

**18-2.8 "R-1", LOW DENSITY RESIDENTIAL.****18-2.800 Purpose.**

The purpose of this district is to provide residential areas within Clearlake which allow low density concentrations of single family homes and compatible uses. This zone shall promote an environment which is free of traffic and parking congestion, significant noise levels, and uses which are not complementary to residential neighborhoods. (Ord. #4-87, § 2.800)

**18-2.801 Permitted Uses.**

- a. Single family dwelling.
  - b. Manufactured house consistent with requirements of the City's Residential Housing Standards, subsection 18-5.1000.
  - c. Day care center for adults and children (small).
  - d. Residential care facility (small).
  - c. Second residential unit consistent with the requirements of Section 18-4.3.
  - f. Home occupations consistent with the requirements of Section 18-4.2.
  - g. Supportive housing consistent with requirements of the City's Residential Housing Standards subsection 18-5.1000.
  - h. Transitional housing consistent with requirements of the City's Residential Housing Standards subsection 18-5.1000.
  - i. Mobile homes only within mobile home parks consistent with the requirements of the City's Residential Housing Standards subsection 18-5.1000.
- (Ord. #4-87, § 2.801; Ord. #16-89; Ord. #Ord-72-96, § 14; Ord. #171-2014, § 10)

**18-2.802 Reserved.**

Editor's Note: Former subsection 18-2.802, Permitted Uses with a Site Plan Review, previously codified herein and containing portions of Ordinance Nos. 4-87 and 14-88 was repealed in its entirety by Ordinance No. Ord-72-96.

**18-2.803 Conditional Uses.**

- a. Mobile home parks consistent with the requirements of Section 18-4.1
- b. Day care center for adults and children (large). For family day care (children) use permit conditions are restricted to the provisions of Section 1597.46 of the California Health Safety Code.
- c. Residential care facility (large).
- d. Bed and breakfast inn.
- e. Uses generally allowed in Section 18-4.6.
- f. Residential care facility (large).  
(Ord. #4-87, § 2.803; Ord. #16-89; Ord. No. 171-2014 § 11)

**18-2.804 Minimum Lot Size.**

The minimum lot sizes per dwelling unit shall be governed by the following conditions:

- a. Five thousand (5,000) square feet with off-site community sewer and water.
- b. Fifteen thousand (15,000) square feet with either on-site sewer or water.
- c. Forty thousand (40,000) square feet with on-site sewer and water.

Notwithstanding the foregoing, onsite wastewater treatment systems (OWTS) may be utilized on any lot of at least five thousand (5,000) square feet, upon issuance by the Lake County Division of Environmental Health of a permit for such OWTS, consistent with Lake County's agreement with the Regional Water Quality Control Board and all applicable Federal, State and local rules and regulations, as amended from time to time.  
(Ord. #4-87, § 2.804; Ord. #122-2006)

**18-2.805 Zone Modifications.**

This zone may be modified to allow larger minimum parcel sizes as follows:

- a. R-1-6: Six thousand (6,000) square feet.
- b. R-1-10: Ten thousand (10,000) square feet.

- c. R-1-20: Twenty thousand (20,000) square feet.  
(Ord. #4-87, § 2.805)

**18-2.806 Coverage.**

The building coverage for each lot shall not exceed sixty (60%) percent, except in the case of a two-story building in which case, when it shall not exceed fifty (50%) percent.  
(Ord. #4-87, § 2.806)

**18-2.807 Lot Width.**

- a. R-1: Fifty (50') feet interior lot and sixty (60') feet for a corner lot.
- b. R-1-6: Sixty (60') feet interior lot and seventy (70') feet for a corner lot.
- c. R-1-10: Seventy-five (75') feet for an interior lot and eighty (80') feet for a corner lot.
- d. R-1-20: Ninety (90') feet for an interior lot and one-hundred (100') feet for a corner lot.  
(Ord. #4-87, § 2.807)

**18-2.808 Height Limitations.**

The maximum height of a structure shall be thirty-five (35') feet. (Ord. #4-87, § 2.808)

**18-2.809 Setback Distances.**

- a. Front Yard: Twenty (20') feet, excepting for unenclosed porches, decks and stairs, covered or uncovered, which shall have a minimum fifteen (15') foot setback.
- b. Side Yard: Five (5') feet except:
1. The street side yard of a corner lot shall be ten (10') feet. 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.
  2. A zero side yard is allowed when two (2) units are constructed simultaneously with a common wall and their opposite side yards each have a minimum setback distance of ten (10') feet.

3. Three (3') foot interior side yard requirement for unenclosed and uncovered porches, decks, stairs and similar structures.
- c. Rear Yard: Ten (10') feet except as otherwise specified there shall be no rear yard setback on property which abuts Clear Lake or Cache Creek.  
(Ord. #4-87, § 2.809; Ord. #14-88; Ord. #16-89)

**18-2.810          General Standards.**

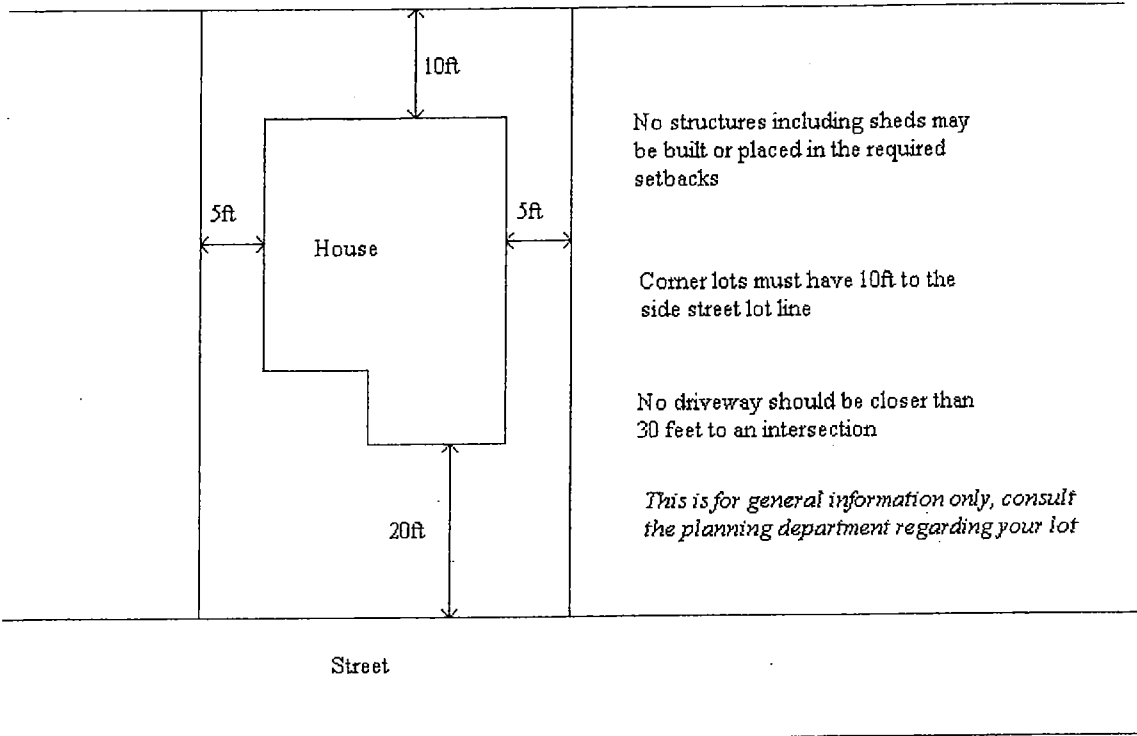
All development shall be consistent with the requirements of Article 18-5: Development Standards related to accessory structures, density bonus, parking, signs, performance standards, street improvements, landscaping, fences, walls and hedges, satellite dishes, residential housing standards, general development standards, and environmental protection.  
(Ord. #4-87, § 2.810)



# City of Clearlake

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## R-1 Setbacks



Your lot lines will need to be verified from surveyor's monuments. Please do not rely on fences or verbal statements.

# Sample Site Plan

