



City of Clearlake

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"R-3 DISTRICT, HIGH DENSITY RESIDENTIAL

ZONING ORDINANCE EXCERPT

18-2.9 "R-3", HIGH DENSITY RESIDENTIAL

18-2.900 Purpose.

The purpose of this district is to provide an area in Clearlake appropriate for high density concentrations of multiple family units, allow a mix of residential uses and promote an efficient use of urban land designated for residential development.

18-2.9001 Permit Uses.

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

18-2.902 [deleted]

R-3 High Density Residential

18-2.9003 Conditional Uses.

The following uses shall require a conditional use permit.

(9)

- a. Multiple family development up to a density not to exceed twenty (20) units per acre, consistent with the requirements of Section 18-4.7.
- b. Boarding or rooming facilities.
- c. Mobile home parks consistent with the requirements of Section 18-4.1.
- d. Large family day-care home or Child Day Care Center.
- e. Community care facility, including large residential care facility.
- f. Bed and breakfast inn.
- g. Uses generally allowed in Section 18-4.6.

18-2.904 Density

The maximum density for this district shall be two thousand (2,000) square feet per dwelling except as otherwise stipulated in Section 18-5.2.

18-2.905 Minimum Lot Size.

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

18-2.906 Coverage

The maximum site area covered by buildings shall not exceed sixty (60%) percent.

18-2.9007 Height Limitations.

The maximum height of structures shall be forty-five (45) feet. Where chimneys, silos, cupolas, flagpoles, monuments, gas storage holders, radio and other towers, water tanks, church steeples, and similar structures and mechanical appurtenances are permitted in a district, height limits may be exceeded upon securing a use permit/

18-2.9008 Lot Width.

Fifty (50) feet for an interior lot and sixty (60) feet from a corner lot.

18-2.909 Setback Distances.

a. Front Yard: Twenty (20) feet.

b. Side Yard: Five (5) feet per story, 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 width of ten (10') feet.

c. Rear Yard: Ten (10') feet except as otherwise specified there shall be no rear yard setbacks on property which abuts Clear Lake or Cache Creek.

18-2.910 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 dredges, satellite dishes, residential housing standards, general development standards, and environmental protection.