

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

Attachment 3

**Ordinance No. ____, allowing Tiny House Villages by adding sections 313-62.3, and 313-62.4, and amending sections 313-139, and 313-155 and related tables in Chapter 3 of Division 1 of Title III of the County Code, Coastal Zoning Code.
(Coastal Tiny House Village Ordinance)**

PC Adopted 7/18/2024

DRAFT

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ORDINANCE AMENDING TITLE III, DIVISION 1, CHAPTER 3 OF THE HUMBOLDT COUNTY CODE

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

SECTION 1. PURPOSE OF AMENDMENTS TO THE ZONING REGULATION

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

SECTION 2. TINY HOUSE VILLAGES

Add Sections 313-62.3 creating and setting standards for Tiny House Villages and 313-62.4 creating and setting standards for Dependent Unit Villages in Title III, Division 1, Chapter 3 of the Humboldt County Code as follows (additions are shown in underline text):

313-62.3 TINY HOUSE VILLAGES

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

62.3.1 Types and Number of Structures

Groups of three (3) or more Tiny Houses or Moveable Tiny Houses on one parcel. The density shall not exceed what is allowed by the Local Coastal Plan for residential zones, and not exceed a density of thirty (30) units per acre in non-residential zones.

62.3.1.1 A Tiny House Village may be eligible for a density bonus, pursuant to Humboldt County Code (HCC) Section 313-112, or as may be modified by Government Code Section 65915.

62.3.2 General Provisions

62.3.2.1 Zones Where Tiny House Villages Are Principally Permitted with a Coastal Development Permit

Tiny House Villages are principally permitted with a Coastal Development Permit in Residential Multi-Family (RM) Commercial Neighborhood (CN), and Commercial General (CG); except where a Special Permit is otherwise required in Section 62.3.3 for

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Development Standards or other HCC.

62.3.2.2 Zones Where Tiny House Villages Are Conditionally Permitted with a Coastal Development Permit

A Tiny House Village that meets the requirements of this Section is permitted with a Conditional Use Permit and Coastal Development Permit in Mixed Residential (R2) and Business Park (MB).

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

62.3.2.4 Household Pets. - No more than two (2) household pets per unit.

62.3.3 Development Standards

Tiny House Villages are subject to the following development standards:

62.3.3.1 Water and Wastewater

In Tiny House Villages within Urban Service Areas, Tiny Houses and Moveable Tiny Houses shall connect to public water and wastewater systems where those services are available. Where connection to public water or wastewater system is not available, Tiny House Villages will require approval of a Special Permit, and shall be served by on-site water and wastewater treatment that meets County Code and State requirements.

62.3.3.2 Energy

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

62.3.3.3 Access

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

62.3.3.4 Addresses

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

62.3.3.5 Parking

A minimum of one (1) car parking space for every two (2) units on the site and not more than one (1) car parking space per unit shall be provided when the following requirements are met:

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62.3.3.5.1 The Tiny Home Village is within one half mile of a bus stop, and

62.3.3.5.2 A minimum of one (1) secure bicycle locker is provided for every two (2) units on the site.

62.3.3.6 Waste Removal and Composting

62.3.3.6.1 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.

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

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

62.3.3.7 Common Areas and Open Space

A minimum area of 1,500 contiguous square feet (with a minimum dimension of 30 feet) per acre of Tiny House Village shall be provided and improved for open space to be used for shared lawn, outdoor seating and garden space. This shall not include required setbacks or patio areas, and a maximum of twenty-five percent (25%) of this area can be used to create common buildings for recreation, workspace, or storage.

62.3.3.8 Privacy

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

62.3.4 Development Standards for Moveable Tiny Houses

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

62.3.4.1 Foundation or Alternative Pad Standards

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

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62.3.4.1.2 If the wheels are not removed, the pad for the Moveable Tiny House shall include a compacted structural base capable of supporting the weight of the Moveable Tiny House.

62.3.4.2 Design Standards

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

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

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

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

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

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

313-62.4 DEPENDENT UNIT VILLAGES

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

62.4.1 Types and Number of Structures

Groups of three (3) or more Dependent Sleeping Units on one parcel with common facilities. The number of units is subject to limitations of the site, shall not exceed a density greater than allowed by the Local Coastal Plan for residential zones, or 30 units per acre for non-residential zones, and all structures must comply with California Residential Building Code.

62.4.2 General Provisions

62.4.2.1 Zones Where Dependent Unit Villages are Principally Permitted with a Coastal Development Permit

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Dependent Unit Villages are principally permitted with a Coastal Development Permit in Residential Multi-Family (RM) Commercial Neighborhood (CN), and Commercial General (CG); except where a Special Permit is otherwise required in Section 62.3.3 for Development Standards or other HCC.

62.4.2.2 Zones Where Tiny House Villages Are Conditionally Permitted with a Coastal Development Permit

A Dependent Unit Village that meets the requirements of this section is permitted with a Conditional Use Permit and Coastal Development Permit in Mixed Residential (R2) and Business Park (MB).

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

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

62.4.2.5 Household Pets - No more than two (2) household pets per unit.

62.4.3 Development Standards

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

62.4.3.1 Common Facilities

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

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

62.4.3.1.2 Kitchen Facilities

Kitchen facilities and/or food service shall be provided in one of the following ways:

62.4.3.1.2.1(a) Common Use Kitchen

Kitchen facilities available for residents' common use providing the following amenities:

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(i) A locking cabinet with a minimum of six (6) cubic feet of dry food storage area for every unit.

(ii) One (1) residential kitchen with sink, counter space, stove top, oven, microwave and refrigerator or every 8 units.

or

62.4.3.1.2.1(b) Service Kitchens

In Dependent Unit Villages where food service is provided, a separate kitchen area shall be equipped and maintained as a service kitchen.

Sufficient dry cabinet space and refrigerated storage shall be provided for safe storage of food.

SECTION 3. DEFINITIONS

Sections 313-139 and 313-155 are hereby amended and added to as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text):

Add:

313-139 DEFINITIONS (D)

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

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

314-155 DEFINITIONS (T)

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

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SECTION 4. ZONING TABLES

Sections 313-2.1, 313-2.2, 313-3.1, 313-6.2, and 313-6.3 are hereby amended and added to as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text):

313-2 Commercial Zone Districts

313-2.1 CN: Neighborhood Commercial

313-2.1	CN: Neighborhood Commercial
Principal Permitted Use	
	Neighborhood Commercial Principal Permitted Use (See Section 313-163.1.9 for description)
<u>Residential Use Types</u>	<u>Tiny house villages and dependent unit villages with connection to public water and wastewater.</u>
<u>Use Type</u>	<u>Uses Permitted with a Special Permit</u>
<u>Residential Use Types</u>	<u>Tiny house villages and dependent unit villages without connection to public water and wastewater.</u>
Use Type	Conditionally Permitted Use
Residential Use Types	Caretaker's Residence.
Civic Use Types	Administrative Community Assembly

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313-2.1	CN: Neighborhood Commercial
	<p>Essential Services</p> <p>Minor Generation and Distribution Facilities</p> <p>Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations</p> <p>Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations</p>
Commercial Use Types	<p>Retail Sales</p> <p>Retail Services</p> <p>Office and Professional Service</p>
Industrial Use Types	Cottage Industry; subject to the Cottage Industry Regulations.
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 CN zone.

313-2.2 CG: Commercial General

313-2.2	CG: Commercial General
Use Type	Principal Permitted Use

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313-2.2	CG: Commercial General
<u>Residential Use Types</u>	<u>Tiny house villages and dependent unit villages with connection to public water and wastewater.</u>
Civic Use Types	<p>Minor Utilities</p> <p>Essential Services</p> <p>Administrative</p> <p>Non-Assembly Cultural</p>
Commercial Use Types	<p>Retail Sales</p> <p>Retail Services</p> <p>Automotive, Sales, Service and Repair</p> <p>Office and Professional Service</p>
Industrial Use Types*	Cottage Industry; subject to the Cottage Industry Regulations
<u>Use Type</u>	<u>Uses Permitted with a Special Permit</u>
<u>Residential Use Types</u>	<u>Tiny house villages and dependent unit villages without connection to public water and wastewater.</u>
Use Type	Conditionally Permitted Use

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313-2.2	CG: Commercial General
Residential Use Types	Caretaker's Residence
Civic Use Types	Community Assembly Health Care Services Extensive Impact Civic Use Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations Minor Generation and Distribution Facilities
Commercial Use Types	Heavy Commercial Warehousing Storage and Distribution Transient Habitation
Industrial Use Type*	Research/Light Industrial
Natural Resource Use Type	Coastal Access Facilities

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313-2.2	CG: Commercial General
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 CG zone.

