

Chapter 17.44

M-3 OPEN LAND USE DISTRICT

Sections:

- 17.44.010 Purpose.**
- 17.44.020 Permitted uses.**
- 17.44.030 Accessory uses.**
- 17.44.040 Conditional uses.**
- 17.44.050 Prohibited uses.**
- 17.44.060 Height regulations.**
- 17.44.070 Area and yard requirements.**
- 17.44.080 Additional requirements.**

17.44.010 Purpose.

The purpose of the M-3 open land use district is to provide opportunities to pursue the lifestyle and other activities in the rural portions of Humboldt County. (Ord. 10-20-97 § 1 (part); Ord. 1-5-87A § 21(A))

17.44.020 Permitted uses.

The following are permitted uses in the M-3 open land use district:

- A. Agricultural and livestock activities;
- B. Campgrounds and parks;
- C. Single-family dwellings;
- D. Mobile homes;
- E. Farm and/or ranch bunk houses. (Ord. 10-20-97 § 1 (part); Ord. 1-5-87A § 21(B))

17.44.030 Accessory uses.

Accessory uses and buildings customarily appurtenant to a permitted use are allowed in the M-3 open space district. (Ord. 10-20-97 § 1 (part); Ord. 1-5-87A § 21(C))

17.44.040 Conditional uses.

The following are conditional uses in the M-3 open space district:

- A. Mining, milling and processing of minerals;
- B. Extraction and processing of rock, sand and gravel;
- C. Construction camps;
- D. Mining camps;
- E. Skeet, trap or gun clubs;
- F. Hunting and/or fishing preserves;
- G. Dude ranches;
- H. Golf courses and/or driving ranges;
- I. Race tracks;

17.44.040

- J. Cemeteries;
- K. Airports;
- L. Home occupations.
- M. Facilities for processing of livestock food or food products;
- N. Commercial uses. (Ord. 10-20-97 § 1 (part): Ord. 1-5-87A § 21(D))

17.44.050 Prohibited uses.

Industrial uses not addressed as permitted under Sections 17.44.020, Section 17.44.030 or Section 17.44.040 are prohibited uses in the M-3 zoning district. (Ord. 10-20-97 § 1 (part): Ord. 1-5-87A § 21(E))

17.44.060 Height regulations.

There are no height regulations in the M-3 open space district. (Ord. 10-20-97 § 1 (part): Ord. 1-5-87A § 21(F))

17.44.070 Area and yard requirements.

The following are area and yard requirements for the M-3 open land use district:

- A. Minimum lot area: 2.5 acres;
- B. Yard setback requirements:

Front	Side	Rear
15 feet	15 feet	10 feet

C. In those areas of the county where sewer and/or water are available, the following lot standards shall be allowed, subject to state of Nevada Health Department approval:

Lot area	Front	Side	Rear
From 1 acre to 2.499 acres	15 feet	15 feet	10 feet
From 14,000 to 43,599 square feet	15 feet	15 feet	10 feet

D. In those areas of the country where sewer and water is available, the following lot standards shall be allowed, subject to state of Nevada Health Department approval:

Lot area	Front	Side	Rear
From 6,000 to 13,999 square feet	20 feet	7 feet	10 feet

(Ord. 4-19-99D § 1 (part): 10-20-97 § 1 (part):Ord. 1-5-87A § 21(G))

17.44.080 Additional requirements.

A. In those portions of the county currently zoned M-3, where lots were created and recorded prior to the adoption of the ordinance codified in this chapter which do not meet the required minimum size requirement of this chapter, development shall be allowed, subject to state of Nevada Health Department approval.

B. In those portions of the county where recorded lots do not meet the required minimum size requirement of this ordinance, the following setbacks shall be allowed:

Lot Area	Front	Side	Rear
Greater than 1 acre	15 feet	15 feet	10 feet
From 14,000 to 43,559 square feet	15 feet	15 feet	10 feet
From 6,000 to 13,999 square feet	20 feet	7 feet	10 feet

C. There shall be a minimum of not less than ten feet between an accessory building and any dwelling or mobile home on the same lot.

D. A minimum distance of not less than forty feet between a building for human habitation and a structure housing livestock or poultry.

E. Livestock and poultry enclosures shall not be located any closer than twenty feet from any property line or one hundred feet from any residential building on an adjacent lot.

F. Detached accessory buildings for residential use shall be allowed not closer than five feet from the side and rear property lines.

G. Fences, hedges and walls not over six feet in height may be erected on lot lines, including the required front yard areas. There shall be no solid fences, hedges, walls, shrubbery or other obstruction to vision more three feet higher than the street level within twenty feet of the intersection of any two streets on any corner lot. (Ord. 4-19-99D § 1 (part): 10-20-97 § 1 (part):Ord. 1-5-87A § 21(G))