

SECTION D: USE TYPES

PART 1: CLASSIFICATION OF USE TYPES

313-162 Purpose of Use Type and Principal Permitted Use Classifications

The purpose of these provisions is to classify uses of property into a limited number of use types and principal permitted uses on the basis of common functional, product, or compatibility characteristics. The desired result is to provide a basis for regulation of uses in accordance with criteria which are directly relevant to the public interest. These provisions apply throughout the County. (Former Section CZ#A313-1)

313-163 Listing of Use Type and Principal Permitted Use Classifications

163.1 All uses are classified into the following use types and principal permitted uses . Use types are described and defined in Section D, Part 2: Glossary of Use Types. (Former Section CZ#A313-2)

163.1.1 **Agricultural Use Types.** Agriculture-Related Recreational

Feed Lot/Slaughter House

General Agriculture

Hog Farming

Intensive Agriculture

Stables and Kennels (Former Section CZ#A313-2(E))

163.1.2 **Civic Use Types.** Administrative

Community Assembly

Cultural Non-Assembly

Electrical Distribution Lines, Major

Essential Services

Extensive Impact Civic Uses

Generation and Distribution Facilities, Minor

Health Care Services

Oil and Gas Pipelines

Public Recreation and Open Spaces

Solid Waste Disposal

Utilities, Minor (Former Section CZ#A313-2(B))

163.1.3 **Commercial Use Types.** Automotive Sales, Service and Repair

Bed and Breakfast Establishment

Coastal-Dependent Commercial Recreation

Commercial Recreation

Heavy Commercial

Neighborhood Commercial

Office and Professional Service

Private Institution

Private Recreation

Recreational Vehicle Park

Retail Sales

Retail Service

Transient Habitation

Visitor Serving Facilities

Warehousing, Storage and Distribution (Former Section CZ#A313-2(C))

163.1.4 **Commercial Timber Use Types.** Timber Production

Timber Related Recreation (Former Section CZ#A313-2(F))

163.1.5 **Extractive Use Types.** Metallic Mineral Extraction

Oil and Gas Drilling and Processing

Surface Mining - 1

Surface Mining - 2

Surface Mining - 3 (Former Section CZ#A313-2(G))

163.1.6 **Industrial Use Types.** Aquaculture

Coastal-Dependent

Coastal-Related

Cottage Industry

Hazardous Industrial

Heavy Industrial

Research/Light Manufacturing

Timber Products Processing (Former Section CZ#A313-2(D))

163.1.7 **Natural Resource Use Types.** Boating Facilities

Fish and Wildlife Habitat Management

Coastal Public Access Facilities

Resource-Related Recreational

Watershed Management

Wetland Restoration (Former Section CZ#A313-2(H))

163.1.8 **Residential Use Types.** Caretaker's Residence

Community Care Facility

Family Day Care Center

Family Day Care Home

Farm Employee Housing

Group Residential

Guest House

Labor Camp

Manufactured Home Park Development

Multi Family Residential

Residence Incidental to Agriculture or Commercial

Timber Production (See, Agriculture or Commercial Zoning Designations, Principal Permitted Uses.)

Second Agriculture or Commercial Timber Production Residence

(See, Agriculture or Commercial Zoning Designations,

Principal Permitted Uses.)

Second Residential Unit (See also, Second Dwelling Unit, Secondary Dwelling Unit)

Single Family Residential (Former Section CZ#A313-2(A))

163.1.9 Principal Permitted Uses. These are uses that are allowed without a conditional use permit and that are considered the “principal permitted use” for purposes of appeal to the Coastal Commission (with the exception of (a) Single Family Residential, Second Agriculture or Commercial Timber Production Residence (on a lot sixty (60) acres or larger in size), or Cottage Industry uses in the Agriculture Exclusive zoning district as enumerated in Section [163.1.9.9](#) below, and (b) Single Family Residential or Cottage Industry uses in the Timber Production zoning district as enumerated in Section [163.1.9.11](#) below). Subdivisions, including lot line adjustments, are not considered a principal permitted use in any zoning district in the coastal zone.

163.1.9.1 Neighborhood Commercial. The Neighborhood Commercial Principal Permitted Use includes the following uses: Neighborhood Commercial, Cottage Industry; subject to the Cottage Industry Regulations, Caretaker’s Residence which is incidental to and under the same ownership as an existing commercial use, and Minor Utilities to serve these uses. (Ord. 2367A, 7/25/2006)

163.1.9.2 Public Recreation. The Public Recreation Principally Permitted Use includes the following uses: Public Recreation and Open Space, Coastal Access Facilities, and Minor Utilities to serve these uses. (Ord. 2367A, 7/25/2006)

163.1.9.3 Commercial Recreation. The Commercial Recreation Principally Permitted Use includes the following uses: Visitor Serving Facilities, Transient Habitation, Commercial Recreation, Coastal Dependent Recreation, Resource Related Recreation, Coastal Access Facilities, and Minor Utilities to serve these uses. (Ord. 2367A, 7/25/2006)

163.1.9.4 Coastal Dependent Commercial Recreation. The Coastal Dependent Commercial Recreation Principally Permitted Use includes the following uses: Coastal Dependent Recreation, Resource-Related Recreation, Coastal Access Facilities, and Minor Utilities to serve these uses. (Ord. 2367A, 7/25/2006)

