



City of Clearlake

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

“PD” PLANNED DEVELOPMENT ZONING ORDINANCE EXCERPT

18-3.600 PURPOSE.

This district is established to:

- (a) Permit flexibility of the physical design, including the clustering of units and the provision of common open space and facilities, which produces a comprehensive development equal to or better than that resulting from traditional lot-by-lot land use development.
- (b) Encourage developments which are sensitive to and respect the individual characteristics of the property to be developed, including the surrounding neighborhood.
- (c) Encourage a variety of housing types within individual developments.

18-3.601 Application.

This district may be combined with the SP, RP, RR, BV, R-1, R-3, MOOR, C-2 or C-3 base zones. Permit requirements shall be the same as the base district.

18-3.062 Reserved.*

Subsection 18-3.602, Conditional Uses, previously contained herein, has been repealed in entirety by Ordinance No. 16-89.

18-3.603 Minimum Site Area.

The minimum site area for a planned development shall be two (2) acres.

18-3.604 Density.

The average number of dwelling units per net area shall not exceed the density

allowed by the base zone and as otherwise allowed by section 18-5.2 (density bonus) and subsection 18-5.702, Preservation of Native Vegetation, unless the applicant can demonstrate that additional usable common open space beyond the five (5%) percent requirement can be achieved.

(a) Net Usable Open Space:

- (1) Six (6%) to ten (10%) percent: Six (6%) percent density bonus.**
- (2) Eleven (11%) to twenty (20%) percent: Ten (10%) percent density bonus.**
- (3) Twenty-one (21%) to twenty-five (25%) percent: Sixteen (16%) percent density bonus.**
- (4) Over twenty-five (25%) percent: Twenty (20%) percent density bonus.**

(b) Usable common open space is those portions of the project site which are suitable for common use by the residents of the development. This open space shall not include front and street side yard areas, parking areas, private patios, building separations, and storage areas.

18-3.605 Minimum Lot Size.

None.

18-3.605.50 Setback Distances.

(a) Structures along the perimeter of the planned development shall meet the same setback distances as required by the base zone.

(b) Individual lot or structure setbacks shall be as follows:

(1) Front Yard: Ten (10') feet, except structures located at the corner of a street intersection shall be twenty (20') feet. Garages or carports shall be located and oriented as to provide a minimum driveway length of twenty(20') feet from the street right-of-way.

(2) Side Yard: None, except the street side yard of a structure located at the corner of a street intersection shall be ten (10') feet. Garages or carports having access from the street side yard of a corner site shall be located and oriented so as to provide a minimum driveway length of twenty (20') feet from the street right-of-way.

(30)

(3) Rear Yard: Ten (10') feet, except as otherwise specified there shall be no rear yard setback on property which abuts Clear Lake, Cache Creek, or common usable open space which is reserved as part of the project.

18-3.606 General Standards.

All development shall be consistent with the requirements of Article 18-5: Development Standards related to accessory structures, density bonus, parking, signs, performances standards, street improvements, landscaping, fences, walls and hedges, satellite dishes, residential housing standards, general development standards, and environmental protection with the following special provision:

All parking shall be screened from adjacent public righted-of-way. Such screening may include dense plantings, fences or hedges, or grade separation.

18-3.607 Planning Commission Findings.

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 provision:

- (a) The proposed project is consistent with the Clearlake General Plan.
- (b) The standards of population density, site area and dimensions, site coverage, yard spaces, height of structures, off-street parking and landscaped areas are consistent with the objectives of the Zoning Chapter.
- (c) A homeowners association or property management association will be formed to maintain the structures, usable open space area and other improvements which are within the common use or ownership area of the development.
- (d) The development will not generate more traffic than the streets in the vicinity can carry without congestion and the local infrastructural systems and utilities are not overloaded.
- (e) The natural environment of a site is to be considered in the design of the planned development. Such features as water courses, riparian areas, native vegetation, wildlife habitat and steeply sloping land should be preserved as open space.
- (f) Development in this district is demonstratively superior to the development that could occur under the base zone district regulations.