

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**  
**Certified Copy of Portion of Proceedings for the Meeting of August 20, 2024**

**Attachment 7**

**Ordinance No. \_\_\_\_, allowing Emergency Housing Villages by adding sections 314-62.5, and amending sections 314-136, and 314-140 and related tables in Chapter 4 of Division 1 of Title III of the Humboldt County Code.  
(Inland Emergency Housing Village Ordinance)**

**PC Adopted 7/18/2024**

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**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-IM58 creating provisions for Alternative Lodge Parks to allow spaces for occupancy that are flexible allowing a broad range of housing types. This ordinance will allow for Emergency Housing Villages to encourage the development of new low-cost housing development and allow a broad range of housing types for occupancy as emergency housing. This ordinance amends the zoning regulations to allow new housing configurations (Emergency Housing Villages including Emergency Dependent Unit Villages and Alternative Lodge Parks) as permitted housing types, and specifies objective performance standards for each to protect public health, safety and welfare.

**SECTION 2. EMERGENCY HOUSING VILLAGES**

Add Section 314-62.5 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):

**314-62.5 Emergency Housing Villages**

The purpose of these regulations is to allow a broad range of housing types for occupancy as emergency housing. This section allows for Emergency Housing Villages including Emergency Dependent Unit Villages and Alternative Lodge Parks, and is allowable under Government Code Chapter 7.8 – Shelter Crisis, Section 8698.4 addressing emergency housing upon declaration of a shelter crisis. All units allowed under this section for Emergency Housing Villages shall meet the minimum requirements of the California Building Code (CBC), Appendix P *Emergency Housing* and California Residential Code (CRC), Appendix AZ *Emergency Housing*, or subsequent appendices, unless otherwise stated in this Code. All units that only meet the minimum building standards for *Emergency Housing* are only allowable during an active shelter crisis declaration.

**62.5.1 Applicability**

This section applies to any facility to be for persons experiencing homelessness for the duration of the shelter crisis.

**62.5.2 Operating Standards**

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Emergency Housing Villages shall be operated by a government agency, religious institution, nonprofit charitable organization, or private nonprofit organization.

62.5.2.1 No individual or household shall be denied shelter because of inability to pay.

62.5.3 Development Standards

All Emergency Housing Villages are subject to the following development standards:

62.5.3.1 Water and Wastewater

Emergency Housing Villages within Urban Service Areas shall connect to public water and wastewater systems where those services are available.

62.5.3.2 Energy

The source of electricity may be connection to grid power, a renewable source of power or emergency generator.

62.5.3.3 Generator Use

A Special Permit is required when generator(s) are used to provide power for an Emergency Housing Village. Generators shall be subject to the following criteria:

62.5.3.3.1 The generator shall be placed within an enclosed fire resistant structure capable of attenuating generator noise.

62.5.3.3.2 Generator noise shall not result in a noise level of more than 60 decibels at the property line.

62.5.3.3.3 Fuel storage shall have secondary containment.

62.5.3.4 Access

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

62.5.3.5 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.

62.5.3.6 Parking

There is no minimum parking requirement.

62.5.3.7 Waste Removal

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62.5.3.7.1 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.

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

62.5.3.7.3 Green waste shall be addressed separately from the trash pickup and shall not go into the waste stream.

62.5.3.8 Common Facilities

Emergency Housing Villages shall provide on-site common facilities that include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water that meet the minimum requirements of the California Building Code (CBC), Appendix P *Emergency Housing* and California Residential Code (CRC), Appendix AZ *Emergency Housing*, or subsequent appendices.

62.5.3.9 Fire Protection

Emergency Housing Villages shall be located within the boundaries of a fire protection district.

