

# City of Clearlake

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## ***SINGLE-FAMILY RESIDENTIAL STANDARDS*** **APPLICABLE TO ALL RESIDENTIAL PROPERTY** **EXCEPT THOSE IN THE "HS" (HOUSING STANDARDS)** **COMBINING DISTRICT (For Example: R-1-HS)**

### **18-5.100 Standards.**

#### **A. MINIMUM GROSS FLOOR AREA – 720 SQ. FT./ WIDTH 15 FEET:**

All dwelling units shall be at least (15') feet in diameter or width (excluding eaves) and at least seven hundred and twenty (720) square feet in gross floor area, except granny residential units permitted in Section 18-4.8.

#### **B. CERTIFICATION OF MOBILE – JUNE 15, 1976:**

Mobile homes shall be certified under the National Manufactured Home Construction and Safety Standards Act of 1974 which became effective in California on June 15, 1976.

#### **C. PERMANENT FOUNDATION REQUIREMENTS:**

All dwelling units shall be attached to a permanent continuous concrete or masonry perimeter foundation, or to permanent foundation systems pursuant to Health and Safety Code Section 18551. Where permanent foundation systems are used, dwelling units shall be provided with continuous six (6") inch wide concrete or masonry perimeter curb walls extending from a minimum of three (3") inches below grade to a minimum of six (6") inches above grade. The under floor areas of dwelling units requiring curb walls shall be enclosed with siding material matching the dwelling and shall be ventilated by openings of not less than one (1) square foot for each one hundred fifty (150) square feet under floor area.

#### **D. SKIRTING REQUIRED:**

For existing mobile homes not installed on permanent foundations, skirting shall be installed and maintained in accordance with the following standards:

1. Skirting materials shall have the same or similar appearance as the siding materials prohibited from use as skirting are: lattice work, unpainted wood or plywood, metal not having factory applied color coating, Styrofoam, plastic, corrugated fiberglass or metal.

2. The skirting shall extend to the ground level except that non-pressure treated wood siding cannot extend closer than six (6") inches to the ground and shall be connected to the ground by a concrete or pressure treated wood perimeter seal.

**E. EXTERIOR COMPOSITION – WALL:**

All units shall be designed so that exterior walls look wood, stucco, or masonry regardless of their actual composition.

**F. ROOFING MATERIALS:**

All roofing materials shall be designed to look like composition roofing, tile, shakes, shingles or tar and gravel; or architectural metal roof sheathing with factory applied color coating.

**G. RESIDENTIAL SIDING:**

Residential siding shall extend to the ground level (wood excluded) except that when a solid concrete or masonry perimeter foundation or curb wall is used, then siding need only extend one and one-half (1 ½ ") inches below the top foundation or curb wall.

**H. ROOF SLOPE: Minimum 2:12:**

The slope of the main roof shall not be less than two (2") inches vertical rise for each twelve (12") inches of horizontal run.

**I. ROOF OVERHANG – Minimum 1':**

All units shall have a perimeter roof overhang on all sides extending not less than twelve (12") inches measured from the vertical side of the home, not including rain gutters.

**J. EAVES REQUIREMENTS – ATTACHED STRUCTURE:**

Where any accessory structure is attached to the main structure, the roof overhang requirements at the point of attachment may be waived by the Planning Director.

**K. PERMANENT STAIRS REQUIRED:**

Permanent stairs shall be installed for all exterior door openings prior to final building permit inspection approval on the dwelling. Temporary stairs may be approved by the Community Development Director, provided that the property owner has an active building permit for the construction of a deck with stairs and the Director determines that no potentially hazardous condition exist.

**L. MOBILE HOME TOW BARS AND WHEELS:**

All mobile home tow bars and wheels shall be removed when a mobile home is installed.

**M. DRIVEWAY AND PARKING APRONS:**

Excepting the RR and BV Zone districts, driveways and parking aprons in front of residences or garages shall be surfaced with asphalt concrete or concrete. For driveways over one hundred (100') feet in length, the City Engineer may approve chip seal surfacing. Driveways in the RR and BV Zone Districts shall be surfaced with a minimum four (4") inch compacted Class 2 aggregate base rock.

**N. PARKING REUIOREMENTS:**

1. Principal Residence: A minimum of a two (2) covered parking spaces.
2. Other than Principal Residence: A minimum of one (1) covered parking space.
  - a.) Covered parking shall be a garage with two (2) or more spaces. (see Garage Requirement information below)
  - b) Parking in the front yard setback area shall be limited to the driveway and apron area adjacent to a garage or carport (where permitted).

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**GARAGE REQUIREMENTS**

3. Garages shall:
  - a.) Be solid enclosed on three (3) sides, with doors on the fourth side; and
  - b.) Have roof pitch and roofing materials matching those of the residence to which it is appurtenant.

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**WAVIERS:**

The Planning Director may waive the requirements of subsections g.h and i when additions to existing dwellings without pitched roofs or roof overhangs are proposed, or when a proposed new dwelling has an architectural design or style including but not limited to the French Mansard, pole houses, domes or California Mission styles.