

## SECTION D: USE TYPES

### PART 1: CLASSIFICATION OF USE TYPES

Note: This section is new and is based on the format used in Coastal Zone regulations using text from non-coastal regulations. Currently, use types are referred to in Chapter 4 for the following zones: C-3: Industrial Commercial; MB: Business Park; RA: Rural Residential Agriculture; and F: Flood Hazard Combining.

#### 314-162 PURPOSE OF USE TYPE CLASSIFICATIONS

The purpose of these provisions is to classify uses of property into a limited number of use types 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. (From Section CZ#A313-1; Added by Ord. 2214, 6/6/00)

#### 314-163 LISTING OF USE CLASSIFICATIONS

163.1 All uses are classified into the following use types. Use types are described and defined in the Glossary of Use Types, below.

163.1.1 **Agricultural Use Types**

General Agriculture (allowed in RA)  
Intensive Agriculture (allowed in RA)  
Stables and Kennels (allowed in RA)

163.1.2 **Civic Use Types**

Administrative (allowed in MB)  
Community Assembly (allowed in C-3, RA)  
Electrical Distribution Lines, Major (allowed in RA)  
Essential Services (allowed in RA)  
Extensive Impact Civic Uses (prohibited in F)  
Generation and Distribution Facilities, Minor (allowed in RA)  
Health Care Services (prohibited in F)  
Oil and Gas Pipelines (allowed in RA)  
Public Recreation and Open Spaces (allowed in RA)  
Solid Waste Disposal (allowed in RA; prohibited in F)  
Utilities, Minor (allowed in RA)

- 163.1.3 **Commercial Use Types**  
Automotive Sales, Service and Repair (allowed in C-3)  
Bed and Breakfast Establishment (allowed in RA)  
Heavy Commercial (allowed in C-3)  
Neighborhood Commercial (allowed in C-3, RA)  
Office and Professional Service (allowed in C-3, MB)  
Private Recreation (allowed in RA)  
Retail Sales (allowed in C-3, MB)  
Retail Service (allowed in C-3, MB)  
Transient Habitation (allowed in MB)  
Warehousing, Storage and Distribution (allowed in C-3, MB)
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- 163.1.4 **Commercial Timber Use Types**  
Timber Production (allowed in RA)
- 163.1.5 **Extractive Use Types**  
Surface Mining - 2 (allowed in RA)
- 163.1.6 **Industrial Use Types**  
Cottage Industry (allowed in C-3, RA)  
Research/Light Industrial (allowed in C-3, MB)  
Hazardous Industrial (prohibited in F)
- 163.1.7 **Natural Resource Use Types**  
Fish and Wildlife Management (allowed in RA)  
Watershed Management (allowed in RA)  
Wetland Restoration (allowed in RA)
- 163.1.8 **Residential Use Types**  
Guest House (allowed in RA)  
Manufactured Home Park (prohibited in F)  
Residential Uses Subordinate to the Permitted Use (allowed in C-3)  
Second Residential Unit (allowed in RA)  
Single Family Residence (allowed in RA)

## PART 2: GLOSSARY OF USE TYPES

## 314-170 AGRICULTURAL USE TYPES

Agricultural use types include the on site production of plant and animal products by agricultural methods. The following are agricultural use types:

- 170.1 **General Agriculture.** The General Agriculture Use Type includes cultivation of food and fiber such as field and tree crops, dairying, pasturage, tree farming, horticulture, floriculture, viticulture, apiaries, and animal and poultry husbandry, but not including feed lots, stock yards, slaughter houses, hog farms, fur farms, turkey farms, frog farms, fertilizer works or plants for the reduction of animal matter. (From Section CZ#A313-9(B); Added to INL by Ord. 2205, Sec. 1, 4/11/00)
- 170.2 **Intensive Agriculture.** Any premises used solely or primarily for the raising or keeping of animals such as fur bearers, frogs, or turkeys, when raised, fed or fattened for the purpose of sale and/or consumption by other than the owner of the site. (From Section CZ#A313-9(G); Ag Zone Amendments approved by the Humboldt County Board of Supervisors on 2/9/99; Added to INL by Ord. 2205, Sec. 1, 4/11/00)
- 170.3 **Stables and Kennels.** The Stables and Kennels Use Type refers to raising and keeping of dogs or horses (or similar hoofed animals) for hire or animals boarded and fed for compensation. (See “Stable” and “Kennel” in Section C: “Index of Definitions of Language and Legal Terms.”) (From Section CZ#A313-9(E); Added to INL by Ord. 2205, Sec. 1, 4/11/00)

**314-171 CIVIC USE TYPES.**

Civic Use Types include the performance of utility, educational, recreational, cultural, medical, Protective, governmental, and similar uses of importance to the public. The following are Civic Use Types:

- 171.1 **Administrative.** The Administrative Use Type includes the uses performed by public, public non-profit, parochial, and public utility administrative offices. (Former Section INL#314-44(a)(4); Ord. 1800, 6/23/87)
- 171.2 **Community Assembly.** The Community Assembly Use Type includes the activities typically performed by, or at, the following institutions or installations: (Former Section INL#314-38(b)(5); Ord. 1801, 6/23/87)
- 171.2.1 Churches, temples, synagogues, and other places of worship; (Former Section INL#314-38(b)(5)(1); Ord. 1801, 6/23/87)
- 171.2.2 Public parochial, and private non-profit clubs, lodges, meeting halls, and recreation centers; (Former Section INL#314-38(b)(5)(2); Ord. 1801, 6/23/87)
- 171.2.3 Public swimming pools. (Former Section INL#314-38(b)(5)(3); Ord. 1801, 6/23/87)
- 171.4 **Electrical Distribution Lines, Major.**
- 171.4.1 This use type includes electrical utility wires, 60 kilovolt or larger, either above ground or underground, including supporting towers, poles and appurtenances, which are used for distributing, conveying or transmitting electrical energy. (From Section CZ#A313-6(M); Added to INL by Ord. 2205, Sec. 1, 4/11/00)
- 171.4.2 This use type does not include the installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to this ordinance. (From Section CZ#A313-6(M); Added to INL by Ord. 2205, Sec. 1, 4/11/00)
- 171.5 **Essential Services.** The Essential Services Use Type includes uses which are necessary to support principal development. Typical Essential Services uses include: (From Section CZ#A313-6(B)(1-7); Added to INL by Ord. 2205, Sec. 1, 4/11/00)
- 171.5.1 Fire and police stations;
- 171.5.2 Ambulance services;
- 171.5.3 Post offices, excluding major processing centers;
- 171.5.4 Dumpster sites, solid waste transfer stations, and road maintenance yards;
- 171.5.5 Community wells, water storage tanks, and associated water treatment facilities.
- 171.5.6 Public, parochial and private day-care centers, family day care centers, nursery schools, elementary, junior high, and high schools. (Amended by Ord. 1842, Sec. 18, 8/16/88)

171.5.7 Public and parochial parks, playgrounds and playing fields.

171.6 **Extensive Impact Civic Use.** The Extensive Impact Civic Use Type includes the uses typically performed by, or the maintenance and operation of, the following institutions and installations: (From Section CZ#A313-6(H)(1-10); Added to INL by Ord. 2205, Sec. 1, 4/11/00)

171.6.1 Airports, heliports, and helistops;

171.6.2 Railroad stations;

171.6.3 Bus Depots;

171.6.4 Publicly operated parking garages;

171.6.5 Water and wastewater treatment plants;

171.6.6 Cemeteries, mausoleums, crematoriums and columbariums

171.6.7 Sites for storage, repair and processing of materials and equipment and vehicles operated by governmental entities;

171.6.8 Military installations;

171.6.9 Electrical power plants operated by a government entity or public utility;

171.6.10 Gas and oil storage facilities for power plants operated by a government entity or public utility.

171.7 **Generation and Distribution Facilities, Minor.**

171.7.1 The Minor Generation and Distribution Facilities Use Type includes wind generators and accessory structures; small hydroelectric generators (less than 5 megawatt) and accessory structures and utility lines; and communication transmission facilities, including radio and television transmission antennae, communication equipment installations and exchanges, and substations. (From Section CZ#A313-6(K); Added to INL by Ord. 2205, Sec. 1, 4/11/00)

171.7.2 The Minor Generation and Distribution Facilities Use Type does not include broadcasting and offices or sites for the storage or processing of materials or equipment. (From Section CZ#A313-6(K); Added to INL by Ord. 2205, Sec. 1, 4/11/00)

171.8 **Health Care Services.** (From Section CZ#A313-6(G)(1-4); Added to INL by Ord. 2205, Sec. 1, 4/11/00)

171.8.1 The Health Care Services Use Type includes the uses typically performed by the following institutions:

171.8.1.1 Health and medical clinics;

171.8.1.2 Hospitals;

171.8.1.3 Nursing homes, convalescent hospitals, rest homes, and homes for the aged with seven or more patients, or with mental, drug addict, or alcohol addict cases;

171.8.1.4 Medical centers for observation or rehabilitation, with full-time supervision or care.

171.8.2 This use type does not include Community Care Facilities, which are a residential use (See, Community Care Facilities in Section C, Index of Definitions of Language and Legal Terms.)

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**171.9 Oil and Gas Pipelines.**

171.9.1 The Oil and Gas Pipelines Use Type includes any gas pipeline, carrying 60 PSI pressure or above, distribution line, above or below ground, used to transport, convey, or distribute oil, petroleum, petroleum products, natural gas, or other flammable or hazardous substances. (From Section CZ#A313-6(L); Added to INL by Ord. 2205, Sec. 1, 4/11/00)

171.9.2 This use type does not include the installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to this ordinance. (From Section CZ#A313-6(L); Added to INL by Ord. 2205, Sec. 1, 4/11/00)

**171.10 Public Recreation and Open Space.** The Public Recreation and Open Space Use Type refers to a publicly-owned and maintained parkland and low intensity uses attendant thereto, such as tent camps and picnic areas and food service and other concessions. (From Section CZ#A313-6(F); Amended by Ord. 2167, Sec. 11, 4/7/98; Added to INL by Ord. 2205, Sec. 1, 4/11/00)

**171.11 Solid Waste Disposal.** (From Section CZ#A313-6(I); Added to INL by Ord. 2205, Sec. 1, 4/11/00)

171.11.1 The Solid Waste Disposal Use Type includes:

171.11.1.1 the disposal of all putrescible and non-putrescible solid and semi-solid wastes, such as refuse, garbage, rubbish, paper, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, manure, vegetable or animal solid and semi-solid wastes, and other discarded solid and semi-solid wastes; and

171.11.1.2 liquid wastes disposed of in conjunction with solid wastes at solid waste transfer stations, processing facilities or disposal sites.

171.11.2 The Solid Waste Disposal Use Type excludes:

171.11.2.1 sewage collected and treated in a sewerage system; or

171.11.2.2 materials or substances having commercial value that have been salvaged for reuse, recycling or resale.

171.12 **Utilities, Minor.** The Minor Utilities Use Type includes the erection, construction, alteration or maintenance of private wells and on-site sewage disposal system, gas, electric and water. (From Section CZ#A313-6(J); Added to INL by Ord. 2205, Sec. 1, 4/11/00)

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## 314-172 COMMERCIAL USE TYPES

Commercial Uses include the distribution and sale or rental of goods; the provision of services other than those classified as Civic Uses; and the administrative and research operations of private, profit-oriented firms. The following are Commercial Use Types:

- 172.1 Automotive Sales, Service and Repair.** The Automotive Sales, Service and Repair Use Type includes the sales from the premises of motor vehicles, accessory parts and supplies, and the provision of services generally required in the operation and maintenance of motor vehicles; the major repair or painting of motor vehicles, including body work and installation of major accessories, as well as the washing and polishing of motor vehicles. Auto sales from the premises are also included. (Former Section INL#314-38(a)(3); Ord. 1801, 6/23/87)
- 172.2 Bed and Breakfast Establishment.**
- 172.2.1** The Bed and Breakfast Establishment Use Type refers to a residential structure with one family in permanent residence where a maximum of four (4) bedrooms without individual cooking facilities are rented for overnight lodging, and where at least one meal daily is provided. (From Section CZ#A313-7(K); Added to INL by Ord. 2205, Sec. 1, 4/11/00)
- 172.2.2** This use type does not include "hotels and motels" which are included in the Transient Habitation Use Type; nor does this use type include rooming and boarding houses which are included under the Group Residential Use Type. (From Section CZ#A313-7(K); Added to INL by Ord. 2205, Sec. 1, 4/11/00)
- 172.3 Heavy Commercial.** The Heavy Commercial Use Type includes activities such as transfer, storage or processing of used, scrap or waste materials, including automobile wrecking, the sales, storage of building materials, construction and agricultural equipment, kennels, and animal hospitals. (Former Section INL#314-38(b)(1); Ord. 1801, 6/23/87)
- 172.4 Neighborhood Commercial.** The Neighborhood Commercial Use Type includes retail sales and services which provide convenient facilities to residential areas, such as coin operated laundries, food markets, variety stores, and automobile gas or filling stations. (Former Section INL#314-38(b)(2); Ord. 1801, 6/23/87)
- 172.5 Office and Professional Services.** The Office and Professional Services Use Type includes administrative activities of private, profit-oriented administrative firms; radio and television broadcasting stations and offices; medical, dental and related services; professional, consultative, and financial services. (Former Section INL#314-38(a)(4); INL#314-44(a)(2); Ord. 1800, 6/23/87; Ord. 1801, 6/23/87)
- 172.6 Private Recreation.** The Private Recreation Use Type includes clubs or recreation facilities operated by a non-profit organization and open only to members of such non-profit organizations and their guests. (From Section CZ#A313-7(O); Added to INL by Ord. 2205, Sec. 1, 4/11/00)

- 172.7 **Retail Sales.** The Retail Sales Use Type includes the rental or sale, from the premises, of various consumer goods including food, household goods, business supplies, small equipment, agricultural supplies, and parts and accessories, and incidental storage activities. (Former Section INL#314-38(b)(3); INL#314-44(b)(1); Ord. 1800, 6/23/87; Ord. 1801, 6/23/87)
- 172.8 **Retail Service.** The Retail Service Use Type includes the provision of services other than those classified as Civic Uses, including personal service, business service, eating and drinking establishments, automobile gas or filling station, minor automotive repair, group assembly for entertainment or athletic events, animal care and treatment, and undertaking services. (Former Section INL#314-38(b)(4); INL#314-44(b)(2); Ord. 1800, 6/23/87; Ord. 1801, 6/23/87)
- 172.9 **Transient Habitation.** The Transient Habitation Use Type includes motels, hotels, resorts and other facilities other than special occupancy parks providing lodging services to guests on a less-than-weekly basis. (Former Section INL#314-44(b)(3); Ord. 1800, 6/23/87)
- 172.10 **Warehousing, Storage and Distribution.** The Warehousing, Storage and Distribution Use Type refers to establishments or places of business primarily engaged in enclosed or open-air wholesaling, storage, distribution and handling of materials and equipment other than live animals and plants. (Former Section INL#314-38(a)(1); INL#314-44(a)(3); Ord. 1800, 6/23/87; Ord. 1801, 6/23/87)

### 314-173 COMMERCIAL TIMBER USE TYPES

The Commercial Timber Use Type includes the on-site production of commercial timber products. The following are Commercial Timber Use Types:

- 173.1 **Timber Production.** The Timber Production Use Type refers to the growing, management, and harvesting of trees of any commercial species used to produce timber and other forest products including Christmas trees, and may include any use which is integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, and log storage areas, portable chippers and portable sawmills. See also, definitions for "Timber Harvest" and "Timber Management". (From Section CZ#A313-10(B); Added to INL by Ord. 2205, Sec. 1, 4/11/00)

314-174     EXTRACTIVE USE TYPES.

Extractive Use Types include the on-site production of mineral products by extractive methods. The following are Extractive Use Types:

- 174.1 **Surface Mining - 2.** The Surface Mining - 2 Use Type refers to surface extraction of nonmetallic minerals such as sand and gravel, but not including stationary on-site processing facilities of any type, subject to the Surface Mining and Reclamation Regulations at Title III, Division 9 (Section 391-4 and following). (From Section CZ#A313-11(C); Ord. 2117, Sec. 1, 5/28/96; Added to INL by Ord. 2205, Sec. 1, 4/11/00)

**314-175 INDUSTRIAL USE TYPES**

Industrial and Manufacturing Uses include the on-site production of goods by methods not agricultural or extractive in nature. The following are Industrial Use Types:

- 175.1 **Cottage Industry.** The Cottage Industry Use Type refers to establishments primarily engaged in the on-site production of goods by hand manufacturing which involves only the use of hand tools or domestic mechanical equipment or a single kiln, and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include ceramic studios, custom jewelry or small furniture and cabinet manufacturers. (Former Section INL#314-38(a)(5); INL#312-21.2; Added by Ord. 1737, Sec. 1, 5/20/86; Ord. 1801, 6/23/87; Amended by Ord. 1876, Sec. 1, 9/26/89)
- 175.2 **Hazardous Industrial.** The Hazardous Industrial Use Type includes any industrial activity which involves the handling of toxic, highly flammable, explosive or radioactive materials in such quantities that would, if released or ignited, constitute a significant risk to adjacent human populations or development. (From Section CZ#A313-8(D); Added to INL by Ord. 2205, Sec. 1, 4/11/00)
- 175.3 **Research/Light Industrial.** The Research/Light Industrial Use Type includes non-nuisance, industrial, low-impact manufacturing, and development activities which do not create objectionable levels of noise, vibration, air pollution, odor, humidity, heat, cold or glare on nearby residential or commercial uses, such as the manufacture of electrical and electronic equipment, industrial and scientific research, medical testing and analysis and product testing, carpentry and cabinetmaking shops, clothing manufacture, contractor's yards, dry cleaning and laundry plants, lumber yards, metal-working shops, wholesale outlet stores, painter's and decorator's yards, plumbing shops, printing and lithographing, and associated administrative offices. (Former Section INL#314-38(a)(2); INL#314-44(a)(1); Ord. 1800, 6/23/87; Ord. 1801, 6/23/87)

## 314-176 NATURAL RESOURCE USE TYPES

Natural Resource Use Types include the on-site structures and activities which are compatible with the protection and enhancement of sensitive coastal resources. The following are Natural Resource Use Types:

- 176.1 **Fish and Wildlife Habitat Management.** The Fish and Wildlife Habitat Management Use Type refers to the manipulation or maintenance of vegetation or streams, or construction of minor structures to yield desired results in terms of habitat suitable for designated wildlife or fishery species or groups of species. (From Section CZ#A313-12(B); Added to INL by Ord. 2205, Sec. 1, 4/11/00)
- 176.2 **Watershed Management.** The Watershed Management Use Type includes manipulation or maintenance of a total area or portion of an area draining into a given waterway or reservoir for purposes of wildlife or fishery enhancement, water quality or quantity enhancement, siltation and erosion control and for flood plain management. (From Section CZ#A313-12(C); Added to INL by Ord. 2205, Sec. 1, 4/11/00)
- 176.3 **Wetland Restoration.** The Wetland Restoration Use Type includes manipulation or management of an area to create or enhance wetland resource values such as fish and wildlife habitat, siltation and erosion control, and flood storage. (From Section CZ#A313-12(D); Added to INL by Ord. 2205, Sec. 1, 4/11/00)

**314-177 RESIDENTIAL USE TYPES**

Residential Use Types include the occupancy of dwelling units on a wholly or principally non-transient basis. Residential uses do not include institutional living arrangements involving the provision of a special kind of care or forced residence, such as in nursing homes, orphanages, asylum, and prisons, except as otherwise provided for various community care facilities.

- 177.1 **Emergency Shelter.** The Emergency Shelter Use Type includes 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. (Added by Ord. 2335, 12/14/04)
- 177.2 **Guest House.** The Guest House Use Type refers to living quarters within a detached accessory building for the sole use of persons employed on the premises or for temporary use by guests of the occupants of the premises, which living quarters have no kitchen facilities and are not otherwise used as a separate dwelling. (From Section CZ#A313-5(F); Added to INL by Ord. 2205, Sec. 1, 4/11/00)
- 177.3 **Manufactured Home Park Development.** The Manufactured Home Park Development Use Type refers to a tract of land where two or more manufactured home lots are rented or leased or held out for rent or lease to accommodate manufactured homes or recreational vehicles used for human habitation. The Manufactured Home Park Development Use Type includes manufactured home development constructed according to the requirements of Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code. (Reference: Section 65852.7, Government Code.) (From Section CZ#A313-5(E); Added to INL by Ord. 2205, Sec. 1, 4/11/00)
- 177.4 **Residential Uses Subordinate to the Permitted Use.** The Residential Uses Subordinate to the Permitted Use Type includes caretaker residences, apartments in back or above a commercial use, and repair and replacement of existing residences. Alterations and minor expansions of existing residences are also permitted if they can be found compatible with adjacent uses. (Former Section INL#314-38(b)(6); Ord. 1801, Sec. 1, 6/30/87)
- 177.5 **Second Residential Unit (Second/Secondary Dwelling Unit).** The Second Residential Unit Use Type refers to a fully equipped dwelling unit which is ancillary and subordinate to a principal dwelling unit located on the same lot for occupancy by individuals or a family. (See, Section 314-87.1, Second and Secondary Dwelling Units, for regulations governing second residential units.) (Former Section CZ#A313-5(J); INL#312-61.1)
- 177.6 **Single Family Residential.** The Single Family Residential Use Type includes the residential occupancy of a single detached main building by one family on a non-transient basis, except for rental of single family dwellings as vacation homes, where the use would not be otherwise different than the uses allowed to be made of single family dwellings. (See also, Vacation Home Rental.) (From Section CZ#A313-5(B); Added to INL by Ord. 2205, Sec. 1, 4/11/00)

**177.7 Transitional Housing.** The Transitional Housing Use Type includes boarding or lodging services provided by a public or non-profit organization for the purpose of helping persons find more stable living arrangements where the majority of people utilizing such services remain for periods of less than three (3) months. (Added by Ord. 2335, 12/14/04)