

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**

Certified copy of portion of proceedings, Meeting of \_\_\_\_\_

**ORDINANCE AMENDING TITLE III, DIVISION 1, CHAPTER 4 OF HUMBOLDT COUNTY  
CODE SECTIONS 314-47.3, 314-5, 314-7, 314-170, 314-177, 314-136, AND 314-147**

**ORDINANCE NO. \_\_\_\_\_**

**NOW, THEREFORE,** The Board of Supervisors of the County of Humboldt ordains as follows:

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

Title III, Division 1, Chapter 4 of the Planning Regulations: adding Section 314-47.3 – Employee Housing, to implement Employee Housing regulations in a manner consistent with the current State requirements as established within California Health and Safety Code Sections 17008, 17021, 17021.5, 17021.6, and 17021.8. Additional changes are made to amend the Regulations for Zoning Districts in Sections 314-5 and 314-7, the Glossary of Use Types in Sections 314-170 and 314-177, and the Definitions in Sections 314-136 and 314-147 in order to maintain consistency both externally with California Health and Safety Code and internally with the proposed Employee Housing Regulations. The intent is to increase the supply of housing affordable to seasonal and permanent residents.

**SECTION 2. Employee Housing**

Section 314-47.3, regarding Employee Housing in Title III, Division 1, Chapter 4 of the Humboldt County Code, is hereby adopted as follows (modifications deleting text are shown in strike out and additions as underlined text):

**314-47.3 Employee Housing**

**47.3.1 Purpose.** This Employee Housing Ordinance is intended to regulate the establishment of employee housing as governed by the Employee Housing Act, California Health and Safety Code Section 17000 et seq, and to provide procedures and objective standards to facilitate permitting such employee housing appropriately. In the event that any provision in this chapter conflicts with State law, State law shall supersede in that specific conflict.

**47.3.2 Applicability.** These sections apply when dwelling units are or are proposed to be used as employee housing on behalf of an employer, in the manner described by the Employee Housing Act, California Health and Safety Code Section 17000 et seq.

## **Employee Housing Definitions**

**47.3.3      “Agricultural employee”** shall have the same meaning as defined in Section 1140.4(b) of the California Labor Code.

**47.3.4      “Agricultural employee housing”** shall mean employee housing for agricultural employees.

**47.3.5      “Agricultural employer”** shall have the same meaning as defined in Section 1140.4(c) of the California Labor Code.

**47.3.6      “Employee housing”** means any portion of any housing accommodation, or property upon which a housing accommodation is located, comprised of either of the following sets of features:

**47.3.6.1      Linked Employee Housing.** All of the following factors:

**47.3.6.1.1      The accommodations consist of any of the following, inclusive of those maintained in one or more buildings or on one or more sites, the premises upon which they are situated, and the area set aside and provided for parking of mobile homes or camping:**

**47.3.6.1.1.1      Living quarters;**

**47.3.6.1.1.2      Dwelling;**

**47.3.6.1.1.3      Boardinghouse;**

**47.3.6.1.1.4      Tent;**

**47.3.6.1.1.5      Bunkhouse;**

**47.3.6.1.1.6      Mobile home, travel trailer, or recreational vehicle;**

**47.3.6.1.1.7      Manufactured home; or**

**47.3.6.1.1.8      Other housing accommodations;**

**47.3.6.1.2      The accommodations serve five or more employees; and**

**47.3.6.1.3      The accommodations are maintained in connection with any work or any place where work is being performed;**

**OR**

**47.3.6.2      Unlinked Agricultural Employee Housing.** All of the following factors:

47.3.6.2.1 The accommodations serve five or more agricultural employees of any agricultural employer(s) for either of the following:

47.3.6.2.1.1 Temporary or seasonal residency; or

47.3.6.2.1.2 Permanent residency in either of the following cases:

47.3.6.2.1.2.1 If the housing accommodation is a mobile home, manufactured home, travel trailer, or recreational vehicle; or

47.3.6.2.1.2.2 If the housing accommodation is subject to State Housing Law, is more than 30 years old, and at least 51% of the structures or, if not separated into units, of the accommodation are occupied by agricultural employees;

47.3.6.2.2 The accommodations are not a single-family dwelling, multifamily dwelling, hotel, motel, or inn. However, if any of the following factors exist, the accommodations may be those unit types:

47.3.6.2.2.1 The housing is offered and rented to non-agricultural employees on different terms from the terms it is offered and rented to agricultural employees;

47.3.6.2.2.2 Negotiation of the terms of occupancy of the housing is not conducted separately between each occupant and either the owner of the housing or a manager of the property employed by that owner;

47.3.6.2.2.3 Any of the occupants are employed by any party with an interest in the housing, such as the owner or property manager;

47.3.6.2.2.4 Any of the occupants have rent deducted from their wages;

47.3.6.2.2.5 The owner or property manager of the housing is an agricultural employer, or an agent of an agricultural employer for the housing;

47.3.6.2.2.6 The occupants are required to live in the housing as a condition of employment or of securing employment;

47.3.6.2.2.7 The occupants were referred to live in the housing by their employer, their employer's agent, or an agricultural employer; or

47.3.6.2.2.8 The accommodation was at any time before January 1, 1984, compliant with the definition of employee housing described by

Section 47.3.6.1, or Section 17008(a) of the California Health and Safety Code;

47.3.6.2.3 If the accommodations are permanent single-family employee housing, as defined by Section 17010(d) of the California Health and Safety Code (which includes single-family detached dwellings, mobile homes, and manufactured homes), a hotel, a motel, or an inn, then the accommodation must be, or have been, maintained as employee housing, consistent with the description of employee housing from Section 47.3.6.1;

47.3.6.2.4 The accommodations or the property are not provided by an agricultural employer; and

47.3.6.2.5 The accommodations are not maintained in connection with any work or workplace.

47.3.7 “Small-scale employee housing” means employee housing which provides accommodations for five or six employees. This excludes any boarding house, hotel, dormitory, or other similar term that may imply such housing is a business run for profit or differs in any other way from a single-family dwelling. Small-scale employee housing is a Single Family Residential use and shall be permitted in all zones under the same terms that a single family residence would be permitted within the same zone, with no additional fees.

47.3.8 “Large-scale employee housing” means employee housing which provides accommodations in the form of no more than 36 beds in a group quarters or no more than 12 units or spaces each designed for use by a single family or household. Employee housing approved as Eligible Agricultural Employee Housing shall also be treated as large-scale employee housing for all purposes except this density limitation and the permitting requirements specific to eligible agricultural housing developments. Large-scale employee housing is a General Agricultural use and shall be permitted in all zones under the same terms that an alternative agricultural use would be permitted with in the same zone, with no additional fees.

47.3.8.1 Large-scale employee housing shall not be construed to exclude small-scale employee housing.

47.3.9 For the purposes of Use Type and zoning compatibility, Employee Housing Developments are not considered Accessory Dwelling Units.

47.3.10 Employee housing meeting the definitions in Section 47.3.6 is subject to permitting by the California Department of Housing and Community Development.

47.3.11 Employee housing meeting the definitions in Section 47.3.6 shall be interpreted to be included within the definition of “labor camp” as used within this Division.

### **Agricultural Employee Housing Rehabilitation**

47.3.12 Pursuant to Section 17021(b) of California Health and Safety Code, if directly associated with agricultural employee housing, the following processing requirements apply to building permits and grading permits for the rehabilitation of real property improvements and to Department of Health and Human Services permits for the operation, construction, and repair of water systems or waste disposal systems:

47.3.12.1 Complete applications shall be approved or denied by the appropriate department within 60 calendar days of submittal and payment, in addition to applicable Permit Streamlining Act requirements.

47.3.12.1.1 Denials on procedural grounds may only occur within 30 calendar days. Such procedural denials require itemization of the procedural defects.

47.3.12.1.2 Denials may occur on substantive grounds at any time within the 60 day timeframe. Such substantive denials require itemization of all the substantive defects.

47.3.12.2 If the timeframe from Section 47.3.12.1 is not met, the California Department of Housing and Community Development (HCD) may review and approve the application, at the County’s expense.

47.3.12.2.1 Such HCD approval shall be given the same value as local approval.

47.3.12.2.2 The County may later identify defects in the project that would have resulted in denial of the proposal. The County may communicate those defects to the applicant and the applicant shall correct them.

47.3.12.2.3 The County remains responsible for issuing a certificate of completion if applicable and sufficiently resolved.

