

ORDINANCE NO. 519

ORDINANCE OF THE COUNTY OF HUMBOLDT, STATE OF CALIFORNIA,
ADOPTING ZONING REGULATIONS, ESTABLISHING LAND USE ZONES
AND REGULATING THE USE OF LAND AND BUILDINGS
IN THE UNINCORPORATED AREAS OF THE COUNTY OF HUMBOLDT

The Board of Supervisors of the County of Humboldt do ordain
as follows:

SECTION 1. There are hereby adopted Zoning Regulations for the County of Humboldt, State of California, as provided by Title Seven of the Government Code of the State of California. These Regulations constitute a precise plan for the use of land in conformity with the Master Plan and Master Plan Standards.

SECTION 2. The provisions of these Regulations shall apply to all lands and all owners of lands within all the unincorporated areas of the County of Humboldt.

ZONING REGULATIONS
OF THE COUNTY OF HUMBOLDT

CHAPTER 1: INTRODUCTION

SECTION 101. SHORT TITLE. These Regulations shall be known and cited as the "Zoning Regulations of the County of Humboldt." In any administrative action taken by any public official under the authority set forth in these Regulations the use of the term "Zoning Regulations," unless further modified, shall also refer to and mean these Regulations.

SECTION 102. PURPOSE OF ZONING REGULATIONS. These regulations are adopted to promote and protect the public health, safety, comfort, convenience and general welfare; to provide a plan for sound and orderly development; and to assure social and economic stability within the various zones hereby established.

CHAPTER 2: DEFINITIONS

SECTION 201. CONSTRUCTION. Unless the context otherwise requires, the definitions set out in this Chapter shall be used in the interpretation and construction of these Regulations. Words used in the present tense shall include the future tense, and in the future tense shall include the present tense; the singular number shall include the plural number, and the plural number shall include the singular.

SECTION 202. ABUTTING. Land having a common property line or separated only by an alley, easement or private road.

SECTION 203. ACCESS DRIVE. A private drive connecting a street or alley with a parking or loading area or space and of sufficient width to permit safely the passage of all vehicles, equipment, machinery, trailers, mobile homes and pedestrians which may normally or reasonably be expected to seek access to the parking or loading area or space. Whenever the size, location or use of the parking or loading area is such as to reasonably necessitate the use of such drive by emergency vehicles, the drive shall be of adequate width and design to permit the passage of such emergency vehicles in order to be considered as an access drive within the meaning of these Regulations.

SECTION 204. ACREAGE. Land which is customarily measured in terms of acres rather than front feet or square feet.

SECTION 205. ADMINISTRATIVE OFFICIAL. The Planning Director of the County of Humboldt and/or such other Planning Commission employee as may be designated by the Planning Commission.

SECTION 206. 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.

SECTION 207. ALLEY OR LANE. A public or private way not more than thirty (30) feet wide affording only secondary means of access to abutting property and not intended for general traffic circulation, except when such terms are modified by the word "bowling."

SECTION 208. ANIMAL HOSPITAL. A building where animals are given medical or surgical treatment for compensation and where the boarding of animals is incidental to such treatment. The designation "small animal hospital" shall indicate that such treatment shall be limited to dogs, cats, rabbits, birds and similar small animals.

SECTION 209. ANIMAL PRODUCTS PROCESSING PLANTS. Buildings and premises for the preparation, for wholesale distribution, of animals or animal products, including, but not limited to, slaughter houses, fat rendering, tallow works, fertilizer plants, tanneries, sea food packing and canning, and distillation of bones.

SECTION 210. AUTOMOBILE REPAIR, MAJOR. General repair, rebuilding or reconditioning of engines, including removal of same; motor vehicle, truck or trailer collision service, including body, frame or fender straightening or repair; over-all painting or paint shop.

AUTOMOBILE REPAIR, MINOR. Upholstering, replacement of parts and motor service, not including removal of the motor, to passenger cars and trucks not exceeding one and one-half (1-1/2) tons capacity, but not including any operation under "Automobile repair, major."

SECTION 211. AUTOMOBILE SERVICE, GAS OR FILLING STATION. A place which provides for the servicing, washing and fueling of operating motor vehicles, including minor repairs, and the sales of merchandise and supplies incidental thereto.

SECTION 212. BOARD OF SUPERVISORS. Board of Supervisors of the County of Humboldt.

SECTION 213. BOARD OF ZONING ADJUSTMENT. Unless otherwise provided by the Board of Supervisors, the Board of Zoning Adjustment shall be the Planning Commission.

SECTION 214. BOARDING HOUSE. A dwelling or part thereof where meals or meals and lodging are provided for compensation for three (3) or more persons, not transient.

SECTION 215. BUILDING. Any structure having a roof used or intended to be used for the shelter or enclosure of persons, animals or property. When such a structure is divided into separate parts by one or more unpierced walls extending from the ground or foundation up, each part is deemed a separate building, except as regards minimum side yard requirements.

SECTION 216. BUILDING, ACCESSORY. A detached subordinate building located on the same building site as the main building and designated and intended for a use which is subordinate to the use of the main building.

BUILDING, MAIN. A building in which is conducted the principal use of the building site on which it is situated.

BUILDING SITE. See LOT.

SECTION 217. CAMP, PUBLIC. Any area or tract of land used or designated to accommodate temporarily two (2) or more camping parties, traveling by automobile or otherwise.

SECTION 218. CEMETERY. Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes and including, but not limited to, columbariums, crematories, mausoleums, mortuaries and chapels when operated in conjunction with and within the boundary of such cemetery, and any activity or business designed for the benefit, service, convenience, education or spiritual uplift of property owners or persons visiting the cemetery when operated in conjunction with and within the boundary of the cemetery and which is compatible with the purposes of the cemetery and is incidental thereto.

SECTION 219. COURT. An open, unoccupied space, other than a yard, on the same lot with a building or group of buildings and which is bounded on two or more sides by such building or buildings.

SECTION 220. COMMISSION, PLANNING COMMISSION. The Planning Commission of the County of Humboldt, State of California.

SECTION 221. COMMUNICATION EQUIPMENT BUILDING. Buildings housing electrical and mechanical equipment necessary for the conduct of a public utility communications business with or without personnel.

SECTION 222. DISTANCE BETWEEN STRUCTURES. The shortest horizontal distance measured between the vertical walls of two structures.

SECTION 223. DWELLING. Any building or portion thereof containing one or more dwelling units designed or used exclusively as a residence or sleeping place for one or more families, but not including a tent, cabin, boat, trailer, mobile home, labor camp, hotel or motel.

DWELLING, SINGLE FAMILY. A building containing exclusively one dwelling unit.

DWELLING, TWO FAMILY OR DUPLEX. A detached building under one roof, designed for or occupied exclusively by two families living independently of each other.

DWELLING, MULTIPLE. A building or portion thereof containing three (3) or more dwelling units, including apartments and flats but excluding rooming and boarding houses, lodging houses, motels, mobile home parks, hotels, fraternity or sorority houses and private residence clubs.

SECTION 224. DWELLING UNIT. One room, or a suit of two (2) or more rooms, designed for, intended for, or used by one family, which family lives, sleeps and cooks therein and which unit has one kitchen or kitchenette.

SECTION 225. EMERGENCY VEHICLE. Self-propelled vehicle or trailer used in the discharge of the duties of public districts, agencies, or departments or privately owned public utilities responsible for fire prevention and control, policing, sanitation, sewage, drainage, flood control, and public utility maintenance and service.

SECTION 226. FAMILY. A person living alone, or two (2) or more persons related by blood, marriage or adoption, or a group of not more than five (5) unrelated persons living together as a single non-profit housekeeping unit in a dwelling unit, as distinguished from a group occupying a boarding house, lodging house, motel or hotel, fraternity or sorority house. A family shall be deemed to include necessary servants.

SECTION 227. FARM DWELLING. A dwelling on farm premises for permanent residents of the farm, such as the owner, lessee, foreman, or others whose principal employment is the operation of the farm, as distinguished from quarters for seasonal labor.

SECTION 228. FRONTAGE. All the property on one (1) side of a street between intersecting or intercepting streets, or between a street and right of way, water way, end of a dead-end street or city boundary measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts.

SECTION 229. FUR FARM. A place at which fur-bearing animals are bred and raised for commercial purposes, such as breeding stock or for the reclamation of pelts.

SECTION 230. GARAGE, PRIVATE. An accessory building or a portion of a building designed for the storage of self-propelled passenger vehicles, camping trailers or boats belonging to the owners or occupants of the site and their guests, including covered parking space or carport.

GARAGE, PUBLIC. Any building or portion thereof or premises, except those herein defined as a private garage, used for the storage or care of self-propelled vehicles, trailers and boats or where any such are equipped for operation or repair or kept for remuneration and hire.

GARAGE, STORAGE. Any structure or portion thereof or premises, except those herein defined as private garages, used exclusively for the storage for remuneration or hire of self-propelled vehicles, trailers and boats.

SECTION 231. GROUND COVERAGE. The percentage of the total area that is covered by structures as herein defined.

SECTION 232. HOG FARM. Any premises used for the raising or keeping of three (3) or more hogs when raised, fed or fattened for purposes of sale and consumption by other than the owner of the site. In an agricultural zone, the term "hog farm" is not intended to otherwise preclude the raising of hogs as part of a general farming operation.

