



City of Clearlake

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“RR” DISTRICT, RURAL RESIDENTIAL ZONING ORDINANCE EXCERPT

18-2.6 “RR” RURAL RESIDENTIAL

18-2.600 Purpose.

The purpose of this district is to allow for low density residential development on large lots in order to preserve the rural character of Clearlake, allow for agricultural uses and serve as a transition area between urbanizing lands and agriculture.

18-2.601 Permitted uses.

- a. Single family dwelling.
- b. Single family mobile home unit.
- c. Small family day-care home.
- d. Small residential care facility.
- e. Growing and harvesting of agricultural products compatible with residential uses.
- f. Raising of livestock, including but not limited to sheep, goat, horses, mules, and swine. The total number of animals shall not exceed two (2) mature animals per acre except in the case of newborns still with their mothers. Newborns up to the weaning age still with their mothers shall not be considered a part of the calculation.
- g. Raising of poultry or fowl providing that there are not more than ten (10) birds per half acre and the total does not exceed fifty (50) birds.
- h. Raising of fur-bearing animals providing that there are no more than ten (10) mature animals per acre at any one time.
- I. 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.

(16)

- j. Home occupations consistent with the Requirements of Section 18-4.2.
- k. Commercial bee keeping (one acre or more).
- l. Sale of agricultural products, including sale at roadside stands, if the products are produced on the property where the sale is conducted.

18-2.602 [deleted]

18-2.603 Conditional Uses.

- a. Large family day-care home.
- b. Community care facility, including large residential care facility.
- c. Resource extraction and energy development uses.
- d. Kennel, commercial or hobby.
- e. Greenhouses.
- f. Raising of livestock, poultry and fur-bearing animals which exceed the density requirements of subsection 18-2.601.
- g. Veterinary hospital/clinic.
- h. Uses generally allowed by Section

18-2.604 Minimum lot size.

The minimum lot size shall be one and a quarter (1.25) acre. This district may be modified to allow for larger minimum lot sizes as follows.

- a. RR-2.5, Two and one half (2.5) acres.
- b. RR-5 Five (5) acres.

18-2.605 Height Limitations.

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

18-2.606 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 setback 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 otherwise specified there shall be no rear yard setback on property which abuts Clearlake and Cache Creek.

18-2.607 Development 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.