

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)**

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 and safety.

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, subject to limitations of the site and not exceeding a density of twenty (20) units per acre.

62.3.1.1 A Tiny House Village may be eligible for a density bonus, pursuant to Humboldt County Code (HCC) Section 313-112, when a developer of a Tiny House Village seeks and agrees to construct a Housing Development that meets one of the following:

62.3.1.1.1 Ten percent of the total units are strictly for Low Income Households.

62.3.1.1.2 Five percent of the total units of are strictly for Very Low Income Households.

62.3.1.1.3 A Senior Citizen Housing Development (meeting California Civil Code Sections 51.2 and 51.3, and containing at least 35 dwelling units).

62.3.1.1.4 Ten percent of the total dwelling units in a Tiny House Village development for persons and families of Moderate Income Households provided that all units in the development are offered to the public for purchase.

ALTERNATIVE 1

62.3.1 Types and Number of Structures (Replaces 62.3.1 above and removes 62.3.1.1)

The purpose of these regulations is to allow groups of three (3) or more Tiny Houses or Moveable Tiny Houses on one parcel, which are subject to limitations of the site.

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) at a density no greater than allowed in the adopted zoning maps; except where a Special Permit is otherwise required in Section 62.3.6 for 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).

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.

62.3.3 Development Standards

Tiny House Villages are subject to the following development standards:

62.3.3.1 Water and Wastewater

62.3.3.1.1 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.

62.3.3.1.2 Where connection to public water or wastewater system is not available, Emergency Housing Villages will require a Special Permit, and shall be served by on-site wastewater treatment that meets County Code and Public Water Systems (as defined in Section 116275 of the California Safe Drinking Water Act) that meet State requirements.

62.3.3.2 Energy

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

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 permits.

62.3.3.5 Parking

A minimum of one (1) parking space per unit on the site, unless the site qualifies for one of the following:

62.3.3.5.1 Transitional Housing

A minimum of one (1) parking space per unit plus two (2) manager parking spaces.

62.3.3.5.2 Senior Citizen Housing

One parking space for every two (2) units. A parking space requirement study may be conducted to identify the special parking needs for such projects.

ALTERNATIVE 2a

62.3.3.5.3 The parking requirement in Section 62.3.4.5 above may be reduced by fifty percent (50%) when a Tiny House Village is within one half mile (1/2 mile) of a public transit stop measured from the edge of parcel to the public transit stop.

ALTERNATIVE 2b

62.3.3.5.4 The parking requirement in Section 62.3.4.5 above may be reduced by seventy percent (70%) when a Tiny House Village contains one (1) bike rack per unit and is within one half mile (1/2 mile) of a public transit stop measured from the edge of parcel to the public transit stop.

62.3.3.6 Waste Removal and Composting

62.3.3.6.1 One or more areas shall be set aside for enclosed trash, source separated organics 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 (Title 14 of the California Code of Regulations Section 17331), and Section 521-4 of this Code.

62.3.3.6.3 Composting shall be done in containers, actively managed to minimize odors and reduce attracted to vermin, and located at least 25 feet away from living units.

62.3.3.7 Open Space

62.3.3.7.1 A minimum area of 1,500 net square feet per acre of Tiny House Village shall be provided and improved for open space to be used for shared lawns, gardens, patios, etc.

ALTERNATIVE 3 (Replaces 62.3.3.8 above)

62.3.3.7 Common Recreation and Open Space

A minimum area of 2,000 net square feet per acre of Tiny House Village shall be provided and improved for open space to be used for shared lawns, gardens, patios, etc. 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 Skirting

The undercarriage (wheels, axles, tongue and hitch) shall be hidden from view.

62.3.4.2 Foundation or Pad Standards

62.3.4.2.1 Foundation

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.

62.3.4.2.2 Paved or Alternate Pad

If the wheels are not removed, the parking area shall include curbs, or other installations adequate to prevent movement of the unit. The wheels and leveling or support jacks must sit on a paved surface compliant with the following.

62.3.4.2.2.1 Paving

The parking area for a Moveable Tiny House shall include a compacted structural base capable of supporting the weight of the Moveable Tiny House.

62.3.4.2.3 Mechanical Equipment

Mechanical equipment shall be incorporated into the structure and not located on the roof.

62.3.4.2.4 Design Standards

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

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

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

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

62.3.4.2.4.4 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.

62.3.4.2.4.5 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 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

Dependent Unit Villages are principally permitted with a Coastal Development Permit in Residential Multi-Family (RM) at a density no greater than as specified in the adopted zoning map; except where a Special Permit is otherwise required in Section 62.3.6 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).

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 who shall be 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.

62.4.3 Development Standards

Dependent Unit Villages are subject to the following development standards, in addition to Section 62.3.4 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 If common bathroom facilities are required, they shall be provided with at least one toilet for every two (2) Dependent Sleeping Units, and at least one bathing facility for every four (4) Dependent Sleeping Units.

ALTERNATIVE 4 (Replaces 62.4.3.1.1 above)

62.4.3.1.1 If common bathroom facilities are required, they shall be provided with at least one toilet for every four (4) Dependent Sleeping Units, and at least one bathing facility for every six (6) Dependent Sleeping Units.

62.4.3.1.3 If common lavatories with running water are required, they shall be installed and maintained in the toilet facilities or adjacent to the toilet facilities.

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

62.4.1.3.2 Potable drinking water shall be provided for all occupants, where connection to Public Water System (as defined in Section 116275 of the California Safe Drinking Water Act) is not available.

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.

313-155 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 316-6.2, and 313-6.3 are hereby amended and added to as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text):

313-6 Residential Zone Districts

313-6.2 RM: Residential Multi-Family

313-6.2	R2: 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	

313-6.2	R2: Multi-Family
following uses: Multifamily Residential, <u>Tiny House Village, Dependent Unit Village</u> , Accessory Dwelling Unit, Group Residential, and Minor Utilities to serve these uses.	
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
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

313-6.2	R2: Multi-Family
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.	
Conditionally Permitted Use	
Residential Use Types	Manufactured Home Park; subject to the Manufactured Home Park Regulations
	Guest House
	<u>Tiny House Village, Dependent Unit Village</u>
Civic Use Types	Essential Services
	Community Assembly
	Public Recreation and Open Space
	Oil and Gas Pipelines; subject to the Oil and

313-6.3	R2: Mixed Residential
	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
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 27th day of June 2024, on the following vote, to wit:

AYES: Supervisors:

NAYS: Supervisors:

ABSENT: Supervisors:

ABSTAIN: Supervisors:

REX BOHN, CHAIRPERSON,
HUMBOLDT COUNTY BOARD OF SUPERVISORS

(SEAL)

ATTEST:

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

By: _____
Nicole Turner, Deputy Clerk

Date: