



City of Clearlake

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ACCESSORY STRUCTURES ZONING ORDINANCE EXCERPT

18-6.101 DEFINITIONS

Accessory structure shall mean a structure containing no kitchen, cooking or bathroom facilities and located upon the same lot or parcel as the principal use or structure to which it is accessory. The structure is customary, incidental, appropriate and subordinate to the use of the principal building or the principal use of the land. All accessory structures shall be constructed with, or subsequent to, the construction of the principal structure or activation of the principal use. Accessory structures shall not include mobile homes, vehicles including recreational vehicles and travel trailers or travel coaches. Accessory structures shall include such structures as stairs, decks, porches, cabanas and similar structures.

5.1 ACCESSORY STRUCTURES;

18-5.100 Purpose.

The purpose of this chapter is to regulate the types and location of accessory structures to the principal use in the zone district.

18-5.101 Application.

The accessory structures defined in Section 18-6.1 are allowed in the following zones as follows:

a. Agricultural accessory structures shall be allowed in the following base zones and these zones when attached to a combining zone, unless otherwise prohibited by this Chapter.

1. "SP", Specific Plans
2. "A", Restricted Agriculture
3. "O", Park and Recreation
4. "RP", Resource Protection
5. "RR", Rural Residential
6. "BV", Burns Valley

b. Residential accessory structures shall be allowed in the following base zones, and these zones when attached to a combining zone, unless otherwise prohibited by this ordinance.

1. "SP", Specific Plan
2. "A", Restrictive Agriculture
3. "RP", Resource Protection

4. "BV" Burns Valley
5. "RR", Rural Residential
6. "R-1", Low Density Residential
7. "R-3", High Density Residential
8. "VA", Visitor Accommodation
9. "MUR" Mixed Use Residential
10. "C-1", Neighborhood Commercial
11. "C-2", Community Commercial
12. "C-3", Visitor Commercial
13. "C-4", Heavy Service Commercial/Light Industrial

c. Commercial accessory structures shall be allowed in the following base zones and these zones when attached to a combining zone, unless otherwise prohibited by this ordinance.

1. "SP", Specific Plan
2. "VA", Visitor Accommodation
3. "C-1", Neighborhood Commercial
4. "C-2", Community Commercial
5. "C-3", Visitor Commercial
6. "C-4", Heavy Service Commercial/Light Industrial

d. Industrial accessory structures shall be allowed in the following base zones and these zones when attached to a combining zone, unless otherwise prohibited by this ordinance.

1. "SP", Specific Plan
2. "C-4", Heavy Service Commercial/Light Industrial
3. "I", Industrial

18-5.102 Prohibition.

No accessory structure or building shall be built or moved on to a lot prior to commencing construction of the primary building, except as provided in Section 18-5.104.55. No accessory building shall be used as sleeping or housekeeping quarters unless expressly permitted in the zone district in which the building is located. An accessory structure shall contribute to the lot coverage.

18-5.103 Height Limitations for Accessory Structures.

Accessory structures shall not exceed thirty-five (35) feet and two stories in height.

18-5.104 Setback Distances for Residential Accessory Structures.

a. Garages and Carports, guest houses, cabanas, covered stairs, covered porches, awnings and similar structures: Same setback requirements as principal buildings, except where a

garages or carports having access from the street side yard of a corner lot shall be located and oriented so as to provide a minimum driveway length of twenty (20) feet from the street right of way.

b. Swimming pools, spas, uncovered stairs, and uncovered porches and decks: Same setback requirements as principal buildings, except that such structures may be located within five (5) feet of any rear lot line, excepting as otherwise permitted by the base zone district.

c. Structures other than in (a) and (b) above: Same setback requirements as principal buildings, except that such structures may be located within three (3) feet of any rear and interior side lot line.

18-5.104.40 Propane Tanks.

a. Separation from structures: There shall be a minimum ten (10) foot separation between the propane tank and structures located both on and adjacent to the site.

b. Setback requirement: Same setback requirements as principal buildings, excepting that the rear yard setback may be reduced to five (5) feet if building separation is provided in accordance with subsection a., as determined by the Building Official.

18-5.104.50 Yard and Setback Exceptions for Garages, Carports and Open Staircases on Sloping Lots.

The Planning Director may approve exceptions to the setback requirements of Section 18-5.104 permitting a single family residential private garage or carport (attached or detached), open parking platform or pad or an outside staircase no wider than four (4) feet to be constructed up to the front property line, with no encroachment on the required side yards, subject to compliance with the other provisions of this ordinance, where the slope of the front half of the lot is greater than thirty (30) percent, as measured from the established street elevation at the property line.

18-5.104.55 Accessory Structures on Lots Abutting Clear Lake and Cache Creek. [added]

Existing lots of record abutting Clear Lake or Cache Creek which are separate from the lot on which the principal residence or use is located may have recreational accessory structures, subject to the approval of the Planning Director. Such structures shall include boat ramps, docks, boathouses and one (1) storage structure not exceeding one hundred and twenty (120) gross square feet. Sewer and electricity utility connections to the storage building or unimproved lot are prohibited.

18-5.105 Reserved

18-5.106 Design Requirements for Residential Accessory Buildings

Residential accessory building shall comply with the following design standards:

- a. Design of the residential accessory building shall comply with the same housing standards as the primary dwelling for roofing materials, siding materials, roof pitch and roof overhang. The architectural design of the residential accessory building shall be consistent or compatible with that of the primary dwelling, as determined by the Planning Director.
- b. For two story buildings, the stairway to the second floor shall be located inside the building.

18-5.107 Maximum Floor Area for Residential Accessory structures.

The maximum total area of a residential accessory buildings and structures shall not exceed Twenty-five hundred (2,500) square feet.

18-5.108 Accessory Residence to a Commercial/Industrial Structure.

- a. The accessory residence shall be constructed concurrently with, or subsequent to, the construction of the commercial building and shall be an accessory use to the principal commercial building or use in terms of duration or size.
- b. The accessory residence must be provided with usable open private space, in the form of an enclosed yard, decks, balconies, not including any required yard area, not less than one square foot usable open space for every two (2) square feet of residential space.
- c. Fire and vehicular access to the accessory residence of at least twelve (12) feet in width must be provided from a street or alley of a minimum width of twenty (20) feet.
- d. The accessory residence must be provided with separate means of ingress and egress to the ground outside of the building when the accessory residence is an integral part of the business structure.
- e. The accessory residence shall comply with the development standards of the zoning district and the performance standards of Section 18-5.5.
- f. One (1) parking space shall be provided for the exclusive use of the accessory residence in addition to the parking requirements of the commercial building or use.

18-5.109 Other Provisions.

- a. Eaves or overhangs of storage sheds shall not encroach within thirty (30) inches of an interior side or rear lot line.
- b. Outdoor storage must be completely enclosed by a six (6) foot high solid fence or screen.
- c. Mobile homes or travel trailers can not be used for accessory structures.
- d. Where chimneys, silos, cupolas, flag poles, monuments, gas storage holders, radio and towers, water tanks, church steeples and similar structures and mechanical appurtenances are permitted in a district, height limits may be exceeded upon the securing of a conditional use permit.
- e. The distance between a residential dwelling and livestock accessory structure shall be thirty-five (35) feet.