

ATTACHMENT 2

**ORDINANCE NO. _____,
AMENDING SECTIONS 314-3 AND 314-69.05 OF CHAPTER 4 OF DIVISION 1 OF
TITLE III OF THE HUMBOLDT COUNTY CODE, AND SECTION 331.5-7 OF
CHAPTER 1.5 OF DIVISION 3 OF TITLE III OF THE HUMBOLDT COUNTY CODE
(TEXT AMENDMENTS TO INLAND ADU REGULATIONS)**

ORDINANCE AMENDING TITLE III, DIVISION 1, CHAPTER 4; AND TITLE III, DIVISION 3, CHAPTER 1.5 OF HUMBOLDT COUNTY CODE PERTAINING TO ACCESSORY DWELLING UNITS

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

SECTION 1. PURPOSE OF ZONING AND BUILDING TEXT AMENDMENTS.

Title III, Division 1, Chapter 4, Inland Zoning Regulations, is hereby amended for clarity, ease of use, and internal consistency; and zoning tables are amended to reflect allowances for accessory dwelling units. This ordinance amends and adds text to sections 314-3 and 314-69.05 of Chapter 3 of Division 1 of Title III of the County Code; and section 331.5-7 of the Modified Limited Density Owner-Built Rural Dwelling Regulations in Chapter 1.5 of Division 3, Title III of the County Code regarding frequency of permits.

SECTION 2. ACCESSORY DWELLING UNIT ORDINANCE

Section 314-69.05 regarding Accessory Dwelling Units in Title III, Division 1, Chapter 4 of the Humboldt County Code is hereby amended and added to as follows (modifications proposed at this time are shown in underline text, deletions are shown in ~~strikethrough~~ text:

314-69.05 ACCESSORY DWELLING UNITS

69.05.1 Purpose and Findings.

For purposes of this section, a junior accessory dwelling unit (JADU) is an attached unit that is no more than 500 square feet, contained entirely within a single-family structure, as defined in Government Code section 65852.22. JADUs are principally permitted in all areas where ADUs are principally permitted, and special rules apply as set forth in section 69.05.3.8 of this code.

69.05.3.8.1 JADUs

(iv) The junior accessory dwelling unit complies with the requirements of Section 65852.22 including a maximum size of 500 square feet floor area.

69.05.4 Development Regulations, Standards, and Applicable Codes.

69.05.4.3 Total Floor Area.

The total floor area of a detached ADU shall not exceed one thousand two hundred (1200) square feet. If there is an existing primary residence, the total floor area of an attached accessory dwelling unit shall not exceed fifty percent (50%) of the area of the existing primary residence or 1200 square feet. The minimum floor area shall be one hundred fifty (150) square feet. Floor area includes all enclosed habitable living space but excludes sheds, garages and storage areas.

69.05.4.3.1 ADUs that exceed one thousand two hundred (1200) square feet or attached ADUs that exceed fifty percent (50%) of the area of the existing primary residence may be permitted with a Special Permit.

Added:

69.05.4.8 Height Limits

Height limits for accessory dwelling units and junior accessory dwelling units must allow at least 16 feet (16') in height, in spite of the general height limit of 15 feet set by section 314-102.1 of this code.

~~Accessory dwelling units in residential zones (R-1, R-2, R-3, R-4, RS), and in Unclassified (U) zones where the General Plan designates the area for residential development, are subject to the following height limits (HCC 314-102.1):~~

~~(a) Fifteen feet (15') height on lots 20,000 square feet or smaller in lot area.~~

~~(b) Twenty six feet (26') height on lots larger than 20,000 square feet in lot area.~~

~~An exception applies in the case where there is a combination JADU/ADU on a parcel in a residential or mixed use zone. There, the detached ADU must be no more than 16 feet (16') high. (See sec. 69.05.3.8.2).~~

SECTION 3. INDUSTRIAL ZONE DISTRICTS

Tables in Section 314-3 regarding Industrial Zone Districts are amended as follows (modifications proposed at this time are shown in underline text, deletions are shown in ~~strikethrough~~ text:

314-3 INDUSTRIAL USE REGULATIONS

314-3.2	ML: LIMITED INDUSTRIAL
Principal Permitted Uses	
Small animal hospitals completely enclosed within a building. (From Section INL#314-37(b)(2); Ord. 1086 , 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. 1086 , 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 within areas mapped to specifically allow emergency shelters as a principally permitted use	
Uses Permitted with a Special Permit	
Single Room Occupancy Facilities which are conversions of existing buildings	
Uses Permitted with a Use Permit	
Dwellings, <u>accessory dwelling units</u> , manufactured homes, hotels, motels, emergency shelters outside areas mapped to specifically allow emergency shelters as a principally permitted use, and manufactured home parks. (Amended by Ord. 2335 , 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: HEAVY INDUSTRIAL
Principal Permitted Uses	
Small animal hospitals completely enclosed within a building. (From Section INL#314-37(b)(2); Ord. 1086 , 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. 1086 , 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))	
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))	

<u>314-3.3</u>	MH: HEAVY INDUSTRIAL
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, <u>accessory dwelling units</u> , manufactured homes, hotels, motels, emergency shelters, manufactured home parks, 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.	

SECTION 4. RESIDENTIAL ZONE DISTRICTS

Tables in Section 314-4 regarding Residential Zone Districts are amended as follows (modifications proposed at this time are shown in underline text, deletions are shown in ~~strikethrough~~ text):

314-6 RESIDENTIAL ZONE DISTRICTS

314-6.1 RS: RESIDENTIAL SUBURBAN	
Principal Permitted Uses	
One-family dwellings.	
<u>Accessory Dwelling Unit</u>	
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 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.	
Other Regulations	
Minimum Lot Area	One (1) acre.
Minimum Lot Width	125 feet.
Minimum Lot Depth	110 feet.
Minimum Yard Setbacks*	
Front	Twenty (20) feet
Rear	Ten (10) feet
Interior Side	Five (5) feet
Exterior Side	Same as front or one-half (1/2) the front if all parts of the main building are more than twenty-five (25) feet from the rear lot line, and the exterior side yard does not abut a collector or higher order street. (In

	questionable cases, the Public Works Director shall classify the subject street.)
Double Frontage Lots	Front and rear twenty (20) feet, except the rear yard setback may be reduced to ten (10) feet where such yard abuts an alley.
Flag Lots	For Flag Lots, the Director, in consultation with the Public Works Department, shall establish the minimum yard that is required for a vehicular turn around on the lot.
Maximum Ground Coverage	35 percent.
Maximum Building Height	Thirty-five feet (35').

314-6.2 R-1: RESIDENTIAL ONE-FAMILY	
Principal Permitted Uses	
One-family dwelling.	
Accessory Dwelling Unit	
Rooming and boarding of not over two (2) persons not employed on the premises.	
Keeping of no more than four (4) household pets on each lot.	
Uses Permitted with a Use Permit	
Guest houses and servants quarters.	
Public and private noncommercial recreation facilities, including golf courses.	
Manufactured home parks 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-1 zone.	
Other Regulations	
Minimum Lot Area	5,000 square feet.
Minimum Lot Width	Fifty feet (50').
Maximum Lot Depth	Three (3) times lot width.
Minimum Yard Setbacks*	
Front	Twenty (20) feet.
Rear	Ten (10) feet.
Interior Side	Five (5) feet.
Exterior Side	Same as front or one-half the front if all parts of the main building are more than twenty-five (25) feet from the rear lot line, and the exterior side yard does not abut a collector or higher order street. (In questionable cases, the Public Works Director shall classify the subject street.)
Double Frontage Lots	Front and rear twenty (20) feet, except the rear yard setbacks may be reduced to ten (10) feet where such yard abuts an alley.
Flag Lots	For Flag Lots, the Director, in consultation with the Public Works Department, shall establish

	the minimum yard that is required for a vehicular turn around on the lot.
Maximum Ground Coverage	Thirty-five percent (35%).
Maximum Building Height	Thirty-five feet (35').

314-6.3 R-2: RESIDENTIAL TWO-FAMILY	
Principal Permitted Uses	
One-family dwellings.	
Accessory Dwelling Unit	
Two-family dwellings.	
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.	
Uses Permitted with a Use Permit	
Guest houses and servants quarters.	
Private institutions.	
Manufactured home parks 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.	
Other Regulations	
Minimum Lot Area	5,000 square feet.
Minimum Lot Width	Fifty feet (50').
Maximum Lot Depth	Three (3) times lot width.
Minimum Yard Setbacks*	
Front	Twenty (20) feet.
Rear	Ten (10) feet.
Interior Side	Five (5) feet.
Exterior Side	Same as front or one-half the front if all parts of the main building are more than twenty-five (25) feet from the rear lot line, and the exterior side yard does not abut a collector or higher order street. (In questionable cases, the Public Works Director shall classify the subject street.)
Double Frontage Lots	Front and rear twenty (20) feet, except the rear yard setbacks may be reduced to ten (10) feet where such yard abuts an alley.
Flag Lots	For Flag Lots, the Director, in consultation with the Public Works Department, shall establish the minimum yard that is required for a vehicular turn around on the lot.
Maximum Ground Coverage	Forty percent (40%).
Maximum Building Height	Thirty-five feet (35').

314-6.4 R-3: RESIDENTIAL MULTIPLE FAMILY	
Principal Permitted Uses	
Two-family dwellings. (Amended by Ord. 2166, 4/7/98)	
Accessory Dwelling Unit	
Dwelling groups and multiple dwellings containing four or fewer units per building. (Amended by Ord. 2313A, 12/16/03)	
Keeping of no more than two (2) household pets for each dwelling unit.	
Emergency Shelters within areas mapped to specifically allow emergency shelters as a principally permitted use	
Single Room Occupancy Facilities	
Uses Permitted with a Use Permit	
Hotels, motels, manufactured home parks, rooming and boarding houses, and emergency shelters outside areas mapped to specifically allow emergency shelters as a principally permitted use (Amended by Ord. 2335, 12/14/04)	
Private institutions.	
Professional offices.	
One family dwellings and <u>Accessory Dwelling Units</u> 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. 2166, 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.	
Other Regulations	
Minimum Lot Area	5,000 square feet, but not less than 500 square feet for each dwelling unit.
Minimum Lot Width	Fifty feet (50').
Maximum Lot Depth	Three (3) times lot width.
Minimum Yard Setbacks*	
Front	Twenty (20) feet.
Rear	Ten (10) feet.
Interior Side	Five (5) feet.
Exterior Side	Same as front or one-half the front if all parts of the main building are more than twenty-five feet from the rear lot line, and the exterior side yard does not abut a collector or higher order street. (In questionable cases, the Public Works Director shall classify the subject street.)
Double Frontage Lots	Front and rear twenty (20) feet, except the rear yard setbacks may be reduced to ten (10) feet where such yard abuts an alley.
Flag Lots	For Flag Lots, the Director, in consultation with the Public Works Department, shall establish the minimum yard that is required for a vehicular turn around on the lot.

314-6.5 R-4: APARTMENT PROFESSIONAL ZONE

314-6.5 R-4: APARTMENT PROFESSIONAL
Principal Permitted Uses
Two-family dwellings and multiple dwellings, <u>accessory dwelling units accessory to multi-family dwellings</u> , and dwelling groups. (Amended by Ord. 2166 , Sec. 13, 4/7/98)
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.
Uses Permitted with a Use Permit
Hotels motels and emergency shelters. (Amended by Ord. 2335 , 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. 2166 , 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.