**62.5.4 Emergency Dependent Unit Villages**

Emergency Dependent Unit Villages allow for Emergency Sleeping Cabins, which are not equipped with a kitchen area, toilet, and sewage disposal system. Emergency Sleeping Cabins in Emergency Dependent Unit Villages shall meet the minimum requirements of the California Building Code, Appendix P104 *Emergency Sleeping Cabins* and California Residential Code, Appendix AZ104 *Emergency Sleeping Cabins*, or subsequent appendices, unless otherwise stated in this Section 314-62.5 of the HCC.

62.5.4.1 Types and Number of Structures

Groups of three (3) or more Emergency Sleeping Cabins as emergency housing in an Emergency Dependent Unit Village.

62.5.4.2 General Provisions

62.5.4.2.1 Zones Where Emergency Dependent Unit Villages are Principally Permitted

Emergency Dependent Unit Villages are principally permitted in Residential Multiple Family (R-3), Apartment Professional (R-4), Mixed Use Urban (MU-1)

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zones, Neighborhood Commercial (C-1), Community Commercial (C-2), and Highway Service Commercial (CH); except where a Special Permit is otherwise required in section 62.5.3 for Development Standards.

62.5.4.2.2 Conditionally Permitted Emergency Dependent Unit Villages

Emergency Dependent Unit Villages that meet the requirements of this Section are permitted with a Conditional Use Permit in Mixed Use Rural (MU-2); Industrial Commercial (C-3); Limited Industrial (ML); Heavy Industrial (MH); and Unclassified (U) with a land use designation of Residential-Medium Density (RM), Commercial General (CG) or Commercial Services (CS).

62.5.4.3 Development Standards

Emergency Dependent Unit Villages are required to meet the development standards in Section 62.5.3 in addition to the following:

62.5.4.3.1 The placement pad for an Emergency Sleeping Cabin shall include a compacted structural base capable of supporting the weight of the Emergency Sleeping Cabin.

**62.5.5 Alternative Lodge Parks**

Alternative Lodge Parks will provide spaces for 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.

62.5.5.1 Types and Number of Structures

A combination of a minimum of two (2) sleeping 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 and moveable tiny houses. The maximum number of units per acre for any Alternative Lodge Park will be determined by the Planning Commission based on site conditions.

62.5.5.2 General Provisions

62.5.5.2.1 Conditionally Permitted Alternative Lodge Parks

An Alternative Lodge Park that meets the requirements of this Section is permitted with a Conditional Use Permit in Residential Multiple Family (R-3); Apartment Professional (R-4); Neighborhood Commercial (C-1), Community Commercial (C-2); Industrial Commercial (C-3); Highway Service Commercial (CH); Mixed Use Rural (MU-2); Limited Industrial (ML); Heavy Industrial (MH)

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zones; and Unclassified (U) with a land use designation of Residential-Medium Density (RM), Commercial General (CG) or Commercial Services (CS).

62.5.5.3 Development Standards

Alternative Lodge Parks are required to meet the development standards in Section 62.5.3 in addition to the following:

62.5.5.3.1 Spaces provided for sleeping units and internal circulation shall be sufficient space for ingress and egress for emergency access.

62.5.6 Removal of Emergency Housing Village Sites

In the case that the local Shelter Crisis Declaration is no longer effective, it shall be the responsibility of the operator to clean up the site and remove all infrastructure that does not meet California Building Standards Code within 180 days of the expiration date of the Shelter Crisis Declaration. Any on-site wastewater treatment systems to be abandoned shall be destroyed.

**SECTION 3. DEFINITIONS**

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

Add:

314-136 DEFINITIONS (A)

**Alternative Lodge Park:** An Alternative Lodge Park provides spaces for occupancy for persons experiencing homelessness, 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 and moveable tiny houses.

314-140 DEFINITIONS (E)

**Emergency Dependent Unit Village:** An Emergency Dependent Unit Village is a grouping of three (3) or more Emergency Sleeping Cabins that are not equipped with a kitchen area, toilet, or sewage disposal system. This applies to any facility to be for persons experiencing homelessness for the duration of the shelter crisis. An Emergency Dependent Unit Village shall contain separate on-site common facilities that include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water.

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**Emergency Housing Villages:** Emergency Housing Villages allow for a broad range of housing types as emergency housing. This applies to any facility to be for persons experiencing homelessness for the duration of the shelter crisis. This includes Emergency Dependent Unit Villages, and Alternative Lodge Parks, and is allowable under Government Code 8698.4 addressing emergency housing upon declaration of a shelter crisis.

**Emergency Sleeping Cabin:** An Emergency Sleeping Cabin is a hard-roof and 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. This applies to any facility to be for persons experiencing homelessness for the duration of the shelter crisis. Emergency Sleeping Cabins shall meet the minimum requirements of the California Building Code (CBC), Appendix P104 *Emergency Sleeping Cabins* and California Residential Code (CRC), Appendix AZ104 *Emergency Sleeping Cabins*, or subsequent appendices.

#### **SECTION 4. ZONING TABLES**

Sections 314-2.1, 314-2.2, 314-2.3, 314-2.4, 314-3.2, 314-3.3, 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**

<b><u>314-2.1</u></b>	<b>C-1: NEIGHBORHOOD 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	

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<b><u>314-2.1</u></b>	<b>C-1: NEIGHBORHOOD 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.	
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.	
<u>Emergency dependent unit village.</u>	
<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>	
Manufactured homes, hotels, motels, boarding and rooming houses, and manufactured home parks.	



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<b><u>314-2.1</u></b>	<b>C-1: NEIGHBORHOOD COMMERCIAL</b>
<u>Alternative lodge parks.</u>	
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><u>314-2.2</u></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	

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<b><u>314-2.2</u></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).	
<u>Emergency Dependent Unit Villages.</u>	
<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>	

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<b><u>314-2.2</u></b>	<b>C-2: COMMUNITY COMMERCIAL</b>
Hotels, motels, boarding and rooming houses, <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.	

314-2.3 C-3: Industrial Commercial

<b>314-2.3</b>	<b>C-3: INDUSTRIAL COMMERCIAL</b>
<b>Use Type</b>	<b>Principal Permitted Use</b>
Commercial Use Types	Automotive Sales, Service and Repair Office and Professional Service Warehousing, Storage and Distribution
Industrial Use Types	Cottage Industry Research/Light Industrial
Residential Use Types	Emergency Shelters. (Amended by Ord. 2472, Sec. 1, 2/14/12)  Within Housing Opportunity Zones multiple dwellings on the upper floors of multistory structures where below are commercial establishments engaged in uses designated

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	<p>“Principally Permitted” or “Conditionally Permitted” in the C-3 Zone.</p> <p>Supportive housing is permitted above the ground floor as the primary use.</p>
<b>Use Type</b>	<b>Uses Permitted with a Special Permit</b>
Residential Use Types	<p>Outside Housing Opportunity Zones, residential uses subordinate to the permitted use including caretaker’s residences and apartments on the upper floors of multistory structures where below are establishments engaged in uses designated “Principally Permitted” or “Conditionally Permitted” in the C-3 Zone.</p> <p>Single room occupancy facilities which are conversions of existing buildings. (Added by Ord. 2313A, 12/16/03, Amended by Ord. 2335, 12/14/04)</p> <p>Supportive housing may be located on the ground floor with a special permit.</p>
<b>Use Type</b>	<b>Uses Permitted with a Use Permit</b>
Residential Use Types	<u>Emergency dependent unit villages and alternative lodge parks.</u>
Civic Use Types	Community Assembly
Commercial Use Types	<p>Heavy Commercial</p> <p>Neighborhood Commercial</p> <p>Retail Sales</p> <p>Retail Service</p>
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 C-3 zone.

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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.	
<u>Emergency dependent unit villages.</u>	
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 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)	

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<b>314-2.4</b>	<b>CH: HIGHWAY SERVICE COMMERCIAL</b>
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>Uses Permitted with a Use Permit</b>	
Small animal hospitals and kennels.	
Special occupancy parks.	
Dwellings, manufactured homes, manufactured home parks and boarding and rooming houses.	
<u>Alternative lodge parks.</u>	

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<b>314-2.4</b>	<b>CH: HIGHWAY SERVICE COMMERCIAL</b>
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

<b><u>314-3.2</u></b>	<b>ML: LIMITED INDUSTRIAL</b>
<b>Principal Permitted Uses</b>	
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.	
<b>Uses Permitted with a Special Permit</b>	
Single room occupancy facilities which are conversions of existing buildings.	
<b>Uses Permitted with a Use Permit</b>	

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<b><u>314-3.2</u></b>	<b>ML: LIMITED INDUSTRIAL</b>
Dwellings, accessory dwelling units, manufactured homes, hotels, motels, manufactured home parks. (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.	
<u>Emergency dependent unit villages and alternative lodge parks.</u>	
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**

<b><u>314-3.3</u></b>	<b>MH: HEAVY INDUSTRIAL</b>
<b>Principal Permitted Uses</b>	
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))	



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<b><u>314-3.3</u></b>	<b>MH: HEAVY INDUSTRIAL</b>
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.	
<b>Uses Permitted with a Special Permit</b>	
Single room occupancy facilities which are conversions of existing buildings.	
<b>Uses Permitted with a Use Permit</b>	
Dwellings, accessory dwelling units, manufactured homes, hotels, motels, emergency shelters, manufactured home parks, and special occupancy parks. (Amended by Ord. <u>2335</u> , 12/14/04)	
<u>Emergency dependent unit villages and alternative lodge parks.</u>	
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.	

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**314-6 Residential Zone Districts**

314-6.4 R-3: Residential Multiple Family

<b><u>314-6.4</u></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>Emergency dependent unit villages.</u>	
Keeping of no more than two (2) household pets for each dwelling unit.	
Emergency shelters.	
Single room occupancy facilities.	
<b>Uses Permitted with a Use Permit</b>	
Hotels, motels, manufactured home parks, and rooming and boarding houses. (Amended by Ord. <u>2335</u> , 12/14/04)	
<u>Alternative lodge parks.</u>	
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><u>314-6.4</u></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>Emergency dependent unit villages.</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 Use Permit</b>	
Hotels, motels, and emergency shelters. (Amended by Ord. <u>2335</u> , 12/14/04)	
<u>Alternative lodge parks.</u>	
Private institutions.	

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<b>314-6.5</b>	<b>R-4: APARTMENT PROFESSIONAL</b>
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><u>314-8.1</u></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.	
Manufactured home.	

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<b><u>314-8.1</u></b>	<b>U: UNCLASSIFIED ZONE</b>
<b>Uses Permitted with a Use Permit</b>	
<u>Emergency dependent unit villages and alternative lodge parks with a land use designation of Residential-Medium (RM), Commercial General (CG) or Commercial Services (CS).</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 <u>Emergency Dependent Unit Villages</u> Guest House Emergency Shelter
Commercial Use Types	Neighborhood Commercial Retail Sales and Retail Services Transient Habitation Office and Professional Service

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<b>314-9.1</b>	<b>MU1: MIXED USE (URBAN)</b>
	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>Use Type</b>	<b>Conditionally Permitted Use</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)**

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<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 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>

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<b>314-9.2</b>	<b>MU2: MIXED USE (RURAL)</b>
Residential Use Types	Multiple Dwellings Containing Four (4) or Fewer Units per Building Manufactured Home Parks <u>Emergency 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
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 AND ADOPTED this 20<sup>th</sup> day of August, 2024, on the following vote, to wit:

AYES: Supervisors:

NAYS: Supervisors:



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ABSENT: Supervisors:

ABSTAIN: Supervisors:

\_\_\_\_\_  
REX BONE, CHAIRPERSON,

HUMBOLDT COUNTY BOARD OF SUPERVISORS

(SEAL)

ATTEST:

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

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

Nicole Turner, Deputy Clerk

Date: