

Below is a **Master Housing Code Compilation (Non-Coastal Zone)** for **Humboldt County, California**, organized in **numeric order** and summarized in brief form.

This includes all major **housing-related regulations outside the Coastal Zone (Title III – Division 4 / 314 series and related administrative titles)**.

HUMBOLDT COUNTY, CA

MASTER HOUSING CODE COMPILATION

(Non-Coastal Zone – Summarized Version)

TITLE III – LAND USE & DEVELOPMENT

314-1 Purpose and Applicability

Establishes zoning authority, applicability, and interpretation of land use regulations outside the Coastal Zone.

314-2 Zoning Districts (Residential & Mixed Use)

314-2.1 Residential Districts

- **R-1 (Single Family Residential)** – Low-density detached dwellings.
- **R-2 (Two Family Residential)** – Duplex and small multifamily.
- **R-3 (Multiple Family Residential)** – Higher-density multifamily.
- **R-4 (High Density Residential)** – Apartments and larger projects.
- **Residential Agricultural (RA)** – Rural residential with limited ag use.
- **Rural Residential (RR)** – Larger parcel residential.

314-2.2 Commercial / Mixed Use Districts Allowing Housing

- Neighborhood Commercial
- Community Commercial
- Commercial Residential
- Mixed Use (where residential permitted)

314-2.3 Industrial Districts (Limited Residential)

- Caretaker units or live-work units where allowed.
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314-3 Use Classifications

314-3.1 Residential Use Types

Defines:

- Single-family dwelling
 - Two-family dwelling
 - Multiple dwelling
 - Second unit / Accessory Dwelling Unit (ADU)
 - Junior ADU
 - Mobilehome
 - Manufactured home
 - Transitional/supportive housing (treated as residential use)
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314-4 Development Standards (Base Standards)

314-4.1 Density

- Maximum units per acre determined by zoning district.
- Minimum lot sizes specified by district.

314-4.2 Lot Standards

- Minimum lot area
- Minimum lot width/depth
- Lot coverage limits

314-4.3 Yard Setbacks

- Front, side, and rear yard requirements
- Reduced setbacks in specific zones
- Exceptions for porches and projections

314-4.4 Height Limits

- Maximum building height by district
 - Exceptions for architectural features
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314-5 Combining Zones (Overlays Affecting Housing)

Important Housing-Related Combining Zones:

- **“B” Building Site Combining Zone** – Requires site evaluation before development.
 - **“F” Floodplain Combining Zone** – Flood hazard compliance.
 - **“G” Geological Hazard Combining Zone** – Geotechnical review required.
 - **“D” Design Control Combining Zone** – Design review standards (subject to objective standards if adopted).
 - **“Q” Qualified Combining Zone** – Special site-specific conditions.
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314-6 Special Development Regulations

314-6.1 Accessory Dwelling Units (ADUs)

- Permitted ministerially in residential zones.
- Size limits (state law maximums apply).
- Reduced setbacks for conversions.
- Owner-occupancy rules per state law.
- Parking exemptions near transit or for conversions.

314-6.2 Junior ADUs (JADUs)

- Located within primary residence.
- Maximum 500 sq. ft.
- Owner-occupancy required (if applicable under state law).

314-6.3 Density Bonus

- State Density Bonus Law compliance.
- Increased density for affordable housing.
- Concessions/incentives required when eligibility met.

314-6.4 Mobilehomes & Manufactured Housing

- Allowed in residential districts if meeting standards.
 - Foundation and installation requirements.
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314-7 Parking Regulations

314-7.1 Residential Parking

- Minimum off-street parking requirements by unit type.
- ADU parking reductions per state law.
- Tandem and uncovered parking allowances.

314-7.2 Guest Parking (Multifamily)

- Additional required spaces depending on size of development.
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314-8 Landscaping & Open Space

- Minimum landscaping requirements.
 - Common open space requirements for multifamily.
 - Tree retention requirements in certain zones.
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314-9 Performance Standards

- Noise limits.
 - Light and glare control.
 - Privacy considerations for residential adjacency.
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314-19 Design Control (If Applicable)

Applies where “D” Combining Zone exists:

- Architectural compatibility.
- Site layout review.

- May be replaced or limited by Objective Design Standards for ministerial housing projects.
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314-60 through 314-61 Environmental & Resource Protection

314-61 Streamside Management Areas & Wetlands

- Development setbacks from streams.
 - Habitat protection.
 - Exceptions require written findings.
 - Review procedures and appeals.
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314-70 Subdivision & Land Division (Housing Creation)

314-70.1 Minor Subdivisions

- Parcel map requirements.
- Infrastructure standards.

314-70.2 Major Subdivisions

- Tentative map process.
- Road, drainage, utility requirements.

314-70.3 Urban vs Rural Standards

- Road width
 - Improvements required
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314-72 Affordable Housing / Housing Element Implementation (If Codified)

- Rezoning programs
- Housing element compliance measures
- Special density implementation programs

314-87 Signs (Residential Impact)

- Limits on signage in residential districts.
- Home occupation sign allowances.

TITLE I – GENERAL PROVISIONS

11-Appeals & Administrative Procedures

- Appeal timelines
- Public hearing requirements
- Planning Commission authority
- Board of Supervisors authority

TITLE IX – BUILDING REGULATIONS (Housing Construction)

91-Adoption of California Building Code

- Local amendments
- Seismic standards
- Wildland-Urban Interface (WUI) requirements
- Energy code adoption

92-Housing & Habitability Standards

- Minimum health and safety standards.
- Enforcement provisions.

STATE-MANDATED HOUSING PROVISIONS IMPLEMENTED LOCALLY

- SB 9 (Lot splits & duplexes where applicable)
 - SB 35 ministerial housing approvals
 - Housing Accountability Act compliance
 - Objective standards required for qualifying projects
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ADMINISTRATIVE PERMITS RELATED TO HOUSING

- Building Permit
 - Zoning Clearance
 - Use Permit (where applicable)
 - Special Permit
 - Variance
 - Coastal Development Permit (excluded from this compilation per request)
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SUMMARY STRUCTURE

Housing regulation outside the Coastal Zone in Humboldt County is primarily governed by:

1. **Zoning districts (314-2)**
2. **Use classifications (314-3)**
3. **Development standards (314-4)**
4. **Combining zones (314-5)**
5. **Special housing rules incl. ADUs & density bonus (314-6)**
6. **Parking (314-7)**
7. **Environmental overlays (314-61)**
8. **Subdivision regulations (314-70 series)**
9. **Building code (Title IX)**