

ATTACHMENT 5

**Ordinance No. _____, allowing Emergency Housing Villages by adding sections 314-62.5, and amending sections 314-136, and 314-140 and related tables in Chapter 4 of Division 1 of Title III of the Humboldt County Code.
(Inland Emergency Housing Village Ordinance)**

ORDINANCE AMENDING TITLE III, DIVISION 1, CHAPTER 4 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-IM58 creating provisions for Alternative Lodge Parks to allow spaces for occupancy that are flexible allowing a broad range of housing types. This ordinance will allow for Emergency Housing Villages to encourage the development of new low-cost housing development and allow a broad range of housing types for occupancy as emergency housing. This ordinance amends the zoning regulations to allow new housing configurations (Emergency Housing Villages including Emergency Dependent Unit Villages and Alternative Lodge Parks) as permitted housing types, and specifies objective performance standards for each to protect public health and safety.

SECTION 2. EMERGENCY HOUSING VILLAGES

Add Section 314-62.5 creating and setting standards for types of Emergency Housing Villages allowed as emergency housing in Title III, Division 1, Chapter 4 of the Humboldt County Code as follows (additions are shown in underline text):

314-62.5 Emergency Housing Villages

The purpose of these regulations is to allow a broad range of housing types for occupancy as emergency housing. This section allows for Emergency Housing Villages including Emergency Dependent Unit Villages and Alternative Lodge Parks, and is allowable under Government Code Chapter 7.8 – Shelter Crisis, Section 8698.4 addressing emergency housing upon declaration of a shelter crisis. All units allowed under this section for Emergency Housing Villages shall meet the minimum requirements of the California Building Code (CBC), Appendix P *Emergency Housing* and California Residential Code (CRC), Appendix AZ *Emergency Housing*, or subsequent appendix, unless otherwise stated in this Code. All units that only meet the minimum building standards for *Emergency Housing* are only allowable during an active shelter crisis declaration.

62.5.1 Applicability

This section applies to any facility for persons experiencing homelessness for the duration of the shelter crisis.

62.5.2 Operating Standards

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Emergency Housing Villages shall be operated by a government agency, religious institution, nonprofit charitable organization, or private nonprofit organization.

62.4.2.1 No individual or household shall be denied shelter because of inability to pay.

62.5.3 General Development Standards

All Emergency Housing Villages are subject to the following development standards:

62.5.3.1 Water and Wastewater

62.5.3.1.1 Emergency Housing Villages within Urban Service Areas shall connect to public water and wastewater systems where those services are available.

62.5.3.1.2 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.

62.5.3.2 Energy

The source of electricity may be connection to grid power, an emergency generator or renewable source of power such as solar.

ALTERNATIVE 1 (Replaces 62.5.3.2 above)

62.5.3.2 Energy

The source of electricity may be connection to grid power or permitted renewable source of power.

62.5.3.3 Access

Emergency Housing Villages shall be located on a Category 4 road and a Category 2 driveway. The road and driveway shall have a minimum width of 20 feet for Fire Safe Regulations.

62.5.3.4 Identification

Emergency housing spaces shall be designated by address numbers, letters, or other suitable means of identification. The identification shall be in a conspicuous location facing the street or driveway fronting the building or structure. Each identification character shall be not less than 4 inches (102 mm) in height and not less than 0.5 inch (12.7 mm) in width, installed/painted on a contrasting background.

62.5.3.5 Parking

There is no minimum parking requirement.

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62.5.3.6 Waste Removal and Composting

62.4.3.6.1 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.

62.5.3.6.2 The property owner of record is responsible for the satisfactory removal of all refuse accumulated at the 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.

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

62.5.3.7 Open Space

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

ALTERNATIVE 2 (Replaces 62.5.3.7 above)

62.5.3.7 Common Recreation and Open Space

A minimum area of 2,000 net square feet per acre of Emergency Housing Village shall be provided and improved for open space in conjunction with the development 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, and/or storage.

62.5.3.8 Common Facilities

On-site common facilities providing, but not limited to, a shared kitchen area, and shared bathroom and sanitary facilities, supporting the Emergency Housing Villages are required.

62.5.3.8.1 Emergency Housing Villages shall provide on-site common facilities that include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water.