47.3.13 The processing requirements of Section 47.3.12 do not inherently create an exemption from the California Environmental Quality Act.

### **Zoning Clearance Certificates for Eligible Agricultural Employee Housing Developments**

47.3.14 If an applicant proposes an eligible agricultural employee housing development on a site with an agricultural land use (AG, AE, and T), then the proposal may be approved subject to a Zoning Clearance Certificate if all the following conditions are satisfied:

47.3.14.1 The development satisfies all of the following for eligibility:

47.3.14.1.1 The proposed agricultural employee housing development consists of no more than 36 units or spaces each designed for use by a single family;

47.3.14.1.2 The agricultural employee housing does not contain dormitory-style housing;

47.3.14.1.3 If consistent with the definition of employee housing in Section 47.3.6.2 but inconsistent with the definition of employee housing in Section 47.3.6.1, the agricultural employee housing is in a rural area;

47.3.14.1.4 The proposed agricultural housing is not ineligible for state funding due to association with the employment of any H-2A-designated temporary or seasonal agricultural workers, pursuant to Section 50205(b)(1) of California Health and Safety Code or Section 50517.10(b)(1) of California Health and Safety Code; and

47.3.14.1.5 The agricultural employee housing will be maintained and operated by a qualified affordable housing organization that has been certified pursuant to Section 17030.10 of California Health and Safety Code and the following applicable conditions shall be met:

47.3.14.1.5.1 The applicant shall submit proof of issuance of the qualified affordable housing organization's certification from the State of California; and

47.3.14.1.5.2 The qualified affordable housing organization shall provide for onsite management of the development. However, if the organization is a local public housing agency, state agency, or public multi-jurisdictional agency, that agency may either directly maintain and operate the housing development or contract such responsibilities with another qualified affordable housing organization that has been certified pursuant to Section 17030.10;

47.3.14.2 The development is not located on a site that is any of the following:

47.3.14.2.1 On wetlands, as defined in subsection 314-61.1.7.6.5;

- 47.3.14.2.2 Within a Very High Fire Hazard Severity Zone, as identified by the State Fire Marshal pursuant to Section 51178 of the California Government Code, or within a High or Very High Fire Hazard Severity Zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the California Public Resources Code;
- 47.3.14.2.3 A hazardous waste site, listed pursuant to Section 65962.5 of the California Government Code or designated by the Department of Toxic Substances Control pursuant to Section 78760 et seq. of California Health and Safety Code. The Department of Toxic Substances Control may, in writing, clear such designations for residential or residential mixed uses;
- 47.3.14.2.4 Within a delineated earthquake fault zone, as determined and mapped by the State Geologist, unless the development complies with local and State seismic protection building code standards;
- 47.3.14.2.5 Within a flood plain, as mapped by the Federal Emergency Management Agency (FEMA), unless the development has been issued a flood plain development permit pursuant to: Part 59 and Part 60 of Subchapter B of I of Title 44 of the Code of Federal Regulations;
- 47.3.14.2.6 Within a floodway, as mapped by the Federal Emergency Management Agency (FEMA);
- 47.3.14.2.7 Lands under a conservation easement, exclusive of lands identified by Williamson Act contracts;
- 47.3.14.2.8 Lands identified for conservation based on any of the following:
  - 47.3.14.2.8.1 Adopted natural community conservation plan, pursuant to the Natural Community Conservation Planning Act;
  - 47.3.14.2.8.2 A habitat conservation plan, pursuant to the Federal Endangered Species Act of 1973; or
  - 47.3.14.2.8.3 Another adopted natural resource plan;
- 47.3.14.2.9 Lands with groundwater levels within five feet of the soil surface if the development would be served by an onsite wastewater treatment system (OWTS) that would serve more than six single-family housing units;
- 47.3.14.3 The development meets the following development standards:

47.3.14.3.1 The development provides sufficient parking per unit on-site, either one space per dwelling unit or as required of Section 314-109.1.3 for a similarly sized residential development, whichever is less (Section 17021.8(e)(3) of Health and Safety Code);

47.3.14.3.1.1 If the development takes access from a County-maintained roadway, then, if permissible by Section 314-109.1 et seq. and opted for by the applicant, the parking lane alternative to on-site parking shall be constructed in a manner approved by the Public Works Department;

