



# City of Clearlake

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## ***"MUR" DISTRICT MIXED USE RESIDENTIAL***

### ***ZONING ORDINANCE EXCERPT***

#### ***18-2.10 MIXED USE RESIDENTIAL***

##### ***18-2.1000 Purpose.***

The purpose of this district is to implement the general plan which allows a mixture of single family residential, multiple family dwellings and visitor oriented housing in specified areas.

##### ***18-2.1001 Permitted Uses.***

- a. Single-family dwelling.
- b. Single family mobile home unit.
- c. Small family day-care home
- d. Small residential care facility.
- e. Multiple family residential units up to a density not to exceed ten (10) units per acre consistent with the requirement of Section 18-4.7 Duplex.
- f. One second residential unit consistent with the requirements of Section 18-4.3 or one granny residential unit consistent with the requirements of Section 18-4.8.
- g. Home occupations consistent with the Requirements of Section 18-4.2.

##### ***18-2.1002 [DELETED].***

##### ***18-2.1003 Conditional Uses.***

- a. Mobile home parks consistent with the requirements of Section 18-4.1.
- b. Large family day-care home.
- c. Community care facility, including large residential care facility.
- d. Multiple family development up to a density not to exceed twenty units per acre, consistent with the requirements of Section 18-4.7.
- e. Bed and breakfast inn.

- f. Hotels, motels and inns.
- g. Commercial uses which are incidental and contained within a hotel or motel.
- h. Recreational vehicle park
- i. Resorts
- j. Camp and campgrounds
- k. Uses generally allowed in Section 18-4.6

**18-2.1004 Minimum Lot Size**

The minimum lot size shall be five thousand (5,000) square feet.

**18-2.1005 Coverage**

The building coverage for each lot shall not exceed sixty percent (60%).

**18-2.1006 Height Limitations**

The maximum height of a structure shall be twenty-five feet (25'). Structures between twenty-five (25') and thirty-five (35') feet in height may be allowed through site plan review. Structures greater than thirty-five feet in height may be allowed through site plan review. Structures greater than thirty-five feet (35') may be allowed with a conditional use permit.

**18-2.1007 Setback Distances.**

- a. Front yard: Twenty feet (20')
- b. Side Yard: Five feet (5') per story, except:
  - 1. The street side yard of a corner lot shall be ten feet (10'). 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 feet (20') 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 width of ten feet (10').
- c. Rear Yard: Ten feet (10') except as otherwise specified there shall be no rear yard setback on property which abuts Clear Lake or Cache Creek.

**18-2.1008    *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.

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11/12/96 (18)

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