163.1.9.5 Residential Single Family. The Residential Single Family Principally Permitted Use includes the following uses: Single Family Residential, Second Residential Unit, Cottage Industry; subject to the Cottage Industry Regulations, and Minor Utilities to serve these uses. (Ord. 2367A, 7/25/2006)

163.1.9.6 Residential Multi Family. The Residential Multi Family Principally Permitted Use includes the following uses: Multi Family Residential, Group Residential, and Minor Utilities to serve these uses. (Ord. 2367A, 7/25/2006)

163.1.9.7 Mixed Residential. The Mixed Residential Principally Permitted Use includes the following uses: Single Family Residential, Multi Family Residential (Duplex only), Cottage Industry; subject to the Cottage Industry Regulations, and Minor Utilities to serve these uses. (Ord. 2367A, 7/25/2006)

163.1.9.8 **Rural Residential Agricultural.** The Rural Residential Agricultural Principally Permitted Use includes the following uses: Single Family Residential, Second Residential Unit, General Agriculture, Cottage Industry; subject to the Cottage Industry Regulations, and Minor Utilities to serve these uses. (Ord. 2367A, 7/25/2006)

163.1.9.9 **Agricultural Exclusive.** The Agricultural Exclusive Principally Permitted Use includes the following uses: Single Family Residential (on lots sixty (60) acres or larger in size, two single detached dwellings are permitted), General Agriculture, Timber Production, Cottage Industry; subject to the Cottage Industry Regulations, and Minor Utilities to serve these uses. Single Family Residential, Second Agriculture or Commercial Timber Production Residence (on a lot sixty (60) acres or larger in size), and Cottage Industry use types do not require a conditional use permit, but are not considered the principal permitted use for purposes of appeal to the Coastal Commission pursuant to Section [312-13.12.3](#) of the Coastal Zoning Ordinance and Section 30603(a)(4) of the Coastal Act. (Ord. 2367A, 7/25/2006; Ord. 2383, 2/27/2007)

163.1.9.10 **Commercial Timber.** The Commercial Timber Principally Permitted Use includes the following uses: Single Family Residential, General Agriculture, Timber Production, Cottage Industry; subject to the Cottage Industry Regulations, and Minor Utilities to serve these uses. (Ord. 2367A, 7/25/2006)

163.1.9.11 **Timber Production.** The Timber Production Principally Permitted Use includes the following uses: Single Family Residential, Timber Production, Cottage Industry; subject to the Cottage Industry Regulations, and Minor Utilities to serve these uses. Single Family Residential and Cottage Industry use types do not require a conditional use permit, but are not considered the principal permitted use for purposes of appeal to the Coastal Commission pursuant to Section [312-13.12.3](#) of the coastal Zoning Ordinance and Section 30603(a)(4) of the Coastal Act. (Added by Ord. [2367A](#), 7/25/06, Amended by Ord. [2383](#), 2/27/07 (Ord. 2367A, 7/25/2006; Ord. 2383, 2/27/2007)

313-164 How to Determine and Classify Allowed Uses When More than One Use Type Might Apply

The following rules shall apply when a lot or building site contains multiple uses which constitute or resemble two or more different use types, and which are not classified as accessory uses pursuant to the Accessory Use Regulations. (Former Section CZ#A313-3)

164.1 SEPARATE CLASSIFICATIONS OF SEVERAL ESTABLISHMENTS

The uses conducted on a lot by two or more individual establishments, managements, or institutions shall be classified separately into use types. (Former Section CZ#A313-3(A))

164.2 CLASSIFICATION AND LIMITATION OF DIFFERENT USES WITHIN SAME CATEGORY OF USE TYPES CONDUCTED BY INDIVIDUAL ESTABLISHMENT

If uses conducted on a lot by an individual establishment, management, or institution resemble two or more different use types within the same category of use types, all such uses shall be classified in the use type whose description most closely portrays the overall nature of such uses. However, when the uses have any of the characteristics of the following listed use types, all such uses shall be classified in one of the use types on the following list.

Extensive Impact Civic Uses

General/Heavy Manufacturing

Hazardous Industrial

Oil and Gas Drilling and Processing

Surface Mining - 1

Surface Mining - 2

Surface Mining - 3

If multiple uses on a lot resemble more than one of the use types on the above list, the uses shall be classified as the use type which is most similar to the predominant or most significant use on the lot, except that any commercial uses shall be classified within the Heavy Commercial Use Type if they have any heavy commercial characteristics. (Former Section CZ#A313-3(B))

313-165 Classifying Uses Not Specifically Mentioned in Use Type Descriptions

Whenever a development is proposed that contains a use not specifically mentioned under use types described in these regulations, the Hearing Officer shall make a determination as to whether the proposed use is encompassed by any use types permitted or conditionally permitted under the use designator applicable to the subject property. (See designated Hearing Officer in Chapter 2, Section [312-9](#); usually it is initially the Director or designee.) The classification of a use is subject to the right of appeal pursuant to the Appeals Procedures in Chapter 2, Section [312-13](#). The Director shall maintain a written record of all such determinations, which determinations are maintained and available for review at the Planning Division. (Former Section CZ#A313-4)

313-166 through 313-169 (Sections Reserved for Future Use)

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