SECTION 233. HOME OCCUPATION. Any use which, as determined by the Planning Commission, is customarily carried on within a dwelling by the inhabitants thereof and which is clearly incidental and secondary to the residential use of the dwelling and which

is confined completely within the dwelling and occupies not more than twenty-five per cent (25%) of the gross area of one floor thereof; and

involves no sales of merchandise other than that produced on the premises or merchandise directly related to and incidental to the occupation; and

is carried on by the members of the family occupying the dwelling, with no other person employed; and

produces no evidence of its existence in the external appearance of the dwelling or premises, or in the creation of noise, odors, smoke or other nuisances to a degree greater than that normal for the neighborhood; and

does not generate pedestrian or vehicular traffic beyond that normal in the neighborhood in which located; and

meets the requirements of the Chief Building Inspector and fire district of jurisdiction; and

requires no addition or extensions to, or structural, electrical or plumbing alterations in the dwelling; and

involves no equipment other than that customarily used in dwellings, except that the Planning Commission may, in particular cases, modify the provisions above for locations in outlying communities; provided further that

hospitals, sanitariums, antique shops, eating establishments, bakeries, barber shops, beauty shops and animal hospitals shall not be deemed to be home occupations.

SECTION 234. HOTEL. Any building or portion thereof containing living quarters or dwelling units and designed for or intended to be used by six (6) or more transient guests, whether the compensation or hire be paid directly or indirectly, and shall include resort hotel, lodging house, rooming house, dormitory, residence club, fraternity, sorority and other similar uses.

SECTION 235. INSTRUCTION, COMMERCIAL. Schools or classes operated within a building to give instruction in any art, profession, trade or business, for compensation, and including, but not limited to, instruction in cosmetology, hairdressing, barbering, bartending, music, dancing, typing, shorthand or other business skills, electronics or engineering.

SECTION 236. JUNK YARD. Any aggregate area of more than two hundred (200) square feet within any parcel, lot or contiguous lots which is used as a place where imported waste, inoperable household appliances, inoperable machinery, inoperable motor vehicles, portions of inoperable motor vehicles or discarded or salvaged materials are disassembled, handled, placed, processed, baled, packaged or stored. This includes but is not limited to auto and trailer wrecking yards, scrap metal yards, wrecking yards, used lumber yards and places or yards for storage of salvaged house wrecking and structural steel material and equipment. This does not include the above activities when conducted entirely within a completely enclosed building, nor does it include pawn shops and establishment for the sale, purchase or storage of used furniture and household equipment when conducted entirely within a completely enclosed building, nor the sale or storage of used cars, farm machinery, trailers or boats in operable condition, nor the salvage of materials incidental to manufacturing or farm operations, provided such salvage takes place where the manufacturing or farming is done.

SECTION 237. KENNEL. Any premises, except those accessory to an agriculture use, where five (5) or more small domestic animals, not sick or injured, are boarded for compensation or cared for or trained for hire, or are kept for sale or breeding purposes.

SECTION 238. KITCHEN OR KITCHENETTE. Any space used or designated to be used for cooking and preparing food, whether the cooking unit be permanent or temporary and portable.

SECTION 239. LABOR CAMP, INCLUDING AGRICULTURAL OR FARM LABOR CAMP. Any living quarters, dwelling, boarding house, tent, bunk house, mobile 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 to another.

SECTION 240. LICENSED PREMISES. Premises licensed by the Alcoholic Beverage Control Board of the State of California for the sale, for consumption on the premises, of alcoholic beverages.

SECTION 241. LIVING QUARTERS. One or more rooms in a building designed, intended for or used by one or more individuals for living or sleeping purposes, but which does not have cooking facilities.

SECTION 242. LOT; BUILDING SITE. A parcel of land, exclusive of public streets or alleys, occupied or intended to be occupied by a building or group of buildings, together with such open space, yards, minimum width and area as are required by these Regulations, and having full frontage on an improved and accepted public street which meets the standard of widths and improvements specified by Humboldt County for street in question, or having either partial frontage on such street or access thereto by record right of way or record easement, which partial frontage right of way or easement is determined by the Commission to be adequate. In subdivided areas a building site is any portion of a filed and recorded lot or any combination of contiguous lands, including more than a lot, which meets the minimum area and width requirements of the zone in which located and which is so shaped that a building having the minimum area as set forth in the building code for the purpose intended for said building could be constructed in compliance of all yard requirements of that zone. As used herein, "lot" is not restricted to a parcel of land identified and filed and recorded as a subdivision by lot number.

LOT, CORNER. A lot abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than one hundred thirty-five (135) degrees.

LOT, INTERIOR. A lot other than a corner lot.

LOT, KEY. The first lot to the rear of a corner lot, the front line of which is a continuation of the side line of the corner lot (exclusive of any alley) and fronting on the street which intersects or intercepts the street upon which the corner lot fronts.

SECTION 243. LOT AREA. The total horizontal area included within lot lines, but excluding any portion of such area which has been dedicated for public right of way purposes.

SECTION 244. LOT DEPTH. The average horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

SECTION 245. LOT LINES. The property lines bounding the lot. The definitions herein are applicable to lots that are basically square or rectangular in shape. When these definitions are not applicable due to irregularity in the shape of the lot, lot lines shall be determined by the Administrative Official, subject to review by the Planning Commission.

LOT LINE, FRONT. The line separating the lot from the street right of way. In the case of a corner lot, the shorter street frontage shall be the front lot line.

LOT LINE, REAR. In the case of an interior lot, the line opposite and most distant from the front lot line. In the case of a triangular or wedge shape lot, for measurement purposes, a line ten (10) feet in length within the lot, parallel to and at the maximum distance from the front lot line.

LOT LINE, SIDE. Any lot line not a front or rear lot line.

SECTION 246. LOT WIDTH. The horizontal distance between the side lot lines measured at right angles to the depth of the lot at the front yard set back line. Whenever this definition cannot be applied due to irregularity in the shape of the lot, the lot width shall be as determined by the Administrative Official subject to review by the Planning Commission.

SECTION 247. MOBILE HOME AND MOBILE HOME PARK. See Chapter 6.

SECTION 248. MOTEL. A building or group of buildings comprising individual living quarters or dwelling units for the accommodation of transient guests, which is so designed that parking is on the same building site and is conveniently accessible from the living units without having to pass through any lobby, and where luggage is moved between the parking area and living unit without necessarily having to pass through any lobby or interior court. This definition includes auto court, tourist court, motor hotel, but does not include accommodation for mobile homes or trailers.

SECTION 249. NON-CONFORMING BUILDINGS. A building, structure or portion thereof which lawfully existed at the time of the adoption of these Regulations, but which does not conform to all the height and area regulations of the zone in which it is located, or which is so designed, erected or altered that it could not reasonably be occupied by a use permitted in the zone in which it is located.

SECTION 250. NURSERIES AND GREENHOUSES. Buildings and premises for the propagation and display, for retail sale, of plants, vines, shrubs and trees, and the sale of horticultural materials when incidental thereto.

SECTION 251. OFFICE, BUSINESS. An office which has as its main function the arrangement of business transactions, the holding of sales meetings and administrative conferences, the receiving of clients or payments, and the keeping of records and accounts pertaining to the particular business.

OFFICE, PROFESSIONAL. An office from which and at which, a doctor or other practitioner of healing arts, a dentist, lawyer, engineer, architect, accountant or similar professional person may offer services, and including medical or dental laboratories.

SECTION 252. OWNER. The person or persons, firm, corporation, or partnership holding legal or equitable title or recorded contract of purchase of property, or any person authorized by written instrument to act for the owner.

SECTION 253. PERSON. Any individual, public or private corporation, political subdivision, partnership, firm, trust or estate or any other legal entity whatsoever which is recognized in law as the subject of rights or duties.

SECTION 254. PRIVATE INSTITUTION. The rooming or boarding of any aged or convalescent person whether ambulatory or nonambulatory, for which a license is required by a county, state or federal agency. Private institution shall include sanitarium, rest home and convalescent home.

SECTION 255. PUBLIC USE. A use operated exclusively by a governmental agency or public agency, which has the purpose of serving the public health, safety, convenience or general welfare, and including but not limited to such uses as schools, parks, playgrounds, educational, recreational and social facilities, libraries, museums, firehouses, courthouses, hospitals and administrative service facilities.

SECTION 256. QUASI PUBLIC USE. A use operated by a private nonprofit educational, religious, recreational, charitable, fraternal, or medical institution, association, or organization, and including, but not limited to, such uses as churches, private schools, universities, community recreational, educational and social facilities, meeting halls, private hospitals and the like.

SECTION 257. RECREATIONAL, COMMERCIAL. Recreation facilities open to the general public for a fee, or restricted to members when operated for profit as a business.

RECREATION, PRIVATE, NONCOMMERCIAL. Clubs or recreation facilities operated by a nonprofit organization and open only to bona fide members of such nonprofit organization and their guests.

SECTION 258. ROADSIDE STAND. A temporary structure designed or used for the display or sale of agricultural products primarily produced on the premises upon which such a stand is located or produced upon other sites under the same ownership as that of the premises on which the stand is located.

SECTION 259. SETBACK LINE. A line established by these Regulations or by other ordinance or regulation to govern the placement of buildings or structures with respect to lot lines, streets or alleys.

SECTION 260. STABLE, PRIVATE. A detached accessory building for the shelter of horses or similar hooved animals for the use of the residents and their guests.

STABLE, PUBLIC. A stable other than a private stable; generally, where horses are available for hire, or are sheltered and fed for compensation.

SECTION 261. STREET. A public or private right of way which provides a primary means of access to abutting property.

SECTION 262. STREET LINE. The boundary between a street right of way and abutting property.

SECTION 263. STRUCTURE. Anything constructed, the use of which requires permanent location on the ground, or attachment to something having a permanent location on the ground, including swimming pools, but excluding driveways, patios, or parking spaces where the area is unobstructed from the ground up.

SECTION 264. STRUCTURAL ALTERATIONS. Any change in the structural members of a building, such as bearing walls, columns, beams or girders.

SECTION 265. TIMBER PRODUCTION. The systematic harvesting and reseedling of timber stands in accordance with practices designed to maintain the productive capacity of the land, preserve the watershed and conserve the soil.

SECTION 266. TIMBER PRODUCTS PROCESSING PLANTS. Buildings and premises for the commercial processing of wood and wood products, including but not limited to, sawmills, lumber mills and plywood mills, but not including pulp mills. Pulp mills shall be classified as heavy industrial uses and shall be permitted in the zones designed to accommodate such uses.

SECTION 267. TRAILER. Any vehicle without motive power or designed to be drawn by a motor vehicle and to be used in such a manner as to permit temporary occupancy thereof as sleeping quarters, or occupation or use as a selling or advertising device, or use for storage or conveyance of tools, equipment, or machinery, and so designed that it is mounted on wheels and may be used as a conveyance on highways and streets. The term "trailer" includes the term "camp trailer," "trailer coach," "automobile trailer" and "house trailer," except when the latter falls within the definition of "mobile home." Trailers are considered structures for the purpose of these Regulations when they are parked in mobile home parks or trailer camps and are used on such sites for human habitation, offices, wash houses, storage or similar auxiliary services necessary for the human habitation of the court or camp.

SECTION 268. TRAILER CAMP. Any lot or parcel thereof or parcel of land which is used or offered as a location for one or more trailers of camping, weekend or temporary occupancy type of use. As distinguished from a mobile home park, a trailer camp is usually located in or adjacent to a recreation or resort facility and is primarily designed to serve as a seasonal facility or as a place of temporary residence for persons who have a permanent residence established elsewhere.

SECTION 269. TRAILER COURT OR TRAILER PARK. See MOBILE HOME.

SECTION 270. TRANSIENT. When used in conjunction with boarding or lodging it means services that are charged for in units of less than one (1) month and where the majority of people utilizing such services remain for periods of less than three (3) months.

SECTION 271. USE. The purpose for which either land or a structure thereon is designed, arranged, or intended, or for which it is or may be occupied or maintained.

USE, ACCESSORY. A use legally permitted in the zone which use is incidental to and subordinate to the principal use of the site or of a main building on the site, and serving a purpose which does not change the character of the principal use.

USE, CONDITIONAL. A principal or accessory use of land or of structures thereon which use may be essential or desirable to the public convenience or welfare in one or more zones, but which use may also impair the integrity and character of the zone or adjoining zone, or be detrimental to the public health, morals or welfare unless additional restrictions on location and extent of use are imposed and enforced. Such use shall become a "principal permitted use" or "accessory permitted use" when all specific additional restrictions are completed and permanently satisfied in conformance with an approved use permit. Should such restrictions be of a continuing nature, the use will remain "conditional" so long as the restrictions are complied with, but shall become an "illegal use" whenever and so long as the restrictions are not complied with.

USE, NONCONFORMING. A use which lawfully occupied a building or land at the time of the adoption of these Regulations and which does not conform to the use regulations of the zone in which it is located.

USE, PRINCIPAL PERMITTED. The primary use of land or of a main building which use is compatible with the purpose of the zone and which is permitted in the zone. If a use is listed in a specific zone as a principal permitted use, it means that the owner, lessee or other person who has legal right to use the land has a vested right to conduct such principal permitted use without securing special permission therefor, subject only to

such general limitations as off-street parking and site plan approval which are generally applied to all uses in that zone.

SECTION 272. WRECKING YARD. See JUNK YARD.

SECTION 273. YARD. An open space other than a court on the same site with a building, which open space is unoccupied and unobstructed from the ground upward, except for landscaping or as specified elsewhere in this ordinance, but not including any portion of any street, alley or road right of way, except as specified elsewhere in these Regulations.

YARD, FRONT. A yard of uniform depth extending across the full width of the lot between the front lot line and the nearest vertical support or wall of the main building or enclosed or covered porch attached thereto. The front yard of a corner lot is the yard adjacent to the shorter street frontage.

YARD, REAR. A yard of uniform depth extending across the full width of the lot between the rear lot line and the nearest vertical support or wall of the main building or enclosed or covered porch attached thereto, except that the rear yard of a corner lot extends to the side yard adjacent to the street.

YARD, SIDE. A yard on each side of the main building extending from the front yard to the rear yard, the width of each yard being measured between the side line on the lot and the nearest vertical support or main wall of each building or enclosed or covered porch attached thereto. A side yard on the street side of a corner lot shall extend from the front yard to the rear lot line.

SECTION 274. ZONE. A portion of the territory of the County of Humboldt within which certain uniform regulations and requirements or combinations thereof apply under the provisions of these Regulations. The word "zone" shall include the word "district."

CHAPTER 3: ESTABLISHMENT AND DESIGNATION OF ZONES

SECTION 301. PRINCIPAL ZONES. The several zones hereby established, and into which the County of Humboldt may be divided, are as follows:

<u>Zone</u>	<u>Designation</u>
Unclassified	U
Forestry-Recreation	F-R
Agriculture-Exclusive	A-E
Agriculture-General	A-G
Residential Suburban	R-S
Residential One Family	R-1
Residential Two Family	R-2
Residential Multiple Family	R-3
Apartment-Professional	R-4
Neighborhood Commercial	C-1
Community Commercial	C-2
Highway Service Commercial	C-H
Limited Industrial	M-L
Heavy Industrial	M-H
Airport	A-V
Flood Plain	F-A

SECTION 302 COMBINING ZONES. In addition to the principal zones established in Section 301, certain combining regulation zones are hereby established as follows:

Special Building Site	-B
Recreation	-X
Planned Development	-P
Design Control	-D

SECTION 303. LOCATION AND BOUNDARIES OF ZONES. The designation, location and boundaries of the aforesaid zones shall be by written description or be delineation on zoning maps which may hereafter be adopted as provided in Chapter 7 hereof. Said maps and all notations, references, data and other information shown thereon shall become a part of these Regulations and subject thereto, and all such written descriptions and maps shall constitute Section 304 hereof.

SECTION 304. ZONING MAPS OF THE COUNTY OF HUMBOLDT, STATE OF CALIFORNIA. (This section consists of zoning maps of the County of Humboldt.)

SECTION 305. DETERMINING UNCERTAIN BOUNDARIES. Where uncertainty exists with respect to the boundaries of the various zones, the following rules shall apply:

A. Streets or alleys. Where the indicated zoning boundaries are approximately street or alley lines, the center lines of such street or alley shall be construed to be the boundaries of such zone.

B. Lot lines. Where the zoning boundaries are not shown to be streets or alleys, and where property has been or may hereafter be divided into blocks and lots, the zoning boundaries shall be construed to be lot lines; and where the indicated boundaries are approximately lot lines, said lot lines shall be construed to be the boundaries of said zone, unless said boundaries are otherwise indicated.

C. Scale on map; determination by Commission. Where the property is indicated on a zoning map or maps as acreage and not subdivided into lots and blocks, or where the zone boundary lines are not approximately street, alley or lot lines, the zone boundary lines on said zoning map or maps shall be determined by scale contained on such map or maps, and where uncertainty exists, the zone boundary line shall be determined by the Planning Commission. In the event property shown as acreage on the zoning map or maps has been or is subsequently subdivided into lots or blocks by a duly recorded subdivision map or record of survey and the lot and block arrangement does not conform to that anticipated when the zone boundaries were established or property is resubdivided by a duly recorded subdivision map or record of survey into a different arrangement of lots and blocks than shown on the zone map, the Planning Commission, after notice to the owners of the property affected thereby, may interpret the zone maps and make minor readjustments in the zone boundaries in such a way as to carry out the intent and purpose of these regulations and conform to the street, block and lot layout on the ground. Such interpretation shall be by written decision, and thereafter the copies of the zoning maps in the Planning Commission Office shall be changed to conform thereto.

D. Vacated street or alley. In the event a dedicated street or alley shown on the zoning map or maps is vacated by resolution or ordinance, the property formerly in said street or alley shall be included within the zone of the adjoining property on either side of said vacated street or alley. In the event said street or alley was a zone boundary between two (2) or more different zones, the new zone boundary shall be the former center line of the vacated street or alley.

SECTION 306. APPLIES TO ALL TERRITORY. All unincorporated territory of the County of Humboldt shall be classified as specified by written description or on the zoning maps adopted as a part of these Regulations, except that all such territory not so classified shall be classified as a "U" Zone and shall be subject to all of the regulations of that zone. Said territory shall retain such zoning classification unless said territory shall be otherwise zoned in the manner prescribed by law.

SECTION 307. ESTABLISHES LIMITATIONS ON LAND USE AND STRUCTURE.
Except as otherwise provided herein:

A. Use requirements. No building or part thereof or other structure shall be erected, altered, added to or enlarged, nor shall any land, building, structure or premises be used, designated or intended to be used for any purpose or in any manner other than is included among the uses hereinafter listed as permitted in the zone in which such buildings, land, or premises is located.

B. Height requirements. No building or part thereof or structure shall be erected, reconstructed or structurally altered to exceed in height the limit hereinafter designated for the zone in which such building is located except as provided in Chapter 6 hereof.

C. Area requirements. No building or part thereof or structure shall be erected nor shall any existing building be altered, enlarged or rebuilt or moved into any zone, nor shall any open space be encroached upon or reduced in any manner, except in conformity to the yard, building site area, and building location regulations hereinafter designated for the zone in which such building or open space is located.

D. Duplicate use of open space and yards. No yard or other spaces provided about any buildings for the purpose of complying with provisions of these Regulations shall be considered as providing a yard or open space for any other building, and no yard or other open space on one building site shall be considered as providing a yard or open space for a building on any other building site unless specifically permitted elsewhere in these Regulations.

CHAPTER 4: REGULATIONS FOR THE PRINCIPAL ZONES

SECTION 401. In addition to the regulations specified in this chapter for each of the principal zones, the general regulations set forth in Chapter 6 shall be applicable to each and every such zone. In the event of conflict between the particular regulations for each zone set forth in this chapter and the general regulations set forth in Chapter 6, the more restrictive regulations shall apply. In doubtful cases, the Planning Commission shall determine which of the conflicting regulations shall be applicable.

UNCLASSIFIED OR U ZONE

SECTION 405. As described in Section 306, all of the unincorporated areas of the County not otherwise classified shall be classified as Unclassified or U Zone. These areas have not been sufficiently studied to justify precise zoning, and such zoning is deferred until such studies are made. The following regulations shall apply in all Unclassified or U Zones.

A. Principal permitted uses.

1. All uses except those specified in subsection B hereof.

B. Uses permitted with a use permit.

1. Hog farms, turkey farms, frog farms and fur farms.
2. Animal products processing plants.
3. Cemeteries.
4. Amusement parks and commercial amusement enterprises.
5. Junk yards and garbage dumps.
6. Smelting or reduction of metallic ores.
7. Trailer camps, labor camps and labor supply camps.
8. Bag cleaning and rag works.
9. Manufacturing, refining and storage by manufacturers or wholesalers of petroleum or petroleum products, acids, cement, explosives, fireworks, gas, glue, gypsum and inflammable fluids or gases.

C. Other regulations. Building height, site area yards and other requirements subject only to the provisions of Chapter 6, or, for any use requiring a use permit, as may be required by such permit.

FORESTRY-RECREATION OR F-R ZONE

SECTION 410. The Forestry-Recreation or F-R Zone is intended to be applied to forested areas of the County in which timber production and recreation are the desirable predominant uses and agriculture is the secondary use, and in which protection of the timber and recreational lands is essential to the general welfare. The following regulations shall apply in all Forestry-Recreation or F-R Zones.

A. Principal permitted uses.

1. Single-family dwellings and farm dwellings.
2. General agriculture, nurseries and greenhouses and roadside stands.
3. Public and private noncommercial recreational uses, including golf courses and public stables.
4. Social halls, fraternal and social organizations and clubs.

B. Uses permitted with use permit.

1. Hotels, motels, trailer courts, public camps and mobile home parks.
2. Two-family and multiple dwellings.
3. Restaurants, food markets and automobile service stations, and commercial recreational facilities.
4. Agricultural and timber products processing plants.
5. Private institutions and cemeteries.
6. Hog farms, turkey farms, frog farms and fur farms.
7. Animal hospitals and kennels.
8. Junk yards and garbage dumps.

C. Other regulations.

1. Minimum lot area, one (1) acre.
2. Minimum lot width, 200 feet.
3. Minimum yards: front and rear, 20 feet; side, 10 feet.
4. Maximum building height, 35 feet.

AGRICULTURE-EXCLUSIVE OR A-E ZONE

SECTION 415. The Agriculture-Exclusive or A-E Zone is intended to be applied in fertile areas in which agriculture is and should be the desirable predominant use and in which the protection of this use from encroachment from incompatible uses is essential to the general welfare. The following regulations shall apply in all Agriculture-Exclusive or A-E Zones.

A. Principal permitted uses.

1. All general agricultural uses, except those specified in subsection B hereof.
2. Farm dwellings, nurseries and greenhouses and roadside stands.

B. Uses permitted with a use permit.

1. Hog farms, turkey farms, frog farms and fur farms.
2. Animal feed yards and sales yards.
3. Agricultural and timber products processing plants.
4. Rental and sales of irrigation equipment and storage incidental thereto.
5. Animal hospitals.
6. Labor camps and labor supply camps.

C. Other regulations.

1. No subdivisions or residential developments, whether by official map, record or survey or recorded subdivision, shall be permitted in Agriculture-Exclusive or A-E Zones.
2. Minimum lot area, 20 acres.
3. Minimum lot width, 100 feet.
4. Maximum ground coverage, 35%.
5. Minimum yards: front, 30 feet; rear, 20 feet; side, 10% of the lot width on each side, but not more than 20 feet shall be required.
6. Farm outbuildings shall not be less than 20 feet from any dwelling unit on the premises.

AGRICULTURE-GENERAL OR A-G ZONE

SECTION 420. The Agriculture-General or A-G Zone is intended to be applied in areas in which agriculture is the desirable predominant use and rural residential uses are secondary. The following regulations shall apply in all Agriculture-General or A-G Zones.

A. Principal permitted uses.

1. Single-family dwellings and farm dwellings.
2. General agriculture, nurseries and greenhouses and roadside stands.
3. Rooming and boarding of not more than two (2) persons not employed on the premises.

B. Uses permitted with a use permit.

1. Guest houses, servants quarters, labor camps and labor supply camps.
2. Hog farms, turkey farms, frog farms and fur farms.
3. Animal feed lots and sales yards.
4. Agricultural and timber products processing plants.
5. Rental and sales of irrigation equipment and storage incidental thereto.
6. Animal hospitals and kennels.
7. Public stables, golf courses.
8. Private institutions and cemeteries.

C. Other regulations.

1. Minimum lot area, 2-1/2 acre.
2. Minimum lot width, 60 feet.
3. Maximum ground coverage, 35%.
4. Minimum yards: front and rear, 20 feet; side, 6 feet.
5. Farm outbuildings shall not be less than 20 feet from any dwelling.
6. Maximum building height, 35 feet.

RESIDENTIAL-SUBURBAN OR R-S ZONE

SECTION 425. The Residential-Suburban or R-S Zone is intended to be applied in areas of the County which are particularly suited to large-lot development of single-family homes. The following regulations shall apply in all Residential-Suburban or R-S Zones.

A. Principal permitted uses.

1. Single-family dwellings.
2. Servants quarters and guest houses.
3. Keeping of not to exceed eight (8) household pets on each lot.

B. Uses permitted with a use permit.

1. Private institutions.
2. Private recreation facilities, including golf courses.

C. Other regulations.

1. Minimum lot area, one (1) acre.
2. Minimum lot width, 125 feet.
3. Minimum lot depth, 110 feet.
4. Minimum yards: front, 20 feet; rear, 10 feet; side, 5 feet.
5. Maximum building height, 35 feet.

RESIDENTIAL ONE FAMILY OR R-1 ZONE

SECTION 430. The Residential One Family or R-1 Zone is intended to be applied in areas of the County in which topography, access, utilities and public services make the area suitable and desirable for single-family home development. The following regulations shall apply in all Residential One Family or R-1 Zones.

A. Principal permitted uses.

1. Single-family dwellings.
2. Rooming and boarding of not over two (2) persons not employed on the premises.
3. Keeping of not to exceed four (4) household pets on each lot.

B. Uses permitted with a use permit.

1. Guest houses and servants quarters.
2. Public and private noncommercial recreation facilities including golf courses.

C. Other regulations.

1. Minimum lot area, 5,000 square feet.
2. Minimum lot width, 50 feet.
3. Maximum lot depth, three times lot width.
4. Maximum ground coverage, 35%.
5. Minimum yards: front, 20 feet; rear, 10 feet; side, 5 feet.
6. Maximum building height, 35 feet.

RESIDENTIAL TWO FAMILY OR R-2 ZONE

SECTION 435. The Residential Two Family or R-2 Zone is intended to be applied in areas of the County close to urban centers where all utilities and services are available and where housing demand justifies a density of two families on each building site. The following regulations shall apply in all Residential Two Family or R-2 Zones.

A. Principal permitted uses.

1. Single family dwellings.
2. Two-family dwellings.
3. Rooming and boarding of not more than two (2) persons not employed on the premises.
4. Keeping of not to exceed four household pets for each dwelling unit.

B. Uses permitted with a use permit.

1. Guest houses and servants quarters.
2. Private institutions.

C. Other regulations.

1. Minimum lot area, 5,000 square feet.
2. Minimum lot width, 50 feet.
3. Maximum lot depth, 3 times lot width.
4. Maximum ground coverage, 40%.
5. Minimum yards: front, 20 feet; rear, 10 feet; side, 5 feet.
6. Maximum building height, 35 feet.

RESIDENTIAL MULTIPLE FAMILY OR R-3 ZONE

SECTION 440. The Residential Multiple Family or R-3 Zone is intended to apply in areas of the County where it is reasonable to permit and protect low density apartment developments. The following regulations shall apply in all Residential Multiple Family or R-3 Zones.

A. Principal permitted uses.

1. Single-family and two-family dwellings.
2. Dwelling groups and multiple dwellings for not more than four (4) families.
3. Keeping of not to exceed two (2) household pets for each dwelling unit.

B. Uses permitted with a use permit.

1. Hotels, motels, and mobilehome parks, rooming and boarding houses.
2. Private institutions.
3. Professional offices.

C. Other regulations.

1. Minimum lot area, 5,000 square feet, but not less than 500 square feet for each dwelling unit.
2. Minimum lot width, 50 feet.
3. Maximum lot depth, 3 times lot width.
4. Maximum ground coverage, 60%.
5. Minimum yards: front, 20 feet; rear, 10 feet; side, 5 feet.
6. Special yards for dwelling groups: The distance between separate buildings of a dwelling group shall be not less than 10 feet. The distance between the front of any dwelling unit in the group and any other building shall be not less than 20 feet. The distance between the front of any dwelling unit in the group and any side lot line shall be not less than 12 feet. All of the above distances shall be increased by 2 feet for each 2 feet that any building on the lot exceeds 2 stories.
7. Maximum building height, 45 feet.

APARTMENT-PROFESSIONAL OR R-4 ZONE

SECTION 445. The Apartment-Professional or R-4 Zone is intended to apply in areas suitable for higher density residential uses and for professional and business offices and institutional uses. The following regulations shall apply in all Apartment-Professional or R-4 Zones.

A. Principal permitted uses.

1. Single-family, two-family and multiple dwellings and dwelling groups.
2. Professional and business offices.
3. Commercial instruction.
4. Boarding and rooming houses.
5. Keeping not more than 2 household pets for each dwelling unit.
6. Mobilehome parks

B. Uses permitted with a use permit.

1. Hotels and motels.
2. Private institutions.
3. Social halls, fraternal and social organizations.
4. Noncommercial recreation facilities.
5. Mortuaries.
6. Small animal hospitals completely enclosed within a building.

C. Other regulations.

1. Minimum lot area and width, maximum lot depth, minimum ground coverage and yards and maximum building height shall be the same as those required in Residential Multiple Family or R-3 Zones.

NEIGHBORHOOD COMMERCIAL OR C-1 ZONE

SECTION 450. The Neighborhood Commercial or C-1 Zone is intended to provide for neighborhood shopping centers which will provide convenient sales and service facilities to residential areas, without detracting from the residential desirability of such areas. The following regulations shall apply in all Neighborhood Commercial or C-1 Zones.

A. Principal permitted uses.

1. Social halls, fraternal and social organizations and clubs.
2. Professional and business offices and commercial instruction.
3. 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.
4. Sales of used and secondhand goods when appurtenant to any of the foregoing.

B. Uses permitted with a use permit.

1. Dwellings, hotels, motels, boarding and rooming houses, and mobilehome parks.
2. Small animal hospitals, completely enclosed within a building.
3. Stores, agencies and services such as minor automobile repair; new automobile, trailer and boat sales, and used automobile, trailer and boat sales when appurtenant thereto; bowling alleys, licensed premises not appurtenant to any restaurant, pet shops, public garages, sales of used or secondhand goods, storage warehouses.

C. Other regulations.

1. Minimum lot area, 2,000 square feet.
2. Minimum lot width, 25 feet.
3. Minimum yards: front: none, except that where frontage is in a block which is partially in an "R" Zone,

the front yard shall be the same as that required in such "R" Zone; rear: 15 feet, except that where a rear yard abuts on an alley, such rear yard may be not less than 5 feet; side: none, except that a side yard of an interior lot abutting on an "R" Zone or "A" Zone shall be not less than the front yard required in such "R" Zone or "A" Zone.

4. Maximum building height, 45 feet.

COMMUNITY COMMERCIAL OR C-2 ZONE

SECTION 455. The Community Commercial or C-2 Zone is intended to apply to areas where more complete commercial facilities are necessary for community convenience. The following regulations shall apply in all Community Commercial or C-2 Zones.

A. Principal permitted uses.

1. All uses permitted as principal permitted uses in Neighborhood Commercial or C-1 Zones.

2. All uses permitted with a use permit in Neighborhood Commercial or C-1 Zones, without regard to the securing of any use permit, except as provided in subsection B hereof.

B. Uses permitted with a use permit.

1. Dwellings, hotels, motels, boarding and rooming houses and mobilehome parks.

2. Small animal hospitals, completely enclosed within a building.

3. 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 decorator's yards, plumbing shops, printing and lithographing.

C. Other regulations.

1. Minimum lot area, width, and minimum yards shall be the same as those required in Neighborhood Commercial or C-1 Zones.

2. Maximum building height: 75 feet.

HIGHWAY SERVICE COMMERCIAL OR C-H ZONE

SECTION 460. The Highway Service Commercial or C-H Zone is intended to provide necessary services and conveniences for the traveling public along main roads and highway frontages at proper intervals and locations in developments designed for safety, convenience and suitable appearance. The following regulations shall apply in all Highway Service Commercial or C-H Zones.

A. Principal permitted uses.

1. Hotels, motels and mobilehome parks.
2. Automobile laundries.
3. Nurseries and greenhouses.
4. Amusement parks and commercial recreational facilities.
5. All uses permitted as principal permitted uses in Community Commercial or C-2 Zones, except as provided in subsection B hereof.

B. Uses permitted with a use permit.

1. Small animal hospitals and kennels.
2. Trailer camps.
3. Dwellings and boarding and rooming houses.

C. Other regulations.

1. Minimum lot area, 5,000 square feet.
2. Minimum lot width, 50 feet.
3. Minimum yards: front, 15 feet; rear: none, except that where a rear yard abuts on an "R" Zone such rear yard shall be not less than 20 feet; side: none, except that where a side yard abuts on an "R" Zone such side yard shall be not less than 15 feet, provided further, that such side yard of a motel shall be not less than 6 feet.
4. Maximum building height, 45 feet.

LIMITED INDUSTRIAL OR M-L ZONE

SECTION 465. The Limited Industrial or M-L Zone is intended to apply to areas in which light manufacturing and heavy commercial uses of the non-nuisance type and large administrative facilities are the desirable predominant uses. The following regulations shall apply in all Limited Industrial or M-L Zones.

A. Principal permitted uses.

1. All uses permitted with a use permit in Community Commercial or C-2 Zones, without regard to the securing of any use permit, except as provided in subsection B hereof.

2. Administrative, business and professional offices.

3. Manufacturing of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics, research and development laboratories.

B. Uses permitted with a use permit.

1. Dwellings, hotels and motels, and mobilehome parks.

2. Animal hospitals and kennels.

3. Animal feed and sales yards.

4. Manufacture of furniture, finished paper and paper products.

C. Other regulations.

1. Minimum lot area, one (1) acre.

2. Maximum ground coverage, 25%.

3. Minimum yards: front and rear, 50 feet; side, 10% of average lot width, but not less than 25 feet.

4. Maximum building height, 75 feet.

5. Special regulations: All manufacturing and fabricating areas shall be enclosed in buildings, and all equipment and materials storage areas adjacent to "R" Zones shall be screened by walls, fences or adequate plantings to a height of not less than 6 feet, and said fencing and screening shall conform to all yard requirements.

HEAVY INDUSTRIAL OR M-H ZONE

SECTION 470. The Heavy Industrial or M-H Zone is intended to apply to areas devoted to normal operations of industries, subject only to such regulations as are needed to control congestion and protect surrounding areas. The following regulations shall apply to all Heavy Industrial or M-H Zones.

A. Principal permitted uses.

1. All uses permitted as principal permitted uses in Limited Industrial or M-L Zones, except as provided in subsection B hereof.
2. All uses permitted with a use permit in Limited Industrial or M-L Zones, without regard to the securing of any use permit, except as provided in subsection B hereof.
3. Industrial manufacturing uses, except as provided in subsection B hereof.

B. Uses permitted with a use permit.

1. Dwellings, hotels, motels, mobilehome parks and trailer camps.
2. All uses permitted with a use permit in Unclassified or "U" Zones.

C. Other regulations.

1. Minimum lot area and width, minimum yards and maximum building height shall be the same as those required in Limited Industrial or M-L Zones.

AIRPORT OR A-V ZONE

SECTION 475. The Airport or A-V Zone is intended to be applied on properties used or planned to be used as airports, where special regulations may be necessary to protect life and property. The following regulations shall apply in all Airport or A-V Zones.

A. Principal permitted uses.

1. Airports, heliports and landing strips for aircraft.
2. Storage, service, fueling, freight and passenger service, lighting, radio and radar facilities.
3. Sales and rental of aircraft and aviation supplies and equipment.

B. Uses permitted with a use permit.

1. Any other residential, agricultural, recreational, commercial or industrial use.

C. Other regulations.

1. Federal aviation height safety standards shall apply, except that heights in excess of 30 feet may be permitted only upon the securing of a use permit.

FLOOD PLAIN OR F-A ZONE

SECTION 485. The Flood Plain or F-A 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 F-A Zones.

A. Principal permitted uses.

1. General agriculture, nurseries and greenhouses, and animal sales and feed yards, except as provided in subsection B hereof.
2. Trailer camps and mobilehome parks.
3. Roadside stands.
4. Recreational uses, including public stables, docks, boathouses, golf courses and shooting ranges.

B. Uses permitted with a use permit.

1. Residential uses, including farm dwellings.
2. Commercial and industrial uses which, in the opinion of the Planning Commission, are compatible with contiguous zones.
3. Recreational uses requiring enclosed buildings.

C. Other regulations.

1. Minimum lot area, five (5) acres.
2. Minimum lot width, 300 feet.
3. Minimum yards: front and rear, 20 feet; side, 10 feet.

CHAPTER 5: REGULATIONS FOR THE COMBINING ZONES

SECTION 501. The regulations set forth in this chapter for each of the Combining Zones shall modify the regulations for the principal zones with which they are combined. All uses and regulations of the principal zone shall apply in the Combined Zone, except insofar as they are modified or augmented by the uses and regulations set forth in the Combining Zone regulations.

SPECIAL BUILDING SITE COMBINING OR -B ZONE

SECTION 505. The Special Building Site Combining or -B Zone and subzones thereunder are intended to be combined with any principal zone in which sound and orderly planning indicate that lot area and yard requirements should be modified. The following regulations shall apply in any zone which is combined with a Special Building Site Combining or -B Zone in lieu of the lot area and yard requirements normally applicable in such principal zone.

<u>Combining Designation</u>	<u>Building Site Area</u>	<u>Front Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>
B-1	8,000 sq.ft.	25 feet	10% of lot width; minimum of 8 ft.	10 feet
B-2	10,000 sq.ft.	25 feet	10% of lot width; minimum of 10 ft.	10 feet
B-3	20,000 sq.ft.	30 feet	10% of lot width; minimum of 15 ft.	15 feet
B-4	One (1) acre	30 feet	10% of lot width; minimum of 20 ft.	20 feet
B-5	As specified on the zoning maps designating any such zone, except that in no case shall these requirements be less than those required under the B-4 requirements.			
B-6	Building site area as shown on subdivision maps of record. Front, side and rear yards to be not less than B-4 requirements unless otherwise indicated on the subdivision map of record.			

RECREATION COMBINING OR -X ZONE

SECTION 510. The Recreation Combining or -X Zone is intended to be combined with any principal zone in which the addition of recreational uses will not be detrimental to the uses of the principal zone or of contiguous zones. The following regulations shall apply in any zone with which is combined a Recreation Combining or -X Zone.