ALTERNATIVE 3

62.5.3.8.2 The use of the on-site common facilities shall be limited exclusively to the occupants of the Emergency Housing Village, any personnel involved in operating the housing, and other emergency personnel.

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62.5.3.8.2 Common bathroom facilities shall be provided with at least one toilet for every four (4) sleeping units, and at least one bathing facility for every eight (8) sleeping units.

62.5.3.8.3 Lavatories with running water shall be installed and maintained in the toilet facilities or adjacent to the toilet facilities.

62.5.3.8.4 Bathing facilities shall be provided with heating equipment which shall be capable of maintaining a temperature of 70 degrees F (21.0 degrees Celsius) within such facilities.

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

62.5.3.8.6 Emergency Housing Villages shall have a property manager who shall be responsible for providing routine maintenance to the common facilities; and common use facilities shall be maintained in a safe and sanitary condition, and free from vermin, vectors, and other matter of an infectious or contagious nature. Common use facilities shall not be occupied if a substandard condition exists.

62.5.3.8.7 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.

62.5.4 Emergency Dependent Unit Villages

Emergency Dependent Unit Villages allow for Emergency Sleeping Cabins, which are not equipped with a kitchen area, toilet, and sewage disposal system. Emergency Sleeping Cabins in Emergency Dependent Unit Villages shall meet the minimum requirements of the California Building Code, Appendix P104 *Emergency Sleeping Cabins* and California Residential Code, Appendix AZ104 *Emergency Sleeping Cabins*, or subsequent appendix, unless otherwise stated in this Section 314-62.4 of the HCC.

62.5.4.1 Types and Number of Structures

Groups of three (3) or more Emergency Sleeping Cabins as emergency housing in an Emergency Dependent Unit Village. The number of units is subject to limitations of the site.

62.5.4.2 General Provisions

62.5.4.2.1 Zones Where Emergency Dependent Unit Villages are Principally Permitted

Emergency Dependent Unit Villages are principally permitted in Residential Multiple Family (R-3), Apartment Professional (R-4), and Mixed Use Urban (MU-

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1); except where a Special Permit is otherwise required in section 62.4.1.3 for Development Standards.

62.5.4.2.2 Conditionally Permitted Emergency Dependent Unit Villages

Emergency Dependent Unit Villages that meets the requirements of this Section are permitted with a Use Permit in Neighborhood Commercial (C-1); Community Commercial (C-2); Highway Service Commercial (CH); Residential Suburban (RS); Residential Two Family (R-2); Mixed Use Rural (MU-2); Limited Industrial (ML); and Heavy Industrial (MH); and Unclassified (U) with a land use designation of Residential-Medium Density (RM), Commercial General (CG) or Commercial Services (CS).

62.5.4.3 Development Standards

Emergency Dependent Unit Villages are required to meet the development standards in Section 62.4.3 in addition to the following:

62.5.4.3.1 The parking area for an Emergency Sleeping Cabin shall include a compacted structural base capable of supporting the weight of the Emergency Sleeping Cabin.

62.5.5 Alternative Lodge Parks

Alternative Lodge Parks will provide spaces for occupancy that are flexible allowing a broad range of housing types. The range of allowable housing types include manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses, cars and temporary camping facilities (tents, yurts and other membrane structures).

62.5.5.1 Types and Number of Structures

A combination of a minimum of two (2) sleeping units as emergency housing on a single parcel under one ownership. The range of allowable housing types include manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses, cars and temporary camping facilities (tents, yurts and other membrane structures). The maximum number of units per acre for any Alternative Lodge Park will be determined by the Planning Commission based on site conditions.

62.5.5.2 General Provisions

62.5.5.2.1 Conditionally Permitted Alternative Lodge Parks

An Alternative Lodge Park that meets the requirements of this Section is permitted with a Use Permit in Residential Multiple Family (R-3); Apartment Professional (R-4); Community Commercial (C-2); Highway Service Commercial (CH); Mixed Use Rural (MU-2); Limited Industrial (ML); Heavy Industrial (MH)

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zones; and Unclassified (U) with a land use designation of Residential-Medium Density (RM), Commercial General (CG) or Commercial Services (CS).

62.4.5.3 Development Standards

Alternative Lodge Parks are required to meet the development standards in Section 62.5.3 in addition to the following:

62.5.5.3.1 Alternative Lodge Parks shall be located only where connection to water and sewer is available.

62.5.5.3.2 Spaces provided for sleeping units and internal circulation shall be sufficient space for ingress and egress for emergency access.

62.5.5.3. Tents, Yurts and Membrane Structures

Tents, yurts and membrane structures within an Alternative Lodge Park shall meet the minimum requirements of the 2022 CRC, Appendix AZ Section AZ106 *Tents and Membrane Structures*; except for where a minimum of 50 degrees Fahrenheit is required for tents to be considered a suitable sleeping place.

62.5.6 Removal of Emergency Housing Village Sites

In the case that the local Shelter Crisis Declaration is no longer effective, it shall be the responsibility of the operator to clean up the site and remove all infrastructure that does not meet California Building Standards Code within 90 days of the expiration date of the Shelter Crisis Declaration. Any on-site wastewater treatment systems to be abandoned shall be destroyed.

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SECTION 4. DEFINITIONS

Sections 314-136 and 314-140 are hereby amended and added to as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text):

Add:

314-136 DEFINITIONS (A)

Alternative Lodge Park: An Alternative Lodge Park provides spaces for occupancy allowing a broad range of housing types during a local emergency housing crisis. The range of allowable dwelling types include manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses, cars and temporary camping facilities (tents, yurts and membrane structures).

314-140 DEFINITIONS (E)

Emergency Dependent Unit Village: An Emergency Dependent Unit Village is a grouping of three (3) or more Emergency Sleeping Cabins that are not equipped with a kitchen area, toilet, or sewage disposal system. An Emergency Dependent Unit Village shall contain separate on-site common facilities that include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water.

Emergency Housing Villages: Emergency Housing Villages allow for a broad range of housing types as emergency housing. This includes Emergency Dependent Unit Villages, and Alternative Lodge Parks, and is allowable under Government Code 8698.4 addressing emergency housing upon declaration of a shelter crisis.

Emergency Sleeping Cabin: An Emergency Sleeping Cabin is a hard-roof and sided structure providing a room for living and sleeping, not equipped with a kitchen area, toilet, and sewage disposal system, and is allowable as emergency housing under Government Code 8698.4 addressing emergency housing upon declaration of a shelter crisis. Emergency Sleeping Cabins shall meet the minimum requirements of the California Building Code (CBC), Appendix P104 *Emergency Sleeping Cabins* and California Residential Code (CRC), Appendix AZ104 *Emergency Sleeping Cabins*, or subsequent appendix.

SECTION 4. ZONING TABLES

Sections 314-2.1, 314-2.2, 314-2.4, 314-3.2, 314-3.3, 314-6.4, 314-6.5, 314-8.1, 314-9.1, and 314-9.2 are hereby amended and added to as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text):

314-2 Commercial Zone Districts

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314-2.1 C-1: Neighborhood Commercial

<u>314-2.1</u>	C-1: NEIGHBORHOOD COMMERCIAL
Principal Permitted Uses	
Social halls, fraternal and social organizations, and clubs.	
Professional and business offices, and commercial instruction.	
Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, variety stores, and mortuaries.	
Sales of used and secondhand goods when appurtenant to any of the foregoing.	
Caretaker’s residence which is incidental to and under the same ownership as an existing commercial use. (Added by Ord. <u>2166</u> , Sec. 14, 4/7/98)	
Within Housing Opportunity Zones, multiple dwellings on the upper floors of multistory structures where below are commercial establishments engaged in uses designated “Principally Permitted” or “Conditionally Permitted” in the C-1 Zone.	
Emergency shelters.	
Uses Permitted with a Special Permit	
Outside Housing Opportunity Zones, apartments on the upper floors of multistory structures where below are establishments engaged in commercial uses designated “Principally Permitted” or “Conditionally Permitted” in the C-1 Zone. (Added by Ord. <u>2313A</u> 12/16/2003, Amended by Ord. 2335_12/14/2004)	