47.3.14.3.2 The development features a potable water supply capable of providing at least 35 gallons of water for drinking, cooking, bathing, and laundry purposes to each person each day at a peak rate of 2.5 times the average hourly demand (Section 17021.8(e)(1)(A) of Health and Safety Code);

47.3.14.3.3 The development provides functional indoor plumbing facilities with distribution lines able to supply water at normal operating pressures to all fixtures when operated at the same time, including at minimum (Section 17021.8(e)(4) of Health and Safety Code);

47.3.14.3.3.1 At least one sink per unit;

47.3.14.3.3.2 At least one private toilet facility per two bedrooms within 200 feet of the door of each bedroom, all kept in a sanitary condition;

47.3.14.3.3.3 At least one private bath or shower per unit; and

47.3.14.3.3.4 Laundry facilities, including washer and dryer;

47.3.14.3.4 The development includes floor drains in all showers, baths, shower rooms, and laundry rooms (Section 17021.8(e)(4) of Health and Safety Code);

47.3.14.3.5 The development includes adequate wastewater management facilities consisting of either of the following:

47.3.14.3.5.1 At least one onsite wastewater treatment system, permitted by the Department of Health and Human Services, Division of Environmental Health (DEH) for the proposed number of dwelling units (Section 17021.8(e)(1)(A) of Health and Safety Code); or

47.3.14.3.5.2 Connection to a municipal sewer system that has provided a Will-Serve letter for the proposed development (Section 17021.8(e)(1)(C) of Health and Safety Code);



47.3.14.3.6 The development features an energy source capable of consistently providing at least 20 kilowatt-hours (kWh) per day to each household (Section 17021.8(e)(1)(A) of Health and Safety Code); and

47.3.14.3.7 The development provides indoor living spaces of at least 500 square feet per household, with 250 square feet of additional living space per additional occupant (Section 17021.8(e)(4) of Health and Safety Code).

All these development standards shall be met prior to occupancy of the employee housing development or building permit 'final' issuance.

47.3.15 The County shall provide written notice to the applicant within 30 days of submission if the proposed agricultural employee housing development does not meet the requirements listed in Section 47.3.14. Such written documentation shall identify which requirement or requirements are not met and shall provide an explanation of the reasons the development does not meet those requirements.

47.3.15.1 If the notice is not provided within 30 days, the requirements of subsection 47.3.14.2 shall be deemed to be met. An agricultural housing development is still required to meet the conditions of 47.3.14.1 to remain eligible for a Zoning Clearance Certificate.

47.3.16 The County shall grant a Zoning Clearance Certificate for an eligible agricultural employee housing development, in accordance with this Section, unless the County can make a written finding, based upon substantial evidence, of any of the following:

47.3.16.1 The proposed development does not comply with the development standards, requirements, and conditions set forth in Section 47.3.14;

47.3.16.2 The proposed development is likely to have a specific, adverse impact, as defined in paragraph (2) of subdivision (h) of Section 17021.8 of the California Health and Safety Code, upon public health or safety, and for which the County determines there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income households or rendering the development financially infeasible; or

47.3.16.3 The proposed agricultural employee housing development would be contrary to State or Federal law.

47.3.17 Approval of a Zoning Clearance Certificate for an eligible agricultural employee housing development shall include recording an affordability covenant to the subject property, restricting the rent of the agricultural housing to levels affordable to lower-income households for at least 55 years.

- 47.3.18 Approval of a Zoning Clearance Certificate for an eligible agricultural employee housing development is not required for development that may otherwise be approved administratively as small-scale or large-scale employee housing.
- 47.3.19 In accordance with Section 17021.8(f) of California Health and Safety Code, the analysis and approval or justified disapproval of a Zoning Clearance Certificate for an eligible Agricultural Employee Housing Development are not discretionary acts for the purposes of the California Environmental Quality Act (CEQA), Division 13 of the California Public Resources Code.
- 47.3.20 In accordance with Section 17021.8(g) of California Health and Safety Code, permits for eligible agricultural employee housing developments are subject to the standard fees required of Zoning Clearance Certificates.

## SECTION 3. Principal Zones

Section 314-5.2 through 314-7.2, regarding Principal Zones in Title III, Division 1, Chapter 4 of the Humboldt County Code, is hereby amended as follows (modifications deleting text are shown in strike out and additions as underlined text; unmodified passages are omitted):

### Principal Zones

#### 5.2 FP: FLOOD PLAIN ZONE

The Flood Plain or FP Zone is intended to be applied to areas which have been inundated by flood waters in the past and which may reasonably be expected to be inundated by flood waters in the future. The Flood Plain Zone is intended to limit the use of areas subject to such inundation and flooding to protect lives and property from loss, destruction and damage due to flood waters and to the transportation by water of wreckage and debris. The following regulations shall apply in all Flood Plain or FP Zones.

<u>314-5.2</u>	<b>FP: FLOOD PLAIN</b>
<b>Principal Permitted Uses</b>	
General agriculture, nurseries and greenhouses, <del>and</del> animal sales and feed yards, <u>and large-scale or small-scale employee housing</u> , except as provided in the following subsection, Uses Permitted With a Use Permit.	
Temporary recreational vehicle parks.	
Roadside stands.	
Recreational uses, including public stables, docks, boat houses, golf courses, and shooting ranges.	
<b>Uses Permitted With a Use Permit</b>	
Residential uses including farm dwellings.	
Commercial and industrial uses which, in the opinion of the Planning Commission, are compatible with contiguous zones.	
Recreational uses requiring enclosed buildings.	
Special occupancy parks.	

<b><u>314-5.2</u></b>	<b>FP: FLOOD PLAIN</b>
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the FP Zone.	
<b>Other Regulations</b>	
<b>Minimum Lot Area</b>	Five acres (5a).
<b>Minimum Lot Width</b>	300 feet.
<b>Minimum Yard Setbacks*</b>	
Front	Twenty feet (20').
Rear	Twenty feet (20').
Side	Ten feet (10').
<b>Maximum Ground Coverage</b>	(None specified.)
<b>Maximum Building Height</b>	(None specified.)

\* **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [314-22.1](#), “Alquist-Priolo Fault Hazard” and the “Fire Safe” Regulations at Title III, Division 11.

**Note:** Any development must also conform with the County flood hazard regulations in title III, Division 3, Chapter 5 of the Humboldt County Code.

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<b><u>314-7.1</u></b>	<b>AE: AGRICULTURE EXCLUSIVE</b>
<b>Principal Permitted Uses</b>	
All general agricultural uses, including accessory agricultural uses and structures listed at Sections <a href="#">314-43.1.3</a> (Permitted Agricultural Accessory Uses) and <a href="#">314-69.1.1</a> (Permitted Agricultural Accessory Structures), except those specified in the following subsection, Uses Permitted With a Use Permit.	
Timber production.	
Single-family residence.	

<b><u>314-7.1</u></b>	<b>AE: AGRICULTURE EXCLUSIVE</b>
Accessory dwelling unit. On lots forty (40) acres or larger in size, two (2) single detached dwellings are permitted within the same contiguous two (2) acre building envelope containing the primary residence.	
Manufactured homes.	
<b>Uses Permitted With a Use Permit</b>	
Hog farms, turkey farms, frog farms and fur farms.	
Aquaculture.	
Animal feed yards and sales yards.	
Agricultural and timber products processing plants.	
Agriculture-related recreation, resource-related recreation.	
Agriculture-related visitor-serving: cheese factories and sales rooms, wineries and wine tasting and sales rooms, produce sales, etc., which do not change the character of the principal use.	
Public recreation and public access facilities.	
Rental and sales of irrigation equipment and storage incidental thereto.	
Animal hospitals.	
Stables and kennels.	
Farm employee housing, labor camps and labor supply camps (Table 4-G <u>in the General Plan</u> ), <u>(if unable to be principally permitted as small-scale or large-scale employee housing or with a Zoning Clearance Certificate as Eligible Agricultural Employee Housing Development)</u> .	
Fish and wildlife habitat management, watershed management, wetland restoration.	
Utilities and energy facilities: the erection, construction, alteration, or maintenance of gas, electric, water facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.	
Metallic mining, surface mining.	

<b><u>314-7.1</u></b>	<b>AE: AGRICULTURE EXCLUSIVE</b>
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the AE Zone.	
<b>Other Regulations</b>	
<b>No Subdivisions</b>	Subdivisions may only be approved by official map, record of survey or recorded subdivision, for the managed production of resources, where parcels are subject to a binding and recorded restriction prohibiting the development of residential structures or residential accessory structures.
<b>Agricultural Land Conversion</b>	<p>Conditionally permitted uses that would convert zoned agriculture exclusive or AE Zone land to nonagricultural uses shall not be approved unless the Planning Commission makes the following findings:</p> <p>A. There are no feasible alternatives that would prevent or minimize conversion;</p> <p>B. The facts support an overriding public interest in the conversion; and</p> <p>C. For lands outside of designated urban development boundaries, sufficient off-setting mitigation has been provided to prevent a net reduction in the agricultural land base and agricultural production. This requirement shall be known as the “no net loss” agricultural lands policy. “No net loss” mitigation is limited to one (1) or more of the following:</p> <ol style="list-style-type: none"> <li>1. Replanning of vacant agricultural lands from a nonagricultural land use designation to an agricultural plan designation along with the recordation of a permanent conservation easement on this land for continued agricultural use; or</li> <li>2. The retirement of nonagricultural uses on lands planned for agriculture and recordation of a permanent conservation easement on this land for continued agricultural use; or</li> <li>3. Financial contribution to an agricultural land fund in an amount sufficient to fully offset the agricultural land conversion for those uses enumerated in subsections (C)(1) and (C)(2). The operational details of the land fund, including the process for setting the</li> </ol>

<b><u>314-7.1</u></b>	<b>AE: AGRICULTURE EXCLUSIVE</b>
	amount of the financial contribution, shall be established by ordinance.
<b>Conversion of Prime Agricultural Land</b>	<p>Development on agriculture exclusive or AE Zone land shall be designed to the maximum extent feasible to minimize the placement of buildings, impermeable surfaces or nonagricultural uses on land as defined in Government Code Section <u>51201(c)(1)</u> through <u>(c)(5)</u> as prime agricultural lands.</p> <p>Except for the construction of the primary single-family residence or a second residence within the same contiguous two (2) acre building envelope containing the existing primary residence, prime agricultural land shall not be converted without provisions for mitigation offsets, as specified in the “no net loss” agricultural lands policy above.</p>
<b>Minimum Lot Area</b>	<p>Sixty (60) acres.</p> <p>Exceptions to the minimum parcel size for the purpose of historic preservation may be approved, where the following findings are made:</p> <p>A. The site or structure qualifies and is included on a local, State or Federal historic registry; and</p> <p>B. The viability of continued agricultural operations is not inhibited; and</p> <p>C. No additional density beyond what would be permitted as part of the existing agricultural operations is created.</p>
<b>Minimum Lot Width</b>	One hundred (100) feet.
<b>Maximum Lot Depth</b>	(None specified.)
<b>Minimum Yard Setbacks*</b>	
Front	Thirty (30) feet;
Rear	Twenty (20) feet;

<b><u>314-7.1</u></b>	<b>AE: AGRICULTURE EXCLUSIVE</b>
Side	Ten percent (10%) of the lot width on each side but not more than twenty (20) feet shall be required.
Farm Outbuildings	Farm outbuildings shall not be less than twenty (20) feet from any dwelling on the premises.
<b>Maximum Ground Coverage</b>	Two (2) acres maximum.
<b>Maximum Building Height</b>	(None specified.)

\* **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [314-22.1](#), “Alquist-Priolo Fault Hazard” and the “Fire Safe” Regulations at Title III, Division 11.

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<b>314-7.2</b>	<b>AG: AGRICULTURE GENERAL</b>
<b>Principal Permitted Uses</b>	
General agriculture, including accessory agricultural uses and structures listed at Sections <a href="#">314-43.1.3</a> (Permitted Agricultural Accessory Uses) and <a href="#">314-69.1.1</a> (Permitted Agricultural Accessory Structures). (Amended by Ord. <a href="#">2189</a> , Sec. 1, 2/9/99; Amended by Ord. <a href="#">2214</a> , 6/6/00)	
One (1) family dwellings and farm dwellings, accessory dwelling units.	
Rooming and boarding of not more than two (2) persons not employed on the premises.	
Manufactured homes.	
<b>Uses Permitted With a Use Permit</b>	
Guest houses, servants’ quarters, labor camps and labor supply camps, <u>(if unable to be principally permitted as small-scale or large-scale employee housing or with a Zoning Clearance Certificate as Eligible Agricultural Employee Housing Development).</u>	
Hog farms, turkey farms, frog farms and fur farms.	