314-6.6 RA: RURAL RESIDENTIAL AGRICULTURE	
Use Type	Principal Permitted Use
Residential Use Types	Single Family Residential <u>Accessory Dwelling Unit</u> Second Residential Unit (Amended by Ord. 2167, Sec. 16, 4/7/98)
Civic Use Types	Minor Utilities
Agricultural Use Types	General Agriculture
Industrial Use Types	Cottage Industry; subject to the Cottage Industry Regulations
Use Type	Conditionally Permitted Use
Residential Use Types	Guest House
Civic Use Types	Essential Services Community Assembly Public Recreation and Open Space Solid Waste Disposal; subject to the Solid Waste Disposal Regulations Oil and Gas Pipelines; subject to the Oil and Gas Pipeline Regulations Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations Minor Generation and Distribution Facilities
Commercial Use Types	Neighborhood Commercial Bed and Breakfast Establishment; subject to the Bed and Breakfast Establishment Regulations Private Recreation
Agricultural Use Types	Stables and Kennels Intensive Agriculture
Commercial Timber Use Type	Timber Production
Extractive Use Type	Surface Mining - 2; subject to the Surface Mining Regulations
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 RA zone.

SECTION 5. RESOURCE USE REGULATIONS

Tables in Section 314-7 regarding Resource Use Regulations in Title III, Division 1, Chapter 4 of the Humboldt County Code are amended as follows (modifications proposed at this time are shown in underline text, deletions are shown in ~~strikethrough~~ text):

314-7 RESOURCE USE REGULATIONS

314-7.1 AE: AGRICULTURE EXCLUSIVE
Principal Permitted Uses
All general agricultural uses, including accessory agricultural uses and structures listed at Sections 314- 43.1.3 (Permitted Agricultural Accessory Uses) and 314-69.1.1 (Permitted

Agricultural Accessory Structures), except those specified in the following subsection, Uses Permitted with a Use Permit. (Amended by Ord. 2189, Sec. 1, 2/9/99; Amended by Ord. 2214, 6/6/00; Amended by Ord.2635, 8/24/19)	
Timber Production	
Single Family Residence	
Accessory Dwelling Unit Second Residential Unit . On lots 40 acres or larger in size, two single detached dwellings are permitted within the same contiguous two (2) acre building envelope containing the primary residence	
Manufactured homes.	
Uses Permitted with a Use Permit	
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)	
Fish and Wildlife Habitat Management, Watershed Management, Wetland Restoration	
Utilities & Energy Facilities: The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.	
Metallic Mining, Surface Mining	
Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the AE zone.	
Other Regulations	
No Subdivisions	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 a residential structures or residential accessory structures.

314-7.2 AG: AGRICULTURE GENERAL
Principal Permitted Uses
General Agriculture, including accessory agricultural uses and structures listed at Sections 314-43.1.3 (Permitted Agricultural Accessory Uses) and 314-69.1.1 (Permitted Agricultural Accessory Structures). (Amended by Ord. 2189, Sec. 1, 2/9/99; Amended by Ord. 2214, 6/6/00)

One-family dwellings and farm dwellings; <u>Accessory Dwelling Units</u> .	
Rooming and boarding of not more than two (2) persons not employed on the premises.	
Manufactured homes.	
Uses Permitted with a Use Permit	
Guest houses, servants' quarters, labor camps and labor supply camps.	
Hog farms, turkey farms, frog farms and fur farms.	
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. (Amended by Ord. 2189, Sec. 1, 2/9/99)	
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.	
Other Regulations	
Minimum Lot Area	Two and one-half (2 ½) acres.
Minimum Lot Width	Sixty feet (60').
Maximum Lot Depth	(None specified.)
Minimum Yard Setbacks*	
Front	Twenty feet (20');
Rear	Twenty feet (20');
Side	Six feet (6').
Farm Outbuildings	Farm outbuildings shall not be less than twenty feet (20') from any dwelling on the premises.
Maximum Ground Coverage	Thirty-five percent (35%).
Maximum Building Height	Thirty-five feet (35'). (Ord. 1086, Sec. 6, 7/13/76)

314-7.3 FR: FORESTRY RECREATION
Principal Permitted Uses
One-family dwellings and farm dwellings.
<u>Accessory Dwelling Units</u>
General agriculture, nurseries and greenhouses, and roadside stands.
Public and private noncommercial recreational uses, including golf courses and public stables.
Social halls, fraternal and social organizations, and clubs.
Manufactured homes.
Uses Permitted with a Special Permit
Single Room Occupancy Facilities.
Uses Permitted with a Use Permit
Hotels, motels, special occupancy parks and manufactured home parks. (Amended by Ord. 2166, Sec. 10, 4/7/98)
Two-family and multiple dwellings.
Restaurants, food markets and automobile service stations, and commercial recreational facilities.