313-3 Industrial Use Regulations

313-3.1 MB: Business Park

313-3.1	MB: Business Park
Use Type	Principal Permitted Use
Civic Use Types	Minor Utilities Administrative
Commercial Use Types	Warehousing, Storage and Distribution Office and Professional Service
Industrial Use Types*	Research/Light Industrial
Use Type	Conditionally Permitted Use
<u>Residential Use Types</u>	<u>Tiny House Villages and Dependent Unit Villages</u>
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 MB zone.

313-6 Residential Zone Districts

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313-6.2 RM: Residential Multi-Family

313-6.2	RM: Multi-Family
Principal Permitted Use	
Residential Multi-Family Principal Permitted Use (See Section 313-163.1.9 for description)	
313-163.1.9 The Residential Multifamily Principally Permitted Use includes the following uses: Multifamily Residential, <u>Tiny house villages and dependent unit villages with connection to public water and wastewater</u> , Accessory Dwelling Unit, Group Residential, and Minor Utilities to serve these uses.	
<u>Uses Permitted with a Special Permit</u>	
<u>Residential Use Types</u>	<u>Tiny house villages and dependent unit villages with connection to public water and wastewater.</u>
Conditionally Permitted Use	
Residential Use Types	Single Family Residential
	Manufactured Home Park; subject to the Manufactured Home Park Regulations
Civic Use Types	Essential Services
	Community Assembly
	Public Recreation and Open Space
	Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations
	Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations

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313-6.2	RM: Multi-Family
Commercial Use Types	Bed and Breakfast Establishments; subject to the Bed and Breakfast Establishment Regulations
	Transient Habitation
	Private Recreation
	Neighborhood Commercial
	Office and Professional Service
	Private Institution
Natural Resource Use Type	Fish and Wildlife Management
	Watershed Management
	Wetland Restoration
	Coastal Access Facilities

313-6.3 R2: Mixed Residential

313-6.3	R2: Mixed Residential
Principal Permitted Use	
Mixed Residential Principal Permitted Use (See Section 313-163.1.9 for description)	
313-163.1.9 The Mixed Residential Principally Permitted Use includes the following uses: Single-Family Residential, Accessory Dwelling Unit, Multifamily Residential (Duplex only), Cottage Industry; subject to the Cottage Industry Regulations, and Minor Utilities to serve these uses.	

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313-6.3	R2: Mixed Residential
Conditionally Permitted Use	
Residential Use Types	Manufactured Home Park; subject to the Manufactured Home Park Regulations
	Guest House
	<u>Tiny House Villages, Dependent Unit Villages</u>
Civic Use Types	Essential Services
	Community Assembly
	Public Recreation and Open Space
	Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations
	Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations
	Minor Generation and Distribution Facilities
Commercial Use Types	Bed and Breakfast Establishments; subject to the Bed and Breakfast Establishment Regulations
	Neighborhood Commercial
	Private Institution
	Private Recreation
Commercial Timber Use Type	Timber Production

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313-6.3	R2: Mixed Residential
Industrial Use Types	Cottage Industry; subject to the Cottage Industry Regulations
Extractive Use Type	Surface Mining - 2; subject to the Surface Mining Regulations
Natural Resource Use Type	Fish and Wildlife Management
	Watershed Management
	Wetland Restoration
	Coastal Access Facilities

SECTION 5. EFFECTIVE DATE.

This ordinance shall become effective immediately upon certification by the Coastal Commission unless modifications to the proposed ordinance are required by the Coastal Commission for certification, in which case they must first be brought back to the Board of Supervisors for consideration at a future public hearing prior to certification by the Coastal Commission.

PASSED AND ADOPTED this 20th day of August 2024, on the following vote, to wit:

AYES: Supervisors:
NAYS: Supervisors:
ABSENT: Supervisors:
ABSTAIN: Supervisors:

REX BOHN, CHAIRPERSON,
HUMBOLDT COUNTY BOARD OF SUPERVISORS

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(SEAL)

ATTEST:

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

By: _____
Nicole Turner, Deputy Clerk

Date: