: A Dependent Dwelling Unit is a hard-sided structure providing a room for living and sleeping, not equipped with a kitchen area, toilet, and sewage disposal system, and is allowable as emergency housing under Government Code 8698.4 addressing emergency housing upon declaration of a shelter crisis.

Dependent Unit Village: A Dependent Unit Village is a grouping of three (3) or more Dependent Dwelling Units that are not equipped with a kitchen area, toilet, or sewage disposal system. A Dependent Unit Village shall contain on-site common facilities that include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water.

314-140 DEFINITIONS (E)

Emergency Housing Villages: Emergency Housing Villages allow for a broad range of housing types as temporary or permanent occupancy, as emergency housing. This would include Dependent Unit Villages, and Alternative Lodge Parks, and is allowable under Government Code 8698.4 addressing emergency housing upon declaration of a shelter crisis.

314-155 DEFINITIONS (T)

Tiny House Village: A Tiny House Village is a grouping of two (2) or more Tiny Houses and/or Moveable Tiny Houses, are subject to limitations of the site and not exceeding a density of twenty units per acre. A Tiny House Village is considered multi-family housing and not a mobile home park, an RV park, or a special occupancy park.

SECTION 5. ZONING TABLES

Sections 314-2.1, 314-2.2, 314-2.4, 314-3.2, 314-3.3, 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

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
enter meeting date

314-2.1 C-1: Neighborhood Commercial

<u>314-2.1</u>	C-1: NEIGHBORHOOD COMMERCIAL
Principal Permitted Uses	
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 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.	
Uses Permitted with a Special Permit	
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)	

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
enter meeting date

<u>314-2.1</u>	C-1: NEIGHBORHOOD COMMERCIAL
Single Room Occupancy Facilities which are conversions of existing buildings	
Uses Permitted with a Use Permit	
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

<u>314-2.2</u>	C-2: COMMUNITY COMMERCIAL
Principal Permitted Uses	
Social halls, fraternal and social organizations, and clubs.	
Professional and business offices, and commercial instruction.	

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
enter meeting date

<u>314-2.2</u>	C-2: COMMUNITY COMMERCIAL
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. (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).	
Uses Permitted with a Special Permit	
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)	

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
enter meeting date

<u>314-2.2</u>	C-2: COMMUNITY COMMERCIAL
Uses Permitted with a Use Permit	
Hotels, motels, boarding and rooming houses, <u>tiny house villages</u> , <u>dependent unit villages</u> , <u>alternative lodge parks</u> , and manufactured home parks.	
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

314-2.4	CH: HIGHWAY SERVICE COMMERCIAL
Principal Permitted Uses	
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))	

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
enter meeting date

314-2.4	CH: HIGHWAY SERVICE COMMERCIAL
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. (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	
Uses Permitted with a Special Permit	
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	
Uses Permitted with a Use Permit	
Small animal hospitals and kennels.	

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
enter meeting date

314-2.4	CH: HIGHWAY SERVICE COMMERCIAL
Special occupancy parks, <u>tiny house villages, dependent unit village, and alternative lodge park.</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.	

314-3 Industrial Use Regulations

314-3.2 ML: Limited Industrial

<u>314-3.2</u>	ML: LIMITED INDUSTRIAL
Principal Permitted Uses	
Small animal hospitals completely enclosed within a building. (From Section INL#314-37(b)(2); Ord. <u>1086</u> , Sec. 8, 7/13/76)	
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. (From Section INL#314-37(b)(3); Ord. <u>1086</u> , Sec. 8, 7/13/76)	
Administrative, business and professional offices. (From Section INL#314-43(a)(2))	
Manufacturing of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics, and research and development laboratories. (From Section INL#314-43(a)(3))	
Emergency shelters.	
Uses Permitted with a Special Permit	

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
enter meeting date

<u>314-3.2</u>	ML: LIMITED INDUSTRIAL
Single room occupancy facilities which are conversions of existing buildings.	
Uses Permitted with a Use Permit	
Dwellings, accessory dwelling units, manufactured homes, hotels, motels, manufactured home parks, <u>dependent unit villages, and alternative lodge parks.</u> (Amended by Ord. <u>2335</u> , 12/14/04)	
Animal hospitals and kennels.	
Animal feed and sales yards.	
Manufacture of furniture, finished paper and paper products.	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the ML zone.	

314-3.3 MH: Limited Industrial

<u>314-3.3</u>	MH: HEAVY INDUSTRIAL
Principal Permitted Uses	
Small animal hospitals completely enclosed within a building. (From Section INL#314-37(b)(2); Ord. <u>1086</u> , Sec. 8, 7/13/76)	
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. (From Section INL#314-37(b)(3); Ord. <u>1086</u> , Sec. 8, 7/13/76)	
Administrative, business and professional offices. (From Section INL#314-43(a)(2))	

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
enter meeting date

<u>314-3.3</u>	MH: HEAVY INDUSTRIAL
Manufacturing of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics, and research and development laboratories. (From Section INL#314-43(a)(3))	
Animal hospitals and kennels. (From Section INL#314-43(b)(2))	
Animal feed and sales yards. (From Section INL#314-43(b)(3))	
Manufacture of furniture, finished paper and paper products. (From Section INL#314-43(b)(4))	
Industrial manufacturing uses, except as provided in the following subsection, Uses Permitted with a Use Permit.	
Uses Permitted with a Special Permit	
Single room occupancy facilities which are conversions of existing buildings.	
Uses Permitted with a Use Permit	
Dwellings, accessory dwelling units, manufactured homes, hotels, motels, emergency shelters, manufactured home parks, <u>dependent unit villages</u> , <u>alternative lodge parks</u> , and special occupancy parks. (Amended by Ord. <u>2335</u> , 12/14/04)	
All uses except: One-family dwellings; general agriculture; rooming and boarding of not more than two (2) persons; and manufactured homes. (Former Sections 314-2(c); 314-2(b)(1-4) and 314-46(b)(2))	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the MH zone.	

314-6 Residential Zone Districts

314-6.1 RS: Residential Suburban Zone

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
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enter meeting date

<u>314-6.1</u>	RS: RESIDENTIAL SUBURBAN
Principal Permitted Uses	
One-family dwellings.	
Accessory dwelling unit.	
Servants' quarters and guest houses.	
Keeping of no more than eight (8) household pets on each lot.	
Uses Permitted with a Use Permit	
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.	
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

<u>314-6.3</u>	R-2: RESIDENTIAL TWO-FAMILY
Principal Permitted Uses	
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.	

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
enter meeting date

<u>314-6.3</u>	R-2: RESIDENTIAL TWO-FAMILY
Uses Permitted with a Use Permit	
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

<u>314-6.4</u>	R-3: RESIDENTIAL MULTIPLE FAMILY
Principal Permitted Uses	
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.	
<u>Uses Permitted with a Special Permit</u>	

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
enter meeting date

<u>314-6.4</u>	R-3: RESIDENTIAL MULTIPLE FAMILY
<u>Tiny house villages and dependent unit villages with no connection to public water and sewer.</u>	
Uses Permitted with a Use Permit	
Hotels, motels, manufactured home parks, <u>alternative lodge parks</u> , 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 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

314-6.5	R-4: APARTMENT PROFESSIONAL
Principal Permitted Uses	
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.	

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
enter meeting date

314-6.5	R-4: APARTMENT PROFESSIONAL
Boarding and rooming houses.	
Keeping of no more than two (2) household pets for each dwelling unit.	
Manufactured home parks.	
Single room occupancy facilities.	
Uses Permitted with a Special Permit	
<u>Tiny house villages and dependent unit villages with no connection to public water and sewer.</u>	
Uses Permitted with a Use Permit	
Hotels, motels, <u>alternative lodge parks</u> , 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.	

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
enter meeting date

314-8 Unclassified Zone

314-8.1 U: Unclassified Zone

<u>314-8.1</u>	U: UNCLASSIFIED ZONE
Principal Permitted Uses	
One family dwelling.	
Accessory dwelling unit.	
General agriculture.	
Rooming, and boarding of not more than two (2) persons.	
Manufactured home.	
<u>Tiny house villages with a land use designation of Residential-Medium Density (RM) or Residential-Low Density (RL), with connection to public water and sewer.</u>	
<u>Uses Permitted with a Special Permit</u>	
<u>Tiny house villages and dependent unit villages with no connection to public water and sewer.</u>	
Uses Permitted with a Use Permit	
<u>Dependent unit villages and alternative lodge parks with a land use designation of Residential-Medium Density (RM) or Residential-Low Density (RL).</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)

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
enter meeting date

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

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
enter meeting date

314-9.1	MU1: MIXED USE (URBAN)
<u>Residential Use Types</u>	<u>Tiny house villages and dependent unit villages with no connection to public water and sewer</u>
Use Type	Conditionally Permitted Use
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)

314-9.2	MU2: MIXED USE (RURAL)
Use Type	Principal Permitted Use
Residential Use Types	Two (2) Family Dwellings Single-Family Residential Accessory Dwelling Unit <u>Tiny house villages with connection to public water and sewer</u> Guest House Emergency Shelter
Commercial Use Types	Neighborhood Commercial

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
enter meeting date

314-9.2	MU2: MIXED USE (RURAL)
	Retail Sales and Retail Services 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
Agricultural Use Types	General Agriculture
<u>Use Type</u>	<u>Special Permitted Use</u>
<u>Residential Use Types</u>	<u>Tiny house villages with no connection to public water and sewer</u>
<u>Use Type</u>	<u>Conditionally Permitted Use</u>
Residential Use Types	Multiple Dwellings Containing Four (4) or Fewer Units per Building Manufactured Home Parks <u>Dependent unit villages</u> <u>Alternative lodge parks</u>
Commercial Use Types	Heavy Commercial Transient Habitation
Civic Use Types	Public Recreation and Open Space Minor Generation and Distribution Facilities

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of [Click or tap here to](#)
[enter meeting date](#)

314-9.2	MU2: MIXED USE (RURAL)
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.

SECTION 6. EFFECTIVE DATE

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

PASSED, APPROVED AND ADOPTED this ____ day of ____ 2024, by the following vote, to wit:

AYES: Supervisors: --
NAYES: Supervisors: --
ABSENT: Supervisors: --
ABSTAIN: Supervisors: --

Rex Bohn, Chair
Board of Supervisors of the County of Humboldt
State of California

(SEAL)

ATTEST:

Tracy Damico, Clerk of the Board of Supervisors
of the County of Humboldt, State of California

By: _____
Nikki Turner, Deputy Clerk