

ATTACHMENT 3

Ordinance No. ____ - _____ Amending Title III, Division 1, Chapter 4 of the Humboldt County Code by Adding an Inland Safe Parking-Safe Shelter Pilot Program.

SAFE PARKING/SAFE SHELTER PILOT PROGRAM - INLAND

ORDINANCE NO. ____ - ____ ALLOWING AN INLAND SAFE PARKING-SAFE SHELTER PILOT PROGRAM BY ADDING SECTION 314-61.05 AND AMENDING SECTIONS 314-140, 314-154, 314-109 AND 314-177, AND AMENDING TABLES IN SECTIONS 314-2, 314-3, AND 314-6 OF CHAPTER 4 OF DIVISION 1 OF TITLE III OF THE HUMBOLDT COUNTY CODE.

The Board of Supervisors of the County of Humboldt ordains as follows:

SECTION 1. PURPOSE OF ADDITION TO THE ZONING REGULATION

The Humboldt County 2019 Housing Element included Implementation Measure H-IM56, providing in part that the County will fund and implement a safe parking pilot program, and adopt an enabling ordinance or resolution for the pilot program. Consistent with the Housing Element, Title III, Division 1, Chapter 4, Inland Zoning Regulations, is hereby amended to include a Safe Parking/Safe Shelter Pilot Program with a duration of 18 months unless extended. The program allows a government agency, religious institution, non-profit charitable organization, or private non-profit organization to provide homeless individuals and families living in a vehicle or outside a safe place to park or sleep at no cost while accessing services to end their homelessness. This ordinance adds section 314-61.05 and amends sections 314-140, 314-154, and 314-177, and amends associated zoning tables in Chapter 4 of Division 1 of Title III of the County Code.

SECTION 2. SAFE PARKING/SAFE SHELTER PILOT ORDINANCE

Section 314-61 creating a Safe Parking/Safe Shelter Pilot Program in Title III, Division 1, Chapter 4 of the Humboldt County Code is hereby amended and added to as follows (additions are shown in underline text):

314-61.05 SAFE PARKING AND SAFE SHELTER PILOT PROGRAM

61.05.1 Purpose and Duration.

The purpose of these regulations is to facilitate development of a pilot program to provide safe, temporary shelter sites that accommodate vehicles, tents, or other approved structures for people who are experiencing homelessness while they seek permanent housing. Participation in the program is not conditioned on accepting the services offered. This ordinance and all Zoning Clearance Certificates issued pursuant to this ordinance shall expire and be automatically repealed eighteen months from the effective date unless the term of the ordinance and specified Zoning Clearance Certificates are extended by the Board of Supervisors.

The ordinance places a limit on the number of Safe Parking and Safe Shelter sites at ten (10) sites.

61.05.2 Applicability.

The Safe Parking and Safe Shelter programs must be operated by a government agency, religious institution, non-profit charitable organization, or private non-profit organization. Safe Parking

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and Safe Shelter programs that meet all of the following requirements are principally permitted in the C-1, C-2, C-3, ML, R-3, MU1 and MU2 zoning districts with a Zoning Clearance Certificate. Safe Parking and Safe Shelter programs on the site of a church in other zones may be permitted with a Use Permit, except that church sites on TPZ or prime agricultural land are not eligible.

61.05.3 Site Requirements

Safe Parking and Safe Shelter sites:

- (a) May accommodate up to 20 vehicles, tents, sleeping cabins, or other units that meet California Building Code Appendix X and California Residential Code Appendix O, Emergency Housing standards. Exception: A site operated under the Village Model Management Plan (defined in 65.05.6 (c)) is limited to 15 vehicles, tents, sleeping cabins, or other units that meet the standards above.
- (b) Must be located on a road or have a driveway that is accessible for emergency vehicles, trash pickup, and portable restroom service.
- (c) Must have drainage so there is no standing water in the areas used for sleeping.
- (d) Must be located at least 300 feet from another Safe Parking or Safe Shelter site.
- (e) If the site is an existing parking lot, no more than one half of the parking spaces may be occupied by vehicles, tents, or shelter units.
- (f) At the time of issuance of a zoning clearance certificate, the proposed site may not be occupied by unauthorized homeless individuals, vehicles or shelters, and properties in the abatement process are not eligible.
- (g) All Safe Parking – Safe Shelter zoning clearance certificates or special permits on the anniversary date of such issuance will be subject to an annual inspection by the County to verify compliance with this section and all terms of the approved Management Plan.

