

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

Attachment 2

**Ordinance No. _____, allowing Tiny House Villages by adding sections 314-62.3, and 314-62.4, and amending sections 314-139, and 314-155 and related tables in Chapter 4 of Division 1 of Title III of the Humboldt County Code.
(Inland Tiny House Village Ordinance)**

PC Adopted 7/18/2024

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

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-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 314-62.3 creating and setting standards for Tiny House Villages and 314-62.4 creating and setting standards for Dependent Unit Villages in Title III, Division 1, Chapter 4 of the Humboldt County Code as follows (additions are shown in underline text):

314-62.3 TINY HOUSE VILLAGES

The purpose of these regulations is to allow groups of three (3) or more Tiny Houses 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 General 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 314-112, 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

Tiny House Villages are principally permitted in Residential Multiple Family (R-3), Apartment Professional (R-4), Unclassified (U) with a land use designation of Residential-Medium Density (RM) or Residential-Low Density (RL) at a density no

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

greater than allowed by the General Plan or as may be modified by a combining zone, Mixed Use Urban (MU-1) zones, Neighborhood Commercial (C-1), Community Commercial (C-2) and Highway Service Commercial (CH); except where a Special Permit is otherwise required in Section 62.3.3 for Development Standards or other HCC.

62.3.2.2 Conditionally Permitted Tiny House Villages

A Tiny House Village that meets the requirements of this Section is permitted with a Conditional Use Permit in Industrial Commercial (C-3), and Mixed Use Rural (MU-2). It is also permitted with a Conditional Use Permit in Unclassified (U), Residential Suburban (RS), and Residential Two Family (R-2), at a density no greater than allowed by the General Plan or as may be modified by a combining zone.

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 have an assigned an address in concurrence with building permit issuance.

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

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:

62.3.3.5.1 The Tiny House 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

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

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

requirements for foundation systems for manufactured housing, or follow an alternative design certified by a licensed engineer.

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.

314-62.4 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 General 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

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

62.4.2.1 Zones Where Dependent Unit Villages are Principally Permitted

Dependent Unit Villages are principally permitted in Residential Multiple Family (R-3), Apartment Professional (R-4), Unclassified (U) with a land use designation of Residential-Medium Density (RM) or Residential-Low Density (RL) at a density no greater than allowed by the General Plan or as may be modified by a combining zone, Mixed Use Urban (MU-1), Neighborhood Commercial (C-1), Community Commercial (C-2), and Highway Service Commercial (CH). A Special Permit may otherwise be required in section 62.3.3 for Development Standards or other HCC.

62.4.2.2 Conditionally Permitted Dependent Unit Villages

A Dependent Unit Village that meets the requirements of this Section is permitted with a Conditional Use Permit in Industrial Commercial (C-3), and Mixed Use Rural (MU-2). It is also permitted with a Conditional Use Permit in Unclassified (U), Residential Suburban (RS), and Residential Two Family (R-2), at a density no greater than allowed by the General Plan or as may be modified by a combining zone.

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.

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

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:

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

Add:

314-139 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.

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

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.

SECTION 4. ZONING TABLES

Sections 314-2.1, 314-2.2, 314-2.3, 314-2.4, 314-6.1, 314-6.3, 314-6.4, 314-6.5, 314-8.1, 314-9.1, and 314-9.2 are hereby amended and added to as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text):

314-2 Commercial Zone Districts

314-2.1 C-1: Neighborhood Commercial

314-2.1	C-1: NEIGHBORHOOD COMMERCIAL
Principal Permitted Uses	
Social halls, fraternal and social organizations, and clubs.	
Professional and business offices, and commercial instruction.	
Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, variety stores, and mortuaries.	
Sales of used and secondhand goods when appurtenant to any of the foregoing.	

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

314-2.1	C-1: NEIGHBORHOOD COMMERCIAL
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>Tiny house villages and dependent unit villages with connection to public water and wastewater.</u>	
Uses Permitted with a Special Permit	
Outside Housing Opportunity Zones, apartments on the upper floors of multistory structures where below are establishments engaged in commercial uses designated "Principally Permitted" or "Conditionally Permitted" in the C-1 Zone. (Added by Ord. <u>2313A</u> 12/16/2003, Amended by Ord. 2335_12/14/2004)	
Single Room Occupancy Facilities which are conversions of existing buildings	
<u>Tiny house villages and dependent unit villages without connection to public water and wastewater.</u>	
Uses Permitted with a Use Permit	
Manufactured homes, hotels, motels, boarding and rooming houses, and manufactured home parks.	
Small animal hospitals completely enclosed within a building.	
Stores, agencies and services such as minor automobile repair; new automobile, trailer and boat sales, and used automobile, trailer and boat sales appurtenant thereto;	

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

314-2.1	C-1: NEIGHBORHOOD COMMERCIAL
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

314-2.2	C-2: COMMUNITY COMMERCIAL
Principal Permitted Uses	
Social halls, fraternal and social organizations, and clubs.	
Professional and business offices, and commercial instruction.	
Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, variety stores, and mortuaries. (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)	

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

314-2.2	C-2: COMMUNITY COMMERCIAL
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>Tiny house villages and dependent unit villages with connection to public water and wastewater.</u>	
Uses Permitted with a Special Permit	
Outside Housing Opportunity Zones, apartments on the upper floors of multistory structures where below are establishments engaged in commercial uses designated "Principally Permitted" or "Conditionally Permitted" in the C-2 Zone. (Added by Ord. <u>2313A</u> , 12/16/2003, Amended by Ord <u>2235</u> , 12/14/2004)	
Single room occupancy facilities which are conversions of existing buildings. (Amended by Ord. <u>2472</u> , Sec. 1, 2/14/12)	
<u>Tiny house villages and dependent unit villages without connection to public water and wastewater.</u>	
Uses Permitted with a Use Permit	
Hotels, motels, boarding and rooming houses, and manufactured home parks.	
Small animal hospitals completely enclosed within a building.	

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

314-2.2	C-2: COMMUNITY COMMERCIAL
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

314-2.3	C-3: INDUSTRIAL COMMERCIAL
Use Type	Principal Permitted Use
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 "Principally Permitted" or "Conditionally Permitted" in the C-3 Zone. Supportive housing is permitted above the ground floor as the primary use.
Use Type	Uses Permitted with a Special Permit
Residential Use Types	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

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

	<p>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>
Use Type	Uses Permitted with a Use Permit
Residential Use Types	<u>Tiny house villages and dependent unit villages.</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.

314-2.4 CH: Highway Service Commercial

314-2.4	CH: HIGHWAY SERVICE COMMERCIAL
Principal Permitted Uses	
Hotels and motels.	
Car washes.	
Nurseries and greenhouses.	

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

314-2.4	CH: HIGHWAY SERVICE COMMERCIAL
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)	
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	
<u>Tiny house villages and dependent unit villages with connection to public water and wastewater.</u>	

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

314-2.4	CH: HIGHWAY SERVICE COMMERCIAL
Uses Permitted with a Special Permit	
Outside Housing Opportunity Zones, apartments on the upper floors of multistory structures where below are establishments engaged in commercial uses designated “Principally Permitted” or “Conditionally Permitted” in the CH Zone, as well as emergency shelters outside areas mapped to specifically allow emergency shelters as a principally permitted use. (Added by Ord. <u>2313A</u> , 12/16/2003, Amended by Ord. <u>2335</u> , 12/14/04)	
Single Room Occupancy Facilities which are conversions of existing buildings	
<u>Tiny house villages and dependent unit villages without connection to public water and wastewater.</u>	
Uses Permitted with a Use Permit	
Small animal hospitals and kennels.	
Special occupancy parks.	
Dwellings, manufactured homes, manufactured home parks and boarding and rooming houses.	
Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the CH zone.	

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

314-6 Residential Zone Districts

314-6.1 RS: Residential Suburban Zone

314-6.1	RS: RESIDENTIAL SUBURBAN
Principal Permitted Uses	
One-family dwellings.	
Accessory dwelling unit.	
Servants' quarters and guest houses.	
Keeping of no more than eight (8) household pets on each lot.	
Uses Permitted with a Use Permit	
Private institutions.	
Private recreation facilities, including golf courses.	
Manufactured home parks at a density no greater than allowed by the minimum parcel size in the zone or as may be modified by a combining zone.	
<u>Tiny house villages and dependent unit villages, at a density no greater than allowed by the General Plan or as may be modified by a combining zone.</u>	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the RS zone.	

314-6.3 R-2: Residential Two-Family

314-6.3	R-2: RESIDENTIAL TWO-FAMILY
Principal Permitted Uses	
One-family dwellings.	

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

314-6.3	R-2: RESIDENTIAL TWO-FAMILY
Two-family dwellings.	
Accessory dwelling unit.	
Rooming and boarding of not more than two (2) persons not employed on the premises.	
Keeping of no more than four (4) household pets for each dwelling unit.	
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.	
<u>Tiny house villages and dependent unit villages, at a density no greater than allowed by the General Plan or as may be modified by a combining zone.</u>	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the R-2 zone.	

314-6.4 R-3: Residential Multiple Family

314-6.4	R-3: RESIDENTIAL MULTIPLE FAMILY
Principal Permitted Uses	
Two-family dwellings. (Amended by Ord. <u>2166</u> , 4/7/98)	
Accessory dwelling unit.	
Dwelling groups and multiple dwellings containing four or fewer units per building. (Amended by Ord. <u>2313A</u> , 12/16/03)	

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

314-6.4	R-3: RESIDENTIAL MULTIPLE FAMILY
<u>Tiny house villages and dependent unit villages with connection to public water and wastewater.</u>	
Keeping of no more than two (2) household pets for each dwelling unit.	
Emergency shelters.	
Single room occupancy facilities.	
<u>Uses Permitted with a Special Permit</u>	
<u>Tiny house villages and dependent unit villages without connection to public water and wastewater.</u>	
<u>Uses Permitted with a Use Permit</u>	
Hotels, motels, manufactured home parks, and rooming and boarding houses. (Amended by Ord. <u>2335</u> , 12/14/04)	
Private institutions.	
Professional offices.	
One-family dwellings and accessory dwelling units where it can be shown that the property could be developed in the future with multifamily dwellings. The Hearing Officer may require submittal of a development plan which shows how the multifamily dwelling units could be sited on the property in conformance with County requirements. (Added by Ord. <u>2166</u> , Sec. 12, 4/7/98)	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the R-3 Zone.	

