

Brooklyn Marvin

DRE#02039145

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+/- 80 Acres

Unclassified Berry Summit

\$299,000

RE/MAX® &



Humboldt Realty

Property Information

Description:

Come build your home on this 80 acre parcel just minutes off the 299. Unclassified zoning may allow for an application under the 2.0 cannabis program for Humboldt county. This parcel can also be split into 2 (40 Acre) parcels giving you even more options for expansion, buildings, and garden sites. Located 15 minutes from willow creek and 30 min from the coast, this is a very accessible parcel with good roads, locked gates, and a ton of potential.

APN: 316-184-001

Zoning: U- Unclassified

Parcel Location:

Parcel center latitude: 40.885247°

Parcel center longitude: -123.740458°

314-8 Unclassified Zone Regulations

8.1 U: UNCLASSIFIED ZONE

As provided in this Code, all of the unincorporated area of the County not otherwise zoned is designated as the Unclassified or U Zone. This area has not been sufficiently studied to justify precise zoning classifications. The following Code sections have been adopted to protect the health, safety and general welfare of the citizens and to insure orderly development in conformance with the General Plan. (Former Section INL#314-2(a); Ord. [894](#), Sec. 1, 12/19/72)

314-8.1	U: UNCLASSIFIED ZONE
Principal Permitted Uses	
One family dwelling.	
General agriculture.	
Rooming, and boarding of not more than two (2) persons.	
Manufactured home.	
Uses Permitted with a Use Permit	
All other uses not specified in the subsection, Principal Permitted Uses, may be permitted upon the granting of a Use Permit.	
Other Regulations for All Permitted Uses	
Minimum Lot Area	6,000 square feet.
Minimum Lot Width	Fifty feet (50').
Maximum Lot Depth	Three (3) times the width.
Minimum Lot Depth	One hundred feet (100').
Minimum Yard Setbacks*	
Front	Twenty feet (20').
Rear	Ten (10) feet.
Side	Five (5) feet.
Minimum Distance Between Major Buildings	Twenty feet (20').

<u>314-8.1</u>	U: UNCLASSIFIED ZONE
Maximum Ground Coverage	Forty percent (40%).
Maximum Building Height	(None specified.)
Other Regulations for Uses Permitted with a Use Permit	
The building height, site area, setbacks and other requirements for all other uses shall be as required by the Planning Commission in the granting of a Use Permit.	

★ **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [314-22.1](#), "Alquist-Priolo Fault Hazard" and the "Fire Safe" Regulations at Title III, Division 11.

(Former Sections INL#314-2(b)(1-4); INL#314-2(c); INL#314-3(a)(1-4); INL#314-3(b))

The Humboldt County Code is current through Ordinance 2642, passed May 5, 2020.

Disclaimer: The Office of the County Counsel has the official version of the Humboldt County Code. Users should contact the Clerk of the Board's office for ordinances passed subsequent to the ordinance cited above.

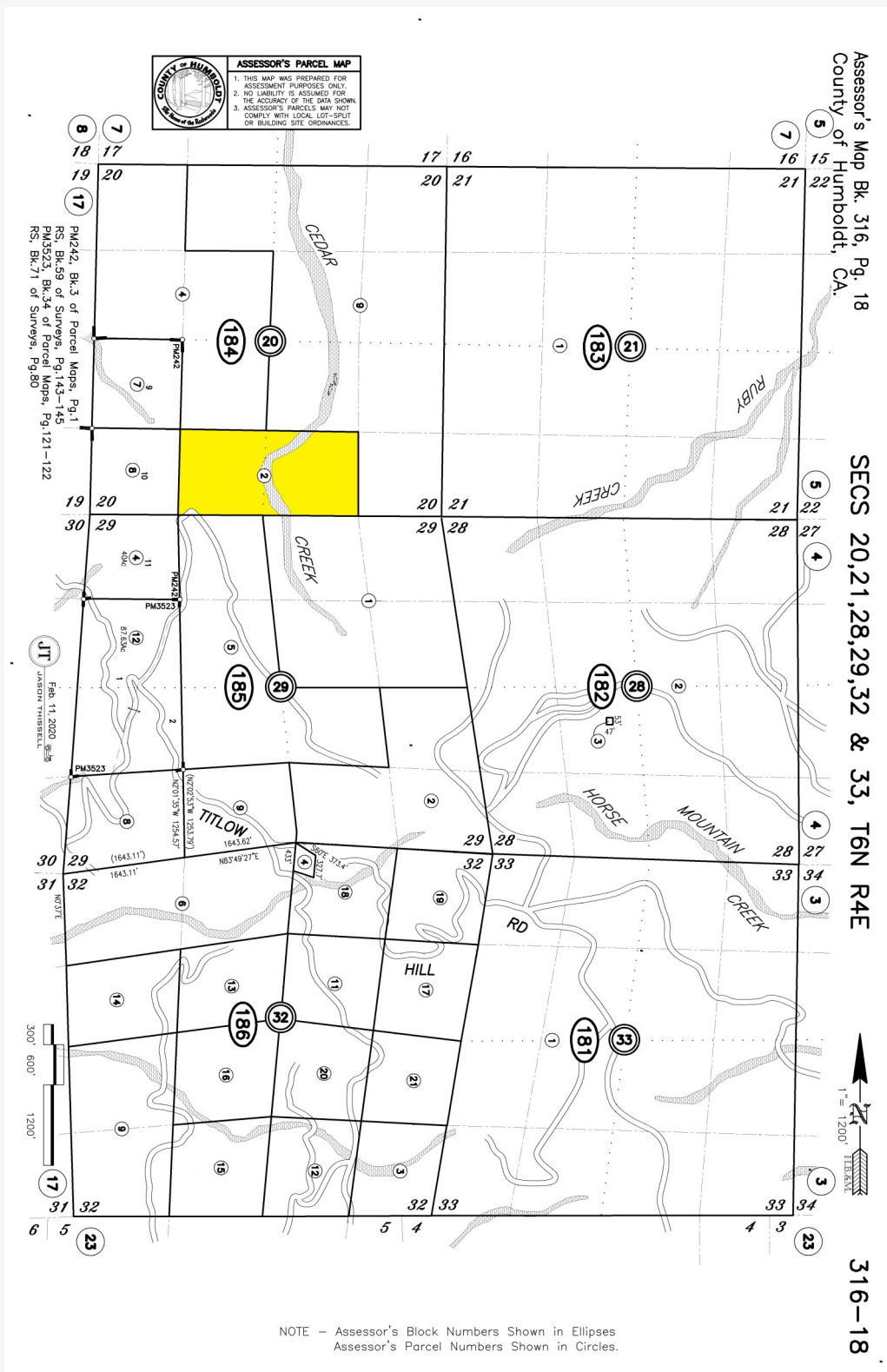
[County Website: humboldt.gov](http://humboldt.gov)

County Telephone: (707) 445-7236

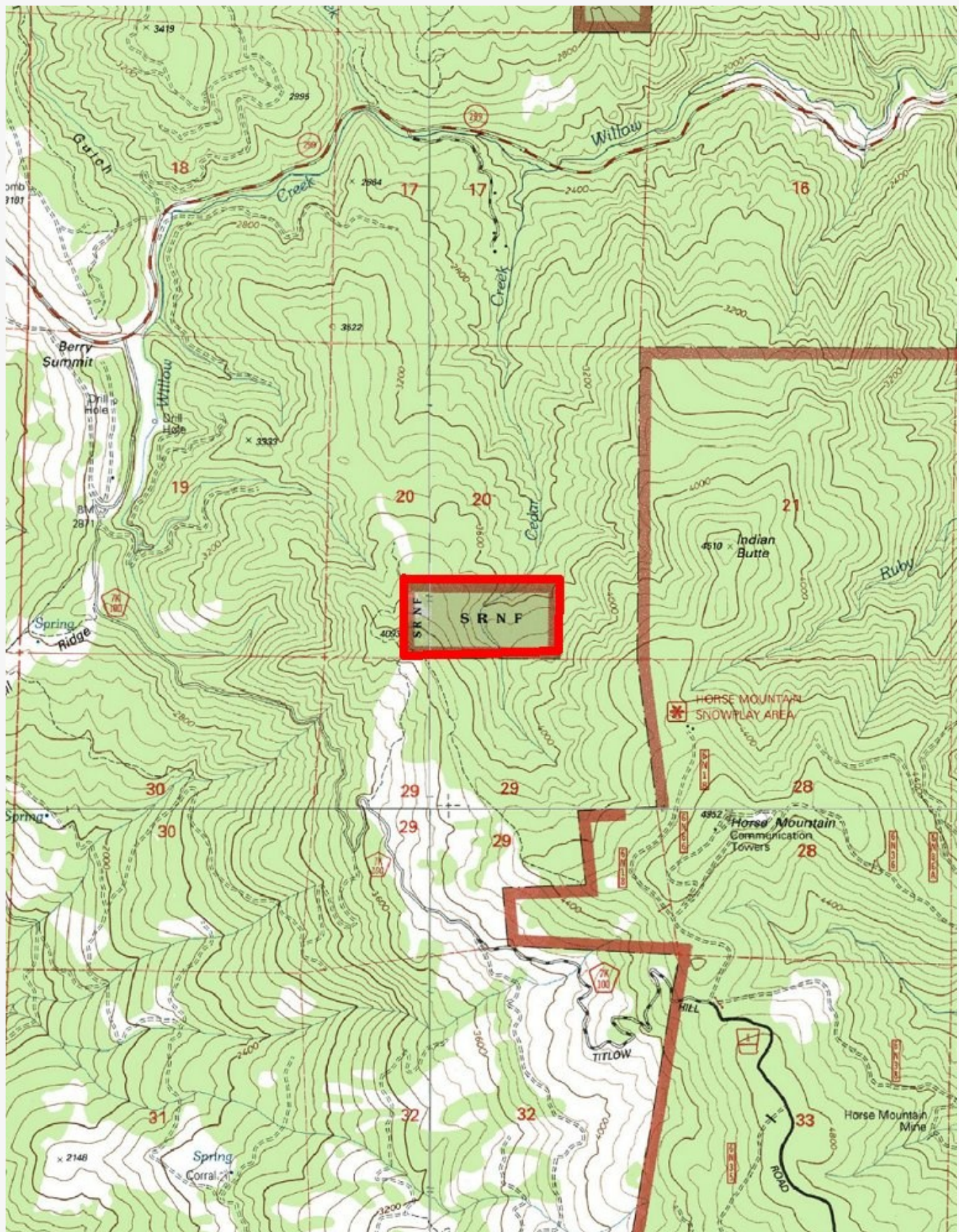
[Code Publishing Company](#)

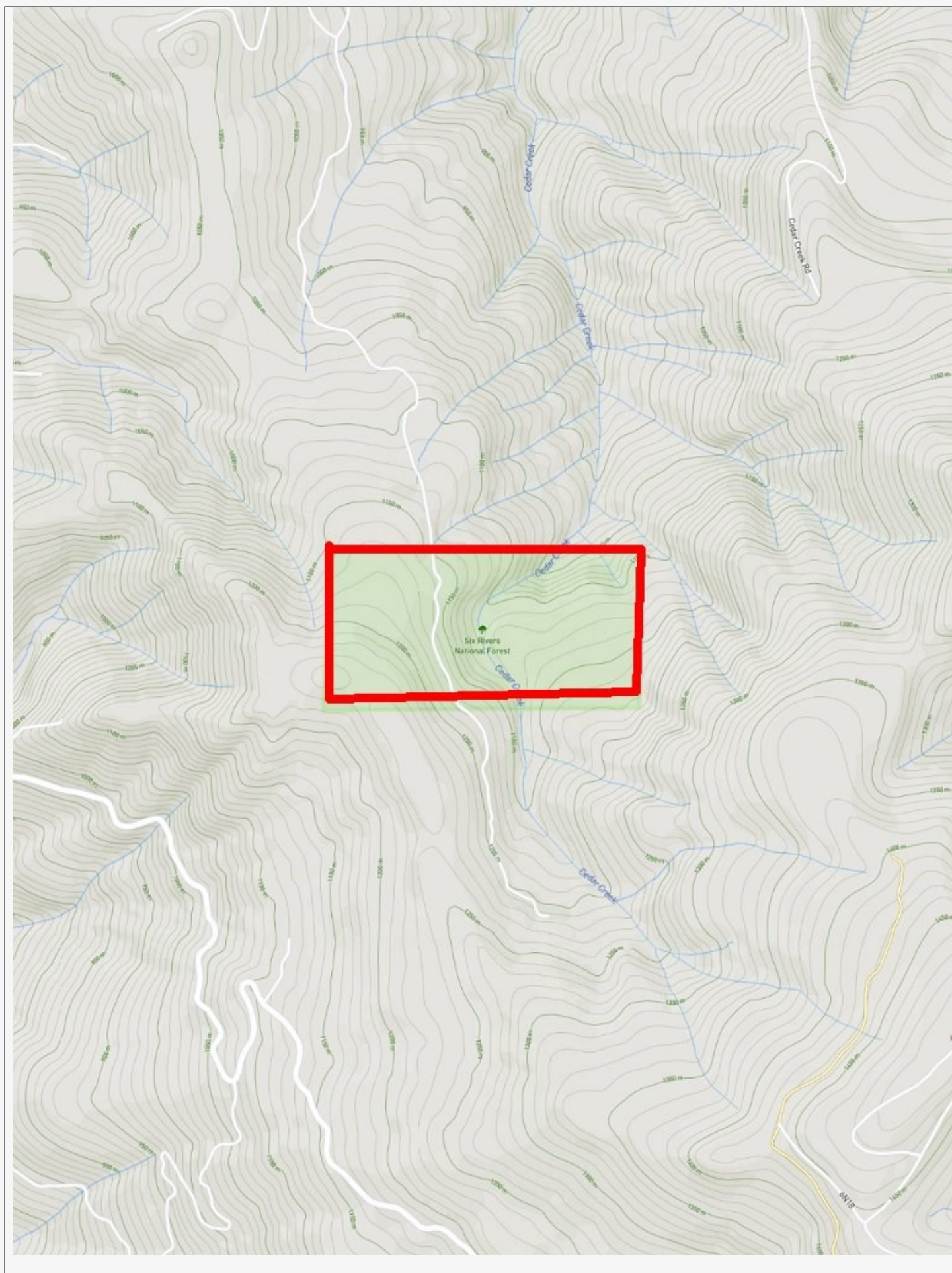
This plat, topography map, aerial photo, or area map is not a survey. It is merely furnished as a convenience to locate the land in relation to adjoining streets, landmarks and/or other lands and does not guarantee any dimensions, distances, bearings or acreage.

RE/MAX HUMBOLDT REALTY (707) 822-2955

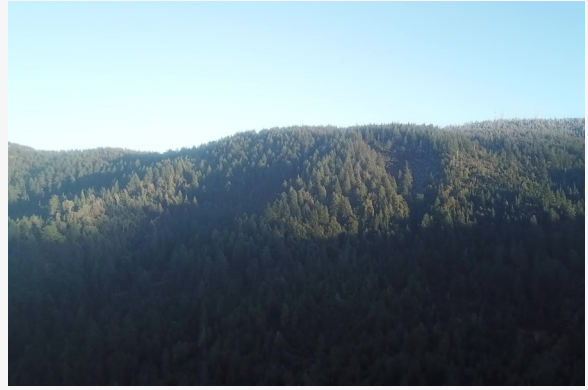
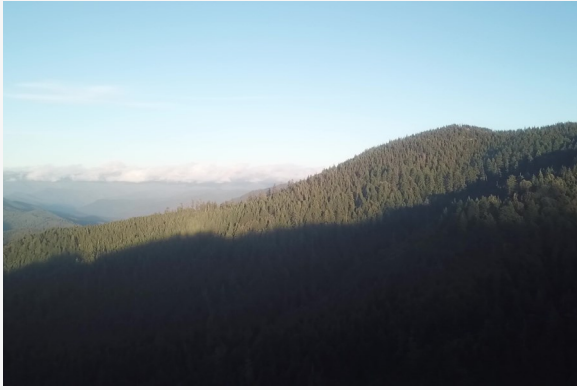












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