Agricultural and timber products processing plants.	
Private institutions and cemeteries.	
Hog farms, turkey farms, frog farms and fur farms.	
Animal hospitals and kennels.	
Wrecking and salvage yards.	
Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the FR zone.	
Other Regulations	
Minimum Lot Area	One (1) acre.
Minimum Lot Width	Two hundred feet (200').
Maximum Lot Depth	(None specified.)
Minimum Yard Setbacks*	
Front	Twenty feet (20').
Rear	Twenty feet (20').
Side	Ten feet (10').
Maximum Ground Coverage	(None specified.)
Maximum Building Height	Thirty-five feet (35'). (Ord. 1086, Sec. 4, 7/13/76)

314-7.4 TPZ: TIMBERLAND PRODUCTION
Principal Permitted Uses
Growing and harvesting of timber and accessory uses compatible thereto.
Accessory agricultural uses and structures listed at Sections 314-43.1.3 (Permitted Agricultural Accessory Uses) and 314-69.1.1 (Permitted Agricultural Accessory Structures). (Added by Ord. 2189, Sec. 1, 2/9/99; Amended by Ord. 2214, 6/6/00)
Principal Permitted Uses Compatible with Timber Production
The following accessory uses are deemed to be compatible with the growing and harvesting of timber provided they do not significantly detract from the use of the property for, or inhibit, growing and harvesting of timber: (Former Section INL#314-11)
Management for watershed and wetland restoration.
Management for fish and wildlife habitat.
A use integrally related to the growing, harvesting and processing of forest products; including but not limited to roads, log landings, and log storage areas (portable chippers and portable sawmills are considered a part of "processing").
The erection, construction, alteration, or maintenance of gas, electric, water, or communication transmission facilities.
Grazing and other agricultural uses.
One-family dwelling or manufactured home, <u>accessory dwelling unit</u> , and normal accessory uses and structures for owner or caretaker subject to the special restrictions of the following subsection, Special Restrictions Regarding Residences.
Temporary labor camps, less than one (1) year in duration, accessory to timber harvesting or planting operations.
Recreational use of the land by the public, with or without charge, for any of the following: walking, hiking, picnicking, swimming, boating, fishing, hunting and skiing. (Former Section INL#314-11(h); Ord. 1099, Sec. 2, 9/13/76; Amended by Ord. 1907, Sec. 2, 8/21/90)
Uses Permitted with a Use Permit
Note: Permits authorized under this section cannot be approved if such use will significantly detract from the use of the property for, or inhibit, growing and harvesting of timber. (Former Section INL#314-

10(b)(1-2); Ord. 1099, Sec. 1, 9/13/76; Amended by Ord. 1842, Sec. 5, 8/16/88, Amended by Ord. 1907, Sec. 1, 8/21/90, Amended by Ord. 2166, Sec. 11, 4/7/98)
Timber production processing plants (buildings) for commercial processing of wood and wood products, including but not limited to sawmills, lumber and plywood mills, but not including a pulp mill.
Utilities & Energy Facilities: The erection, construction, alteration, or maintenance of wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities. (Added by Ord. 2635, 8/27/19)
Public Recreation and Public Access Facilities. (Added by Ord. 2635, 8/27/19)
Oil & Gas Drilling & Processing, Metallic Mining, Surface Mining. (Added by Ord. 2635, 8/27/19)
Incidental Camping Area, Tent Camp, Temporary Recreational Vehicle Park, Special Occupancy Parks, and similar recreational uses. (Amended by Ord. 2166, Sec. 11, 4/7/98)
Timber-Related Visitor-Serving: burl shops, timber museums, interpretive centers, etc. which do not change the character of the principal use. (Added by Ord. 2635, 8/27/19)
Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the TPZ zone.