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<u>314-2.1</u>	C-1: NEIGHBORHOOD COMMERCIAL
Single Room Occupancy Facilities which are conversions of existing buildings	
Uses Permitted with a Use Permit	
Manufactured homes, hotels, motels, boarding and rooming houses, <u>emergency dependent unit villages</u> , and manufactured home parks.	
Small animal hospitals completely enclosed within a building.	
Stores, agencies and services such as minor automobile repair; new automobile, trailer and boat sales, and used automobile, trailer and boat sales appurtenant thereto; bowling alleys; licensed premises not appurtenant to any restaurant, pet shops, public garages, sales of used or secondhand goods, and storage warehouses.	
Private institutions where specifically allowed by the General Plan. (Amended by Ord. <u>2161</u> on 3/3/98)	
Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the C-1 zone.	

314-2.2 C-2: Community Commercial

<u>314-2.2</u>	C-2: COMMUNITY COMMERCIAL
Principal Permitted Uses	
Social halls, fraternal and social organizations, and clubs.	
Professional and business offices, and commercial instruction.	

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<u>314-2.2</u>	C-2: COMMUNITY COMMERCIAL
<p>Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, variety stores, and mortuaries. (From Section INL#314-34(a)(3))</p>	
<p>Caretaker’s residence which is incidental to and under the same ownership as an existing commercial use. (From Section INL#314-34(a)(5); Added by Ord. <u>2166</u>, Sec. 14, 4/7/98)</p>	
<p>Stores, agencies and services such as minor automobile repair; new automobile, trailer and boat sales, and used automobile, trailer and boat sales appurtenant thereto; bowling alleys; licensed premises not appurtenant to any restaurant, pet shops, public garages, sales of used or secondhand goods, and storage warehouses. (From Section INL#314-34(b)(3); Ord. <u>1086</u>, Sec. 8, 7/13/76)</p>	
<p>Within Housing Opportunity Zones multiple dwellings on the upper floors of multistory structures where below are commercial establishments engaged in uses designated “Principally Permitted” or “Conditionally Permitted” in the C-2 Zone.</p>	
<p>Emergency shelters. (Amended by Ord. <u>2472</u>, Sec. 1, 2/14/12).</p>	
<p>Uses Permitted with a Special Permit</p>	
<p>Outside Housing Opportunity Zones, apartments on the upper floors of multistory structures where below are establishments engaged in commercial uses designated “Principally Permitted” or “Conditionally Permitted” in the C-2 Zone. (Added by Ord. <u>2313A</u>, 12/16/2003, Amended by Ord <u>2235</u>, 12/14/2004)</p>	

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<u>314-2.2</u>	C-2: COMMUNITY COMMERCIAL
Single room occupancy facilities which are conversions of existing buildings. (Amended by Ord. <u>2472</u> , Sec. 1, 2/14/12)	
Uses Permitted with a Use Permit	
Hotels, motels, boarding and rooming houses, <u>emergency dependent unit villages</u> , <u>alternative lodge parks</u> , and manufactured home parks.	
Small animal hospitals completely enclosed within a building.	
Stores, agencies and services such as carpentry and cabinet-making shops, clothing manufacture, contractors' yards, dry cleaning and laundry plants, handicraft manufacture, lumber yards metal-working shops, wholesale outlet stores, painters' and decorators' yards, plumbing shops, printing, lithographing and major auto repair. (Amended by Ord. <u>1848</u> , Sec. 14, 9/13/88)	
Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the C-2 zone.	

314-2.4 CH: Highway Service Commercial

314-2.4	CH: HIGHWAY SERVICE COMMERCIAL
Principal Permitted Uses	
Hotels and motels.	
Car washes.	
Nurseries and greenhouses.	
Amusement parks and commercial recreational facilities.	
Social halls, fraternal and social organizations, and clubs. (From Section INL#314-34(a)(1))	

