



City of Clearlake

14050 Olympic Drive, Clearlake, California 95422
(707) 994-8201 • FAX (707) 995-2653

LANDSCAPING REQUIREMENTS

ZONING ORDINANCE EXCERPT

18-5.7 LANDSCAPING

18-5.700 Purpose.

The purpose of this section is to promote the preservation of native vegetation and the development of landscaping to enhance the natural beauty of the City of Clearlake, to maintain the rural character of the area, to provide habitat for wildlife, to improve the appearance of the community, and to minimize erosion and drainage problems.

18-5.700.50 Required Landscaping Plans.

The landscaping plan, as required by Section 18-5.701, shall be subject to the Planning Director's approval and shall include the following information:

- a. Location and type of natural vegetation, and natural and man-made materials; and
- b. List of the names, sizes and method of planting for natural vegetation; and
- c. Irrigation system; and
- d. Any other landscaping elements such as curbing enclosing planters, walkways, lighting and fences; and
- e. Description of maintenance plans for the landscaped area.

18-5.701 Landscaping Development Standards.

The following landscaping standards shall apply to all development occurring in the City of Clearlake, excluding the development of one (1) single family dwelling, single family mobile home, second residential unit, granny residential unit, small family day care home and small family care home or the development of a single family subdivision of four (4) or fewer lots.

- a. "Landscaping," as used in this chapter, shall mean natural vegetation or a combination of natural and man-made materials. Where landscaping is required by this chapter, vegetation shall be the principal material.

(59)

- b. Except for developments with one (1) duplex, a minimum of five percent (5%) of the total lot area shall be landscaped. As part of this total requirement, all parking lots of ten (10) spaces or more shall have at least five percent (5%) of the parking lot area devoted to landscaped planters. All portions of the lot shall be developed with either buildings, paving or landscaping.
- c. Landscaping materials shall be selected and located such that, at maturity, they do not interfere with safe sight distances or circulation for vehicular, bicycle or pedestrian traffic.
- d. Native tree plantings or vegetation consistent with Zone 7 of the Western Garden Sunset Book shall be the recommended species type in all landscape designs. The minimum tree size shall be a fifteen (15) gallon planting.
- e. The number and spacing of trees shall be provided as follows:
 - 1. Each landscaping plan will vary however, as a general standard, one (1) fifteen (15) gallon tree shall be planted for every twenty-five feet (25') of frontage along a street.
 - 2. All parking lots of ten (10) spaces or more shall have at least one (1) fifteen gallon tree planted for every five (5) spaces.
- f. Plant materials shall be sized and spaced to achieve immediate effect. Where shrubs or low level vegetation is used, vegetative matter at maturity shall cover at least seventy-five percent (75%) of any landscaped area. The use of crushed rock or gravel for large area coverage shall be avoided.
- g. Landscaped planters adjacent to sidewalks, driveways and parking shall be surrounded with a six inch (6") high concrete curb or a similar type barrier to protect the landscaping from foot and automobile traffic.
- h. Front and side street yards of multiple family residential developments shall be composed entirely of turf except for those areas which are planted with trees, shrubs or vegetative ground cover. The reviewing authority may modify turf requirements upon approval of site plan indicating a suitable alternative.
- i. All duplex, multiple family residential and non-residential uses adjacent to a single family residential district shall provide a visual buffer or screen a minimum of five feet (5') wide along the side and rear lot lines adjacent to the existing or planned single family residential areas. These screens shall not be less than five feet (5') in height and may consist of plantings, walls, fences, or combinations thereof, and shall provide at least seventy-five percent (75%) opacity.
- j. All required landscaping shall be provided with an irrigation system and shall be maintained in a healthy and viable condition for the life of the project. If the vegetation dies, it shall be replaced within six (6) months.

- k. The construction/installation of landscape and irrigation improvements shall be accomplished in accordance with the approved plans as a prerequisite to any final approval or clearance of the use or development to which it relates.

18-5.702 *Preservation of Native Vegetation.*

To promote the preservation of native vegetation the following modifications may be made upon approval of the reviewing body:

- a. Required front and rear yard setbacks may be reduced up to fifty percent (50%).
- b. Required side yard setbacks within the site may be eliminated. Required side yard setbacks shall not be reduced more than fifty percent (50%) for yards adjacent to property not part of the development project.
- c. Lot width and minimum area requirements may be reduced up to fifty percent (50%) but no lot area shall be reduced to less than six thousand (6,000) square feet.
- d. Height limitations may be increased up to fifty percent (50%).
- e. A density bonus of ten percent (10%) may be granted over the maximum residential density allowed by the base zone district.
- f. Residual open space accumulated by modifying space and bulk requirements within the allowable density and building intensity limits shall be for preserving large trees, rock outcrops, native plant life, and wildlife cover. The use of any open space may be further limited or controlled at the time of approval where necessary to protect adjacent properties of uses.
- g. Requirements for landscaping of parking lots and site, including the setback area and street tree requirements, may be reduced up to fifty percent (50%).

The reviewing body shall determine if the preservation of native vegetation on the subject site qualifies for the modifications allowed in the above subsections