



City of Clearlake

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

“DD”: DESIGN DISTRICT ZONING ORDINANCE EXCERPT

18-3.3 “DD”, DESIGN DISTRICT

18-3.300 Purpose.

The purpose of this district is to provide a continuity in building design, infrastructural improvements, and district development standards for areas in Clearlake which exhibit common characteristics and location. Examples of sections of a community which have these types of common features are historical districts, a shoreline, or a central business district.

18-3.301 Design District Application.

This combining district may be subdivided into subdistricts. Each subdistrict shall have its own goals, policies, and development standards which dictate the overall design of that portion of the community. Subdistricts shall be noted on the Official Zoning Map using the following notations: Base Zone - Design District - Subdistrict. An example of such a notation would be C-3 (Visitor Services) - DD (Design District) - A (Lakeshore Drive).

18-3.302 Permitted Uses with a Site Plan Review Permit.

- a. Permitted uses listed in the base zone.
- b. Permitted uses with a site plan review permit listed in the base zone.

18-3.303 Conditional Uses

Conditional uses listed in the base zone.

18-3.304 Subdistrict A - Lakeshore Drive.

- a. Purpose. The purposes of the Lakeshore Design District are to improve the appearance, circulation, and parking along Lakeshore Drive so that businesses can operate more efficiently and effectively; provide public access to Clear Lake; open up vistas to Clear Lake; improve pedestrian traffic flow and safety; and, improve the maintenance of buildings and grounds.

- b. Coverage The maximum building coverage shall not exceed sixty (60%) percent.
- c. Height Limitations. For parcels abutting Clear Lake the maximum height of a structure shall be twenty five feet (25'). Structures exceeding twenty five feet (25') may be allowed with a conditional use permit
- d. Setback Distances. For parcels abutting Clear Lake the following apply:
 - 1. Front Yard: Fifteen feet (15').
 - 2. Rear Yard: None
 - 3. Side Yard: Five feet (5') except when structures exceed twenty five feet (25') in height the side yard shall increase five feet (5') for every story above twenty five feet (25').

For parcels not abutting Clear Lake the following setbacks apply:

- 1. Front Yard: fifteen feet (15').
 - 2. Rear Yard: Same as base district.
 - 3. Side Yard: Same as base district.
- e. 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 with the following special provisions:
 - 1. For non-residential uses a six foot (6' fence or wall shall be allowed between this district and a residential district so long as the upper three feet (3') are not solid material and provides visual penetration. A six foot (6') landscaped hedge, solid fence or solid wall may be allowed subject to the approval of the Planning Director.
 - 2. All uses which require a development permit or a building permit which represents renovation or expansion of a value exceeding ten thousand dollars (\$10,000), exclusive of destruction by fire, explosion, vandalism, or other casualty or act of God, shall be required to construct concrete curbs, gutters and sidewalks along the front of the parcel or in the case of large parcels with multiple businesses, the building frontage on Lakeshore Drive. Such improvements shall be approved by the City Engineer and may be deferred through the provision of an improvement guarantee agreement acceptable to the City Council.