A. Principal permitted uses.

1. Public and private noncommercial recreation facilities.
2. General agriculture and roadside stands.
3. Dwellings and offices incidental to any permitted use, but not including labor camps and labor supply camps.
4. Trailer camps and mobilehome parks.
5. Public camps.

B. Uses permitted with a use permit.

1. Commercial recreation facilities.
2. Commercial uses compatible with recreational uses which, in the opinion of the Planning Commission, will not impair present and potential uses of the area.

C. Other regulations.

1. Minimum lot area, five (5) acres.
2. Minimum lot width, 300 feet.
3. Minimum yards: front, rear and side, 50 feet.
4. Maximum building height, 30 feet.

PLANNED DEVELOPMENT OR -P ZONE

SECTION 515. The Planned Development or -P Zone is intended to apply to parcels of underdeveloped land which are suitable for, and of sufficient size to contain, a planned community. The following regulations shall apply in all Planned Development or -P Zones.

A. Any use or combination of uses which are so arranged or designed as to result in an over-all development in conformity with the standards, intents and purposes of the Master Plan of the County of Humboldt shall be permitted with a use permit.

B. Applications for use permits for the development of land in Planned Development Zones shall be accompanied by a plan of the development. Such plan shall include a map or maps and such written material as may be required to show:

1. Topography of the land and contour intervals.
2. Proposed access, traffic and pedestrian ways.
3. Lot design and easements.
4. Areas proposed to be dedicated or reserved for parks, parkways, playgrounds, school sites, public or quasi public buildings and other such uses.
5. Areas proposed for commercial uses, off-street parking, multiple and single family dwellings, and all other uses proposed to be established within the zone.
6. Proposed location of buildings on the land, including all dimensions necessary to indicate size of structure, setback and yard areas.
7. Proposed landscaping, fencing and screening.
8. Such other detailed elevations, plans and other information as may be required by the Planning Commission to enable it to evaluate adequately the proposed development.

C. All uses shall conform to the height, area, width, depth, ground coverage and yard regulations normally required for such uses, except where the over-all development will be improved by a deviation from such regulations. In all cases each structure shall conform to the precise development plan, which shall be made a part of the approved use permit.

DESIGN CONTROL COMBINING OR -D ZONE

SECTION 520. The Design Control Combining or -D Zone is intended to be combined with any principal zone in which the appearance and design of buildings and structures form a substantial contribution to the desirability of the zone for the uses permitted therein, and in which it is desired to protect the over-all appearance of the zone by regulating the design of proposed buildings and structures in the zone. The following regulations shall apply in any zone with which a Design Control Combining or -D Zone is combined.

A. Before any structure may be erected or structurally altered, a use permit shall be obtained.

B. Each application for such use permit shall be accompanied by drawings, plans and such written matter as may be necessary to show the front, side and rear elevations and the colors and materials to be used, and to show any other information that may be required by the Planning Commission in order that it may adequately evaluate the proposed structure.

C. The Planning Commission shall consider the proposed structure in conjunction with the appearance and design of other structures in the zone in an endeavor to provide that the proposed structure will not be unsightly, obnoxious or undesirable in appearance to the extent it will hinder the harmonious development of the zone, impair the desirability of the zone for the uses permitted therein, limit the opportunity to attain optimum use and value of the land and improvements, or otherwise adversely affect the general property and welfare. The Planning Commission shall suggest any changes or alterations in the proposed structure as it may deem necessary to accomplish the purposes of this section.

D. Upon the approval of any proposal, the Planning Commission shall issue a use permit, of which the approved proposal shall become a part. Any construction or structural alteration of the structure shall be in accordance with such approved proposal.

CHAPTER 6: GENERAL PROVISIONS AND EXCEPTIONS

SECTION 601. APPLICABILITY. Each and every zone shall be subject to the provisions of this chapter, in addition to the requirements and regulations set out in each of the zone regulations.

SECTION 602. ACCESSORY USES. Accessory uses, as defined in Section 271, shall be permitted as appurtenant to any permitted use, without the necessity of securing a use permit, unless particularly provided in this chapter, provided that no accessory building shall be erected and no accessory use shall be conducted on any property in any R Zone unless and until the main building is erected and occupied, or until a use permit is secured.

SECTION 603. AIRPORTS. Airports, heliports and landing strips for aircraft shall be permitted, with a use permit, in any zone, except as provided in Section 475 (Airport or A-V Zone).

SECTION 604. ANIMALS AND ANIMAL SHELTERS. Adult domestic animals may be kept as accessory to any residential use, according to the following schedule:

A. Large domestic bovine and equine animals may be kept on any parcel of not less than one acre, and two such animals may be kept on such parcel. One additional animal may be kept for each 20,000 square feet of area by which such parcel exceeds one acre.

B. Medium-sized domestic animals, including sheep and goats, may be kept on any parcel of not less than 10,000 square feet of area, and two such animals may be kept on such parcel. One additional animal may be kept for each 3,000 square feet of area by which such parcel exceeds 10,000 square feet.

C. Small domestic animals, including rabbits, chinchillas and poultry, may be kept on any parcel of not less than 5,000 square feet, and not more than 10 such animals may be kept on such parcel. One additional animal may be kept for each 500 square feet of area by which such parcel exceeds 5,000 square feet.

D. Household pets, for the purposes of these regulations, shall be limited to dogs (*canis familiaris*) and cats (*felis catus*). No limitations shall be placed upon animals whose normal place of abode is within the dwelling unit, such as caged birds, caged rodents, and fish, reptiles and amphibia confined to aquaria and terraria. No animal other than those listed in this subsection may be kept as a household pet without first securing a use permit therefor.

Shelters, runs, corrals and yards for such animals shall be located on the rear half of the lot on which they are kept, and in

no case within 50 feet of the front lot line, nor within 20 feet of any other lot line, nor within 50 feet of any dwelling unit, except that cages for small domestic animals such as rabbits or chinchillas, but not including poultry, may be located not less than 25 feet from any dwelling unit and not less than 10 feet from any side or rear lot line.

Young animals, less than 6 months old, of those animals classified in Subsections A and B hereof, or less than 3 months old of those animals classified in Subsection C hereof, are to be included in computing the total number of animals allowed on any parcel, as follows: Three (3) such young animals shall be computed as one (1) adult animal.

All shelters, runs, corrals and yards shall be maintained in a clean and sanitary condition. Certification by the Health Officer or his representative shall be prima facie evidence that the premises are in an unsanitary condition.

Killing or dressing on residential premises of animals classified in Subsections A and B hereof is prohibited.

No crowing rooster may be maintained in any residential zone.

Nothing in this section shall be construed to limit the right of any agricultural use to maintain animals as a principal or accessory use.

The maintenance of animals in contravention of this section is hereby declared to be a public nuisance.

SECTION 605. ASSEMBLAGES OF PERSONS AND VEHICLES. No circus, carnival, open-air or drive-in theater, automobile racetrack, religious revival tent or similar assemblage of people and automobiles shall be permitted in any zone unless a use permit is first secured in each case.

SECTION 606. GUEST HOUSES. Guest houses are herein defined as detached living quarters of permanent construction, without kitchens, which are clearly subordinate and incidental to the use of the main building on the same lot. Guest houses shall not be let, leased or rented, in whole or in part, independently of the main building, whether the compensation for such letting be direct or indirect. Guest houses shall be located on the rear half of the lot on which they are located, and not within 6 feet of any lot line, nor within 6 feet of the main building, and shall not exceed a height of 16 feet, and, together with other accessory buildings on the same lot, shall not exceed 30% of the ground coverage of the rear yard on which it is built.

SECTION 607. HEIGHT LIMITATIONS AND MODIFICATIONS. Heights of buildings and structures shall be measured vertically from the average ground level of the ground covered by the building to the

highest point of the roof, but chimneys, stacks, vents, flagpoles, conventional television reception antennas, elevator, ventilating and air-conditioning equipment, parapet walls and similar architectural and mechanical appurtenances shall be excluded in making such measurement.

Accessory buildings in R, A or C-H Zones shall not exceed 15 feet in height.

Any building or any architectural feature of a building may be erected to a height greater than the maximum height limit of the zone in which it is located, provided that a use permit is first obtained. Such excess height, when allowed, will normally be conditioned upon proportional increases in the yards required.

SECTION 608. HOME OCCUPATIONS. Home occupations, as defined in Section 233, shall be permitted as appurtenant and accessory uses to any residential uses.

SECTION 609. LOT AREAS AND WIDTHS. Lot areas and widths which do not conform to the minimum specifications of the zone in which they are located will be permitted where the lot in question was delineated on a recorded subdivision map or was under one ownership on the effective date of these regulations and the owner thereof has not subsequently acquired adjoining property.

SECTION 610. LOT NOT FRONTING ON A PUBLIC WAY. A lot not having frontage on a public way, but otherwise conforming to these regulations, may be used provided a use permit is first secured.

SECTION 611. MOBILEHOMES. Mobilehomes or house trailers may be located on individual lots and used for residences or offices only under the following regulations.

A. In conjunction with a trailer sales area. One mobilehome may be used as an office appurtenant and accessory to, and in conjunction with the operation of a mobilehome sales area.

B. Temporary office or residence. One mobilehome may be permitted, with a special permit issued by the Building Department of the County of Humboldt, as a temporary office or residence, after obtaining a building permit for the construction of a permanent building of the same use on the same lot. Such use of the mobilehome shall be limited to six months from the date of issuance of the building permit and shall automatically terminate upon the expiration or voidance of the building permit. The Building Department may renew such special permit for one additional period of six months, if substantial progress has been made in the construction of the permanent building and it is reasonable and probable that the permanent building will be completed within such additional period.

C. By building contractors. Mobilehomes may be used, with a use permit, as temporary offices by construction contractors, or as temporary living quarters for their employees in all zones except R Zones.

SECTION 612. MOBILEHOME PARK STANDARDS. All mobilehome parks shall be subject to the following requirements:

A. Minimum lot area, five (5) acres, except that in small outlying rural communities, parks of not less than one and one-half (1-1/2) acres may be permitted.

B. Minimum recreation space, 1,500 square feet per acre of park.

C. Minimum yards around parks: front, side and rear, 20 feet, suitably landscaped to provide effective screening.

D. All areas not used for access, parking, circulation, recreation or services shall be completely and permanently landscaped, and the entire site shall be maintained in a neat, clean and orderly and sanitary condition.

E. All circulation roads shall be at least 25 feet from curb to curb and shall be increased in width by 10 feet for curb parking space on each side of the street on which such curb parking is permitted. All roads and parking spaces shall be permanently paved. Two (2) parking spaces or the equivalent thereof shall be provided for each mobilehome site. At least two (2) permanent points of access to public roads shall be provided.

F. The Planning Commission may modify the above requirements for an existing substandard park proposed to be enlarged or extended, provided that the modifications are limited to the extent that an over-all improvement in the design or standards of such existing park will result.

SECTION 613. PARKING AND LOADING FACILITIES. Off street parking and loading spaces shall be provided in all zones in conformity with the following:

A. Each parking space shall be not less than eight (8) feet wide, eighteen (18) feet long and seven (7) feet high, and each loading space shall be not less than ten (10) feet wide, twenty-five (25) feet long and fourteen (14) feet high.

B. Parking spaces shall be provided as follows:

1. Dwelling and motels, 1 for each dwelling unit.
2. Hotels, 1 for each 2 guest rooms.
3. Hospitals, 1 for each bed and 1 additional for each 3 staff members.
4. Offices and retail establishments, 1 for each 300 square feet of floor area, with a minimum of 4 for each office building. Medical and dental offices shall

provide 1 additional for each staff member.

5. Restaurants and licensed premises, 1 for each 4 seats or 1 for each 200 square feet of floor space, whichever yields the greatest number of spaces required.

6. Wholesale, industrial and public utility buildings, 1 for each 3 employees, taking the largest number of employees on duty at any one time.

7. Public assembly, including churches and theaters, 1 for each 6 seats.

C. Every commercial use occupying more than 5,000 square feet of floor area in any building shall provide 1 loading space and 1 additional loading space for every 20,000 square feet of floor area in excess of 5,000 square feet.

D. No building shall be constructed closer to any traveled way than will provide adequate space for the traffic movement and the standing of vehicles which may be incidental to the use of the building.

SECTION 614. PUBLIC USES. Public uses, as defined in Section 255, shall be permitted in any zone without the necessity of first obtaining a use permit, provided, however, that the locations of proposed public uses shall be submitted to the Planning Commission for recommendation at least 30 days prior to the acquisition of sites or rights of way therefor.

SECTION 615. PUBLIC UTILITY BUILDINGS AND USES. Public utility buildings and uses, including but not limited to communication equipment buildings, substations, generating plants, gasometers and transmission and distribution facilities shall be classified as quasi public uses.

SECTION 616. QUASI PUBLIC USES. Quasi public uses, including public utility uses, shall be permitted in any U, A-G, R-4, C or M Zone without a use permit; in any other zone subject to the securing of a use permit; provided that outdoor telephone booths and public utility transmission and distribution lines, both overhead and underground, shall be permitted in any zone without limitation as to height and without the necessity of first obtaining a use permit, but the routes of proposed overhead transmission lines shall be submitted to the Planning Commission for recommendation not less than 30 days prior to the acquisition of rights of way therefor.

SECTION 617. REMOVAL OF NATURAL MATERIALS. Surface removal of minerals and natural materials, including building and construction materials to be used for commercial purposes, shall be allowed in any zone with a use permit. A use permit shall not be required for on-site excavation and removal of materials for normal construction of buildings, structures or underground facilities or where such removal is primarily for grading and land leveling.

SECTION 618. SIGNS AND NAMEPLATES. Nameplates (which shall be limited to a statement of the name, address and occupational

designation of the occupant) and signs shall be permitted in conformity with the following regulations:

A. One nameplate, not illuminated, appurtenant to any permitted use, not exceeding 2 square feet shall be permitted in any zone; not exceeding 4 square feet shall be permitted in any zone except R-S, R-1 and R-2 Zones; not exceeding 20 square feet shall be permitted only in U, F-R, A-E, A-G and F-A Zones.

B. One sign, not illuminated, to advertise the sale of property on which it is displayed and not exceeding 6 square feet shall be permitted in any zone; not exceeding 15 square feet shall be permitted in any C Zone; not exceeding 20 square feet shall be permitted in any F-A Zone.

C. Signs, not illuminated and not exceeding 100 square feet in the aggregate, to advertise the sale of lots in the subdivision in which it is displayed shall be permitted with a use permit in any zone.

D. Signs, not illuminated, appurtenant to any permitted use, not over 75 square feet in the aggregate and divided into not more than 3 single- or double-faced signs shall be permitted with a use permit in any zone except R-S, R-1 and R-2 Zones.

E. Signs, appurtenant to any permitted use and not to exceed 3 square feet per front foot of the site on which it is displayed, provided that any site shall be permitted at least 50 square feet, but in no case more than 300 square feet, and divided into not more than 6 single- or double-faced signs, shall be permitted in any C or M-L Zone or U Zone.

F. Signs, whether appurtenant to permitted use or not, and not limited as to size or number, shall be permitted in C-H, M-H and U Zones, and with a use permit in C-1 and C-2 Zones.

SECTION 619. SWIMMING POOLS. Any pool, pond, lake or open tank, not completely enclosed within a building, which is normally capable of containing water to a depth greater than 18 inches at any point and in which swimming or bathing is permitted to the occupants of the premises on which it is located, or their guests, and which shall not be used for commercial purposes, shall be permitted, with a use permit in any zone and shall be subject to the following regulations:

A. Such pool shall be located on the rear one-half of the lot and in any case not less than 50 feet from the front lot line. Side and rear yards shall be as required for accessory buildings, but in no case within 5 feet of any lot line. Filter and heating systems shall not be located within 10 feet of any lot line.

B. Ground coverage by a swimming pool shall not exceed 40% of the rear yard required of the lot on which it stands. Ground coverage by a swimming pool shall not be included in computing maximum ground coverage allotted to buildings on the lot.

C. Such pool or the property on which it is located shall be completely enclosed by a wall or fence not less than 4-1/2 feet in height, containing no openings greater than 4 inches except for self-closing and self-latching gates on which the latch is at least 4 feet above ground level, in order that full control of access by children may be maintained.

SECTION 620. TRACT OFFICES. Temporary tract offices located on the premises of the subdivision shall be allowed, with a use permit, in conjunction with the sale of lots in a subdivision.

SECTION 621. YARDS. The minimum yard requirements set out in Chapters 4 and 5 shall be subject to the regulations of this section:

A. Cornices, eaves, canopies, bay windows, chimneys and similar architectural features may extend a maximum of 2-1/2 feet into such yards. Uncovered porches or stairways, fire escapes or landings may extend a maximum of 6 feet into front or rear yards and 3 feet into side yards.

B. Detached accessory buildings shall not be located within 5 feet of any main building, nor within 5 feet of a side line on the front one-half of the lot, nor within 1 foot of a side line on the rear one-half of the lot, nor so as to encroach on any easement. Detached accessory buildings used as guest houses shall not be located within 5 feet of lot lines nor within 5 feet of an alley. Accessory buildings attached to main buildings shall be structurally a part thereof and shall comply with main-building yard requirements.

C. In any R Zone, where more than one-half of the block is occupied with buildings, then the required front yard shall be the average of those of the improved sites, to a maximum of that required for the zone.

D. If any building is so located on a lot that the front or rear thereof faces any side lot line, it shall be at least 10 feet from such side lot line.

E. Any dwelling located on a C or M Zone, except a dwelling over a commercial establishment, shall provide side and rear yards as required in R-3 Zones.

F. The side yard of a corner lot shall be equal to the front yard of its key lot if any part of the main building on the corner lot is within 25 feet of the rear lot line, and shall be equal to one-half of the front yard of such key lot if all parts of the main building are more than 25 feet from the rear lot line.

CHAPTER 7: AMENDMENTS, VARIANCES, USE
PERMITS AND NON-CONFORMING USES

AMENDMENTS

SECTION 701. These regulations may be amended by changing the boundaries of zones, by changing property from one zone to another, by imposing regulations not heretofore imposed, by removing any other provisions hereof whenever the public necessity, convenience and welfare require such amendment.

SECTION 702. An amendment may be initiated by one or more owners of property affected by the proposed amendment, as set out in Section 703, or by a resolution of intention of the Planning Commission, or by a resolution of intention of the Board of Supervisors.

SECTION 703. The application of one or more property owners for the initiation of an amendment shall be filed in the office of the Planning Department on a form provided by that Department, accompanied by a filing fee of \$50.00, and by such other information as may be required to describe fully the proposed amendment.

SECTION 704. Subject only to the rules regarding the placing of matters on its agenda, the Planning Commission, at its next regular meeting following the initiation of the amendment, shall cause the matter to be set for a public hearing.

SECTION 705. Notice of the time and place of the hearing shall be given by publication once in a newspaper of general circulation printed and published in the county at least 10 days prior to the hearing, and by such other means as the Planning Commission may deem advisable.

SECTION 706. At the public hearing, the Planning Commission shall hear any person affected by the proposed amendment. The hearing may be continued from time to time, but shall be concluded within 60 days of the commencement thereof.

SECTION 707. Within 30 days of the conclusion of the hearing, the Planning Commission shall submit the proposed amendment to the Board of Supervisors, together with a report of findings by the Planning Commission and a summary of the hearings and the recommendations of the Planning Commission.

SECTION 708. Subject only to the rules regarding the placing of matters on its agenda, the Board of Supervisors, at its next regular meeting following the receipt of the proposed amendment, shall cause the matter to be set for a public hearing. Notice of the time and place of the hearing shall be given by publication once in a newspaper of general circulation printed and published in the county at least 10 days prior to the hearing.

SECTION 709. At the public hearing, the Board of Supervisors shall hear any person affected by the proposed amendment. The hearing may be continued from time to time, but shall be concluded within 60 days of the commencement thereof.

SECTION 710. The Board of Supervisors shall not make any change in the proposed amendment until the proposed change has been referred to the Planning Commission for a report and a copy of the report has been filed with the Board of Supervisors. The failure of the Planning Commission to report within 40 days after the reference of such proposed change shall be deemed to be approval of the proposed change.

SECTION 711. Within 30 days of the conclusion of the hearing, or, if a proposed change has been referred to the Planning Commission, within 30 days of the filing of the report on such referral or the expiration of the time for filing such report, the Board of Supervisors may adopt the proposed amendment. Failure of the Board of Supervisors to adopt the proposed amendment within the period set forth in this section shall be deemed to be denial of such proposed amendment.

VARIANCES

SECTION 720. A variance from the strict application of the terms of these regulations may be granted upon the finding either (1) that any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situate, and that because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning regulations is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification, or (2) that any variance granted will not be contrary to the intent of the zoning regulations or to the public interest, safety, health and welfare, and, where due to special conditions or exceptional characteristics of such property, or its location or surroundings, a literal enforcement of the zoning regulations would result in practical difficulties or unnecessary hardships.

SECTION 721. Application for a variance shall be filed in the office of the Planning Department upon a form provided by that Department, accompanied by a filing fee of \$25.00, and by such other information as may be required to describe fully the proposed variance.

SECTION 722. Subject only to the rules regarding the placing of matters on its agenda, the Planning Commission, at its next regular meeting following the filing of the application for a variance shall cause the matter to be set for a public hearing.

SECTION 723. Notice of the time and place of the hearing shall be given by publication once in a newspaper of general circulation printed and published in the county at least 10 days prior to the hearing, and by posting said notice in conspicuous places close to the property.

SECTION 724. At the public hearing, the Planning Commission shall hear any person affected by the proposed variance. The hearing may be continued from time to time, but shall be concluded within 60 days of the commencement thereof.

SECTION 725. Within 30 days of the conclusion of the hearings, the Planning Commission shall grant or deny the variance applied for. The grant of a variance may be made subject to terms and conditions attached thereto and made a part thereof. The action of the Planning Commission shall be expressed in writing and shall contain findings of fact as to the satisfaction of the conditions set out in Section 720. Failure of the Planning Commission to act within 30 days of the conclusion of the hearing shall be deemed to be a denial of the application on that date. The decision of the Planning Commission shall become final 10 days from the date thereof, unless an appeal has been taken within that time.

USE PERMITS

SECTION 730. Use permits may be granted, upon application to the Planning Commission for any use for which a use permit is permitted or required by these regulations, or for any use which, while not specifically enumerated in these regulations, is, in the opinion of the Planning Commission, similar to and compatible with the uses permitted in the zone in which the subject property is situated.

SECTION 731. Application for a use permit shall be filed at the office of the Planning Department upon a form provided by that Department, and shall be accompanied by such information as may be required to describe fully the proposed use for which the permit is sought, and shall be accompanied by a filing fee of \$10.00, except that no filing fee shall be required in connection with the filing of an application for a use permit required by Section 520 (Design Control or -D Zone).

SECTION 732. Subject only to the rules regarding the placing of matters on its agenda, the Planning Commission, at its next regular meeting following the filing of the application for a use permit, shall consider the application and may, at its own discretion, cause the matter to be set for a public hearing.

SECTION 733. If the Planning Commission causes the matter to be set for a public hearing, such hearing shall be conducted, and notice thereof shall be given, in the same manner as a hearing upon an application for a variance.

SECTION 734. Within 30 days of the commencement of the consideration of the application, or, if a public hearing on the matter has been held, within 30 days of the conclusion of the hearing, the Planning Commission shall grant or deny the issuance of the use permit applied for. The granting of any use permit may be made subject to terms and conditions attached thereto and made a part thereof. Failure of the Planning Commission to act within the time set out herein shall be deemed to be a denial of the application on that date. The action of the Planning Commission shall become final 10 days from the date thereof, unless an appeal has been taken within that time.

REVOCATION OF VARIANCES AND USE PERMITS

SECTION 740. In any case where the terms and conditions of a grant of a variance or use permit are not complied with, the Planning Commission may give notice to the holder of such variance or use permit of its intention to revoke such variance or use permit. Proceedings for the revocation of a variance or use permit shall be conducted in the same manner as proceedings for the grant of a variance or use permit.

APPEALS

SECTION 750. Any person aggrieved by an action of the Planning Commission may take an appeal to the Board of Supervisors by filing a notice of appeal with the Clerk of the Board of Supervisors and with the Planning Commission within 10 days of the action of the Planning Commission. The notice of appeal filed with the Planning Commission shall be accompanied by a filing fee of Fifteen Dollars (\$15.00). Upon receipt of the notice of appeal, the Planning Commission shall forthwith transmit to the Board of Supervisors all the papers constituting the record upon which the action appealed from was taken.

SECTION 751. The Board of Supervisors shall consider the appeal and the record upon which the action appealed from was taken, and may, at its own discretion, cause the matter to be set for a public hearing.

SECTION 752. If the Board of Supervisors causes the matter to be set for a public hearing, notice of the hearing shall be given by publication in a newspaper of general circulation printed and published in the county at least 10 days prior to the hearing. The hearing may be continued from time to time.

SECTION 753. Within 60 days of the filing of the notice of appeal, the Board of Supervisors shall render its decision on the matter. Failure of the Board of Supervisors to render its decision on the matter within 60 days of the filing of the notice of appeal shall be deemed to be a denial of the appeal and an affirmation of the action of the Planning Commission.

SECTION 754. The decision of the Board of Supervisors upon an appeal is final and conclusive as to all things involved in the matter.

NONCONFORMING USES

SECTION 760. The lawful use of lands or buildings existing on the effective date of the application of these regulations to the subject property, although such use does not conform to the regulation applied to such subject property, may be continued, except as provided herein:

A. No such use or building shall be enlarged, increased or structurally altered, nor be extended to occupy a greater area than that existing on the effective date of the application of these regulations to the subject property.

B. Any use for which a use permit is required by these regulations shall be considered a nonconforming use until a use permit is obtained.

C. If any such use or building, after the effective date of the application of these regulations to the subject property, is destroyed to the extent of 60% or more, then the subject property shall become subject to the regulations applicable to the subject property, and any subsequent use or buildings shall be in accordance with such regulations.

D. Any interruption of a nonconforming use, or the use of a nonconforming building, which continues for 6 months or more, shall be deemed to be an abandonment of such use, and subsequent use or buildings shall be in accordance with the regulations applicable to the subject property.

E. Ordinary maintenance and repair may be made to any nonconforming use or building, provided that such maintenance and repair does not exceed 25% of the actual value in any one year.

F. Any use coming within the provisions of Section 604, concerning domestic animals appurtenant to residential uses, shall, after the expiration of 6 months from the effective date of these regulations, conform to the provisions of Section 604.

CHAPTER 8: ENFORCEMENT

SECTION 801. All departments, officers and public employees of the County of Humboldt vested with the duty or authority to issue permits, certificates or licenses shall issue no permit, certificate or license for uses, buildings or purposes in conflict with the provisions of these regulations, and any such permit, certificate or license issued in conflict with the provisions of these regulations shall be null and void.

SECTION 802. Any person, whether principal, agent, employee or otherwise, violating or causing or permitting the violation of any of the provisions of these regulations shall be guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not more than \$500.00 or by imprisonment in the County Jail for not more than 6 months, or by both such fine and imprisonment.

SECTION 803. Any building or use operated or maintained contrary to the provisions of these regulations shall be, and the same hereby is declared to be a public nuisance and shall be subject to injunction and abatement as such.

SECTION 804. The remedies provided herein shall be cumulative and not exclusive.

SECTION 805. The Planning Department shall be responsible for the enforcement of the provisions of these regulations.

CHAPTER 9: ENACTMENT

SECTION 901. SEPARABILITY CLAUSE. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, paragraph, sentence, clause and phrase thereof, irrespective of the fact that one or more of such sections, subsections, paragraphs, sentences, clauses or phrases might be declared invalid, unconstitutional or void. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance be declared invalid, such declaration shall not affect the validity of any other section, subsection, paragraph, sentence, clause or phrase; and if this ordinance or any portion thereof should be held to be invalid on one ground but valid on another, it shall be construed that the valid ground is the one upon which said ordinance or such portion thereof was enacted.

SECTION 902. EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after the date of its enactment.

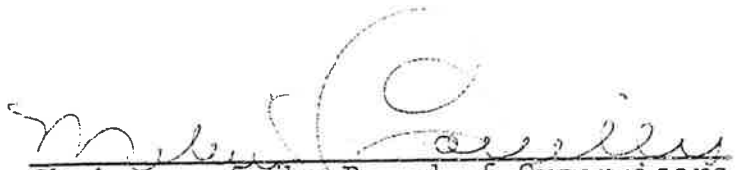
PASSED, APPROVED AND ADOPTED this 11th day of May,
1965, on the following vote, to wit:

AYES: Supervisors: Lindley, Bareilles, Robertson, Mitchell, Landis

NOES: Supervisors: None

ABSENT: Supervisors: None

SEAL


Chairman of the Board of Supervisors
of the County of Humboldt, State of
California!

ATTEST:

FRED J. MOORE, JR.
County Clerk and ex officio Clerk
of the Board of Supervisors of the
County of Humboldt, State of California.

By 
Deputy Clerk