<b>314-7.2</b>	<b>AG: AGRICULTURE GENERAL</b>
Animal feed lots and sales yards.	
Agricultural and timber products processing plants.	
Rental and sales of irrigation equipment and storage incidental thereto.	
Animal hospitals and kennels.	
Golf courses.	
Private institutions and cemeteries.	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the AG Zone.	
<b>Other Regulations</b>	
<b>Minimum Lot Area</b>	Two and one-half (2 ½) acres.
<b>Minimum Lot Width</b>	Sixty (60) feet.
<b>Maximum Lot Depth</b>	(None specified.)
<b>Minimum Yard Setbacks*</b>	
Front	Twenty (20) feet;
Rear	Twenty (20) feet;
Side	Six (6) feet.
Farm Outbuildings	Farm outbuildings shall not be less than twenty (20) feet from any dwelling on the premises.
<b>Maximum Ground Coverage</b>	Thirty-five percent (35%).
<b>Maximum Building Height</b>	Thirty-five (35) feet.

\* **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [314-22.1](#): “Alquist-Priolo Fault Hazard” and the “Fire Safe” Regulations at Title III, Division 11.

## SECTION 4. Glossary of Use Types

Section 314-170.1 through 314-177.6, regarding Glossary of Use Types in Title III, Division 1, Chapter 4 of the Humboldt County Code, is hereby amended as follows (modifications deleting text are shown in strike out and additions as underlined text; unmodified passages are omitted):

### **Glossary of Use Types**

#### **314-170        Agricultural Use Types**

##### **170.1 GENERAL AGRICULTURE**

The General Agriculture Use Type includes cultivation of food and fiber such as field and tree crops, dairying, pasturage, tree farming, horticulture, floriculture, viticulture, apiaries, and animal and poultry husbandry, but not including feed lots, stock yards, slaughter houses, hog farms, fur farms, turkey farms, frog farms, fertilizer works or plants for the reduction of animal matter. General Agriculture also includes large-scale employee housing, as defined in Section 314-47.3.8.

#### **314-177        Residential Use Types**

##### **177.6 SINGLE-FAMILY RESIDENTIAL**

The Single-Family Residential Use Type includes the residential occupancy of a single detached main building by one (1) family on a nontransient basis, and accessory uses necessarily and customarily associated with residential use. Single-Family Residential also includes small-scale employee housing, as defined in Section 314-47.3.7.

## SECTION 5. Definitions

Section 314-136 through 314-147, regarding Definitions in Title III, Division 1, Chapter 4 of the Humboldt County Code, is hereby amended as follows (modifications deleting text are shown in strike out and additions as underlined text; unmodified passages are omitted):

### Definitions

#### 314-136 Definitions (A)

**Agriculture, General:** Farming, dairying, pasturage, timber production, tree farming, horticulture, floriculture, viticulture, apiaries, and animal and poultry husbandry, but not including stock yards, slaughter houses, hog farms, fur farms, turkey farms, frog farms, fertilizer works or plants for the reduction of animal matter. General Agriculture also includes large-scale employee housing, as defined in Section 314-47.3.8.

#### 314-147 Definitions (L)

**Labor Camp, Including Agricultural or Farm Labor Camp:** Any living quarters, dwelling, boarding house, rooming house, tent, bunk house, manufactured home or other housing accommodation maintained in connection with any work or place where work is being performed, and the premises upon which they are situated, or the areas set aside and provided for camping of five (5) or more employees by a labor contractor. Labor camps shall also mean a labor supply camp, which is any place, area or piece of land where a person engages in the business of providing sleeping places or camping grounds for five (5) or more employees or prospective employees. Labor camp shall also mean employee housing, as defined in Section 314-47.3.6.

SECTION 6. This ordinance shall take effect and be in force thirty (30) days from the date of its adoption.

**PASSED, APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ on the following vote, to wit:

AYES: Supervisors: --

NOES: Supervisors: --

ABSENT: Supervisors: --

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*Michelle Bushnell*, 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: \_\_\_\_\_  
Kaleigh Maffei, Deputy Clerk