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314-2.4	CH: HIGHWAY SERVICE COMMERCIAL
Professional and business offices, and commercial instruction. (From Section INL#314-34(a)(2))	
Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, variety stores, and mortuaries. (From Section INL#314-34(a)(3))	
Caretaker’s Residence which is incidental to and under the same ownership as an existing commercial use. (From Section INL#314-34(a)(5); Added by Ord. <u>2166</u> , Sec. 14, 4/7/98)	
Stores, agencies and services such as minor automobile repair; new automobile, trailer and boat sales, and used automobile, trailer and boat sales appurtenant thereto; bowling alleys; licensed premises not appurtenant to any restaurant, pet shops, public garages, sales of used or secondhand goods, and storage warehouses. (From Section INL#314-34(b)(3))	
Within Housing Opportunity Zones multiple dwellings on the upper floors of multistory structures where below are commercial establishments engaged in uses designated “Principally Permitted” or “Conditionally Permitted” in the C-H Zone	
Uses Permitted with a Special Permit	
Outside Housing Opportunity Zones, apartments on the upper floors of multistory structures where below are establishments engaged in commercial uses designated “Principally Permitted” or “Conditionally Permitted” in the CH Zone, as well as	

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314-2.4	CH: HIGHWAY SERVICE COMMERCIAL
emergency shelters outside areas mapped to specifically allow emergency shelters as a principally permitted use.. (Added by Ord. <u>2313A</u> , 12/16/2003, Amended by Ord. <u>2335</u> , 12/14/04)	
Single Room Occupancy Facilities which are conversions of existing buildings	
Uses Permitted with a Use Permit	
Small animal hospitals and kennels.	
Special occupancy parks, <u>emergency dependent unit villages</u> , and <u>alternative lodge parks</u> .	
Dwellings, manufactured homes, manufactured home parks and boarding and rooming houses.	
Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the CH zone.	

314-3 Industrial Use Regulations

314-3.2 ML: Limited Industrial

<u>314-3.2</u>	ML: LIMITED INDUSTRIAL
Principal Permitted Uses	
Small animal hospitals completely enclosed within a building. (From Section INL#314-37(b)(2); Ord. <u>1086</u> , Sec. 8, 7/13/76)	
Stores, agencies and services such as carpentry and cabinet-making shops, clothing manufacture, contractors' yards, dry cleaning and laundry plants, handicraft manufacture, lumber yards, metal-working shops, wholesale outlet stores, painters'	

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<u>314-3.2</u>	ML: LIMITED INDUSTRIAL
and decorators' yards, plumbing shops, printing, lithographing and major auto repair. (From Section INL#314-37(b)(3); Ord. <u>1086</u> , Sec. 8, 7/13/76)	
Administrative, business and professional offices. (From Section INL#314-43(a)(2))	
Manufacturing of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics, and research and development laboratories. (From Section INL#314-43(a)(3))	
Emergency shelters.	
Uses Permitted with a Special Permit	
Single room occupancy facilities which are conversions of existing buildings.	
Uses Permitted with a Use Permit	
Dwellings, accessory dwelling units, manufactured homes, hotels, motels, manufactured home parks, <u>emergency dependent unit villages, and alternative lodge parks.</u> (Amended by Ord. <u>2335</u> , 12/14/04)	
Animal hospitals and kennels.	
Animal feed and sales yards.	
Manufacture of furniture, finished paper and paper products.	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the ML zone.	

314-3.3 MH: Limited Industrial

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<u>314-3.3</u>	MH: HEAVY INDUSTRIAL
Principal Permitted Uses	
Small animal hospitals completely enclosed within a building. (From Section INL#314-37(b)(2); Ord. <u>1086</u> , Sec. 8, 7/13/76)	
Stores, agencies and services such as carpentry and cabinet-making shops, clothing manufacture, contractors' yards, dry cleaning and laundry plants, handicraft manufacture, lumber yards, metal-working shops, wholesale outlet stores, painters' and decorators' yards, plumbing shops, printing, lithographing and major auto repair. (From Section INL#314-37(b)(3); Ord. <u>1086</u> , Sec. 8, 7/13/76)	
Administrative, business and professional offices. (From Section INL#314-43(a)(2))	
Manufacturing of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics, and research and development laboratories. (From Section INL#314-43(a)(3))	
Animal hospitals and kennels. (From Section INL#314-43(b)(2))	
Animal feed and sales yards. (From Section INL#314-43(b)(3))	
Manufacture of furniture, finished paper and paper products. (From Section INL#314-43(b)(4))	
Industrial manufacturing uses, except as provided in the following subsection, Uses Permitted with a Use Permit.	
Uses Permitted with a Special Permit	
Single room occupancy facilities which are conversions of existing buildings.	
Uses Permitted with a Use Permit	

