



# City of Clearlake

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## "C--4" DISTRICT., HEAVY SERVICE COMMERCIAL -- LIGHT INDUSTRIAL

### ZONING ORDINANCE EXCERPT

#### 18-2.16 "C-4", HEAVY SERVICE COMMERCIAL - LIGHT INDUSTRIAL

##### 18-2.16 Purpose

The purpose of this district is to provide a location for wholesale and heavy commercial uses and services in Clearlake which are not suited for other commercial zones. It also provides areas for light industrial uses which manufacture, assemble, or package products within a building and do not emit fumes, odor, dust, smoke, or gas beyond the confines of the building.

##### 18-2.1600.50 Permit Uses

- a. Heavy service commercial-light industrial uses, with Outdoor Merchandise Displays in accordance with Section 18-5.13.
- b. Tires, batteries and accessories sales and service.
- c. Furniture, home furnishings and appliances sales and service.
- d. Business services.
- e. Repair services.
- f. Wholesale trade with no Outdoor storage.
- g. Warehousing and indoor storage uses.
- h. Mini-warehouses.
- i. Building material, hardware and farm equipment retail trade.
- j. Automotive sales and service.
- k. Pawn shops with no Outdoor storage.

- l. Eating and drinking establishments.
- m. Collection facility consistent with the requirements of Section 18-4.5.
- n. Sidewalk vendor.
- o. Printing and duplicating service.
- p. Residential dwelling accessory to other allowed uses.

**18-2.1601 Reserved.\***

**18-2.1602 Conditional Uses.**

- a. Contract construction services.
- b. Reserved.
- c. Motor vehicle transportation facilities.
- d. Apparel products manufacturing.
- e. Food and kindred products manufacturing.
- f. Outdoor recreation, amusement and cultural facilities.
- g. Fabricated metal products manufacturing.
- h. Stone, clay and glass products manufacturing.
- i. Mobile home sales and service.
- j. Recreational vehicle and travel trailer sales and service.
- k. Furniture and fixtures manufacturing.
- l. Petroleum refining and related industries..
- m. Outdoor storage services and uses.
- n. Light processing facility.
- o. Uses generally allowed by Section 18-4. 6.
- p. Reserved.

**18-2.1603 Minimum Lot Size.**

The minimum lot size shall be three thousand (3,000) square feet.

**18-2.1604 Height Limitations.**

The maximum height of a structure shall be thirty five (35) feet. Structures over thirty five (35) feet in height shall require a conditional use permit.

**18-2.1605 Setback Distances.**

a. Front Yard: Ten (10) feet except on blocks which have been substantially developed with heavy commercial/light industrial uses having a setback of less than ten (10) feet, in which case, the setback distance shall be the average of the setback within four hundred (400) feet on that block.

b. Side Yard: None, except when the use abuts a residential district where the setback distance shall be ten (10) feet.

c. Rear Yard: None, except when abuts a residential district where the setback distance shall be fifteen (15) feet.

**18-2.1606 General Standards.**

All development shall be consistent with the requirements of Article 18-5: Standards; Accessory Structures; Density Bonus; Parking; Signs; Performance Standards; Street Improvements, Landscaping; Fences, Walls and Hedges; Satellite Dishes; Residential Housing Standards; and, General Development Standards.