



City of Clearlake

14050 Olympic Drive, Clearlake, California 95422
(707) 994-8201 • FAX (707) 995-2653

"BV" DISTRICT, BURNS VALLEY

ZONING ORDINANCE EXCERPT

18-2.7 "BV", Burns Valley

18-2.70000 Purpose.

The purpose of this district is to maintain the rural character of the Burns Valley Area. Agricultural uses will be allowed if compatible with residential uses.

18-2.701 Permit Uses.

- a. Growing and harvesting of agricultural products.
- b. Raising of livestock, including but not limited to sheep, goats, horses, mules, and swine. The total number of animals shall not exceed one (1) , mature animal per acre except in the case of newborns still with their mother. Newborns up to the weaning age still with their mother shall not be considered a part of this calculation.
- c. Raising of poultry or fowl providing that there are not more than five (5) birds per half acre and the total does not exceed fifty (50) birds.
- d. Raising of fur-bearing animals providing that there are no more than ten (10) mature animals per acre at any one time.
- e. Sale of agricultural produce, including sale at roadside stands, if the produce is produced on the property where the sale is conducted.
- f. Small family day care home.
- g. Small residential care facility.
- h. Single family dwelling.
- i. Single family mobile home unit.

18-2.702 Permitted Uses with a Site Plan Review Permit.

- a. {shall be deleted in its entirety.}
- b. {shall be deleted in its entirety}
- c. Home occupations consistent with the requirements of Section 18-4.2.
- d. One (1) second residential unit consistent with the requirements of Section 18-4.3 or one(1) granny residential unit consistent with the requirements of Section 18-4.8.
- e. Bee keeping (one {1} acre or more.)

18-2.703 Conditional Uses.

- a. Large family day care home.
- b. Community care facility, including large residential care facility.
- c. Winery.
- d. Raising of livestock, poultry and fur-bearing animals which exceed the density requirements of subsection 18-2.701.
- e. Kennel, hobby or commercial.
- f. Greenhouses, hothouses and similar types of buildings.
- g. Uses generally allowed in Section 18-4.6.

18-2.704 Minimum Lot Size.

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

- a. Twenty thousand (20,000) square feet per lot with either off-site sewer or water.
- b. One(1) acre per lot if both sewer and water are on site.

18-2.705 Lot Width.

Eighty (80) feet for an interior lot and ninety (90) feet for a corner lot.

18-2.706 Height limitations.

The maximum height shall be thirty five (35) feet. An agricultural accessory structure exceeding thirty five (35) feet may be allowed with a conditional use permit.

18-2.707 Setback Distances.

- a. Front yard: Twenty (20) feet.
- b. Side yard: Five (5') feet except on a corner lot where the street side shall have a set back of 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.
- c. Rear yard: Ten (10') feet except as specified there shall be no rear yard setback on property which abuts Clearlake and Cache Creek.

18-2.708 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.