7.4.1.6.2 ~~Accessory Dwelling Second Residential~~ Units may be permitted on parcels greater than 160 acres, and on parcels less than 160 acres only in the area already converted, intended to be converted, or that does not meet the definition of timberlands. (Amended by Ord. _____)

7.4.1.6.3 Parcels smaller than forty (40) acres shall not have second or accessory secondary dwelling units, unless located within a Community Planning Areas. (Former Section INL#314-12(f)(2) (Amended by Ord. _____)

314-7.5 TE: TIMBERLAND EXCLUSIVE ZONE
Principal Permitted Uses
Growing and harvesting of timber and accessory uses compatible thereto.
Accessory agricultural uses and structures listed at Sections 314-43.1.3 (Permitted Agricultural Accessory Uses) and 314-69.1.1 (Permitted Agricultural Accessory Structures).
One-family dwelling or manufactured home, <u>accessory dwelling unit</u> , and normal accessory uses and structures for owner or caretaker subject to the special restrictions of the following subsection, Special Restrictions Regarding Residences in Section 314-7.4.1.6
Management for watershed and wetland restoration
Management for fish and wildlife habitat.
A use integrally related to the growing, harvesting and processing of forest products; including but not limited to roads, log landings, and log storage areas (portable chippers and portable sawmills are considered a part of "processing").
The erection, construction, alteration, or maintenance of gas, electric, water, or communication transmission facilities.
Grazing and other agricultural uses.
Temporary labor camps, less than one (1) year in duration, accessory to timber harvesting or planting operations.
Recreational use of the land by the public, with or without charge, for any of the following: walking, hiking, picnicking, swimming, boating, fishing, hunting and skiing.
Cottage Industry, subject to Cottage Industry Regulations
Uses Permitted with a Use Permit
Timber production processing plants (buildings) for commercial processing of wood and wood products, including but not limited to sawmills, lumber and plywood mills, but not including a pulp mill.
Incidental Camping Area, Tent Camp, Temporary Recreational Vehicle Park, Special Occupancy Parks, and similar recreational uses.
Timber-Related Visitor-Serving: burl shops, timber museums, interpretive centers, etc. which do not change the character of the principal use.
Public Recreation and Public Access Facilities.

Utilities & Energy Facilities: The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.
Oil & Gas Drilling & Processing, Metallic Mining, Surface Mining
Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the TE zone.

SECTION 6. UNCLASSIFIED ZONE REGULATIONS

Tables in Section 314-8 regarding Unclassified Zone Regulations in Title III, Division 1, Chapter 4 of the Humboldt County Code are amended as follows (modifications proposed at this time are shown in underline text, deletions are shown in ~~strike through~~ text):

314-8 UNCLASSIFIED ZONE REGULATIONS

314-8.1 U: UNCLASSIFIED ZONE	
Principal Permitted Uses	
One-family dwelling.	
<u>Accessory Dwelling Unit</u>	
General agriculture.	
Rooming, and boarding of not more than two (2) persons.	
Manufactured home.	
Uses Permitted with a Use Permit	
All other uses not specified in the subsection, Principal Permitted Uses, may be permitted upon the granting of a Use Permit.	
Other Regulations for All Permitted Uses	
Minimum Lot Area	6,000 square feet.
Minimum Lot Width	Fifty feet (50').
Maximum Lot Depth	Three (3) times the width.
Minimum Lot Depth	One hundred feet (100').
Minimum Yard Setbacks*	
Front	Twenty feet (20').
Rear	Ten (10) feet.
Side	Five (5) feet.
Minimum Distance Between Major Buildings	Twenty feet (20').
Maximum Ground Coverage	Forty percent (40%).
Maximum Building Height	(None specified.)
Other Regulations for Uses Permitted with a Use Permit	
The building height, site area, setbacks and other requirements for all other uses shall be as required by the Planning Commission in the granting of a Use Permit.	

SECTION 7. EFFECTIVE DATE.

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

PASSED AND ADOPTED this _____ day of _____, 2021, on the following vote, to wit:

AYES: Supervisors:

Inland Text Amendments 314

NOES: Supervisors:

ABSENT: Supervisors:

Virginia Bass, Chair
Board of Supervisors of the County of Humboldt,
State of California

(SEAL)

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

By: _____
Ryan Sharp, Deputy Clerk

Date: