

ORDINANCE NO. 382

ZONING ORDINANCE

FOR

THE CITY OF BLUE LAKE

STATE OF CALIFORNIA

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ORDINANCE NO. 382

AN ORDINANCE OF THE CITY OF BLUE LAKE, CALIFORNIA, ESTABLISHING LAND USE DISTRICTS OR ZONES, REGULATING THE USE OF LAND AND BUILDINGS, AND OPEN SPACES ABOUT BUILDINGS, REQUIRING THAT PERMITS BE SECURED FOR CERTAIN OF SUCH USES AND BUILDINGS, ESTABLISHING AND PERMITTING THE ESTABLISHMENT OF CONDITIONS, PRESCRIBING PENALTIES FOR THE VIOLATION OF ANY OF THE PROVISIONS THEREOF, AND REPEALING ORDINANCES 241, 244, 250, 252, 274, 276, 277, 279, 283, 284, 289, 294, 309, 311, 315, 316, 318, 324, 328, 331, 333, 338, 342, 343, 349, 356, 360, 365, 366, 367, 368, 369, 370, 380, AND ALL OTHER ORDINANCES IN CONFLICT THEREWITH.

BE IT ORDAINED by the City Council of the City of Blue Lake, Humboldt County, California, as follows:

ARTICLE I.

TITLE, ADOPTION, OBJECTIVES, APPLICATION

101. TITLE. This ordinance shall be known as the "Zoning Ordinance of the City of Blue Lake, California," and may be cited as such. Said ordinance will be referred to hereinafter as the "Zoning Ordinance," or as the "Zoning Plan," and sections and portions hereinafter referred to shall refer to sections or portions of this ordinance.

102. ADOPTION. There is hereby adopted a Zoning Ordinance of the City of Blue Lake, California, consisting of text in accordance with the provisions of Title 7, Chapter 4, Section 65800 of the Government Code of the State of California.

103. OBJECTIVES. The zoning regulations are adopted to achieve the following objectives:

1. to adhere to the principle of orderly residential development, with well-integrated community facilities and public utilities;
2. to discourage scatter of development and sprawl along the highways;
3. to group residential areas into neighborhoods which are planned in relation with playgrounds, parks, schools and other facilities;
4. to combine several neighborhoods into a community, based on a community park and elementary school, day schools or private schools;
5. to provide a wide variety of housing types and living arrangements, including single-family residences, duplexes, fourplexes, apartments, and motels;
6. to experiment with a new concept ("cluster development") of housing layout around a communal open space;
7. to locate housing in industrial zones only if it can be demonstrated by the developer that the industrial use will be compatible with housing;
8. to locate high-density apartments on or near thoroughfares, near open spaces such as parks, or in areas specifically designed for high-density residential uses.
9. to redevelop and rehabilitate blighted or deteriorating housing and commercial buildings;
10. to take care in designing future residential layouts to preserve those natural amenities which make Blue Lake a desirable place to live; and
11. to protect and enhance real property values.

104. APPLICATION. It is expressly declared that all provisions of this Zoning Ordinance shall apply to all property in the City of Blue Lake, whether owned by private or public, firms or corporations, the United States Government or any of its agencies, or political subdivisions, the County of Humboldt, or any district formed under the laws of the State of California.

ARTICLE II.  
DEFINITIONS

201. GENERAL. For the purpose of this Ordinance, certain terms used herein are defined as follows:

All words used in the present tense shall include the future tense; all words in the plural shall include the singular, all words in the singular shall include the plural, unless the natural construction of the wording indicates otherwise, and the word "shall" is mandatory and directory.

201.1 ADVERTISING SIGN means a sign having more than one-half of its area devoted to directing attention to a business, profession, commodity or service that is not the primary business, profession, commodity or service sold, manufactured, conducted or offered on the site on which the sign is located.

201.2 AGRICULTURE means the tilling of the soil, the raising of crops, horticulture, viticulture, small livestock farming, dairying and/or animal husbandry, including all uses customarily incidental thereto but not including slaughter houses, fertilizer yards, bone yards or plants for the reduction of animal matter of any other industrial use which is similarly objectionable because of noise, odor, smoke, dust or fumes.

201.3 AIRPORT means the commercial operation of any area of land or water designed and set aside for the landing and taking off of aircraft.

201.4 ALLEY means any public thoroughfare, not exceeding thirty (30) feet in width, for the use of pedestrians and/or of vehicles which affords only a secondary means of access to abutting property.

201.5 APARTMENT means a room or suite of two or more rooms which is designed for, intended for and/or occupied by one family doing its cooking therein.

201.6 APARTMENT COURT - see Dwelling Group.

201.7 APARTMENT HOUSE - see Dwelling Multiple.

201.8 AUTOMOBILE COURT - see Motel.

201.9 AUTOMOBILE REPAIR, MAJOR means general repair, rebuilding or reconditioning of engines, including removal of same; motor vehicle, truck or trailer collision service, including body, frame or fender straightening or repair; overall painting or paint shop.

201.10 AUTOMOBILE REPAIR, MINOR means upholstering, replacement of parts and motor service, not including removal of the motor, to passenger cars and trucks not exceeding one and one-half (1-1/2) tons capacity, but not including any operation under "Automobile Repair, Major."

201.11 AUTOMOBILE SERVICE, GAS OR FILLING STATION means a place which provides for the servicing, washing and fueling of operating motor vehicles, including minor repairs, and the sales of merchandise and supplies incidental thereto.

201.12 AUTOMOBILE TRAILER PARK means land occupied by transient campers or tourists traveling by automobile or other means and dwelling in tents, trailers or moveable living quarters for a period not to exceed sixty (60) days by each such dwelling facility.

201.13 AUTOMOBILE WRECKING - see Junk Yards.

201.14 BAR means any establishment or part of an establishment used primarily for the sale or dispensing of liquor, by the drink, to the general public.

201.15 BASEMENT means a story partly underground and having at least one-half of its height above grade. A basement shall be termed a "CELLAR" where more than on-half of its height is below grade.

201.16 BED AND BREAKFAST ACCOMMODATIONS means a residential dwelling unit occupied by a resident person or family, containing five or fewer guest rooms occupied on a transient basis for compensation.

201.17 BLOCK means that property abutting on one side of a street and lying between the two nearest intersecting or intercepting streets or nearest intercepting streets and railroad right-of-way, or unsubdivided acreage.

201.18 BOARDING HOUSE means a dwelling, other than a hotel, wherein lodging and/or meals for four (4) or more persons is provided for compensation.

201.19 BUILDING means any structure having a roof supported by columns and/or by walls and intended for the shelter, housing and/or enclosure of any person, animal or chattel. When any portion thereof is completely separated from every other portion thereof by a masonry division or fire wall without any window, door or other opening therein, which wall extends from the ground to the upper surface of the roof at every point, then each such portion shall be deemed to be a separate building.

201.20 BUILDING, ACCESSORY means a subordinate building, the use of which is incidental to that of a main building on the same lot. On any lot upon which is located a dwelling, any building which is incidental to the conducting of any agricultural use shall be deemed an accessory building.

201.21 BUILDING, MAIN means a building in which is conducted the principal use of the lot upon which it is situated. In an "R" district any dwelling shall be deemed to be a main building upon the lot upon which the same is situated.

201.22 BUILDING SITE - see Lot.

201.23 BUNGALOW COURT - see Dwelling Group.

201.24 BUSINESS OR COMMERCE means the purchase, sale or other transaction involving the handling or disposition (other than is included in

the term "industry" as defined herein) of any article, substance or commodity for profit or livelihood including, in addition, office buildings, offices, shops for the sale of personal services, garages, outdoor advertising signs and outdoor advertising structures, automobile caps, automobile courts, and recreational and amusement enterprises conducted for profit, but not including junk yards.

201.25 CAMP, PUBLIC means any area or tract of land used or designated to accommodate temporarily two (2) or more camping parties, traveling by automobile or otherwise.

201.26 CARETAKER'S RESIDENCE means a dwelling unit which is used by either the owner, manager, operator or surveillance personnel and spouse of a principal permitted or conditionally permitted commercial, industrial, public or quasi public use located on the same site as the use, and may consist of a single-family residence, an apartment, or a mobile home.

201.27 CARNIVAL means a traveling or itinerant commercial amusement enterprise consisting of sideshows, vaudeville, games, merry-go-rounds or other mechanical amusement devices temporarily located within the City of Blue Lake.

201.28 CEMETERY means land used or intended to be used for the burial of the dead and dedicated for cemetery purposes and including, but not limited to, columbariums, crematories, mausoleums, mortuaries and chapels when operated in conjunction with and within the boundary of such cemetery, and any activity or business designed for the benefit, service, convenience, education or spiritual uplift of property owners or persons visiting the cemetery when operated in conjunction with and within the boundary of the cemetery and which is compatible with the purposes of the cemetery and is incidental thereto.

201.29 CIRCUS means a traveling or itinerant commercial amusement enterprise utilizing an enclosure of any kind, used for exhibitions of horsemanship, aerobatics performances, acts of clowns, feats of animal training, or the like, temporarily located within the City of Blue Lake.

201.30 CITY means the City of Blue Lake.

201.31 CITY BOUNDARY means the boundary of the City of Blue Lake.

201.32 COMMISSION - see PLANNING COMMISSION.

201.33 COUNCIL means the City Council of the City of Blue Lake.

201.34 COURT means an open, unoccupied space, other than a yard, on the same lot with a building or buildings, and which is bound on two or more sides by such building or buildings, including the open space in a house court or court apartment, providing access to the units thereof.

201.35 DISTRICT means a portion of the incorporated territory of the City of Blue Lake, within which certain uses of land, premises and buildings are permitted and certain other uses of land, premises and buildings are not permitted, and within which certain yards and other open spaces are required, building site areas are established, and height limits are established for buildings, all as set forth and specified in this Ordinance.

201.36 DWELLING, GROUP means two or more detached (or semi-detached) one-, two- or multiple-family dwellings located upon a building site together with all open spaces and yards as required by this Ordinance.

201.37 DWELLING, MULTIPLE means a building or portion thereof used and/or designed as a residence for four or more families living independently of each other, and doing their own cooking in said building, including apartment houses, apartment hotels and townhouses, but not including automobile courts.

201.38 DWELLING, ONE-FAMILY means a detached building designed for and/or occupied exclusively by one family.

201.39 DWELLING, SEMI-DETACHED means mail buildings attached by a common or joint wall not over seventy-five (75) percent of their depth, or by an accessory building or structure.

201.40 DWELLING, THREE-FAMILY means a detached building designed for and/or occupied exclusively by three families living independently of each other.

201.41 DWELLING, TWO-FAMILY means a detached building designed for and/or occupied exclusively by two families living independently of each other.

201.42 DWELLING UNIT means one room, or a suite of two (2) or more rooms, designed for, intended for, or used by one family, which family lives, sleeps and cooks therein and which unit has one kitchen or kitchenette.

201.43 FAMILY means one person living along; two or more persons related by blood, marriage or legal adoption; a group not in excess of five unrelated persons living together as a single housekeeping unit; and in addition thereto domestic employees.

201.44 FARM DWELLING means a dwelling on farm premises for permanent residents of the farm, such as the owner, lessee, foreman or others whose principle employment is the operation of the farm, as distinguished from quarters for seasonal labor.

201.45 FLOODWAY means an area which has been inundated by overflow floodwaters in the past and which may reasonably be expected to be inundated by such floods in the future.

201.46 FLOOR AREA means the enclosed area of a building measured from an exterior surface to exterior surface, but excluding the following: exterior balconies and galleries covered but not enclosed; patios, atriums and the like if not covered; common use areas for all tenants; garages and carports; major mechanical equipment rooms.

201.47 FLOOR AREA RATIO (FAR) means the ratio of the maximum square feet of floor area (all stories) permitted for each square foot of lot area.

201.48 FREEWAY means a highway in respect to which the owners of abutting lands have no right or easement of access to or from their abutting lands or in respect to which such owners have only limited or restricted right of easement of access, and which is declared to be such in compliance with the Streets and Highway Code of the State of California.

201.49 FRONTAGE means all the property on one (1) side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of a dead-end street or City boundary measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts.

201.50 FRONT WALL means the wall of the building or other structure nearest the street upon which the building faces, but excluding certain architectural features as specified in the Ordinance.

201.51 FUR FARM means a place at which fur-bearing animals are bred and raised for commercial purposes, such as breeding stock or for the reclamation of pelts.

201.52 GARAGE, PRIVATE means an accessory building or a portion of a building designed for the storage of self-propelled passenger vehicles, camping trailers or boats belonging to the owners or occupants of the site and their guests, including covered parking space or carport; such space to be so located on the lot so as to meet the requirements of this Ordinance for an accessory building.

201.53 GARAGE, PUBLIC means any building or portion thereof or premises, except those herein defined as a private garage, used for the storage or care of self-propelled vehicles, trailers and boats or where any such are equipped for operation or repair or kept for remuneration and hire.

201.54 GARAGE, STORAGE means any structure or portion thereof or premises, except those herein defined as private garages, used exclusively for the storage for remuneration or hire of self-propelled vehicles, trailers and boats.

201.55 GRADE means the finished elevation of the ground at the foundation of the structure. All regulations referring to measurements thereto shall be deemed to be taken from the lowest elevation of such grade.

201.56 GRAND COVERAGE means the percentage of the total area that is covered by structures as herein defined.

201.57 GUEST HOUSE - as defined in Section 604 of this ordinance.

201.58 GUEST ROOM means a room which is intended, arranged or designed to be occupied or which is occupied by one or more guests, but in which no provision is made for cooking, and not including dormitories for sleeping purposes.

201.59 HEIGHT OF BUILDING means the vertical distance from the "Grade" to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof.

201.60 HOG FARM means any premises used for the raising or keeping of three (3) or more hogs when raised, fed or fattened for purposes of sale and consumption by other than the owner of the site. In an agricultural zone, the term "Hog Farm" is not intended to otherwise preclude the raising of hogs as part of the general farming operation.

201.61 HOME OCCUPATION - as defined in Section 606.1 of this ordinance.

201.62 HOUSE COURT - see Dwelling Group.

201.63 HOTEL means any building or portion thereof containing six (6) or more guest rooms used, designed, or intended to be used, let or hired out.

201.64 JUNK YARD means any aggregate area of more than two hundred (200) square feet within any parcel, lot or contiguous lots which is used as a place where imported waste, inoperable household appliances, inoperable

machinery, more than three (3) inoperable motor vehicles, portions of inoperable motor vehicles or discarded or salvaged materials are disassembled, handled, placed, processed, baled, packaged or stored. This includes, but is not limited to auto and trailer wrecking yards, scrap metal yards, wrecking yards, used lumber yards and places or yards for storage of salvaged house wrecking and structural steel material and equipment. This does not include the above activities when conducted entirely within a completely enclosed building, nor does it include pawn shops and establishments for the sale, purchase or storage of used furniture and household equipment when conducted entirely within a completely enclosed building, nor the sale or storage of used cars, farm machinery, trailers or boats in operable condition, nor the salvage of materials incidental to manufacturing or farm operations, provided such salvage takes place where the manufacturing or farming is done.

201.65 KENNEL means any premises, except those accessory to an agriculture use, where five (5) or more small domestic animals, not sick or injured, are boarded for compensation or cared for or trained for hire, or are kept for sale or breeding purposes.

201.66 LOT means land occupied or to be occupied by a building and its accessory buildings, or by a dwelling group and its accessory buildings, together with such open spaces as are required under the provisions of this Ordinance, having not less than the minimum area required by this Ordinance for a building site in the district in which such lot is situated, and having its principal frontage on a street.

201.67 LOT AREA means the total horizontal area included within the lot lines.

201.68 LOT, CORNER means a lot situated at the intersection of two or more streets, or bounded on two or more adjacent sides by street lines.

201.69 LOT DEPTH means the average distance from the street line of the lot to its rear line measured in the general direction of the side lines of the lot.

201.70 LOT FRONTAGE means the line separating a lot from the street in the case of an interior lot, and, in the case of a corner lot, the line separating the lot from the street upon which the lot fronts, as shall be determined and designated by the Director of Public Works or the Planning Commission.

201.71 LOT, INTERIOR means a lot other than a corner lot.

201.72 LOT, KEY means the first lot to the rear of a corner lot, the front line of which is a continuation of the side line of the corner lot, exclusive of the width of any alley, and fronting on the street which intersects or intercepts the street on which the corner lot fronts.

201.73 LOT LINE, REAR means ordinarily that line of a lot which is generally opposite the lot line along the frontage of said lot. In cases in which this definition is not applicable, the Planning Commission shall designate the rear lot line.

201.74 LOT LINES means the lines bounding a lot as defined herein.

201.75 LOT WIDTH means the horizontal distance between the side lot lines measured at right angles to the depth of the lot at the front yard set back line. Whenever this definition cannot be applied due to irregularity in the shape of the lot, the lot width shall be as determined by the Administrative Official subject to review by the Planning Commission.

201.76 MOBILE HOME means a structure designed and intended for residential occupancy, having no foundation other than wheels, and which is intended to be transportable on its own wheels from one lawful site to another.

201.77 MOBILE HOME PARK means any area or tract of land where two or more mobile home site areas are rented or leased or held out for rent or lease to accommodate mobile homes designed and intended for residential occupancy.

201.78 MOTEL means a building or group of buildings comprising individual living quarters or dwelling units for the accommodation of transient guests, which is so designed that parking is on the same building site and is conveniently accessible from the living units without having to pass through any lobby, and where luggage is moved between the parking area and living unit without necessarily having to pass through any lobby or interior court, and in which more than sixty (60) percent of the individual guest rooms are without kitchens or cooking facilities. This definition includes auto court, tourist court, motor hotel, but does not include accommodation for mobile homes or trailers.

201.79 MOTOR HOTEL (INN) means a group of attached or semi-attached bedroom and bath units without individual cooking facilities, but with accessory dining, recreation and other facilities provided primarily for the comfort and convenience of the transient occupants, and convention groups.

201.80 NONCONFORMING SIGN means a sign, outdoor advertising structure, or display of any character, which was lawfully erected or displayed, but which does not conform with standards for location, size, or illumination for the district in which it is located by reason of adoption or amendment of this chapter, or by reason of annexation of territory to the City.

201.81 NONCONFORMING STRUCTURE means a structure which was lawfully erected, but which does not conform with the standards of coverage, yard spaces, height of structures, or distances between structures prescribed in the regulations for the district in which the structure is located, by reason of adoption or amendment of this chapter, or by reason of annexation of territory to the City.

201.82 NONCONFORMING USE means a use of a structure or land which was lawfully established and maintained, but which does not conform with the use regulations or required conditions for the district in which it is located, by reason of adoption or amendment of this chapter, or by reason of annexation of territory to the City.

201.83 NURSERIES AND GREENHOUSES means buildings and premises for the propagation and display, for retail sale of plants, vines, shrubs and trees, and the sale of horticultural materials when incidental thereto.

201.84 NURSING HOME means a structure operated as a lodging house in which nursing, dietary, and other personal services are rendered to convalescents, invalids, or aged persons, not including persons suffering from contagious or mental diseases, alcoholism, or drug addiction, and which surgery is not performed and primary treatment, such as customarily is given in hospitals or sanitariums, is not provided. A convalescent home or a rest home shall be deemed a nursing home.

201.85 OFF-STREET LOADING FACILITIES means a site or portion of a site devoted to the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives, and landscaped areas.

201.86 OFF-STREET PARKING FACILITIES means a site or portion of a site devoted to the off-street parking of motor vehicles, including parking spaces, aisles, access drives and landscaped areas.

201.87 ONE OWNERSHIP means ownership of property (or possession thereof under a contract to purchase or under a lease the term of which is not less than ten years) by a person or persons, firm, corporation, or partnership individually, jointly, in common or in any other manner whereby such property is under single or unified control.

201.88 OUTDOOR ADVERTISING SIGNS means any card, cloth, paper, metal, painted glass, wooden, planter, stone, or other sign of any kind or character whatsoever placed for outdoor advertising purposes, on the ground or on any tree, wall, bush, rock, post, fence, building, structure or thing whatsoever. The term "placed" as used in the definitions of "Outdoor Advertising Sign" and "Outdoor Advertising Structure" shall include erecting, constructing, pointing, painting, printing, tacking, mailing, gluing, sticking, carving, or otherwise fastening, affixing, or making visible in any manner whatsoever.

201.89 OUTDOOR ADVERTISING STRUCTURE means any structure of any kind or character erected or maintained for advertising purposes, upon which any outdoor advertising sign may be placed, including also outdoor advertising statuary.

201.90 OWNER means the person, firm, corporation, or partnership, holding legal or equitable title or recorded contract of purchase or property, or any person authorized by written instrument to act for the owner.

201.91 PATIO, COVERED means an attached or detached structure not exceeding 14 feet in height, and enclosed on not more than three (3) sides except for posts necessary for roof support.

201.92 PERSON means any individual, public or private corporation, political subdivision, partnership, firm, trust or estate or any other legal entity whatsoever which is recognized in law as the subject of rights of duties.

201.93 PIG FARM - as defined in Section 402.D.1. of this ordinance.

201.94 PLANNING COMMISSION means the City Planning Commission of the City of Blue Lake.

201.95 PLOT - see Lot.

201.96 PRE-EXISTING means in existence prior to (effective date of this Ordinance).

201.97 PUBLIC USE means a use operated exclusively by a governmental agency or public agency, which has the purpose of serving the public health, safety, convenience or general welfare, and including but not limited to, such uses as schools, parks, playgrounds, educational, recreational and social facilities, libraries, museums, firehouses, courthouses, hospitals and administrative service facilities.

201.98 POULTRY FARM - as defined in Section 402.D.2. of this ordinance.

201.99 QUASI PUBLIC USE means a use operated by a private non-profit educational, religious, recreational, charitable, fraternal, or medical institution, association or organization, and including but not limited to, such uses as churches, private schools, universities, community recreational, educational and social facilities, meeting halls, private hospitals and the like.

201.100 RAILROAD RIGHT-OF-WAY means a strip of land on which railroad tracks, switching equipment, and signals are located, but not including lands on which stations, offices, storage buildings, spur tracks, sidings, yards, or other uses are located.

201.101 RECREATIONAL, COMMERCIAL means recreation facilities open to the general public for a fee, or restricted to members when operated for profit as a business.

201.102 RECREATION, PRIVATE, NON-COMMERCIAL means clubs or recreation facilities operated by a non-profit organization and open only to bona fide members of such non-profit organization and their guests.

201.103 RESTAURANT means any establishment whose principal business is the preparation and sale of foods and beverages to the customer in a ready-to-consume state.

201.104 ROOMING HOUSE means a dwelling or structure occupied by four (4) or more persons who have agreed to pay a specific rent for a specific space as distinguished from guests subject to innkeeper's liability.

201.105 SAWMILL means any structure or land used for the processing or reprocessing of lumber or lumber products by the use of power equipment, including saws, planers, joiners and the like.

201.106 SETBACK LINE means a line established by these regulations or by other ordinance or regulation to govern the placement of buildings or structures with respect to lot lines, streets or alleys.

201.107 SHOPPING CENTERS means an area of more than five (5) different shops and stores which may or may not be under one roof providing facilities for sale of goods and services. The gross shop area is more than 50,000 square feet and parking spaces are provided for more than 250 automobiles.

201.108 SLAUGHTER HOUSE or SLAUGHTER OPERATION - as defined in Section 402.D.3. of this ordinance.

201.109 STABLE, PRIVATE means a detached, accessory building where not more than three (3) horses are kept for the private use of the owner and guests.

201.110 STABLE, PUBLIC means a stable other than a private stable for the commercial rental and boarding of horses.

201.111 STORY means that portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

201.112 STORY, HALF means a story with at least two (2) opposite exterior sides meeting a sloping roof not more than two (2) feet above the floor of such story.

201.113 STREET means a public or private right-of-way which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare except an alley as defined herein.

201.114 STREET LINE means the boundary between a street and abutting property.

201.115 STRUCTURE means anything constructed, the use of which requires permanent location on the ground, or attachment to something having a permanent location on the ground, including swimming pools, but excluding driveways, patios or parking spaces where the area is unobstructed from the ground up.

201.116 STRUCTURAL ALTERATIONS means any change in the supporting members of a building, such as bearing walls, columns, beams or girders.

201.117 TIMBER PRODUCTION means the systematic harvesting and reseeded of timber stands in accordance with practices designed to maintain the productive capabilities.

201.118 TIMBER PRODUCTS PROCESSING PLANTS means buildings and premises for the commercial processing of wood and wood products, including but not limited to, sawmills, lumber mills and plywood mills, but not including pulp mills. Pulp mills shall be classified as heavy industrial uses and shall be permitted in the zones designed to accommodate such uses.

201.119 TRAILER means any vehicle without motive power or designed to be drawn by a motor vehicle and to be used in such a manner as to permit temporary occupancy thereof as sleeping quarters, or occupation or use as a selling or advertising device, or use for storage or conveyance of tools, equipment, or machinery, and so designed that it is mounted on wheels and may be used as a conveyance on highways and streets. The term "trailer" includes the term "camp trailer," "trailer coach," "automobile trailer" and "house trailer," except when the latter falls within the definition of "mobile home."

201.120 TRAILER CAMP means any lot or parcel thereof or parcel of land which is used or offered as a location for one or more trailers of camping, weekend or temporary occupancy type of use. As distinguished from a mobile home park, a trailer camp is usually located in or adjacent to a recreation or resort facility and is primarily designed to serve as a seasonal facility or as a place of temporary residence for persons who have a permanent residence established elsewhere.

201.121 TRAILER COURT OR TRAILER PARK - see Mobile Home.

201.122 TRANSIENT, when used in conjunction with boarding or lodging, means services that are charged for in units of less than one (1) month and where the majority of people utilizing such services remain for periods of less than three (3) months.

201.123 USABLE OPEN SPACE, as used in this Ordinance, means that portion of a building site not covered by main or accessory buildings, exclusive of permitted architectural feature encroachments, which is accessible for use and enjoyment of the occupants of the main buildings and which provides requisite amenities and comfort for a proper residential environment; provided, further access drives, off-street parking areas and utility yards shall not be included in computing the required usable open space, but recreation decks over accessory structures and roof gardens may be included. Usable open space shall be permanently maintained by the owner in neat and orderly condition.

201.124 USE means the purpose for which either land or a structure thereon is designed, arranged or intended, or for which it is or may be occupied or maintained.

201.125 USE, ACCESSORY means a use legally permitted in the zone which use is incidental to and subordinate to the principal use of the site or of a main building on the site, and serving a purpose which does not change the character of the principal use.

201.126 USE, CONDITIONAL means a principal or accessory use of land or of structures thereon which use may be essential or desirable to the public convenience or welfare in one or more zones, but which use may also impair the integrity and character of the zone or adjoining zone, or be detrimental to the public health, morals or welfare unless additional restrictions on location and extent of use are imposed and enforced. Such use shall become a "principal permitted use" or "accessory permitted use" when all specific additional restrictions are completed and permanently satisfied in conformance with an approved use permit. Should such restrictions be of a continuing

nature, the use will remain "conditional" so long as the restrictions are complied with, but shall become an "illegal use" whenever and so long as the restrictions are not complied with.

201.127 USE, NONCONFORMING means a use which lawfully occupied a building or land at the time of the adoption of these regulations and which does not conform to the use regulations of the zone in which it is located.

201.128 USE, PRINCIPAL PERMITTED means the primary use of land or of a main building which use is compatible with the purpose of the zone and which is permitted in the zone. If a use is listed in a specific zone as a principal permitted use, it means that the owner, lessee or other person who has legal right to use the land has a vested right to conduct such principal permitted use without securing special permission therefor, subject only to usable open space.

201.129 WRECKING YARD - see Junk Yard.

201.130 YARD means an open space other than a court on the same lot with a building, which open space is unoccupied and unobstructed from the ground upward. In measuring a yard, as hereinafter provided, the line of a building shall be deemed to mean a line parallel to the nearest lot line drawn through the point of a building or the point of a dwelling group nearest to such lot line, exclusive of certain architectural features, as not to be considered in measuring yard dimensions, or as being permitted to extend into any front, side or rear yard, respectively; provided, however, the measurement shall be taken from the line of the building to the nearest lot line; provided further, that if any Official Plan Line has been established for the street on which the lot faces, or if any future width line is specified therefor by the provisions of this Ordinance, then such measurement shall be taken from such Official Plan Line or such future width line to the nearest line of the building.

201.131 YARD, FRONT means a yard of uniform depth, extending across the full width of the lot between the front lot line and the nearest vertical

support or wall of the main building or enclosed or covered porch attached thereto.

201.132 YARD, REAR means a yard of uniform depth extending across the full width of the lot between the rear lot line and the nearest vertical support or wall of the main building or enclosed or covered porch attached thereto, except that the rear yard of a corner lot extends to the side yard adjacent to the street.

201.133 YARD, SIDE means a yard on each side of the main building extending from the front yard to the rear yard, the width of each yard being measured between the side line on the lot and the nearest vertical support or main wall of each building or enclosed or covered porch attached thereto. A side yard on the street side of a corner lot shall extend from the front yard to the rear lot line.

201.134 ZONE means a portion of the territory of the City of Blue Lake within which certain uniform regulations and requirements or combinations thereof apply under the provisions of these regulations. The word "zone" shall include the word "district."

ARTICLE III.  
ESTABLISHMENT AND DESIGNATION OF ZONES

301. PRINCIPAL ZONES. The several zones hereby established, and into which the City of Blue Lake may be divided, are as follows:

<u>Zone</u>	<u>Designation</u>
Agriculture Exclusive	AE
Residential One-Family	R-1
Residential Two-Family	R-2
Residential Multiple-Family	R-3
Retail Commercial	RC
Service Commercial	SC
Highway Commercial	HC
Industrial	M
Planned Development Residential	PDR
Open Space/Recreation	X
Public Facility	PF

302. COMBINING ZONES. In addition to the principal zones established in Section 301, certain combining regulation zones are hereby established as follows:

Planned Development	P-D
Special Density	D

303. INTERIM ZONING OF NEWLY ANNEXED TERRITORY. All territory hereafter annexed to the City shall be interimly zoned and classified as part of that zoning district of the City specified by the City Council by ordinance at the time of annexation thereof. Such annexed territory shall retain such zoning classification until such time as the zoning district map is amended in the manner hereinafter provided, to include such annexed territory.

304. LOCATION AND BOUNDARIES OF ZONES. The designation, location and boundaries of the aforesaid zones shall be delineated on the Zoning Map of the City of Blue Lake.

305. ZONING MAP. This section consists of the Zoning Map of the City of Blue Lake, which map may be amended in whole or in part in accordance with the amendment procedure set forth in Article VII hereof. Said map may consist of more than one individual sheet, adopted pursuant to this section.

306. DETERMINING UNCERTAIN BOUNDARIES. Where uncertainty exists with respect to the boundaries of the various zones, the following rules shall apply:

A. Streets or Alleys

Where the indicated zoning boundaries are approximately street or alley lines, the center lines of such street or alley shall be construed to be the boundaries of such zone.

B. Lot Lines

Where the zoning boundaries are not shown to be streets or alleys, and where property has been or may hereafter be divided into blocks and lots, the zoning boundaries shall be construed to be lot lines; and where the indicated boundaries are approximately lot lines, said lot lines shall be construed to be the boundaries of said zone, unless said boundaries are otherwise determined.

C. Scale on Map - Determination by Commission

Where the property is indicated on a zoning map or maps as acreage and not subdivided into lots and blocks, or where the zone boundary lines are not approximately street, alley or lot lines, the zone boundary lines on said zoning map or maps shall be determined by scaled contained on such map or maps, and where uncertainty exists, the zone boundary line shall be determined

by the Planning Commission. In the event property shown as acreage on the zoning map or maps has been or is subsequently subdivided into lots or blocks by a duly recorded subdivision map or record of survey and the lot and block arrangement does not conform to that anticipated when the zone boundaries were established or property is resubdivided by a duly recorded subdivision map or record of survey into a different arrangement of lots and blocks than shown on the zone map, the Planning Commission, after notice to the owners of the property affected thereby, may interpret the zone maps and make minor readjustments in the zone boundaries in such a way as to carry out the intent and purpose of these regulations and conform to the street, block and lot layout on the ground. Such interpretations shall be by written decision, and thereafter the copies of the zoning maps in the Planning Commission Office shall be changed to conform thereto.

C. Vacated Street or Alley

In the event a dedicated street or alley shown on the zoning map or maps is vacated by resolution or ordinance, the property formerly in said street or alley shall be included within the zone of the adjoining property on either side of said vacated street or alley. In the event said street or alley was a zone boundary between two (2) or more different zones, the new zone boundary shall be the former center line of the vacated street or alley.

307. ESTABLISHED LIMITATIONS ON LAND USE AND STRUCTURE. Except as otherwise provided herein:

A. Use Requirements

No building or part thereof or other structure shall be erected, altered, added to or enlarged, nor shall any land, building, structure or premises be used, designated or intended to be used for any purpose or in any manner other than is included among the uses hereinafter listed as permitted in the zone in which such buildings, land, or premises are located.

B. Height Requirements

No building or part thereof or structure shall be erected, reconstructed or structurally altered to exceed in height the limit hereinafter designated for the zone in which such building is located except as provided in Article VI.

C. Area Requirements

No building or part thereof or structure shall be erected nor shall any existing building be altered, enlarged or rebuilt or moved into any zone, nor shall any open space be encroached upon or reduced in any manner, except in conformity to the yard, building site area, and building location regulations hereinafter designated for the zone in which such building or open space is located.

D. Duplicate Use of Open Space and Yards

No yard or other spaces provided about any buildings for the purpose of complying with provisions of these regulations shall be considered a yard or open space for any other building.

ARTICLE IV.  
REGULATIONS FOR THE PRINCIPAL ZONES

401. GENERAL REGULATIONS. In addition to the regulations specified in this article for each of the principal zones, the general regulations set forth in Article VI shall be applicable to each and every such zone. In the event of conflict between the particular regulations set forth in Article VI, the more restrictive regulations shall apply. In doubtful cases, the Planning Commission shall determine which of the conflicting regulations shall be applicable.

402. AGRICULTURE EXCLUSIVE OR A-E ZONE. The Agriculture Exclusive or A-E Zone is designed to provide for very low density farm or open-space/residential uses to protect and preserve low density areas in their present state or desired character. It is intended that the A-E district will afford areas where semi-rural residential and agricultural uses can be maintained without impairment from industrial, commercial or more intensive residential land-use.

A. Principal Permitted Uses

1. Residential Land Use. A maximum of one (1) dwelling for ten (10) acres and one (1) additional dwelling unit for each ten (10) acres. These dwelling units for farm owner and farm employees only.
2. Raising and harvesting of field, tree or bush crops.
3. Raising of three (3) cattle, or fourteen (14) goats/sheep, or twenty (20) rabbits per acre.
4. Facilities and storage incidental to a construction project and located on the project site.
5. Publicly owned or operated buildings or properties, including publicly owned or operated parks, playgrounds and other recreational uses.

6. Home Occupations, subject to Section 606 of this ordinance.

B. Uses Permitted With a Use Permit

1. Sales stands for the sale of farm or ranch products produced on the premises or items similar to these products or related to the sale of these products.

2. Pig farm or poultry farm, if more than 1,000 feet from the nearest dwelling unit in an "R" Zone.

3. Auction yard, raising animals at a greater density than permitted in sub-paragraph A. 3. above, slaughter house or slaughter operation, subject to:

a. Compliance with state and federal regulations; and

b. Locations more than 1,000 feet from the nearest dwelling unit in an "R" Zone.

4. Public utility buildings and facilities when necessary for serving the surrounding territory, provided that no public business offices and no repair and storage facilities are maintained therein.

5. Facilities or storage used for construction on a lot or lots other than the parcel or parcels used for such facilities storage. Such use shall maintain the setbacks provided by the requirements of Section C. 2. below.

C. Other Regulations

1. There shall be lots of not less than five (5) acres, unless smaller when rezoned Z-E.

2. For all residential uses:

a. There shall be a front yard of not less than forty (40) feet.

b. There shall be two side yards, each having a width of not less than thirty (30) feet.

c. There shall be a rear yard having a depth of not less than thirty (30) feet.

3. The main building and all accessory buildings shall not occupy more than ten percent (10%) of all standard lots and substandard lots two acres or more in total area. For substandard lots of less than two acres, this coverage allowance shall not exceed twenty percent (20%) of the total area.

4. No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet.

5. Sales stands or accessory buildings shall be located not nearer than fifty (50) feet from any one side or rear property line and shall not be located nearer than forty (40) feet from the front property line.

6. It is hereby declared a nuisance and it shall be unlawful to keep, maintain, or permit on any parcel, lot or piece of land any animal, poultry, or household pet, which by any sound, smell or cry should unreasonably disturb the peace and comfort of any neighborhood, or interfere with any person or prevent the reasonable and comfortable enjoyment of life or property.

#### D. Definitions

1. Pig Farm. A pig farm is an agricultural operation conducted for the primary or secondary purpose of breeding and/or selling of feeder pigs, and/or the fattening of any swine for slaughter.

2. Poultry Farm. A poultry farm is an agricultural operation conducted for the primary or secondary purpose of egg production, and/or the fattening for slaughter of chickens, capons, turkeys or geese. For purposes of this ordinance, a poultry farm shall be defined as an operation containing more than 25 poultry animals per net acre.

3. Slaughter House or Slaughter Operation. A slaughter house or slaughter operation whereby animals are killed and the animal carcass or parts thereof is offered for sale. This section is not to be construed as prohibiting the slaughter of livestock for personal and family use.

403. RESIDENTIAL ONE-FAMILY OR R-1 ZONE. The residential one-family or R-1 Zone is intended to be applied in single-family home development in areas of the City in which topography, access, utilities and public services make residential density living both suitable and desirable.

A. Principal Permitted Uses

1. Single-family dwellings and servant quarters and guest houses.
2. Public parks and playgrounds.
3. Home Occupations, subject to Section 606 of this ordinance.

B. Uses Permitted With a Use Permit

1. Two-family dwellings.
2. Churches, schools, rest homes and clinics, and libraries.
3. Bed and breakfast accommodations.

C. Other Regulations

1. R-1 minimum lot area; 6,000 square feet, for all lots created on or after 10 September 1987.

2. R-1-10 minimum lot area; 10,000 square feet.
3. Minimum yard; front, 15 feet; rear, 20% of depth to a maximum of 20 feet; side, 4 feet.
4. Maximum building height, 35 feet.
5. Maximum ground coverage, 40%.
6. Animal stable or corrals shall be maintained in conformance with Section 602.
7. Off-street parking as prescribed in Section 610.
8. No outdoor advertising sign or structures shall be permitted except for Home Occupation and Real Estate signs, as prescribed in Section 612.
9. Site plan approval, as prescribed in Section 625, for uses permitted with a use permit pursuant to subsection B. of this section.

D. Development Standards

Any single-family home constructed or placed within the City of Blue Lake in accordance with these provisions shall:

1. Have minimum width of 20 feet.
2. Have a roof with a pitch of not less than two (2) inch vertical rise for each twelve (12) inches of horizontal run.
3. Have a minimum six (6) inch roof overhang on all sides.
4. Have an exterior siding composed of the following materials:
  - a. Plywood exterior paneling.

- b. Masonry or concrete.
- c. Stucco.
- d. Any wood products including shingles, shakes, horizontal overlapping board or pressboard siding in widths of twelve (12) inches or less.

5. have a roof composed of the following materials:

- a. Interlocking roof tiles.
- b. Composition shingles.
- c. Wood.
- d. Wood, asbestos, cement or slate shingles.

The Planning Commission is hereby empowered to allow a single-family home to be constructed or placed within the City of Blue Lake with alternative reasonable development standards substituted for those hereinabove set forth, or to exempt such a home from the strict application of such development standards, upon a showing of good cause. A principal criterion for determining whether good cause exists for such exemption or substitution shall be compatible with the neighborhood in which the single-family home is proposed to be constructed or placed. Application for such substitution of, or exemption from, development standards shall be made to the Planning Commission and any appeal to the City Council from a decision of the Planning Commission may be taken, in accordance with the procedures set forth in Section 625 of this Ordinance, Site Plan Approval.

404. RESIDENTIAL TWO-FAMILY OR R-2 ZONE. Residential two-family or R-2 Zone is intended to provide and encourage a suitable environment for urban family living and to apply in areas of the City where it is reasonable to permit and protect medium density development. The following regulations shall apply in all residential two-family or R-2 Zones.

A. Principal Permitted Uses

1. Single-family dwellings, and servant and guest houses, subject to the development standards specified in sub-paragraph D. of Section 403; Residential One-Family or R-1 Zone.

2. Two-family dwellings.

3. Home Occupations, subject to Section 606 of this ordinance.

B. Uses Permitted With a Use Permit

1. Hotels, motels, rooming and boarding houses.

2. Recreation parks.

3. Religious institutions.

4. Private and non-commercial clubs and lodges.

5. Rooming and boarding or more than two (2) guests in any dwelling not designed or intended as a rooming or boarding house.

6. Bed and breakfast accommodations.

C. Other Regulations

1. R-2 density and minimum lot area:

a. Minimum lot area: 6,000 square feet, for all lots created on or after 10 September 1987.

b. Maximum density: one (1) dwelling unit per 2,500 square feet of lot area.

2. Maximum ground coverage, 60%.

3. Minimum yards: front, 20 feet; rear, 60% of depth to a maximum 15 feet; side, 4 feet.

4. Special yards for dwelling groups: the distance between separate buildings of a dwelling group shall be not less than 10 feet. The distance between the front of any dwelling unit in the group and any other building shall not be less than 20 feet. The distance between the front of any dwelling unit in the group and any side lot shall be not less than 12 feet. All of the above distances shall be increased by 2 feet for each story that any building on the lot exceeds 2 stories.

5. Maximum building height, 35 feet, or not exceeding two (2) stories.

6. Off-street parking as prescribed in section 610.

7. No outdoor advertising signs or structures shall be permitted.

8. Landscaping as prescribed in Section 624.

9. Site Plan approval as prescribed in Section 625.

10. Signs, other than outdoor advertising signs or structures, as prescribed in Section 612.

405. RESIDENTIAL MULTIPLE FAMILY OR R-3 ZONE. The residential multiple family or R-3 Zone is created to provide an environment for apartment development and higher residential uses and to provide for residences in mobile home parks and for professional offices.

A. Principal Permitted Uses

1. Single-family dwellings, and servant and guest houses, subject to the development standards specified in sub-paragraph D. of Section 403; Residential One-Family or R-1 Zone.

2. Two-family and three-family dwellings.
3. Multiple dwellings and dwelling groups for not more than four families.
4. Home Occupations, subject to Section 606 of this ordinance.

B. Uses Permitted With a Use Permit

1. Hotels and motels, multiple dwellings and dwelling groups of more than four families, rooming houses and boarding homes.
2. Social halls, fraternal and social organizations.
3. Mobile home parks (subject to regulations in Section 609).
4. Professional offices.
5. Bed and breakfast accommodations.
6. Multiple dwellings not exceeding one unit per 2,000 square feet of lot area.

C. Other Regulations

1. R-3 density and minimum lot area:
  - a. Minimum lot area: 6,000 square foot for all lots created on or after 10 September 1987.
  - b. Maximum density: one (1) dwelling unit for each 2,000 square feet of lot area.
2. Minimum lot width, 50 feet.
3. Maximum ground coverage, 60%.

4. Minimum yards: front, 15 feet; rear, 10 feet; side, 5 feet.

5. Special yards for dwelling groups: the distance between separate buildings of a dwelling group shall not be less than 10 feet. The distance between the front of any dwelling unit in the group and any other buildings shall not be less than 20 feet. The distance between the front of any dwelling unit in the group and any side lot line shall not be less than 12 feet. All of the above distances shall be increased by 2 feet for each 2 feet that any building on the lot exceeds two stories.

6. Maximum building height, 45 feet.

7. Maximum number of household pets for each dwelling unit; 2.

8. Off-street parking as prescribed in Section 610.

9. Off-street loading as prescribed in Section 611.

10. No outdoor advertising signs or structures shall be permitted.

11. Landscaping as prescribed in Section 624.

12. Site plan approval as prescribed in Section 625.

13. Signs, other than outdoor advertising signs or structures, as prescribed in Section 612.

406.1 RETAIL COMMERCIAL OR RC ZONE. The Retail Commercial or RC Zone is intended for downtown and neighborhood commercial locations which are primarily retail in character, with some light services to include professional, personal and financial. The following regulations apply to all Retail Commercial or RC Zones.

A. Principal Permitted Uses

1. Stores and retail business:

- food markets
- bakery stores
- beauty and barber shops
- self-service or agencies of cleaning or laundering
- restaurants, not in conjunction with a bar
- automobile service stations
- banks
- personal service shops
- dress making
- shoe and tailor shops
- messenger and telegraph offices
- studios
- theatres

2. Professional offices.

3. Private, non-commercial clubs, lodges and social halls.

4. Outdoor advertising signs and structures, when appurtenant to any use permitted in the district and when located on the premises on which such use is conducted; also outdoor advertising signs and structures when used for information or directional purposes.

5. Stores and shops for any retail business lot listed which, in the opinion of the Planning Commission, are of the same general character and will not be obnoxious or detrimental to the district.

6. Home Occupations, subject to Section 606 of this ordinance.

7. Craft and artisan uses, meeting standards set forth in subparagraph C.6. of Section 406.1 of this ordinance including painting, sculpture, papermaking, photography, ceramics, pottery, glass, wooden art items, textiles (spinning, weaving, dyeing) or other craft and artisan uses determined by the Planning Commission to be of the same general character and which will not be obnoxious or detrimental to the district.

B. Uses Permitted With a Use Permit

1. Single-family dwellings, and servant and guest houses, subject to both the development standards specified in subparagraph D. of Section 403, Residential One-family or R-1 Zone; and standards specified in subsection C.7., Other Regulations, of Section 406.1, Retail Commercial or RC Zone.

2. Two-family and three-family dwellings, when secondary to a principal permitted use, subject to standards specified in subparagraph C.7., Other Regulations, of Section 406.1, Retail Commercial or RC Zone.

3. Public parks and playgrounds.

4. Undertaking establishments and mortuaries.

5. Bars, including clubs for dancing and entertainment, and restaurants in conjunction with a bar.

6. Animal hospitals and pet shops, commercial kennels.

7. Furniture and upholstery repair shops.

8. Shopping centers.

9. Churches, religious institutions, rest homes and clinics.

10. Storage of household goods; second-hand pawn shops.

11. Stores and shops for any wholesale business not listed which, in the opinion of the Planning Commission, are of the same general character and will not be obnoxious or detrimental to the district.

C. Other Regulations

1 Maximum building height, 35 feet, or not exceeding two (2) stories.

2. Yards required, none except:

a. Every building or portion thereof which is designed or used for any dwelling purpose shall comply with the provisions of this ordinance as to side yards which are required in R-2 Districts; provided that when the ground floor or any such building is used for any commercial purpose, no side yard shall be required, except as hereinafter in this section provided. Every such building or portion thereof shall have a rear yard of not less than ten (10) feet.

b. In case of a C District bordering on property in an R District, the front yard or side yard required shall be the same as required for the adjacent R District; except that on a corner lot adjacent to a key lot, the side yard adjacent to the street shall be not less than one-half of the front yard required for the key lot. There shall be a rear yard of not less than ten (10) feet on the rear of any lot in a C District bordering on property in any R or A District.

c. No building shall hereafter be erected, nor shall any use of land be made, except the use of land for agricultural purposes, which will be closer to the right-of-way line of any street than any official plan line or any building line which has been established for such street by the Street and Highway Plan of the City and provided further that on the specifically designated streets the front yard required shall be as noted.

3. The architectural and general appearance and site plan of all commercial buildings and grounds shall be in keeping with the character of the neighborhood and such as not to be detrimental to the public health, safety and general welfare of the community in which such use or uses are located. Site plan approval as prescribed in Section 625 shall be necessary.

4. Off-street parking as prescribed in Section 610.

5. Off-street loading as prescribed in Section 611.

6. All craft and artisan uses permitted by subparagraph A.7. of this Section 406.1 shall meet the following minimum standards:

a. Floor area for use shall be no greater than 5,000 square feet. Salesroom or other permitted use associated with the craft or artisan use, but not otherwise subject to this item 6. of subsection C. may use additional area.

b. The use shall not result in the creation of exterior dust, noise, traffic, odors, smoke, electrical interference or other nuisance to a degree greater than normal for the district.

c. Any outdoor storage shall be screened with walls or fences as allowed by the zoning ordinance.

d. No use shall be permitted which involves processes that will result in any toxic substance escaping from the site.

7. Dwellings, and uses or structures accessory to dwellings, shall meet one or more of the following, as applicable:

a. be located on the second floor of a structure;

b. be located in the rear of the lot or structure, or behind the commercial use so as not to front directly on the street;

c. be located in the portion fronting on the street, of an existing commercial structure, but only for such period of time as the Planning Commission determines that commercial use of that portion of the property is not economically viable. The Planning Commission shall make appropriate findings and shall set the period of time such use may be made, or reserve the right to terminate such use in the future, and such use shall no longer be permitted after the Planning Commission determines that commercial use of that portion of the property may be economically viable. As a condition of such use, the applicant shall sign an agreement to be recorded

with the Humboldt County Recorder's office, at the applicant's expense, stating that the residential use shall be terminated within one year of written notice by the City.

d. be determined by the Planning Commission to not adversely affect the commercial character of the district.

8. Landscaping as prescribed in Section 624.

406.3 SERVICE COMMERCIAL OR SC ZONE. This zone is intended to provide for light service, and small-scale manufacturing. The Service Commercial or SC Zone shall be designated in areas where service activities do not conflict with surrounding uses. The following regulations shall apply in all Service Commercial or SC Zones.

A. Principal Permitted Uses

1. Furniture and upholstery repair shops.
2. Contractor shops and yards.
3. Retail lumber sales and yards.
4. Carpenter shops; electrical, painting, plumbing, printing, publishing and lithograph shops; nurseries and greenhouses.
5. Auto laundries, auto repair and rebuilding, body and fender work, spray painting, tire recapping.
6. New and used car sales within a building; motor bicycle sales shops.
7. Storage garages.

8. Outdoor advertising signs and structures, when appurtenant to any use permitted in the district and when located on the premises on which such use is conducted; also outdoor advertising signs and structures when used for information of directional purposes.

9. Stores and shops for any wholesale business not listed which, in the opinion of the Planning Commission, are of the same general character and will not be obnoxious or detrimental to the district.

10. Home Occupations, subject to Section 606 of this ordinance.

B. Uses Permitted With a Use Permit

1. Single-family dwellings, and servant and guest houses, subject to both the development standards specified in subparagraph D. of Section 405; Residential One-Family or R-1 Zone; and standards specified in subparagraph C.7., Other Regulations, of this Section 406.3.

2. Clothing manufacturing.

3. Distribution warehouses for consumer products.

4. Storage and wholesale distribution of petroleum products.

5. Junk yards (only when conducted in a building enclosed on all sides or when enclosed by a fence not less than eight (8) feet nor more than nine (9) feet in height).

6. Drive-in theatres.

7. Outdoor storage.

C. Other Regulations

1. Maximum building height, 35 feet, or not exceeding two (2) stories.

2. Yard required; none except:

a. Every building or portion thereof which is designed or used for any dwelling purpose shall comply with the provisions of this ordinance as to side yards which are required in R-2 Districts; provided that when the ground floor of any such building is used for any commercial purpose, no side yard shall be required, except as hereinafter in this section provided. Every such building or portion thereof shall have a rear yard of not less than ten (10) feet.

b. In case of a C District bordering on property in an R District, the front yard or side yard required shall be the same as required for the adjacent R District; except that on a corner lot adjacent to the street shall be not less than one-half of the front yard required for the key lot. There shall be a rear yard of not less than ten (10) feet on the rear of any lot in a C District bordering on property in any R or A District.

c. No building shall hereafter be erected, nor shall any use of land be made, except the use of land for agricultural purposes, which will be closer to the right-of-way line of any street than any official plan line or any building line which has been established for such street by the Street and Highway Plan of the City and provided further that on the specifically designated streets the front yard required shall be as noted.

3. The architectural and general appearance and site plan of all commercial buildings and grounds shall be in keeping with the character of the neighborhood and such as not to be detrimental to the public health, safety, and general welfare of the community in which such use or uses are located. Site plan approval as prescribed in Section 625 shall be necessary.

4. Off-street parking as prescribed in Section 610.

5. Off-street loading as prescribed in Section 611.

6. Landscaping as prescribed in Section 624.

7. Dwellings, and uses or structures accessory to dwellings, shall meet one or more of the following, as applicable:

- a. be located on the second floor of a structure;
- b. be located in the rear of the lot or structure, or behind the commercial use so as not to front directly on the street;
- c. be located in the portion fronting on the street, of an existing commercial structure, provided that an agreement be recorded with the Humboldt County Recorder's Office, at the applicant's expense, stating that the residential use shall be terminated within one year of written notice by the City. This provision allows residential use of existing commercial structures until such time as commercial use of the property may be economically viable;
- d. be determined by the Planning Commission to not adversely affect the commercial character of the district.

406.5 HIGHWAY COMMERCIAL OR HC ZONE. The Highway Commercial is intended to provide necessary services and conveniences for traveling public along main roads and highway frontages. The areas are easily accessible by highway traffic.

A. Principal Permitted Uses

1. Restaurants and appurtenant services.
2. Hotels, motels.
3. Automobile service stations.
4. Nurseries and greenhouses, retail fruit and vegetable stands.
5. Commercial recreational facilities.

6. Outdoor advertising signs and structures, when appurtenant to any use permitted in the district and when located on the premises on which such use is conducted; also outdoor advertising signs and structures when used for information or directional purposes.

7. Home Occupations, subject to Section 606 of this ordinance.

B. Uses Permitted With a Use Permit

1. Small animal hospitals and kennels.

2. Trailer camps.

3. Dwellings and boarding and rooming houses.

4. Other uses which the Planning Commission finds are similar to the principal permitted uses.

C. Other Regulations

1. Maximum building height, 35 feet or not exceeding two (2) stories.

2. Yards required; none except:

a. Every building or portion thereof which is designed or used for any dwelling purpose shall comply with the provisions of this ordinance as to side yards which are required in R-2 Districts; provided that when the ground floor of any such building is used for any commercial purpose, no side yard shall be required, except as hereinafter in this section provided. Every such building or portion thereof shall have a rear yard of not less than ten (10) feet.

b. In case of a C District bordering on property in an R District, the front yard or side yard required shall be the same as required for the adjacent R District; except that on a corner lot adjacent to a key

lot, the side yard adjacent to the street shall be not less than one-half of the front yard required for the key lot. there shall be a rear yard of not less than ten feet on the rear of any lot in a C District bordering on property in any R or A District.

c. No building shall hereafter be erected, nor shall any use of land be made, except the use of land for agricultural purposes, which will be closer to the right-of-way line of any street than any official plan line or any building line which has been established for such street by the Street and Highway Plan of the City and provided further that on the specifically designated streets the front yard required shall be as noted.

3. The architectural and general appearance and site plan of all commercial buildings and grounds shall be in keeping with the character of the neighborhood and such as not to be detrimental to the public health, safety and general welfare of the community in which such use or uses are located. Site plan approval as prescribed in Section 625 shall be necessary.

4. Off-street parking as prescribed in Section 610.

5. Off-street loading as prescribed in Section 611.

6. Landscaping as prescribed in Section 624.

407. INDUSTRIAL OR M ZONE. The purpose of the Industrial or M Zone is to provide an environment where industries can operate that are incompatible with many other land uses, with minimum restrictions and with minimum adverse effect on other land uses.

A. Principal Permitted Uses

1. Nurseries and greenhouses.

2. Commercial recreational facilities.

3. Repair shops for furniture, household items, and appliances.

4. Contractor shops and yards; including carpentry, electrical, painting, and plumbing.
5. Retail lumber sales and yards.
6. Storage garages.
7. Clothing manufacturing.
8. Distribution warehouses for customer products.
9. Administrative and research offices.
10. Schools, training, and apprenticeship programs in the areas of art, crafts, and light manufacturing.

B. Uses Permitted With a Use Permit

1. Printing, publishing and lithograph shops.
2. Craft and art manufacturing businesses, which manufacture items from wood, ceramics, fabric, metals, or glass.
3. Processing of wood and wood products, including but not limited to sawmills, lumber mills and plywood mills.
4. Drilling for oil or gas or commercial excavation of sand, rock, gravel or other natural materials.
5. Manufacture of concrete or pottery products.
6. Automobile, truck, and heavy equipment major and minor repair (see section 2.0, supra, for definitions of "Automobile Repair, Major and Minor").

7. Stores and shops for any wholesale business not listed which, in the opinion of the Planning Commission, are of the same general character and will not be obnoxious or detrimental to the District.

8. Research and development laboratories.

9. Manufacturing.

10. Bottling and food processing.

11. Machine and metal working shops.

12. Boat and marine equipment manufacture and repair.

13. Manufacture of asphaltic paving products.

14. Any other use which, in the opinion of the Planning Commission, is compatible with the M Zone or a service to those employed within the zone, and will not constitute a nuisance or be detrimental to the District.

C. Other Regulations

Specific site development guidelines have been prepared based on the design intent for the Industrial Park and the Blue Lake zoning ordinance. The objective of the guidelines is to help integrate buildings and other improvements with the topography and landscape to create a unified environment which is harmonious with the adjacent visual panorama.

1. Toxic Substances. No processes will be permitted which allow any toxic substances to escape from the permit site.

2. Site Coverage

a. Building coverage will not exceed 70%.

b. Landscaping, parking, and other open space together will be not less than 30%.

3. Building Height Limit. Eight stories but not exceeding 100 feet, except that no building shall be erected to a height exceeding three stories or 45 feet on any portion of a lot less than 20 feet distance from any portion of a lot containing a residential dwelling.

4. Setbacks and Easements

a. No building (front) shall be constructed within 25 feet of any public right-of-way. No building (side) shall be within 15 feet of any public right-of-way.

b. No building or parking or storage area shall be constructed within 50 feet of the centerline of the main branch of Dave's Creek. The zone thus created, 50 feet from the centerline of Dave's Creek outward, shall be preserved as an open area of riparian vegetation.

5. Parking

a. Parking areas shall be enhanced as much as possible through the use of grading, berms, or other landscaping.

b. Sufficient onsite parking shall be provided for employees, visitors and company vehicles. The minimum number of spaces should be 1.35/employee/shift.

c. Parking layouts and dimensions shall conform to the City of Blue Lake requirements.

d. Off-street loading as prescribed in Section 611.

## 6. Storage, Service, and Loading Areas

a. Storage, service and loading areas shall be recessed or screened with fences, walls, berms, or plantings to reduce their visibility from adjacent streets or properties.

b. Materials, equipment, supplies, garbage containers, and vehicles shall be stored within an enclosed building or behind visual barriers such as fences, walls, berms, or plantings.

## 7. Utilities

a. All site improvements shall be designed to accommodate underground utilities and shall be required to convert to such as they become available. Utilities shall include, but are not limited to, drainage systems, sanitary sewers, gas, water, power, and telephone.

b. Within each site, utility lines may be located above ground if they are incorporated and concealed within buildings, trellises, or special architectural features.

c. Temporary overhead power and telephone lines will be permitted during construction.

8. Landscaping. A landscaping plan will be required for each site. The Blue Lake Planning Commission will review each landscaping plan for approval. The plan shall show the locations, names, and initial sizes of plant materials.

## 9. Signs and Lighting

a. Any signs that will be used onsite, as well as signs on buildings, must be reviewed by the Blue Lake Planning Commission before they are posted. Free-standing signs onsite shall be limited to 50 square feet and the top thereof shall not be higher than 10 feet above the ground. Signs

shall be consistent with the general sign motif established for the Industrial Park, examples of which are the Park entrance sign and the Ultrapower sign. Signs shall be approved prior to installation by the Design Review Committee.

b. The type and usage of all exterior lighting must also be reviewed by the Planning Commission for approval prior to installation.

10. Noise. Any site use that will produce a sound level of 55 dB-Ldn or more at the exterior of the closest residential dwelling shall provide a plan for the mitigation of sound to a level of less than 55 dB-Ldn at the exterior wall of the closest residential dwelling.

11. Architectural and Site Plan Review. Architectural and site plan review as prescribed in Section 625; provided, however, that whenever such review is required and no fee has been paid in connection with a use permit or variance application, then a fee shall be charged for such review, payable in advance, in an amount equal to the fee for a use permit application according to the City's current master fee schedule.

407.1 WHOLESALE COMMERCIAL/CRAFT LIGHT INDUSTRY ZONE OR ML ZONE. The purpose of the Wholesale Commercial/Craft Light Industry Zone or ML Zone is to provide an environment where industries and businesses can operate that are incompatible with many other land uses, with minimum restrictions and with minimum adverse effect on other land uses.

A. Principal Permitted Uses

1. Nurseries and greenhouses.
2. Commercial recreational facilities.
3. Repair shops for furniture; household items and appliances.
4. Contractor shops and yards; including carpentry, electrical, painting, and plumbing.

5. Storage garages.
6. Clothing manufacturing.
7. Distribution warehouses for customer products.
8. Administrative and research offices.
9. Schools, training, and apprenticeship programs in the areas of art, crafts, and light manufacturing.

B. Uses Permitted with a Use Permit

1. Printing, publishing and lithograph shops.
2. Craft and art manufacturing businesses, which manufacture items from wood, ceramics, fabric, metals, or glass.
3. Light wood manufacturing processes.
4. Stores and shops for any wholesale business not listed which, in the opinion of the Planning Commission, are of the same general character and will not be obnoxious or detrimental to the District.
5. Research and development laboratories.
6. Bottling and food processing.
7. Machine and metal working shops.
8. Boat and marine equipment manufacture and repair.
9. Moderate and light manufacturing of goods and products such as household, recreational, electrical or electronic, and other consumer products, furniture, architectural products, automotive products and other light goods.

10. Automobile, truck and heavy equipment major and minor repair.

11. Rental yards.

12. Any other use which, in the opinion of the Planning Commission, is compatible with the zone or a service to those employed within the zone, and will not constitute a nuisance or be detrimental to the district or any adjacent residential or agriculture exclusive zone.

C. Other Regulations

Specific site development guidelines have been prepared based on the design intent for the Industrial Park and the Blue Lake zoning ordinance. The objective of the guidelines is to help integrate buildings and other improvements with the topography and landscape to create a unified environment which is harmonious with the adjacent visual panorama.

1. Toxic Substances. No processes will be permitted which allow any toxic substances to escape from the permit site.

2. Site Coverage

a. Building coverage will not exceed 70%.

b. Landscaping, parking, and other open space together will be not less than 30%.

3. Building Height Limit. Two stories but not exceeding 35 feet.

4. Setbacks and Easements

a. No building (front) shall be constructed within 25 feet of any public right-of-way. No building (side) shall be within 15 feet of any public right-of-way.

b. No building or parking or storage area shall be constructed within 50 feet of the centerline of the main branch of Dave's Creek. The zone thus created, 50 feet from the centerline of Dave's Creek outward, shall be preserved as an undeveloped area of riparian vegetation.

c. No building or parking or storage area shall be constructed within 50 feet of the boundary of the Blue Lake Rancheria. The zone thus created, 50 feet from the boundary of the Blue Lake Rancheria, shall be preserved as an undeveloped space area of riparian vegetation.

#### 5. Storage, Parking, Service, and Loading Areas

a. Storage, parking, service and loading areas shall be recessed or screened with fences, walls, berms, or plantings to reduce their visibility from adjacent residential and agriculture exclusive zoning district and/or properties.

b. Garbage containers shall be located behind visual barriers such as fences, walls, berms, or plantings.

c. Sufficient onsite parking shall be provided for employees, visitors and company vehicles. The minimum number of spaces should be 1.35/employee/shift.

d. Parking layouts and dimensions shall conform to the City of Blue Lake requirements.

e. Off-street loading as prescribed in Section 611.

#### 6. Utilities

a. All site improvements shall be designed to accommodate underground utilities and shall be required to convert to such as they become available. The utilities shall include, but are not limited to, drainage systems, sanitary sewers, gas, water, power, and telephone.

b. Within each site, utility lines may be located above ground if they are incorporated and concealed within buildings, trellises, or special architectural features.

c. Temporary overhead power and telephone lines will be permitted during construction.

7. Landscaping. A landscaping plan will be required for each site. The Blue Lake Planning Commission will review each landscaping plan for approval. The plan shall show the locations, names, and initial sizes of plant materials.

#### 8. Signs and Lighting

a. Any signs that will be used onsite, as well as signs on buildings, must be reviewed by the Blue Lake Planning Commission before they are posted. Free-standing signs onsite shall be limited to 50 square feet and the top thereof shall not be higher than 10 feet above the ground. Signs shall be consistent with the general sign motif established for the Industrial Park entrance sign and the Ultrapower sign. Signs shall be approved prior to installation by the Design Review Committee.

b. The type and usage of all exterior lighting must also be reviewed by the Planning Commission for approval prior to installation.

9. Noise. Any site use that will produce a sound level of 55 dB-Ldn or more at the exterior of the closest residential dwelling shall provide a plan for the mitigation of sound to a level of less than 55 dB-Ldn at the exterior wall of the closest residential dwelling.

10. Architectural and Site Plan Review. Architectural and site plan review as prescribed in Section 625; provided, however, that whenever such review is required and no fee has been paid in connection with a use permit or variance application, then a fee shall be charged for such review, payable in advance, in an amount equal to the fee for a use permit application according to the City's current master fee schedule.

408. PLANNED DEVELOPMENT RESIDENTIAL OR PD-R ZONE. The PD-R or Planning Development Residential Zone is intended to permit a more creative approach in the residential development of land resulting in a more efficient, attractive, desirable use of open area; to permit flexibility in design, including pedestrian and vehicular pathways, and placement of off-street parking areas. The PD-R Zone is further intended to realize best the potential of the sites characterized by special features of shape, topography, or size.

A. Principal Permitted Uses

Home Occupations, subject to Section 606 of this ordinance.

B. Uses Permitted With a Use Permit, Subject to Subparagraphs C, D and E of this Section

1. Two-family and three-family dwellings.
2. Hotels, motels, multi-family dwellings, rooming and boarding houses.
3. Recreation parks.
4. Religious institutions.
5. Churches, schools, rest homes and clinics and libraries.
6. Private and non-commercial clubs and lodges.
7. Social halls, fraternal and social organizations.
8. Mobile home parks (subject to regulations contained in Section 609).
9. Professional offices.

10. Any other use or combination of uses which is so arranged or designed as to result in an overall development in conformity with the standards, intents and purposes of the Blue Lake General Plan and Ordinance.

11. Single-family dwellings and servant quarters and guest houses subject to the regulations contained in subparagraphs C and D of Section 403; Residential One-Family or R-1 Zone.

12. Public parks and playgrounds.

13. Bed and breakfast accommodations.

C. Other Regulations for Uses Permitted With a Use Permit

1. The following requirements shall be observed subject to the provisions of Section 605, General Provisions. For the purpose of this section, "single-family structure" includes mobile homes or other manufactured housing meeting the criteria of 609.1. C. The requirements for single-family structures apply to lots used to locate one single-family dwelling unit per legal lot and shall extend to accessory structures associated with such use.

a. Maximum building height:

35 feet for single-family structures.

30 feet for all other structures.

b. Maximum coverage: 40%.

c. Minimum building setback from gross PD-R boundaries or from legal lot lines for lots used for one single-family dwelling unit:

	<u>Single-family Structures</u>	<u>All Other Structures</u>
Front:	15 feet	25 feet
Side:	4 feet	10 feet
Rear:	20% of depth to a maximum of 20 feet	25 feet

2. PD-R maximum density; one dwelling unit per 6,000 square feet of lot area, or as modified within the D combining zone.

3. All buildings setbacks within a PD-R site shall be measured from the exterior property lines of the gross PD-R site. In addition to the above building setback requirements, for buildings and structures exceeding fifteen (15) feet in height, there shall be a distance from side and rear boundaries equal to the required yard plus one (1) additional foot for each foot of building height in excess of fifteen (15) feet.

4. Any buildings within a PD-R site which face a street bounding the PD-R site shall be required to meet the front yard setback standards of the PD-E Zone.

5. Common "open space" land shall be clearly designated on the site plan as to character of use and development, but shall not include:

a. Areas for the exclusive use of benefit of an individual tenant of owner;

b. Dedicated streets, alleys and other public rights-of-way;

c. Vehicular drives, parking, loading and storage areas; or

d. Required setback area at the boundaries of the site.

6. Permanent retention of the designated usable open space land must be ensured by private reservation for the use of residents within the development, by dedication to the public, or by a combination thereof.

7. Off-street parking as prescribed in Section 610.

8. Off-street loading as prescribed in Section 611.

9. No outdoor advertising signs or structures shall be permitted.

10. Signs, other than outdoor advertising signs or structures, as prescribed in Section 612.

11. Landscaping as prescribed in Section 624.

D. Application and Procedure for Planned Development

Whenever an application is made for a use permit in a Planned Development Residential (PD-R) Zone, such application shall be deemed to be an application for a planned development and shall conform to the following provisions:

1. Application. An application to establish a planned development project shall be filed by the owner, owners, or their agents having title to all of the property in the area proposed for the planned development in accordance with the provisions contained in Sections 730 through 732, inclusive, providing for the application for a use permit. No application shall be accepted unless it is complete and verified as to the correctness of the information given by the signature of the applicant attesting thereto.

2. Site Plan. A site plan may be filed with the application, or afterwards, but no use shall be made of a planned development site until a site plan has been approved and applicable permits issued in accordance with the provisions of Section 625, providing the site plan approval. In addition to the requirements of subparagraph C of Section 625, a planned development site plan shall show the following:

a. The boundaries of the site and the names and dimensions of all streets bounding or touching the site.

b. Proposed public dedication, if any, within the site.

c. Location, dimensions and design of off-street parking facilities, if any, showing points of ingress and egress from the site.

d. The location, direction, and bearing of any major physiographic features such as railroads, drainageways and irrigation canals and existing topographic contours at intervals of not more than two (2) feet, together with proposed grading, drainage and landscaping and other pertinent and related data.

3. Written Statement. There shall be included as a part of the application for a planned development an explanatory written statement of the general purposes of the development and an explanation of all features pertaining to uses and other pertinent matters not readily identifiable in map form. The adoption of the text specifying the particular non-residential uses permitted to locate on the site, if any, shall constitute a limitation to those specific uses.

4. Procedure:

a. The approval, conditional approval, or disapproval of a planned development by the Planning Commission shall be in accordance with the procedure set forth in Sections 733 through 735, inclusive, providing for the granting or denying of a use permit.

b. No planned development will be approved by the Planning Commission, or the City Council on appeal or on review, unless the following findings are made, in addition to the findings required by Section 735:

(1) The combination of dwelling types, lot sizes, and uses in the planned development will compliment each other and will harmonize with existing and proposed land uses in the vicinity.

(2) The development standards will produce an environment of sustained desirability and stability, harmonious with the character of the surrounding area and consistent with the objectives of the Blue Lake General Plan and other applicable plans or policies adopted by the City Council.

5. Appeals. Appeals shall be governed by Sections 760 through 765, inclusive, of this ordinance.

6. Change of Ownership. A planned development permit, granted pursuant to the provisions of this section, shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the use permit application.

7. Revocation. Revocation of a planned development permit shall be in accordance with the provisions of Section 750, providing for the revocation of a use permit; provided, however, that proceedings may be taken for the revocation of the entire planned development permit or for partial revocation of the permit with respect to only those portions of the planned development not complying with the terms and conditions of the permit as the circumstances required.

8. Subdivisions. Nothing herein contained shall release an applicant from the obligation of complying with the provisions of the Blue Lake Subdivision Ordinance No. 237, as amended, to the extent applicable.

E. Adjustments in Planned Development for Uses Permitted With a Use Permit

1. The action of the Commission and Council may include the variations of any of the above features in furtherance of the purposes of this ordinance where there exist unusual conditions relating to the property, such as topography, drainage, flood hazard, peculiarity of the shape of the site, and where the approval of the variation would promote the general welfare of the neighborhood.

2. Site Plans:

a. An approved site plan:

(1) shall be binding upon the applicants, their successors and assigns.

(2) shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction location,

use and operation of all land and structures included within the site plan; provided, however, that upon approval by the City Planning Commission Chairman, the Director of Public Works and the City Engineer, minor changes may be permitted, if such minor changes will not cause any of the following circumstances to occur:

- (a) A change in the character of the development;
- (b) An increase in the number of dwelling units;
- (c) An increase in the problem of circulation safety and utilities;
- (d) An increase of the external effects on adjacent property;
- (e) A reduction of the originally approved setbacks from the property lines;
- (f) An increase in ground coverage authorized in the Planned Development District;
- (g) A reduction in the required off-street parking and/or loading space; or
- (h) A change in the subject, size, lighting, or orientation of originally approved signs.

b. Whenever the building official finds that any proposed construction or occupancy will not, in his opinion, comply with the approved site plan, he shall refer the question to the Planning Commission Chairman and the City Engineer for review.

c. Amendment. An amendment to an adopted planned development shall be processed in the same manner as an original application. A fee shall be required as per Section 731.

409. OPEN SPACE/RECREATION OR X ZONE. This Open Space/Recreation or X Zone is intended for areas where the development of useable open space is necessary to fulfill needs for outdoor leisure and recreation, to preserve valuable natural resources, and to improve the quality of residential living.

A. Principal Permitted Use

1. Low intensity recreation on publicly-controlled lands and waters such as hiking and fishing.
2. Public and private non-commercial recreation facilities.
3. Picnicking on public lands designated for such use.
4. General agriculture.
5. Public schools, playgrounds and parks.
6. Single-family dwellings and offices incidental to any permitted use, but not including labor camps and labor supply camps.

B. Uses Permitted With a Use Permit

1. Trailer camps for overnight stay of not longer than 14 days.
2. Public camps.
3. Commercial recreation facilities, compatible with recreation uses which in the opinion of the Planning Commission will not impair present and potential uses of the area.

C. Other Regulations

1. Maximum building height, 30 feet.
2. Minimum yards; front and rear side, 50 feet.

3. Off-street parking as prescribed in Section 610.

4. Signs as prescribed in Section 612.

410. PUBLIC FACILITY P-F ZONE. The Public Facility or P-F Zone is intended to be applied to lands owned by public agencies or to lands upon which such agencies operate public facilities.

A. Principal Permitted Uses

1. Public schools, parks, playgrounds and recreation facilities.

2. Public fairgrounds and related uses.

3. Public buildings, including City Hall, fire stations, libraries, courts, museums, auditoriums, hospitals and similar uses.

B. Uses Permitted With a Use Permit

1. Public corporation yards, shops, repair and storage yards and buildings.

2. A caretaker's residence.

3. Commercial recreation facilities, compatible with recreation uses which, in the opinion of the Planning Commission, will not impair present and potential uses of the area.

C. Other Regulations

1. Site plan approval as prescribed in Section 625.

2. As provided in the use permit conditions.

ARTICLE V.

REGULATIONS FOR THE COMBINING OF ZONES AND FOR OPEN SPACE LANDS

501. GENERAL REGULATIONS. The regulations set forth in this chapter for each of the Combining Zones shall modify the regulations for the principal zones with which they are combined. All uses and regulations of the principal zone shall apply in the Combined Zone, except insofar as they are modified or augmented by the uses and regulations set forth in the Combining Zone regulations.

502. PLANNED DEVELOPMENT OR P-D ZONE. The purpose of planned unit development combining zone is to allow diversification in the relationships of various buildings, structures, and open spaces in planned building groups and the allowable heights of the buildings and structures, while ensuring substantial compliance to the zoning regulations and other provisions in order that the intent in requiring adequate standards related to the public health, safety, and general welfare, shall be observed without unduly inhibiting the advantages of modern large-scale site planning for residential, commercial, or industrial purposes. A site may be joined together with a combined zone permitting a planned unit development provided that the development complies with the following regulations.

A. Uses

Any use or combination of uses which are so arranged or designed as to result in an overall development in conformity with the standards, intents and purposes of the Blue Lake General Plan may be permitted with a use permit. A P-D Zone may be combined with any of the R, C, M or A Zones.

B. Development Plan

Applications for use permits for the development of land in Planned Development Zones shall be accompanied by a plan of the development. Such plan shall include a map or maps and such written material as may be required to show:

1. Topography of the land at five (5) feet intervals; location of major existing trees and other major natural features.

2. Proposed access, traffic and pedestrian ways.

3. Lot design and easements.

4. Areas proposed to be dedicated or reserved for parks, parkways, playgrounds, school sites, public or quasi-public buildings and other such uses.

5. Areas proposed for commercial uses, loading and off-street parking, multiple and single-family dwellings, and all other uses proposed to be established within the Zone.

6. Proposed location of buildings on the land, including all dimensions necessary to indicate size of structure, setback and yard areas.

7. Proposed landscaping, fencing and screening.

8. Provisions for drainage of surface waters, watercourses and sewage disposal plans.

9. The application shall be accompanied by a tabulation of the area proposed to be devoted to each land use and a tabulation of the numbers of the various dwelling types proposed and the average net site area per dwelling unit for each dwelling type.

10. Such other detailed elevations, plans and other information as may be required by the Planning Commission to enable it to evaluate adequately the proposed development and its impact upon the community.

C. Conformity

All uses shall conform to the height, area, width, depth, ground coverage and yard regulations normally required for such uses, except where

the overall development will be improved by a deviation from such regulations. In all cases, each structure shall conform to the precise development plan, which shall be made a part of the approved use permit.

D. Site Area

The site shall be at least two (2) acres in area and shall have a frontage of at least 100 feet on a public street.

E. Site Area Per Dwelling Unit

For the purpose of determining the number of dwelling units permitted in a P-D Zone, all street rights-of-way or equivalent private vehicular access ways and all area occupied by non-residential uses other than community open space occupied by landscaping, natural vegetation or water, and available for the use of all residents of the P-D Zone shall be subtracted, and the remaining area shall be divided by the minimum site area per dwelling unit required in the zone with which the P-D Zone is combined. The maximum number of units that would be permitted if the site were not in a P-D Zone may be increased by not more than ten percent (10%).

F. Open Space

In addition to the usable open space per dwelling unit required in the R-2 Zone and yards requiring adjoining walls with openings, a planned unit development containing dwellings shall include open space occupied by landscaping, natural vegetation or water, and available for the use of all residents of the P-D Zone, equal to not less than ten percent (10%) of the minimum site area per dwelling unit in the zone with which the P-D Zone is combined times the number of dwelling units in the P-D Zone. The City Planning Commission shall require the appropriate location, development and provision for perpetual maintenance of the open space to serve the needs of residents of a planned unit.

G. One-Family Dwelling Sites

The site of one-family dwelling shall comply with all of the requirements for the R1 Zone except that one-family dwellings with no interior site yards shall be permitted on interior lots not less than 30 feet in width and 2,500 square feet in area, with a basic floor area not exceeding 100 percent (100%) of the site area. The minimum side yard on the street side of a corner lot that is the site of a one-family dwelling with no interior side yard shall be 12 feet, the minimum site width shall be 42 feet, and the basic floor area shall not exceed 75 percent (75%) of the site area.

H. Use Permit Required

No zoning shall be issued for any site in a P-D Zone until a use permit for the entire P-D Zone has been granted in accord with the provisions of Article VII, Use Permit.

I. Development Completion Period

Use permits may specify a development completion period of not more than three (3) years, and provide for reversion to prior zoning classification unless an extension has been granted.

J. Action by Commission

In taking action, the Commission may deny a permit, may grant a permit as submitted or may grant a permit subject to additional conditions.

K. Public Hearings

No public hearing need be held, provided that no zoning amendment is required; provided, however, that a hearing may be held by the Commission in any case when it deems such hearing to be necessary in the public interest. Such a public hearing shall be held by publishing notice thereof at least ten (10) days prior to the hearing in a newspaper of general circulation printed and published in the City of Blue Lake.

L. Development Subject to Conditions

Any planned unit development, as authorized, shall be subject to all conditions imposed, and shall be expected from other provisions of this chapter only to the extent specified in the permit.

M. Appeals

Appeals shall be governed by Section 760 through 765, inclusive, of this ordinance.

N. Revocation of Permit

A planned unit development permit may be revoked in any case where the conditions of such permit have not been or are not being complied with, in which case the Commission shall give the permittee notice of intention to revoke such permit at least then days prior to review and of the permit by the Commission. After conclusion of such review, the Commission may revoke such permit if the Commission finds that a violation to fact exists and has not been remedied prior to such hearing.

O. Other Regulations

1. Off-street parking as described in Section 610.
2. Off-street loading as prescribed in Section 611.
3. Signs as prescribed in Section 612.