

architectural design or style including but not limited to the French Mansard, pole houses, domes or California Mission styles.
 (Ord. #4-87, § 3.805; Ord. #14-88; Ord. #ORD-70-96, §§ 1-15; Ord. #ORD-90-98, § 1)

ARTICLE 18-4 SPECIAL USE STANDARDS

This portion of the Chapter contains the detailed specifications and standards regarding the development of special uses such as Mobile Home Parks, Home Occupations, Second Residential Units, Granny Residential Units, Multiple Family Housing, Gasoline Service, and Uses Generally Allowed. (Ord. #4-87, A IV; Ord. #14-88)

18-4.1 MOBILE HOME PARKS.

18-4.100 Purpose.

The purpose of this section is to promote housing opportunities for residents of the City of Clearlake by establishing policies and development standards for mobile home parks. The development standards for the mobile home parks will further encourage the creation of stable and attractive parks which will benefit the residents of the park and the community as a whole. (Ord. #4-87, § 4.100)

18-4.101 Supplemental Regulations.

The provisions of this section shall be considered supplemental to applicable State regulations including Title 25, Chapter 2 and to other pertinent City ordinances. Where this section, and such regulations and other ordinances do not control, the provisions of the Federal Department of Housing and Urban Development's Mobile Home Development Guide, or successor documents, shall be used by the City as "minimum standards" to guide decisions regarding mobile home parks. (Ord. #4-87, § 4.101)

18-4.101.50 Permitted Uses.

- a. Administrative offices for mobile home park use only.
 - b. Accessory uses normally incidental to mobile home parks.
- (Ord. #ORD-72-96, § 53)

18-4.102 Conditional Uses.

- a. Mobile homes for single family use.
- b. Common recreational facilities and structures.
- c. Reserved.
- d. Reserved.
- e. On-site sales of new mobile homes by a licensed owner or his agent.
(Ord. #4-87, § 4.102; Ord. #ORD-72-96, § 54)

18-4.103 Prohibited Uses.

Commercial activities, except the sale of a mobile home by the owner or by a real estate company, are prohibited. (Ord. #4-87, § 4.103; Ord. #14-88)

18-4.104 Minimum Park Size.

The minimum lot size for a mobile home park shall be two and one half (2-1/2) acres. (Ord. #4-87, § 4.104)

18-4.105 Density.

The density of the mobile home park shall not exceed the density of the zone district in which it is located. (Ord. #4-87, § 4.105)

18-4.106 Minimum Space Size.

- a. Single Wide: Two thousand four hundred (2,400) square feet.
- b. Double Wide: Three thousand four hundred (3,400) square feet.
- c. Triple Wide: Four thousand four hundred (4,400) square feet.
(Ord. #4-87, § 4.106; Ord. #14-88)

18-4.107 Height Limitation.

The maximum height of structures shall be thirty (30') feet. (Ord. #4-87, § 4.107)

18-4.108 Minimum Setback Distances.

a. Mobile Home Park. Structures along the perimeter of the mobile home park shall meet the same setback distances as required by the base zone.

b. Individual Mobile Home Lot.

1. Front Yard: Ten (10') feet.

2. Side Yard: Five (5') feet.

3. Rear Yard: Five (5') feet.

(Ord. #4-87, § 4.108)

18-4.109 Development Standards.

All development shall be consistent with the requirements of Article 18-5: Development Standards related to accessory structures, density bonus, parking, signs, performance standards, street improvements, landscaping, fences, walls and hedges, satellite dishes, residential housing standards, general development standards, and environmental protection or as modified by the procedures identified in Section 18-1.8 with the following special provisions:

a. Streets. Street development associated with mobile home parks shall be consistent with improvement standards for the City of Clearlake and the following requirements:

1. Entrance streets, collector streets, and all other streets within the mobile home park shall not have a pavement width less than twenty-five (25') feet wide.

2. Cul-de-sacs shall be a maximum of six hundred (600') feet in length, fully paved, and have a turnaround which has a diameter of ninety (90') feet.

3. Street name signs shall be provided and maintained at each street intersection and at each entrance to a public street.

b. Storm Drainage.

1. Each mobile home park application shall be accompanied with a complete preliminary drainage plan prepared to the satisfaction of the City Engineer.

2. Maintenance of mobile home park drainage facilities shall be the responsibility of the mobile home park association.

c. Undergrounding. All public utilities shall be installed underground, including electrical supply, telephone, street lighting, and cable TV. Park TV antennas or cable TV shall be provided. Use of individual TV antennas is not permitted.

d. Recreation Area. A minimum of four hundred (400) square feet of common recreation area shall be provided for each mobile home lot.

e. Skirting. All mobile homes shall be fitted with skirting which extends from the floor level of the mobile home to the ground.

f. Laundry Facilities. Each mobile home park shall provide a laundry building which provides for the washing and drying of clothes.

g. No more than one mobile home shall be allowed on each mobile home lot.

h. All mobile home parks shall be enclosed by a fence, wall or hedge six (6') feet in height except in the front yard where the maximum height shall be four (4') feet within the required setback area. Fences, walls or hedges within the required front yard over four (4') feet but not more than six (6') feet in height may be allowed upon approval of the Planning Commission and the City Engineer.

i. Supplemental parking for boats, travel trailers and other vehicles shall be provided at a ratio of one (1) space for each ten (10') mobile home lots. Such space shall be at least ten (10') feet by twenty (20') feet.

j. Parking may be permitted on both sides of entrance and collector streets and on only one side of other streets.
(Ord. #4-87, § 4.109)

18-4.2 HOME OCCUPATIONS.

18-4.200 Purpose.

It is the intent of this section to promote the use of home occupations to the degree that their effects on neighborhoods are undetectable from normal and usual residential activity. The provisions of this section shall apply to all home occupations as defined in Section 18-6.1 of this Chapter. (Ord. #4-87, § 4.200)

18-4.201 Criteria.

All home occupations shall meet the following criteria:

a. Off-site employees or partners are permitted so long as they do not work at the subject property.

b. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. The home occupation may be conducted in the principal dwelling or accessory structures on the subject property provided that the area does not exceed twenty-five (25%) percent of the habitable floor area of the principal dwelling.

c. There shall be no mechanical equipment or operation used which creates or makes objectionable noise, dust, odor, vibration or other effects detectable at the property line. Noise levels at the property line shall not exceed the levels established in Section 18-5.5.

d. There shall be no products sold on the premises except for products individually made to order on the premises. Products which are not "individually made to order" may be constructed on-site, however, these products shall only be sold at a permitted commercial location.

e. There shall be no display of products produced by occupants of the dwelling which are visible in any manner from the outside of the dwelling unit.

