



City of Clearlake

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GENERAL DEVELOPMENT STANDARDS ZONING ORDINANCE EXCERPT

18-5.11 GENERAL DEVELOPMENT STANDARDS

18-5.1100 Purpose

The purpose of this section is to establish provisions for such other development standards as are reasonable and necessary for development of the City of Clearlake to assure orderly community development.

18-5.1101 Trash Receptacles

All trash receptacles associated with multiple family, office, industrial and commercial development shall be screened so that they are not visually obtrusive from any off-site location and not located within any required front or side yard. Screening shall be provided by structures or by solid fencing and gates of a height equal to or greater than that of the trash receptacles.

18-5.1102 Utilities

All utility services associated with new residential subdivisions of five (5) lots or more or multiple family complexes of five (5) units or more shall be placed underground.

18-5.1103 Storm Drainage

All new development other than single family and duplex or second residential units shall provide for the collection and disposal of on-site drainage, in accordance with the City's standards. Maintenance of the on-site facilities shall be the responsibility of the property owner.

18-5.1104 Slopes and Soils

- a. Sites in excess of thirty (30%) percent slope shall have engineered plans for all construction and grading. These plans shall address roads, utility corridors, etc. as well as, off-site problems, such as erosion caused by construction.

- b. Development of lands identified as having high inherent swelling capacity and severe load limitations on the U.S. Soil Conservation Service Soil Map shall require site specific soil analysis which indicate the soils can adequately support the structure. This requirement shall not apply to accessory structures located within ten (10') feet of the principal structure, provided that the principal structure's foundation shows no signs of failure.

18-5.1105 Outdoor Sales and Storage Areas

Commercial outdoor storage uses in commercial zones shall be protected by all-weather surfacing.

18-5.1106 Outdoor Lighting

For multiple family, commercial and industrial uses, on-site exterior lighting shall be installed to illuminate the on-site parking and circulation areas and the exterior of the building and adjacent areas for security purposes.

18-5.1107 Address Identification

All development shall have address signs. The following standards apply to multiple family, commercial and industrial developments:

- a. Physical address for entire complex to consist of one (1) numerical address posted at the entrance. For multiple unit complexes, each unit within the complex shall be numbered with a numerical description (e.g., #1) in a sequential numbering system.
- b. Each address shall be lighted during darkness and easily readable from the driveway area.