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<u>314-3.3</u>	MH: HEAVY INDUSTRIAL
Dwellings, accessory dwelling units, manufactured homes, hotels, motels, emergency shelters, manufactured home parks, <u>emergency dependent unit villages, alternative lodge parks</u> , and special occupancy parks. (Amended by Ord. <u>2335</u> , 12/14/04)	
All uses except: One-family dwellings; general agriculture; rooming and boarding of not more than two (2) persons; and manufactured homes. (Former Sections 314-2(c); 314-2(b)(1-4) and 314-46(b)(2))	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the MH zone.	

314-6 Residential Zone Districts

314-6.4 R-3: Residential Multiple Family

<u>314-6.4</u>	R-3: RESIDENTIAL MULTIPLE FAMILY
Principal Permitted Uses	
Two-family dwellings. (Amended by Ord. <u>2166</u> , 4/7/98)	
Accessory dwelling unit.	
Dwelling groups and multiple dwellings containing four or fewer units per building. (Amended by Ord. <u>2313A</u> , 12/16/03)	
<u>Emergency dependent unit villages with connection to public water and sewer.</u>	
Keeping of no more than two (2) household pets for each dwelling unit.	
Emergency shelters.	
Single room occupancy facilities.	

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<u>314-6.4</u>	R-3: RESIDENTIAL MULTIPLE FAMILY
<u>Uses Permitted with a Special Permit</u>	
<u>Emergency dependent unit villages with no connection to public water and sewer.</u>	
Uses Permitted with a Use Permit	
Hotels, motels, manufactured home parks, <u>alternative lodge parks</u> , and rooming and boarding houses. (Amended by Ord. <u>2335</u> , 12/14/04)	
Private institutions.	
Professional offices.	
One-family dwellings and accessory dwelling units where it can be shown that the property could be developed in the future with multifamily dwellings. The Hearing Officer may require submittal of a development plan which shows how the multifamily dwelling units could be sited on the property in conformance with County requirements. (Added by Ord. <u>2166</u> , Sec. 12, 4/7/98)	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the R-3 Zone.	

314-6.5 R-4: Apartment Professional Zone

314-6.5	R-4: APARTMENT PROFESSIONAL
Principal Permitted Uses	
Two-family dwellings and multiple dwellings, accessory dwelling units accessory to multifamily dwellings, and dwelling groups. (Amended by Ord. <u>2166</u> , Sec. 13, 4/7/98)	
<u>Emergency dependent unit villages with connection to public water and sewer.</u>	
Professional and business offices.	

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314-6.5	R-4: APARTMENT PROFESSIONAL
Commercial instruction.	
Boarding and rooming houses.	
Keeping of no more than two (2) household pets for each dwelling unit.	
Manufactured home parks.	
Single room occupancy facilities.	
Uses Permitted with a Special Permit	
<u>Emergency dependent unit villages with no connection to public water and sewer.</u>	
Uses Permitted with a Use Permit	
Hotels, motels, <u>alternative lodge parks</u> , and emergency shelters. (Amended by Ord. <u>2335</u> , 12/14/04)	
Private institutions.	
Social halls and fraternal and social organizations.	
Noncommercial recreation facilities.	
Mortuaries.	
Small animal hospitals completely enclosed within a building.	
One-family dwellings where it can be shown that the property could be developed in the future with multifamily dwellings. The Hearing Officer may require submittal of a development plan which shows how the multifamily dwelling units could be sited on the property in conformance with County requirements. (Added by Ord. <u>2166</u> , Sec. 13, 4/7/98)	

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314-6.5	R-4: APARTMENT PROFESSIONAL
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the R-4 zone.	

314-8 Unclassified Zone

314-8.1 U: Unclassified Zone

<u>314-8.1</u>	U: UNCLASSIFIED ZONE
Principal Permitted Uses	
One family dwelling.	
Accessory dwelling unit.	
General agriculture.	
Rooming, and boarding of not more than two (2) persons.	
Manufactured home.	
Uses Permitted with a Use Permit	
<u>Emergency dependent unit villages and alternative lodge parks with a land use designation of Residential-Medium Density (RM), Commercial General (CG) or Commercial Services (CS).</u>	
All other uses not specified in the subsection, Principal Permitted Uses, may be permitted upon the granting of a Use Permit.	

314-9 Mixed Use Zone Districts

314-9.1 MU-1: Mixed Use (Urban)

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314-9.1	MU1: MIXED USE (URBAN)
Use Type	Principal Permitted Use
Residential Use Types	<p>Two (2) Family Dwellings and Multiple Dwellings and Dwelling Groups</p> <p>Single-Family Residential</p> <p>Accessory Dwelling Unit</p> <p><u>Emergency dependent unit villages with connection to public water and sewer</u></p> <p>Guest House</p> <p>Emergency Shelter</p>
Commercial Use Types	<p>Neighborhood Commercial</p> <p>Retail Sales and Retail Services</p> <p>Transient Habitation</p> <p>Office and Professional Service</p> <p>Bed and Breakfast Establishment; Subject to the Bed and Breakfast Establishment Regulations</p> <p>Commercial and Private Recreation</p>
Civic Use Types	<p>Minor Utilities</p> <p>Essential Services Conducted Entirely Within an Enclosed Building</p> <p>Community Assembly</p> <p>Public and Parochial Parks, Playgrounds and Playing Fields</p> <p>Noncommercial Recreation</p>
Industrial Use Types	<p>Cottage Industry; Subject to the Cottage Industry Regulations</p>

EMERGENCY HOUSING VILLAGE - INLAND

314-9.1	MU1: MIXED USE (URBAN)
<u>Use Type</u>	<u>Special Permitted Use</u>
<u>Residential Use Types</u>	<u>Emergency dependent unit villages with no connection to public water and sewer</u>
Use Type	Conditionally Permitted Use
Civic Use Types	Public Recreation and Open Space Minor Generation and Distribution Facilities
Natural Resource Use Types	Fish and Wildlife Management Watershed Management Wetland Restoration Coastal Access Facilities
Use Types Not Listed in This Table	Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the MU zone.

314-9.2 MU-2: Mixed Use (Rural)

314-9.2	MU2: MIXED USE (RURAL)
Use Type	Principal Permitted Use
Residential Use Types	Two (2) Family Dwellings Single-Family Residential Accessory Dwelling Unit Guest House Emergency Shelter

EMERGENCY HOUSING VILLAGE - INLAND

314-9.2	MU2: MIXED USE (RURAL)
Commercial Use Types	Neighborhood Commercial Retail Sales and Retail Services Office and Professional Service Bed and Breakfast Establishment; Subject to the Bed and Breakfast Establishment Regulations Commercial and Private Recreation
Civic Use Types	Minor Utilities Essential Services Conducted Entirely Within an Enclosed Building Community Assembly Public and Parochial Parks, Playgrounds and Playing Fields Noncommercial Recreation
Industrial Use Types	Cottage Industry; Subject to the Cottage Industry Regulations
Agricultural Use Types	General Agriculture
Use Type	Conditionally Permitted Use
Residential Use Types	Multiple Dwellings Containing Four (4) or Fewer Units per Building Manufactured Home Parks <u>Emergency Dependent Unit Villages</u> <u>Alternative Lodge Parks</u>
Commercial Use Types	Heavy Commercial Transient Habitation
Civic Use Types	Public Recreation and Open Space

EMERGENCY HOUSING VILLAGE - INLAND

314-9.2	MU2: MIXED USE (RURAL)
	Minor Generation and Distribution Facilities
Natural Resource Use Types	Fish and Wildlife Management Watershed Management Wetland Restoration Coastal Access Facilities
Use Types Not Listed in This Table	Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the MU zone.

SECTION 6. EFFECTIVE DATE.

This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED AND ADOPTED this _____ day of _____, 2024, on the following vote, to wit:

- AYES: Supervisors:
- NAYS: Supervisors:
- ABSENT: Supervisors:
- ABSTAIN: Supervisors:

STEVE MADRONE, CHAIRPERSON,

HUMBOLDT COUNTY BOARD OF SUPERVISORS

EMERGENCY HOUSING VILLAGE - INLAND

(SEAL)

ATTEST:

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

By: _____

Nicole Turner, Deputy Clerk

Date: