



COUNTY OF HUMBOLDT

Legislation Details

File #: 24-1127 **Version:** 1 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 7/12/2024 **In control:** Planning Commission
On agenda: 7/18/2024 **Final action:**

Title: Draft Commercial Residential Ordinance
Assessor Parcel Numbers (APN) 000-000-000
Record No.: LRP-2023-18805
All the unincorporated areas of Humboldt County.

The Commercial Residential Ordinance is to implement and expand upon Senate Bill 6 (SB 6), which allows for residential development in zones where office, parking, or retail uses are permitted. Based upon the County's zoning regulations, various commercial and industrial zoning designations may qualify. Commercial residential is proposed as a new type of development that consists of residential dwellings or a mixture of dwellings and commercial uses within certain commercial and industrial zones.

The proposed ordinance amends the zoning regulations to principally permit commercial residential development in commercial zones by adding and modifying the following sections:

1. Adds Section 314-56.5, amends Section 314-163.1.8, and amends the tables in sections 314-2.1, 314-2.2, 314-2.3, 314-2.4, 314-3.1, in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County.
2. Adds Section 313-56.5, amends Section 313-163.1.8, and amends the tables in sections 313-2.2, 313-3.1, 313-3.2, in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County.

The Zoning Updates Ordinance is to update our zoning code to be consistent with California State Building Code, implement Humboldt County General Plan Implementation Measure H-IM63, define "mini-storage" and allow with a Use Permit in certain zones, encourage residential infill projects in the Business Park (MB) zone, and allow flexibility in housing types in the Residential Multiple Family (R-3) zone. The proposed ordinance amends the zoning regulations to address the items above by adding and modifying the following sections:

1. Amends Sections 314-141, 314-148, 314-154, 314-163.1.3, and the tables in sections 314-2.3, 314-3.1, 314-3.2, 314-6.4, in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County.
2. Amends Sections 313-141, 313-148, 313-154, 313-163.1.3, and the tables in sections 313-2.2, 313-3.1, 313-3.2, in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 18805 Staff Report 7.18.24, 2. Attachment 1 - Commercial Residential Draft Resolution (Inland Coastal), 3. Attachment 2 - Inland Commercial Residential Ord, 4. Attachment 3 - Coastal Commercial Residential Ord, 5. Attachment 4 - Zoning Updates Draft Resolution (Inland Coastal), 6. Attachment 5 - Inland Zoning Updates Ord, 7. Attachment 6 - Coastal Zoning Updates Ord, 8. Attachment 7 - Senate Bill 6, 9. Attachment 8 - Public Comments, 10. PC Resolution 24-056_24-057_Commercial Residential_18805, 11. PC Resolution 24-058_24-059_Zoning Updates_18805

Date	Ver.	Action By	Action	Result
7/18/2024	1	Planning Commission	continued	Pass