Exceptions to parts (a)-(e) above may be allowed subject to a Special Permit in accordance with Humboldt County Code Section 312-5 et seq with a finding that the exception poses no additional risk to the health and safety of the occupants.

61.05.4 Vehicle and Shelter Types

(a) Safe Parking Sites

- i. The type of vehicle and number of each vehicle type, if applicable, must be specified in the Management Plan and may include cars, vans, recreational vehicles (“RVs”) or a combination of these.
- ii. All vehicles parked overnight must be operable so they can be moved off the site under their own power.
- iii. A minimum of six feet clearance must be maintained between vehicles.

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(b) Safe Shelter Sites

- i. Tents, sleeping cabins, or other shelters are allowed as individual units if they meet California Building Code Appendix X and California Residential Code Appendix O, Emergency Housing.
- ii. A minimum of six feet clearance must be maintained between tents or units.
- iii. Each tent or unit must have an exit that leads directly to the outdoors/evacuation route.
- iv. Sleeping cabins must have light and ventilation.

61.05.5 Operating Standards

- (1) Vehicles, tents or shelter units must be at least five feet from any property line.
- (2) Outdoor lighting must be shielded and focused away from adjoining properties.
- (3) Prior to occupancy of the site, the Provider must submit along with its management plan, a Department Approval Letter from the Division of Environmental Health verifying that the site is served by an acceptable means of sewage disposal able to accommodate the anticipated wastewater demand.
- (4) If the site allows recreational vehicles, no disposal of sewage from recreational vehicles is permitted at the site, unless the Provider documents the North Coast Regional Water Quality Control Board has approved the sewage disposal system for that use and details of the sewage disposal system are included in its Management Plan.
- (5) If the site allows recreational vehicles, no disposal of graywater or blackwater from recreational vehicles is permitted at the site, unless the Provider shows documentation for legal disposal in its Management Plan.
- (6) Hours of operation are limited to overnight hours as specified in the Provider's Management Plan.
 - a. Exception. A program that qualifies as a Low Barrier Navigation Center under Government Code Section 65660 and 65662 may specify 24-hour operation in the Provider's Management Plan if it provides appropriate staffing. Low Barrier Navigation Center programs include all the following components:
 - i. The program offers services to connect people to permanent housing through a services plan that identifies services staffing.
 - ii. The program is linked to a coordinated entry system, so that staff may conduct assessments and provide services to connect people to permanent housing. "Coordinated entry system" means a centralized or coordinated assessment system designed to coordinate program participant intake, assessment, and referrals as described in Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements.

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- iii. The program complies with Housing First as set forth in Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.
 - iv. The program has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System (HMIS) as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.
 - v. A site that operates as a Low Barrier Navigation Center under Government Code Section 65660 and 65662 may specify a length of stay longer than six (6) months, as set forth in the Provider's Management Plan, defined in 65.05.6 (c).
- B. Exception: A program operated under the Village Model Management Plan described below may choose to provide 24/7 service if it is limited to 15 vehicles, tents, sleeping cabins, or other units that meet California Emergency Housing Standards, and at least two employee or volunteer staff remain on site at all times, as set forth in the Provider's Management Plan.

