

SECTION A: REGULATIONS FOR THE ZONING DISTRICTS

PART 1: PRINCIPAL ZONES

5.2 FP: FLOOD PLAIN ZONE

The Flood Plain or FP Zone is intended to be applied to areas which have been inundated by flood waters in the past and which may reasonably be expected to be inundated by flood waters in the future. The Flood Plain Zone is intended to limit the use of areas subject to such inundation and flooding to protect lives and property from loss, destruction and damage due to flood waters and to the transportation by water of wreckage and debris. The following regulations shall apply in all Flood Plain or FP Zones. (Former Section INL#314-52; Ord. [1086](#), Sections 14 and 15, 7/13/76)

314-5.2	FP: FLOOD PLAIN
Principal Permitted Uses	
General agriculture, nurseries and greenhouses, and animal sales and feed yards except as provided in the following subsection, Uses Permitted With a Use Permit.	
Temporary recreational vehicle parks.	
Roadside stands.	
Recreational uses, including public stables, docks, boat houses, golf courses, and shooting ranges.	
Uses Permitted With a Use Permit	
Residential uses including farm dwellings.	
Commercial and industrial uses which, in the opinion of the Planning Commission, are compatible with contiguous zones.	
Recreational uses requiring enclosed buildings.	
Special occupancy parks.	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the FP Zone.	
Other Regulations	
Minimum Lot Area	Five acres (5a).

<u>314-5.2</u>	FP: FLOOD PLAIN
Minimum Lot Width	300 feet.
Minimum Yard Setbacks*	
Front	Twenty feet (20').
Rear	Twenty feet (20').
Side	Ten feet (10').
Maximum Ground Coverage	(None specified.)
Maximum Building Height	(None specified.)

* **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [314-22.1](#), “Alquist-Priolo Fault Hazard” and the “Fire Safe” Regulations at Title III, Division 11.

Note: Any development must also conform with the County flood hazard regulations in title III, Division 3, Chapter 5 of the Humboldt County Code.

(Former Section INL#314-52(a)(1-4); INL#314-52(b)(1-4); INL#314-52(c)(1-3); Amended by Ord. [1086](#), Sections 14 and 15, 7/13/76; Amended by Ord. [2166](#), Sec. 17, 4/7/98)

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<u>314-7.1</u>	AE: AGRICULTURE EXCLUSIVE
Principal Permitted Uses	
All general agricultural uses, including accessory agricultural uses and structures listed at Sections <u>314-43.1.3</u> (Permitted Agricultural Accessory Uses) and <u>314-69.1.1</u> (Permitted Agricultural Accessory Structures), except those specified in the following subsection, Uses Permitted With a Use Permit. (Amended by Ord. <u>2189</u> , Sec. 1, 2/9/99; Amended by Ord. <u>2214</u> , 6/6/00)	
Timber production.	
Single-family residence.	

<u>314-7.1</u>	AE: AGRICULTURE EXCLUSIVE
<p>Accessory dwelling unit. On lots forty (40) acres or larger in size, two (2) single detached dwellings are permitted within the same contiguous two (2) acre building envelope containing the primary residence.</p> <p>(Amended by Ord. 1949, Sec. 1, 12/4/91; Amended by Ord. 2189, Sec. 1, 2/9/99)</p>	
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 and energy facilities: the erection, construction, alteration, or maintenance of gas, electric, water 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.	

<u>314-7.1</u>	AE: AGRICULTURE EXCLUSIVE
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 residential structures or residential accessory structures.
Agricultural Land Conversion	<p>Conditionally permitted uses that would convert zoned agriculture exclusive or AE Zone land to nonagricultural uses shall not be approved unless the Planning Commission makes the following findings:</p> <p>A. There are no feasible alternatives that would prevent or minimize conversion;</p> <p>B. The facts support an overriding public interest in the conversion; and</p> <p>C. For lands outside of designated urban development boundaries, sufficient off-setting mitigation has been provided to prevent a net reduction in the agricultural land base and agricultural production. This requirement shall be known as the “no net loss” agricultural lands policy. “No net loss” mitigation is limited to one (1) or more of the following:</p> <ol style="list-style-type: none"> 1. Replanning of vacant agricultural lands from a nonagricultural land use designation to an agricultural plan designation along with the recordation of a permanent conservation easement on this land for continued agricultural use; or 2. The retirement of nonagricultural uses on lands planned for agriculture and recordation of a permanent conservation easement on this land for continued agricultural use; or 3. Financial contribution to an agricultural land fund in an amount sufficient to fully offset the agricultural land conversion for those uses enumerated in subsections (C)(1) and (C)(2). The operational details of the land fund, including the process for setting the amount of the financial contribution, shall be established by ordinance.

<u>314-7.1</u>	AE: AGRICULTURE EXCLUSIVE
Conversion of Prime Agricultural Land	<p>Development on agriculture exclusive or AE Zone land shall be designed to the maximum extent feasible to minimize the placement of buildings, impermeable surfaces or nonagricultural uses on land as defined in Government Code Section 51201(c)(1) through (c)(5) as prime agricultural lands.</p> <p>Except for the construction of the primary single-family residence or a second residence within the same contiguous two (2) acre building envelope containing the existing primary residence, prime agricultural land shall not be converted without provisions for mitigation offsets, as specified in the “no net loss” agricultural lands policy above.</p>
Minimum Lot Area	<p>Sixty (60) acres.</p> <p>Exceptions to the minimum parcel size for the purpose of historic preservation may be approved, where the following findings are made:</p> <p>A. The site or structure qualifies and is included on a local, State or Federal historic registry; and</p> <p>B. The viability of continued agricultural operations is not inhibited; and</p> <p>C. No additional density beyond what would be permitted as part of the existing agricultural operations is created.</p>
Minimum Lot Width	One hundred (100) feet.
Maximum Lot Depth	(None specified.)
Minimum Yard Setbacks*	
Front	Thirty (30) feet;
Rear	Twenty (20) feet;
Side	Ten percent (10%) of the lot width on each side but not more than twenty (20) feet shall be required.
Farm Outbuildings	Farm outbuildings shall not be less than twenty (20) feet from any dwelling on the premises.

<u>314-7.1</u>	AE: AGRICULTURE EXCLUSIVE
Maximum Ground Coverage	Two (2) acres maximum.
Maximum Building Height	(None specified.)

* **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [314-22.1](#), “Alquist-Priolo Fault Hazard” and the “Fire Safe” Regulations at Title III, Division 11.

(Former Sections INL#314-15(a)(1-3); INL#314-15(b)(1-6); INL#314-15(c)(1-6); INL#316-2.1(1-10); Ord. [2189](#), Sec. 1, 2/9/99)

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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 (1) family dwellings and farm dwellings, accessory dwelling units.	
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.	

314-7.2	AG: AGRICULTURE GENERAL
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 (60) feet.
Maximum Lot Depth	(None specified.)
Minimum Yard Setbacks*	
Front	Twenty (20) feet;
Rear	Twenty (20) feet;
Side	Six (6) feet.
Farm Outbuildings	Farm outbuildings shall not be less than twenty (20) feet from any dwelling on the premises.
Maximum Ground Coverage	Thirty-five percent (35%).
Maximum Building Height	Thirty-five (35) feet. (Ord. 1086 , Sec. 6, 7/13/76)

* **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [314-22.1](#): “Alquist-Priolo Fault Hazard” and the “Fire Safe” Regulations at Title III, Division 11.

(Former Section INL#314-18(a)(1-4); INL#314-18(b)(1-8); INL#314-18(c); INL#316-2.1(1-10))

SECTION D: USE TYPES

PART 2: GLOSSARY OF USE TYPES

314-170 Agricultural Use Types

170.1 GENERAL AGRICULTURE

The General Agriculture Use Type includes cultivation of food and fiber such as field and tree crops, dairying, pasturage, tree farming, horticulture, floriculture, viticulture, apiaries, and animal and poultry husbandry, but not including feed lots, stock yards, slaughter houses, hog farms, fur farms, turkey farms, frog farms, fertilizer works or plants for the reduction of animal matter. (From Section CZ#A313-9(B); Added to INL by Ord. [2205](#), Sec. 1, 4/11/00)

314-177 Residential Use Types

177.6 SINGLE-FAMILY RESIDENTIAL

The Single-Family Residential Use Type includes the residential occupancy of a single detached main building by one (1) family on a nontransient basis, and accessory uses necessarily and customarily associated with residential use. (From Section CZ#A313-5(B); Added to INL by Ord. [2205](#), Sec. 1, 4/11/00)

SECTION C: Index of Definitions of Language and Legal Terms

314-136 Definitions (A)

Agriculture, General: Farming, dairying, pasturage, timber production, tree farming, horticulture, floriculture, viticulture, apiaries, and animal and poultry husbandry, but not including stock yards, slaughter houses, hog farms, fur farms, turkey farms, frog farms, fertilizer works or plants for the reduction of animal matter. (Former Section INL#312-6; Ord. [519](#), Sec. 206, 5/11/65)

314-147 Definitions (L)

Labor Camp, Including Agricultural or Farm Labor Camp: Any living quarters, dwelling, boarding house, rooming house, tent, bunk house, manufactured home or other housing accommodation maintained in connection with any work or place where work is being performed, and the premises upon which they are situated, or the areas set aside and provided for camping of five (5) or more employees by a labor contractor. Labor camps shall also mean a labor supply camp, which is any place, area or piece of land where a person engages in the business of providing sleeping places or camping grounds for five (5) or more employees or prospective employees. (Former Section INL#312-40; Ord. [519](#), Sec. 239, 5/11/65)