



City of Clearlake

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"RP" DISTRICT, RESOURCE PROTECTION ZONING ORDINANCE EXCERPT

18-2.5 "RP" RESOURCE PROTECTION

18-2.500 Purpose

The purpose of this district is to allow development in environmentally sensitive areas compatible with the environmental constraints of these lands. The design and density of developments shall take into consideration the physical limitations, visual amenities, potential for wildland fires and natural resources of this mountainous environment.

18-2.501 Permitted Uses.

- a. Single family dwelling.
- b. Single family mobile home.
- c. Growing and harvesting of trees, vines, vegetables, field crops, grains, pasture and other agricultural commodities.
- d. Raising of livestock, including but not limited to sheep, goats, 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 mother. Newborns up to weaning age still with their mother shall not be considered a part of this calculation.
- e. Raising of poultry.
- f. Raising of fur-bearing animals providing that there are no more than sixty (60) mature animals per acre on the property at any one time.
- g. Sale of agricultural products, including sale at roadside stands, if the products are produced on the property where the sale is conducted.
- h. Open space uses including, but not limited to wildlife habitat, wetlands, and game preserves but not including hunting clubs.

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- i. Small residential care facility.
- j. Home occupations consistent with the Requirements of Section 18-4.2
- k. Bee keeping (one acre or more).
- l. 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
- m. 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

8-2.502 [deleted]

8-2.503 Conditional Uses.

- a. Mobile home park consistent with the requirements of Section 18-4.1.
- b. Multiple family development up to a density not to exceed twenty (20) units per acre consistent with the requirements of Section 18-4.7.
- c. Recreational vehicle park.
- d. Campgrounds.
- e. Golf course.
- f. Shooting or gun range.
- g. Equestrian establishment.
- h. Guest ranch.
- i. Resource extraction and energy development.
- j. Uses generally permitted by Section 18-4.6.
- k. Community care facility, including large residential care facility.

8-2.504 Special Filing Requirements.

In addition to the site plan review requirements, the Planning Director may require additional information including the following:

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- a. If sewage disposal systems are proposed which use septic tanks, leach lines or other similar means of disposal, Lake County Health Department approval of the design and method of disposal shall be submitted.
- b. Depth to bedrock test results (soil borings) not to exceed ten (10) feet in depth.
- c. Data pertaining to the constant pumping of an on-site well. This test shall be conducted by a registered civil engineer or a licensed well drilling firm.
- d. A map drawn to the scale of one inch equals one hundred (100) feet with contours plotted at five (5) foot intervals. This map shall provide the following slope categories:
 - 1. Slopes greater than thirty (30) percent.
 - 2. Slopes from fifteen (15) to thirty (30) percent
 - 3. Slopes of less than fifteen (15) percent.
- e. A preliminary grading and slope stabilization plan prepared for areas where the proposed cut or fill will exceed five (5) feet, to the satisfaction of the City Engineer, by a licensed civil engineer for that portion of the site which is to be disturbed. The grading and stabilization plan shall contain the following information:
 - 1. A plan for stabilization. If the plan includes landscaping, the types of plant material to be used.
 - 2. The location of all native oak trees in the area to be disturbed which have a trunk diameter of fourteen (14) inches or more.
- f. A preliminary drainage plan that indicates the pattern of storm water run-off and explains how natural water courses will be protected against sediment overloading and contamination prepared to the satisfaction of the City Engineer.
- g. A fire protection plan which indicates how potential hazards of structural or wildland fire will be minimized.

18-2.505 Not Developable Area.

In determining the net developable land of a residential or recreational project requiring a conditional use permit, the following areas shall be subtracted from the gross project area:

- a. Slope greater than thirty (30) percent.

- b. Marshes, wetlands, floodways, watercourses or riparian corridors.
- c. Rights-of-way.
- d. Soil or geological conditions which present hazardous development potential.
- e. Significant wildlife habitat, archaeological and historical sites, or other unique physical features consistent with the intent of the Clearlake General Plan.

19=2.506 Density.

After determining the net developable area, the maximum density or magnitude of a project shall be established by determining the suitability of adequate on-site waste water disposal, if applicable, and domestic water supply. The appropriate density determination shall be established by using data gained from Section 18-2.504 and acceptable civil engineering calculations.

18-2.506.50 Minimum Lot Size.

The minimum lot sizes per dwelling unit shall be governed by the following conditions:

- a. Five thousand (5,000) square feet with off-site community sewer and water.
- b. Fifteen thousand (15,000) square feet with either on-site sewer or water.
- c. Forty thousand (40,000) square feet with on-site sewer and water.

18-2.506.55 Lot Coverage of Net Developable Area.

The maximum net developable area covered by buildings shall not exceed sixty (60) percent.

18-2.507 Height Limitations.

The maximum height limit of structures shall be thirty five (35) feet.

18-2.508 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 maximum 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 setback on property which abuts Clear Lake and Cache Creek

d. Water courses: No building improvements including but not limited to residences, accessory buildings, fences, or septic tank leach line systems shall be permitted within twenty (20) feet of a intermittent water course and fifty (50) feet from a blue line creek as determined by USGS maps. Said distances shall be measured from the top of the water course bank which is defined as the upper elevation of land having a slope not exceeding ten (10) percent and which confines waters which flow during a normal winter runoff.

19-2.509 Development Standards.

All development shall be consistent with the requirements of Article 18-5: Development Standards for accessory structures, density bonus, parking, signs, performance standards, street improvements, landscaping, fences, wall and hedges, satellite dishes, residential housing standards, general development standards, and environmental protection, and shall conform to the following development standards.

a. Open Space. Any portion of a development site which is adjacent to a water course area, within a floodway, contains slopes greater than thirty (30) percent, or exhibits significant environmental, archaeological or historically sensitive areas, shall remain in open space.

b. Grading Standards:

1. All disturbed slopes shall be graded so that they are contoured to blend with the natural slopes remaining on and around the site.

2. All cut and fill slopes shall be graded and shaped to resemble the natural topography. Exposed slopes shall be stabilized with vegetation.

3. Cut and fill activity shall not extend into natural water courses or constructed channels. Excavated materials shall not be stored in water channels.

c. Erosion control. Water born sediment shall be retained on site by means of sediment basins.

d. Drainage. A drainage plan shall be designed to detain or retain as much storm water run-off on site as possible in order to prevent down stream flooding and sedimentation of local water courses.

e. Waste Water Disposal. Any project which uses a waste water disposal system other than an on-site system, such as a septic tank and leach lines, shall be required to annex to or be served by a public entity which provides waste water disposal.

f. Fire Protection.

1. Water supply for fire protection purposes shall be available in sufficient quantity and pressure to serve the project.
2. House numbers shall be clearly visible from the street.
3. Sufficient clearance of flammable vegetation around buildings shall be provided and maintained.
4. Fuel breaks and greenbelts shall be utilized to protect both developed areas and adjacent undeveloped areas.
5. Applicants shall be encouraged to take maximum advantage of planned or existing parks, golf courses, tennis courts and other recreational areas to provide a buffer zone between developed areas and non-developed areas.
6. All streets shall be designed to provide for safe evacuation of residents and adequate access to fire and other emergency equipment
7. All bridges proposed for vehicular access shall be designed for a minimum load limit of at least forty thousand (40,000) pounds.