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

314-6.5 R-4: Apartment Professional Zone

314-6.5	R-4: APARTMENT PROFESSIONAL
Principal Permitted Uses	
Two-family dwellings and multiple dwellings, accessory dwelling units accessory to multifamily dwellings, and dwelling groups. (Amended by Ord. <u>2166</u> , Sec. 13, 4/7/98)	
<u>Tiny house villages and dependent unit villages with connection to public water and wastewater.</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.	
Uses Permitted with a Special Permit	
<u>Tiny house villages and dependent unit villages without connection to public water and wastewater.</u>	
Uses Permitted with a Use Permit	
Hotels, motels, and emergency shelters. (Amended by Ord. <u>2335</u> , 12/14/04)	
Private institutions.	
Social halls and fraternal and social organizations.	
Noncommercial recreation facilities.	

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

314-6.5	R-4: APARTMENT PROFESSIONAL
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

314-8.1	U: UNCLASSIFIED ZONE
Principal Permitted Uses	
One family dwelling.	
Accessory dwelling unit.	
General agriculture.	
Rooming, and boarding of not more than two (2) persons.	
Manufactured home.	
<u>Tiny house villages and dependent unit villages, with a land use designation of Residential-Medium Density (RM) or Residential-Low Density (RL) at a density no</u>	

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

314-8.1	U: UNCLASSIFIED ZONE
<u>greater than allowed by the General Plan or as may be modified by a combining zone, with connection to public water and wastewater.</u>	
<u>Uses Permitted with a Special Permit</u>	
<u>Tiny house villages and dependent unit villages, with a land use designation of Residential-Medium Density (RM) or Residential-Low Density (RL) at a density no greater than allowed by the General Plan or as may be modified by a combining zone, without connection to public water and wastewater.</u>	
<u>Uses Permitted with a Use Permit</u>	
<u>Tiny house villages and dependent unit villages, at a density no greater than allowed by the General Plan or as may be modified by a combining zone, with connection to public water and wastewater.</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)

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

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

314-9.1	MU1: MIXED USE (URBAN)
	<u>Tiny house villages and dependent unit villages with connection to public water and wastewater</u> Guest House Emergency Shelter
Commercial Use Types	Neighborhood Commercial Retail Sales and Retail Services Transient Habitation Office and Professional Service Bed and Breakfast Establishment; Subject to the Bed and Breakfast Establishment Regulations Commercial and Private Recreation
Civic Use Types	Minor Utilities Essential Services Conducted Entirely Within an Enclosed Building Community Assembly Public and Parochial Parks, Playgrounds and Playing Fields Noncommercial Recreation
Industrial Use Types	Cottage Industry; Subject to the Cottage Industry Regulations
<u>Use Type</u>	<u>Special Permitted Use</u>
<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

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

314-9.1	MU1: MIXED USE (URBAN)
Civic Use Types	Public Recreation and Open Space Minor Generation and Distribution Facilities
Natural Resource Use Types	Fish and Wildlife Management Watershed Management Wetland Restoration Coastal Access Facilities
Use Types Not Listed in This Table	Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the MU zone.

314-9.2 MU-2: Mixed Use (Rural)

314-9.2	MU2: MIXED USE (RURAL)
Use Type	Principal Permitted Use
Residential Use Types	Two (2) Family Dwellings Single-Family Residential Accessory Dwelling Unit Guest House Emergency Shelter
Commercial Use Types	Neighborhood Commercial Retail Sales and Retail Services Office and Professional Service

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

314-9.2	MU2: MIXED USE (RURAL)
	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
Use Type	Conditionally Permitted Use
Residential Use Types	Multiple Dwellings Containing Four (4) or Fewer Units per Building Manufactured Home Parks <u>Tiny House Villages</u> <u>Dependent Unit Villages</u>
Commercial Use Types	Heavy Commercial Transient Habitation
Civic Use Types	Public Recreation and Open Space Minor Generation and Distribution Facilities

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

314-9.2	MU2: MIXED USE (RURAL)
Natural Resource Use Types	Fish and Wildlife Management Watershed Management Wetland Restoration Coastal Access Facilities
Use Types Not Listed in This Table	Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the MU zone.

SECTION 5. EFFECTIVE DATE.

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

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

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

(SEAL)

ATTEST:

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

By: _____

Nicole Turner, Deputy Clerk

Date:

DRAFT