



# City of Clearlake

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## ***MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS ZONING ORDINANCE EXCERPT***

### ***18-4.7 MULTIPLE FAMILY RESIDENTIAL HOUSING***

#### ***18-4.700 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 multiple family housing. The development standards for multiple family residential projects, including condominium projects, will further encourage the creation of stable and attractive developments which will benefit the residents of the units and the community as a whole.

#### ***18-4.701 Application.***

Application shall be made in accordance with the requirements of the base district.

#### ***18-4.702 Density.***

The density of the multiple family residential development shall not exceed the density of the zone district in which it is located.

#### ***18-4.703 Height Limitations.***

The maximum height of structures shall not exceed the height limitation of the zone district in which it is located.

#### ***18-4.704 Minimum Setback Distances.***

Structures along the perimeter of the development shall meet the same setback distances as required by the base zone.

#### ***18-4.705 Development Standards.***

All development shall be consistent with the requirements of Article V: 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, and with the following special provisions:

## Multi-Family Residential

- a. Building separations shall be as follows:
  1. When two or more building fronts face each other or are arranged around an open court, they shall be separated from each other a minimum of thirty feet (30'), plus five feet (5') for each additional story of each building in excess of one (1) story. Driveways shall not be located within said separation.
  2. For a building which faces the rear or side of another building, they shall be separated from each other a minimum of twenty feet (20'), plus five feet (5') for each additional story of such building in excess of one (1) story.
  3. When the rear of the building faces the rear or side of another building, they shall be separated from each other a minimum of fifteen feet (15'), plus two and one-half feet (2-1/2') for each additional story of each building in excess of one (1) story.
  4. When the building's side faces the side of another, they shall be separated from each other a minimum of ten feet (10'), plus two and one-half feet (2-1/2') for each additional story of each building in excess of one (1) story.
- b. For residential developments of seven (7) or more dwelling units, a landscaped, unified and usable open recreational and leisure area totaling a minimum of four hundred (400) square feet of recreation area shall be provided for each dwelling unit, in addition to that landscaping generally required of all developments in accordance with Section 18-5.701. A maximum of fifty (50%) of this required space may be provided as screened, private usable open space adjacent to and directly accessible from the dwelling unit. For apartments containing two and three bedroom units, which may be occupied by families with children, the development shall include a recreation area.
- c. The following areas shall not be considered as contributing to required recreational and leisure areas:
  1. Any required front or side yard area.
  2. Any area used for parking or vehicular circulation.
- d. All multiple family residential developments shall be enclosed by a fence, wall or hedge six feet (6') in height except in the front yard.
- e. Laundry Facilities: Each multiple family development having ten or more units shall provide a laundry building which provides for the washing and drying of clothes. This requirement may be waived if the building design provides each unit with washer and dryer hook-up facilities.
- f. Undergrounding: All public utilities shall be installed underground, including electrical supply, telephone, street lighting, and cable TV. Common use TV antennas or cable TV shall be provided. Use of individual TV antennas is not permitted.