

**ORDINANCE AMENDING TITLE III, DIVISION 1, CHAPTER 4 OF HUMBOLDT COUNTY CODE section 314-60.05; amending subsections 60.05.9.1.1, 60.05.10.2.4, 60.05.10.3.1 and 60.05.10.6 relating to Short-term Rentals. (Inland Short-term Rental Ordinance)**

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

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

Title III, Division 1, Chapter 4 of the Zoning Regulations addressing Short-term Rentals amending subsections 60.05.9.1.1 (to clarify requirements for Category 3 roads for Homeshares), 60.05.10.2.4 (to allow certain Short-term rentals in Agriculture General Zones), 60.05.10.3.1 (to clarify requirements for Category 3 roads for Short-term rentals.) and 60.05.10.6 (to clarify separation between Short-term rentals.)

**SECTION 2. SHORT-TERM RENTAL ORDINANCE**

Subdivision 314-60.05 regarding Short-term Rentals in Title III, Division 1, Chapter 4 of the Humboldt County Code is hereby amended as follows (modifications deleting text are shown in strike out and additions as underlined text:

**60.05.9.1.1 Health and Safety Standards.** Exception to standards in subsections 314-60.05.9.1.1.3 and 314-60.05.9.1.1.4 may be sought with a Special Permit.

**60.05.9.1.1.1 Building, Fire and Health.**

**60.05.9.1.1.1.1** Dwellings shall be permitted or legal nonconforming.

**60.05.9.1.1.1.2** Fire extinguishers, smoke detectors and carbon monoxide detectors shall be maintained in working order, and information related to all emergency exits shall be provided inside the dwelling unit.

**60.05.9.1.1.2 Solid Waste, Recycling and Compost.** Trash, recycled materials, and organic compost shall be appropriately disposed of at least weekly.

**60.05.9.1.1.3 Access.** The access road shall ~~be built to~~ operate at a functional equivalent of a Category 3 road standard.

**60.05.9.1.1.4 Maximum Overnight Occupancy.** Overnight occupancy shall not exceed two (2) per bedroom plus one (1), excluding children under twelve (12).

**60.05.10.2.4 Resource Zone Districts.** Short-term Rentals in Agriculture Exclusive Zone. Agriculture General Zone. Forestry Recreation Zone, and Timberland Production Zone may only be permitted as farm stays except as follows:

60.05.10.2.4.1 In Agriculture General Zones, on parcels less than five 5 acres, Short-term rentals shall be as allowed consistent with these provisions, and

60.05.10.2.4.2 In Agriculture General Zones on parcels between 5 and 10 acres Short Term rentals may be considered with a Special Use Permit.

**60.05.10.3.1 Health and Safety.** Exceptions to standards in subsections 314-60.05.10.3.1.3 and 314-60.05.10.3.1.4 may be sought with a Special Permit.

**60.05.10.3.1.1 Building and Fire.**

60.05.10.3.1.1.1 Dwellings shall be permitted or legal nonconforming.

60.05.10.3.1.1.2 Fire extinguishers, smoke detectors and carbon monoxide detectors shall be maintained in working order, and information related to all emergency exits shall be provided inside the short-term rental.

**60.05.10.3.1.2 Solid Waste, Recycling and Compost.** Trash, recycled materials, and organic compost shall be appropriately disposed of at least weekly.

**60.05.10.3.1.3 Access.** The access road shall ~~be built to~~ operate at a functional equivalent of a Category 3 road standard.

60.05.10.3.1.3.1 **Road Maintenance Association (RMA).** If a private access road has an established RMA, the permit-holder shall be a member in good standing.

**60.05.10.3.1.4 Maximum Overnight Occupancy.** Overnight occupancy shall not exceed two (2) per bedroom plus one (1), excluding children under twelve (12).

**60.05.10.6 Neighborhood Quality and Public Nuisance.** These provisions apply to parcels that are within a Community Plan Area, are less than 10 acres in area, and where the Short-term Rental is located within 1.000 feet of the nearest neighboring residence. Exceptions to standards in subsections 314-60.05.10.6.1 through 314-60.05.10.6.2.5 may be sought with a Special Permit.

60.05.10.6.1. **Per Parcel Limit.** One Short-term Rental may be permitted per legal parcel.

60.05.10.6.2 **Neighborhood Concentration.** Each short-term rental may not exceed the following neighborhood concentration limitations, except within the Shelter Cove Community Plan Area where this standard does not apply:

60.05.10.6.2.1 Parcels with a General Plan density of one (1) or ~~fewer~~ ~~acres per dwelling unit~~ more dwelling units per acre.

60.05.10.6.2.1.1. Short-term Rentals shall not exceed 10% of the dwellings on the access road (one dwelling for roads with less than ten dwellings): and

60.05.10.6.2.1.2 ~~As the crow flies, the nearest ten (10) dwellings shall not be short term rentals.~~ There shall not be another short-term rental within 300 feet of the proposed short-term rental, measured as a 300-foot radius from the center of the dwelling used for the short-term rental.

60.05.10.6.2.2 Parcels with a General Plan density of ~~more than one (1)~~ ~~acre per dwelling unit~~ less than one (1) dwelling unit per acre.

60.05.10.6.2.2.1 Short-term rentals shall not exceed twenty percent (20%) of the dwellings on the access road (one dwelling for roads with less than five dwellings).