



## COUNTY OF HUMBOLDT

AGENDA ITEM NO.

**C-10**

For the meeting of: April 25, 2017

Date: April 5, 2017

To: Board of Supervisors

From: John H. Ford, Director of Planning and Building

Subject: Initiation of an Amendment to Chapter 3, Section 313-6.1 and Chapter 4, Section 314-6.2 of Title 3 of the Humboldt County Code to increase the allowed lot coverage for single story structures in Single Family Residential Zone Districts

### RECOMMENDATION(S):

That the Board of Supervisors direct staff to add to the Department's work program amendments to Chapter 3, Section 313-6.1 and Chapter 4, Section 314-6.2 of Title 3 of the Humboldt County Code pertaining to lot coverage to increase the allowed coverage for single story structures in residential single family zones.

### SOURCE OF FUNDING:

N/A

### DISCUSSION:

The county zoning ordinance sets a development limitation in single-family residential zones that no more than 35 percent of the total lot may be covered by buildings. On smaller parcels this has proven problematic for property owners who desire to construct single-story residences. For instance, on a 5,000 square foot parcel, no more than 1,750 square feet can be covered by structures. The ground coverage requirement makes no distinction between single and multi-story structures. Therefore, where 500 square feet of added floor area is desired the sole option is to build upward even though a slightly larger single-

Prepared by Cliff Johnson, Senior Planner

CAO Approval [Signature]

#### REVIEW:

Auditor \_\_\_\_\_ County Counsel \_\_\_\_\_ Human Resources \_\_\_\_\_ Other \_\_\_\_\_

#### TYPE OF ITEM:

☒ Consent  
☐ Departmental  
☐ Public Hearing  
☐ Other \_\_\_\_\_

#### PREVIOUS ACTION/REFERRAL:

Board Order No. \_\_\_\_\_

Meeting of: \_\_\_\_\_

#### BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor Fennell Seconded by Supervisor Wilson  
Ayes Sundberg, Fennell, Bass, Bohn, Wilson  
Nays \_\_\_\_\_  
Abstain \_\_\_\_\_  
Absent \_\_\_\_\_

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: Apr. 25, 2017

By: [Signature]  
Kathy Hayes, Clerk of the Board

story footprint might be more compatible with the neighborhood. Providing flexibility in site design for single story construction is consistent with the Housing Element and could be accomplished in a variety of ways, such as increasing the lot coverage standard for single story structures, allowing a lot coverage exception with a Special Permit, or by adding a floor area ratio (FAR) component to the zoning regulations. The FAR would be a new zoning concept. Floor area ratio is generally defined as the ratio of the floor area of all buildings to the total area of a parcel. For example, adding a provision to allow a FAR of 0.5 would permit a single-story structure to occupy one-half of the lot area (2,500 square feet of the 5,000 square foot lot in the above example) but would limit a two-story residence to the same floor area distributed between floors. Any one of these approaches would allow landowners greater design flexibility. If desired, this flexibility could be extended first to neighborhoods within mapped Housing Opportunity Zones. The appropriate method for single family residential zones would be developed in consultation with the County Planning Commission and the change would be applied county wide.

#### FINANCIAL IMPACT:

There is no specific budget allocation for these proposed revisions. The revisions are consistent with the Board's Strategic Framework through the Board's core roles of enforcing laws and regulations to protect residents and ensuring proper operation of markets.

#### OTHER AGENCY INVOLVEMENT:

None.

#### ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could choose not to initiate a code amendment. Staff believes that greater flexibility for single story residential structures is in the interest of property owners and the larger community and therefore does not recommend this alternative.

#### ATTACHMENTS:

N/A