61.05.6 Safe Parking/Safe Shelter Provider

- (a) A Safe Parking or Safe Shelter program must be operated by a government agency, religious institution, non-profit charitable organization, or private non-profit organization, or a party contracted by the above ("Provider"). A Provider monitors compliance with its written Management Plan and notifies emergency services in the event of an emergency.
- (b) The Provider must provide for, or provide access to all of the following:
 - i. Sanitary facilities, including toilet and hand-washing;
 - ii. Shower facilities or access to showers;
 - iii. Facilities accessible to persons with disabilities (20% of spaces or units, including sanitary facilities)
 - iv. Garbage containers and trash disposal services; and
 - v. Secure storage facilities for personal items, but storage of such items must not create a fire-life-safety hazard.
- (c) The Provider must have an approved Management Plan prior to opening its facility for use. The Provider may use one of three pre-approved Model Safe Parking/Safe Shelter Plans, available on file with the Planning and Building Department: (1) a Minimal Requirements Model designed for overnight programs, (2) a Village Model with fewer spaces, participants as staff, and capability for 24-hour operation, or (3) a service-intensive Low Barrier Model. The Plans describe the services provided including all of the following:
 - 1. Hours of operation;
 - 2. Number of parking spaces or tent/shelter units;

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3. The services and amenities to be provided;
4. Staffing levels;
5. Neighborhood outreach program;
6. Rules governing participant intake and selection, a written participant agreement, and procedures for periodic reviews, extensions, and removals;
7. A security plan ensuring adequate health and safety of management and visitors on-site, and a process to avoid potential nuisances near the site. The Provider must demonstrate that local emergency services including the Sheriff's Office, the local fire department and the appropriate ambulance operators have been notified of the shelter's operation.

Programs that accommodate tents, cabins, or other non-vehicle shelter types must submit Appendix A, detailing plans to comply with the Emergency Housing building code.

(d) A Provider may amend voluntary provisions of its Management Plan by filing an update with the Planning Department, posting the changes as provided in the plan, and notifying neighbors as part of its Neighborhood Outreach Plan.

(e) Providers operating Safe Parking/Safe Shelter facilities must annually track and report to the County by September 30 of each year the following details of the use of their facility:

- i. # of persons served by month;
- ii. # of persons served whose residence was or is a vehicle;
- iii. # of persons served who are no longer in need of a homeless shelter
 - i. # of persons who have moved into permanent supportive housing;
- iv. Average percent occupancy of safe parking and safe shelter sites.

61.05.7 Zoning Clearance Certificate Revocation

61.05.7.1 Grounds for Revocation

The Director may initiate proceedings to revoke the zoning clearance certificate for a Safe Parking – Safe Shelter site granted under this section if the Director has substantial evidence that:

- (a) the facility may not be in compliance with all applicable laws, which includes without limitation, any permit in connection with the facility and any associated conditions with such permit(s);
- (b) the facility failed to comply with objective standards in this section;
- (c) the facility failed to comply with its Management Plan in a way that poses harm to the health and safety of its participants or the community; or

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- (d) activities at the facility constitute a nuisance as defined in Section 351-3 of the Humboldt County Code.

61.05.7.2 Notice

Before the Director may initiate a public hearing to revoke any zoning clearance certificate for a Safe Parking – Safe Shelter site, the Director must issue a written notice to the Provider that specifies (i) the facility; (ii) the violation(s) to be corrected; (iii) the timeframe in which the Provider must correct such violation(s); and (iv) that, in addition to all other rights and remedies the county may pursue, the county may initiate revocation proceedings for failure to correct such violation(s) in the specified timeframe.

61.05.7.3 Hearing

A zoning clearance certificate granted under this section may be revoked pursuant to 61.05.7.1 only by the Board of Supervisors after a duly noticed public hearing.

61.05.7.4 No Appeals

Any decision by the Board of Supervisors to revoke or not revoke a zoning clearance certificate is final and not subject to further appeals. Within five business days after the Board of Supervisors adopts a resolution to revoke the zoning clearance certificate, the Director will provide the permittee with a written notice that specifies the revocation and the reasons for such revocation.

SECTION 3. DEFINITIONS

Sections 314-140 and 314-154 are hereby amended and added to as follows (additions are shown in underline text, deletions are shown in ~~strikethrough~~ text):

314-140 DEFINITIONS (E)

Amend as follows:

~~**Emergency Shelter:** Boarding or lodging services usually in a dormitory or congregate setting provided by a public or non-profit organization without direct compensation to persons without permanent housing and where the majority of people utilizing such services remain for periods of less than one (1) month. Operations may be seasonal or year round and client services such as counseling, medical evaluation and job/life skills training may be offered in addition to food, showers and sleeping accommodations. (Ord. 2335, 12/14/2004)~~

Emergency Shelter means housing with or without supportive services for persons experiencing homelessness that is limited to occupancy of six months or less, as defined in Section 50801(e) of the California Health and Safety Code. An emergency shelter may be the principal or an ancillary use on the lot. No individual or household may be denied emergency shelter because of an inability to pay. Emergency shelter operations may be seasonal or year-round, and must be

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operated by a government agency, religious institution, non-profit charitable organization, or private non-profit organization.

314-154 DEFINITIONS (S)

Add as follows:

Safe Parking means a program that provides homeless individuals and families living in a vehicle a safe place to park while accessing services to end their homelessness. No rent or fee may be charged. Occupancy is limited to six months unless the program qualifies as a Low Barrier Navigation Center under Government Code Section 65660 and 65662. Safe parking may be the principal or an ancillary use on the lot. Safe parking programs must be operated by a government agency, religious institution, non-profit charitable organization, or private non-profit organization.

Safe Shelter Program means a program that provides homeless individuals and families a safe place to sleep in tents or other structures that meet California Building Code Appendix X Emergency Housing standards, while accessing services to end their homelessness. No rent may be charged. Occupancy is limited to six months or less unless the program qualifies as a Low Barrier Navigation Center under Government Code Section 65660 and 65662. Safe Shelter programs may be the principal or an ancillary use on the lot. Safe Shelter programs must be operated by a government agency, religious institution, non-profit charitable organization, or private non-profit organization.

SECTION 4. RESIDENTIAL USE TYPES

Section 314-177, Residential Use Types, is hereby amended as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text)):

314-177.1 EMERGENCY SHELTER

The Emergency Shelter Use Type includes temporary housing with or without supportive services for persons experiencing homelessness which may be in the form of dormitory or congregate housing, individual shelters, tents or other structures, or safe parking. Emergency shelter is provided by a public or non-profit organization at no cost to persons without permanent housing. Operations may be seasonal or year-round and client services such as counseling, medical evaluation and job/life skills training may be offered in addition to food, showers and sleeping accommodations.

SECTION 5. PARKING

Section 314-109.1.3.1.5 is hereby amended as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text)):

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109.1.3.1.5 Emergency Shelters. ~~One (1) space for each ten (10) beds plus one (1) space for each employee at peak shift. One (1) space per employee working in the emergency shelter, but not more than the parking required for other residential or commercial uses within the same zone.~~

SECTION 6. COMMERCIAL ZONE REGULATIONS

Tables in Section 314-2 regarding Commercial Zone Regulations in Title III, Division 1, Chapter 4 of the Humboldt County Code are amended as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text):

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

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

314-2.2	C-2: COMMUNITY COMMERCIAL
Principal Permitted Uses	
Social halls, fraternal and social organizations, and clubs.	
Professional and business offices, and commercial instruction.	
Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores,	

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<u>314-2.2</u>	C-2: COMMUNITY COMMERCIAL
florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, variety stores, and mortuaries. (From Section INL#314-34(a)(3))	
Caretaker's Residence which is incidental to and under the same ownership as an existing commercial use. (From Section INL#314-34(a)(5); Added by Ord. 2166, Sec. 14, 4/7/98)	
Stores, agencies and services such as minor automobile repair; new automobile, trailer and boat sales, and used automobile, trailer and boat sales appurtenant thereto; bowling alleys; licensed premises not appurtenant to any restaurant, pet shops, public garages, sales of used or secondhand goods, and storage warehouses. (From Section INL#314-34(b)(3); Ord. 1086, Sec. 8, 7/13/76)	
Within Housing Opportunity Zones multiple dwellings on the upper floors of multistory structures where below are commercial establishments engaged in uses designated "Principally Permitted" or "Conditionally Permitted" in the C-2 Zone	
Emergency Shelters, within areas mapped to specifically allow emergency shelters as a principally permitted use	
Uses Permitted with a Special Permit	
Outside Housing Opportunity Zones, apartments on the upper floors of multistory structures where below are establishments engaged in commercial uses designated "Principally Permitted" or "Conditionally Permitted" in the C-2 Zone, as well as emergency shelters outside areas mapped to specifically allow emergency shelters as a principally permitted use. (Added by Ord. 2313A, 12/16/2003, Amended by Ord 2235, 12/14/2004)	
Single Room Occupancy Facilities which are conversions of existing buildings (Amended by Ord. 2472, Sec. 1, 2/14/12)	

<u>314-2.3</u>	C-3: INDUSTRIAL COMMERCIAL
Use Type	Principal Permitted Use
Commercial Use Types	Automotive Sales, Service and Repair Office and Professional Service Warehousing, Storage and Distribution
Industrial Use Types	Cottage Industry Research/Light Industrial
Residential Use Types	Emergency Shelters, within areas mapped to specifically allow emergency shelters as a principally permitted use Within Housing Opportunity Zones multiple dwellings on the upper floors of multistory structures where below are commercial establishments engaged in uses designated "Principally Permitted" or "Conditionally Permitted" in the C-3

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314-2.3	C-3: INDUSTRIAL COMMERCIAL
	Zone. (Amended by Ord. 2472 , Sec. 1, 2/14/12)
Use Type	Uses Permitted with a Special Permit
Residential Use Types	<p>Outside Housing Opportunity Zones, residential Uses Subordinate to the Permitted Use including caretaker’s residences and apartments on the upper floors of multistory structures where below are establishments engaged in uses designated “Principally Permitted” or “Conditionally Permitted” in the C-3 Zone, as well as emergency shelters outside areas mapped to specifically allow emergency shelters as a principally permitted use.</p> <p>Single Room Occupancy Facilities which are conversions of existing buildings. (Added by Ord. 2313A, 12/16/03, Amended by Ord. 2335, 12/14/04)</p>

SECTION 7. INDUSTRIAL ZONE REGULATIONS

Tables in Section 314-3 regarding Industrial Zone Regulations in Title III, Division 1, Chapter 4 of the Humboldt County Code are amended as follows (additions are shown in underline text, deletions are shown in ~~strikethrough~~ text):

314-3.2	ML: LIMITED INDUSTRIAL
Principal Permitted Uses	
Small animal hospitals completely enclosed within a building. (From Section INL#314-37(b)(2); Ord. 1086 , Sec. 8, 7/13/76)	
Stores, agencies and services such as carpentry and cabinet-making shops, clothing manufacture, contractors’ yards, dry cleaning and laundry plants, handicraft manufacture, lumber yards, metal-working shops, wholesale outlet stores, painters’ and decorators’ yards, plumbing shops, printing, lithographing and major auto repair. (From Section INL#314-37(b)(3); Ord. 1086 , Sec. 8, 7/13/76)	
Administrative, business and professional offices. (From Section INL#314-43(a)(2))	
Manufacturing of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics, and research and development laboratories. (From Section INL#314-43(a)(3))	
Emergency shelters, within areas mapped to specifically allow emergency shelters as a principally permitted use.	
Uses Permitted with a Special Permit	
Single room occupancy facilities which are conversions of existing buildings.	

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314-3.2	ML: LIMITED INDUSTRIAL
Uses Permitted with a Use Permit	
Dwellings, accessory dwelling units, manufactured homes, hotels, motels, emergency shelters outside areas mapped to specifically allow emergency shelters as a principally permitted use , and manufactured home parks. (Amended by Ord. 2335 , 12/14/04)	
Animal hospitals and kennels.	
Animal feed and sales yards.	
Manufacture of furniture, finished paper and paper products.	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the ML zone.	

SECTION 8. MIXED USE ZONE REGULATIONS

Tables in Section 314-9 regarding Mixed Use Zone Regulations in Title III, Division 1, Chapter 4 of the Humboldt County Code are amended as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text):

314-9.1	MU1: MIXED USE (URBAN)
Use Type	Principal Permitted Use
Residential Use Types	Two (2) Family Dwellings and Multiple Dwellings and Dwelling Groups Single-Family Residential Accessory Dwelling Unit Guest House <u>Emergency Shelter</u>
Commercial Use Types	Neighborhood Commercial Retail Sales and Retail Services Transient Habitation Office and Professional Service Bed and Breakfast Establishment; Subject to the Bed and Breakfast Establishment Regulations Commercial and Private Recreation
Civic Use Types	Minor Utilities

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314-9.1	MU1: MIXED USE (URBAN)
	Essential Services Conducted Entirely within an Enclosed Building Community Assembly Public and Parochial Parks, Playgrounds and Playing Fields Noncommercial Recreation
Industrial Use Types	Cottage Industry; Subject to the Cottage Industry Regulations
Use Type	Conditionally Permitted Use
Civic Use Types	Public Recreation and Open Space Minor Generation and Distribution Facilities

314-9.2	MU2: MIXED USE (RURAL)
Use Type	Principal Permitted Use
Residential Use Types	Two (2) Family Dwellings Single-Family Residential Accessory Dwelling Unit Guest House <u>Emergency Shelter</u>
Commercial Use Types	Neighborhood Commercial Retail Sales and Retail Services Office and Professional Service Bed and Breakfast Establishment; Subject to the Bed and Breakfast Establishment Regulations Commercial and Private Recreation
Civic Use Types	Minor Utilities Essential Services Conducted Entirely within an Enclosed Building Community Assembly Public and Parochial Parks, Playgrounds and Playing Fields Noncommercial Recreation
Industrial Use Types	Cottage Industry; Subject to the Cottage Industry Regulations
Agricultural Use Types	General Agriculture

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314-9.2	MU2: MIXED USE (RURAL)
Use Type	Conditionally Permitted Use
Residential Use Types	Multiple Dwellings Containing Four (4) or Fewer Units per Building Manufactured Home Parks
Commercial Use Types	Heavy Commercial Transient Habitation
Civic Use Types	Public Recreation and Open Space Minor Generation and Distribution Facilities
Natural Resource Use Types	Fish and Wildlife Management Watershed Management Wetland Restoration Coastal Access Facilities
Use Types Not Listed in This Table	Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the MU zone.

SECTION 9. RESIDENTIAL ZONE REGULATIONS

Tables in Section 314-6 regarding Residential Zone Regulations in Title III, Division 1, Chapter 4 of the Humboldt County Code are amended as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text):

<u>314-6.4</u>	R-3: RESIDENTIAL MULTIPLE FAMILY
Principal Permitted Uses	
Two-family dwellings. (Amended by Ord. <u>2166</u> , 4/7/98)	
Accessory dwelling unit.	
Dwelling groups and multiple dwellings containing four or fewer units per building. (Amended by Ord. <u>2313A</u> , 12/16/03)	
Keeping of no more than two (2) household pets for each dwelling unit.	
Emergency shelters, within areas mapped to specifically allow emergency shelters as a principally permitted use.	
Single room occupancy facilities.	

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314-6.4	R-3: RESIDENTIAL MULTIPLE FAMILY
Uses Permitted with a Use Permit	
Hotels, motels, manufactured home parks, and rooming and boarding houses, and emergency shelters outside areas mapped to specifically allow emergency shelters as a principally permitted use. (Amended by Ord. 2335 , 12/14/04)	
Private institutions.	
Professional offices.	
One-family dwellings and accessory dwelling units where it can be shown that the property could be developed in the future with multifamily dwellings. The Hearing Officer may require submittal of a development plan which shows how the multifamily dwelling units could be sited on the property in conformance with County requirements. (Added by Ord. 2166 , Sec. 12, 4/7/98)	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the R-3 zone.	

SECTION 10. EFFECTIVE DATE.

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

PASSED AND ADOPTED this _____ day of _____, 2022, on the following vote, to wit:

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

 VIRGINA BASS, CHAIRPERSON,
 HUMBOLDT COUNTY BOARD OF SUPERVISORS

(SEAL)
 ATTEST:
 Kathy Hayes, Clerk of the Board of Supervisors
 of the County of Humboldt, State of California

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By: _____
Nicole Turner, Deputy Clerk

Date: