

Chapter 18.01: Titles, Components, and Purposes

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18.01.010 Title and Authority

Chapter 18 of the Redding Municipal Code shall be known and cited as the "Zoning Ordinance of the City of Redding," "Redding Zoning Ordinance," "Zoning Ordinance," "Zoning Code," or code. The Zoning Map of the city is explicitly made part of this ordinance.

The authority for the regulations contained in this title is based on Section 7, Article XI of the California Constitution, the provisions of the California Planning and Zoning Law (Division 1 of Title 7 of the California Government Code), which provide for the regulation of the intensity of land use and the adoption of standards for the regulation of population density and the police power granted to municipalities by the laws of the State of California.

In addition, the provisions of this title relating to the regulation and control of subdivisions are herein adopted pursuant to the authority of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code). The provisions of the Subdivision Map Act are incorporated by this reference as though fully set forth herein.

18.01.020 Purpose

The broad purposes of the Zoning Ordinance are to implement the General Plan and promote and protect the public health, safety, peace, comfort, and general welfare of the City of Redding. Generally, the Zoning Ordinance is intended to:

- A. Direct growth with a priority on those areas where infrastructure and urban services can be economically provided.
- B. Ensure consistency between General Plan land use designations and policies and zoning districts.
- C. Maintain and enhance the appearance and function of both new and existing development.
- D. Provide compatibility between land uses.

- E. Ensure the provision of adequate open space for light, air, and fire safety.
- F. Ensure that service demands of new development will not exceed the capacities of existing streets, utilities, or public services.
- G. Protect environmentally sensitive areas.
- H. Mitigate potential hazards and maintain the aesthetic benefit of hillside areas by limiting development on slopes exceeding 20 percent.
- I. Establish standards regulating the use and physical development of land.

18.01.030 Organization

A. Structure of Regulations.

The zoning regulations consist of six parts:

- Part I: General Provisions
- Part II: Administration
- Part III: Base District Regulations
- Part IV: Regulations Applying in All Districts
- Part V: Overlay District Regulations
- Part VI: General Terms

B. Regulations. Four types of zoning regulations control the use and development of property:

1. ***Administrative Regulations.*** Contain detailed procedures for the administration of this Zoning Ordinance and enforcement of zoning regulations. Administrative regulations are contained in Part II.
2. ***Land Use Regulations.*** Governs land uses permitted, those permitted with certain limitations, conditionally permitted, or prohibited in each zoning district and includes special requirements, if any, applicable to temporary and specific uses. Land use regulations for base zoning districts are in Part III of the zoning regulations. Land use regulations for overlay districts are in Part IV. Certain regulations applicable in all or several districts and performance standards that govern special uses are in Part V.
3. ***Development Regulations.*** Control the height, bulk, location, and appearance of structures and the physical layout of property. Development regulations for base zoning districts are in Part III of the zoning regulations; development regulations for overlay districts are in Part V. Certain development regulations applicable in more than one class of base or overlay districts are in Part IV. These include regulations for site development; parking and loading; signs; standards for specific uses;

nonconforming uses, structures, and signs; surface mining and reclamation; and tree preservation.

4. **General Terms.** Part VI includes a summary list, with cross-references of definitions for general terms used in the Zoning Ordinance and rules for measurement (distances, heights, lot widths, depths and areas, and setback averaging).
- C. **Graphic Illustrations.** The illustrations are included for the purposes of explanation and clarification. Where a graphic is in conflict with the text or provisions of this title, the text shall govern.

18.01.040 General Rules for Applicability of Zoning Regulations

All development shall comply with the standards, criteria, and procedures of this Zoning Ordinance.

- A. **Applicability to Property.** Zoning regulations shall apply to all land within the City of Redding, including land owned by the City of Redding and other local, State, or Federal agencies to the extent allowed by law. Application of regulations to specific lots shall be governed by the zoning map.
- B. **Applicability to Streets and Rights-of-Way.** Public streets, utility, and other rights-of-way shall be in the same zoning district as contiguous property. Where contiguous properties are classified in different zoning districts, the centerline of the street or right-of-way shall be the district boundary unless otherwise depicted on the zoning map or the General Plan Diagram.
- C. **Compliance with Regulations.** No land shall be used and no structure shall be constructed, occupied, enlarged, or altered in any zoning district except in accord with the provisions of this ordinance.
- D. **Public Nuisance.** Neither the provisions of this chapter nor the approval of any permit authorized by this ordinance shall authorize the maintenance of any public nuisance.
- E. **Compliance with Public Notice Requirements.** Compliance with public notice requirements prescribed by this ordinance shall be deemed sufficient notice to allow the City to proceed with a public hearing and take action on an application, regardless of actual receipt of mailed or delivered notice.
- F. **Requests for Notice.** Where this chapter requires that notice be given by first class mail to "any person who has filed a written request for such notice," the request shall be filed with the Director.
- G. **Conflict with Other Regulations.** Where conflict occurs between the provisions of this ordinance and any other City code, chapter, resolution, guideline, or regulation, the more restrictive provision shall control unless otherwise specified in this chapter.

- H. **Relation to Prior Ordinance.** No provision of this ordinance shall validate any use or structure established, constructed, or maintained in violation of the prior Zoning Ordinance, except as may be specifically authorized by this ordinance.
- I. **Time of Approval.** All approvals granted pursuant to the provisions of this ordinance by the Director, Board of Administrative Review, Planning Commission, or City Council are effective at the time the permit or approval is granted and only after any time—which may be allowed by law for appeal of the permit, approval, or other action—has been completed. Where good reason exists, the effective time of approval may be modified by the permit or approval.
- J. **Extension of Time for Holidays and Weekends.** If a deadline for compliance with the provisions of this ordinance falls on a weekend or holiday, the time for performing such an act shall be extended to the next working day.
- K. **Zoning of Land Proposed for Annexation.** The Director shall recommend rezoning consistent with the General Plan designation for land within the City’s sphere of influence. If rezoning is approved by the City Council, the zoning shall become effective upon annexation.
- L. **Application During Local Emergency.** The City Council may authorize a deviation from a provision of this ordinance during a local emergency declared and ratified under the Redding Municipal Code. The City Council may authorize a deviation by resolution without notice or public hearing.
- M. **Reasonable Accommodation for Disabled Person.** In accordance with the Federal Fair Housing Act (FHA) and the California Fair Employment and Housing Act (FEHA), the City shall consider exceptions to this code when required by Federal or State law.

18.01.050 Applicability of Land Use and Development Regulations

- A. **Establishment of Base Zoning Districts.** Base zoning districts into which the city is divided are established as follows:

Residential Zoning Districts
"RL" Rural Lands
"RE" Residential Lands
"RS" Residential Single Family
"RM" Residential Mixed Housing Type
Office and Commercial Zoning Districts
"LO" Limited Office
"GO" General Office

Office and Commercial Zoning Districts (cont.)
"NC" Neighborhood Commercial
"SC" Shopping Center
"RC" Regional Commercial
"GC" General Commercial
"HC" Heavy Commercial
Industrial Zoning Districts
"GI" General Industry
"HI" Heavy Industrial
Other Districts
"PF" Public Facility
"OS" Open Space

B. **Residential Zoning Designation System.** Land use and development regulations applicable to specific sites shall be shown on the zoning map by zoning designations consisting of classes of letter designators:

1. A *land use designator*, indicating the principal land uses permitted or conditionally permitted in each district, shall be a component of all zoning designations (e.g., "RS" Residential Single Family District).
2. A *residential density designator*, indicating a base dwelling unit density (e.g., "RS-3" Residential Single Family District with a base allowable density of 3 dwelling units per acre). The base density may be increased to the maximum allowed in each district by the General Plan in accordance with Schedule 18.010.050-A below. Section 18.31.040 of this code addresses increases above the base density.

Schedule 18.01.050-A: Residential Density Indicator

Base District	Maximum Density
RL-5	5 a/u
RL-2	1 a/u
RL	0.7 a/u
RE-1	2 a/u
RE-2	2 a/u
RS-2	3.5 a/u
RS-2.5	3.5 a/u
RS-3	3.5 a/u
RS-3.5	6 a/u
RM-4	6 a/u

Base District	Maximum Density
RM-6	6 a/u
RM-9	9 a/u
RM-10	10 u/a
RM-12	12 u/a
RM-15	15 u/a
RM-18	18 u/a
RM-20	20 u/a
RM-30	30 u/a

3. **Overlay district designators** shall be included in a zoning designation if the provisions of one or more overlay districts are applicable to a site (e.g., "FP" Floodplain Overlay District).

A. **Establishment of Subdistricts.** A subdistrict is applied to certain properties to further the intent of the General Plan. These areas are identified on the zoning map and are described as follows:

"VR" – A designation, in combination with the "General Commercial" District designation (e.g., "GC-VR"), signifies that appropriate uses are those which are intended to serve visitors to the community and/or to provide basic retail services. Such uses are identified in the use regulations in Part III of this title and typically consist of hotels, motels, restaurants, retail, services, and similar uses, but exclude automobile-oriented uses, such as vehicle sales and service.

B. **Establishment of Overlay Zoning Districts.** Overlay zoning districts, one or more of which may be combined with a base district, are established as follows:

- "A" Airport Environs
- "FP" Floodplain
- "MR" Mineral Resources
- "PD" Planned Development
- "MU" Mixed Use
- "MU-N" Mixed Use Neighborhood
- "SP" Specific Plan
- "BH" Building Height

C. **References to Classes of Base Districts.** References to "R" or "Residential" districts refer to all residential estate, single-family, and mixed housing-type districts. References to "O" or "Office" districts refer to the limited and general office districts. References to "C" or "Commercial" districts refer to all neighborhood commercial, shopping center, regional commercial, general commercial and heavy commercial districts. References to "I" or "Industrial" Districts refer to all industrial districts.

18.01.060 Consistency with the General Plan

- A. An application for any permit, license, or approval submitted pursuant to this title shall not be accepted as complete for processing unless it is consistent with the applicable General Plan land use designation; however, the concurrent filing of a General Plan amendment application with an amendment to a zoning district or the provisions of this title shall be allowed. In any case, where there is a conflict in regulation between this title and the General Plan, the General Plan shall prevail.

- B. Any permit, license, or approval issued pursuant to this title shall be consistent with the Redding General Plan, all applicable Specific Plans, and other applicable laws, titles, ordinances, codes, policies, and regulations.

- C. A proposed use is consistent with all elements of the Redding General Plan when all the following conditions exist:
 - 1. The proposed use is compatible with the description of the Community Development and Design Element land use designation in which the use is located, as shown by the General Plan Diagram and as described in the text of the General Plan.

 - 2. The proposed use is in conformance with the goals and policies of the General Plan.

 - 3. The proposed use is established and maintained in a manner which is consistent with all elements of the General Plan and all applicable provisions contained therein.

 - 4. The proposed physical development conforms with the goals and policies of the General Plan, including, but not limited to, such design considerations as:
 - a. Providing stream corridor setbacks/buffering where applicable.

 - b. Providing reasonable public access to public lands and views to open-space lands where possible.

 - c. Providing reasonable pedestrian and bicycle links between developments, parks, commercial areas, transit routes, and similar destination points.

 - d. Ensuring that the design considers such items as natural site features; visibility of structures and mechanical equipment; usable open space; and relationship to surrounding uses in terms of scale, massing, building patterns, and privacy.

 - e. Establishing appropriate development standards related to building setbacks, parking, landscape, open space, and similar regulations to ensure that development is consistent with the intensity of development (expressed as Floor Area Ratio [FAR]) envisioned by the General Plan.

18.01.070 Rules for Construction of Language

In addition to the general provisions of the Redding Zoning Ordinance, the following rules of construction shall apply:

- A. The particular controls the general.
- B. Unless the context clearly indicates the contrary, the following conjunctions shall be interpreted as follows:
 - 1. "And" indicates that all connected words or provisions shall apply.
 - 2. "Or" indicates that the connected words or provisions may apply singly or in any combination.
 - 3. "Either . . . or" indicates that the connected words or provisions shall apply singly but not in combination.
- C. References to departments, commissions, boards, or other offices are to those of the City of Redding unless otherwise indicated.
- D. A reference to a public official in the City is to that person who performs the function referred to and includes a designated deputy of such official.
- E. All references to days are to calendar days unless otherwise indicated.
- F. Section and section headings contained herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of any section.
- G. The words "activities" and "facilities" include any part thereof.
- H. "Director" means the Development Services Director or his/her designee.

18.01.080 Rules for Interpretation

- A. **Zoning Regulations.** Where uncertainty exists regarding the interpretation of any provision of this chapter or its application to a specific site, the Director shall determine the intent of the provision. The determination of the Director may be appealed in accordance with the provisions of Section 18.11.090, Appeals.
- B. **Zoning Map.** Where uncertainty exists regarding the boundary of a zoning district, the following rules shall apply:
 - 1. District boundaries shown as approximately following the property line of a lot or an open-space line shown on a final map shall be construed to follow such lines. District

boundaries shown as approximately following areas classified as "Greenway" on the General Plan shall be construed to follow such lines.

2. Where a district boundary divides a lot, the location of the district boundary shall be determined by the Director, the Board of Administrative Review, or the Planning Commission. Such determinations shall not constitute amendment of the Zoning Map.
3. District boundaries shown as approximately following right-of-way lines of freeways, streets, railroads, or other identifiable boundary lines shall be construed to follow such right-of-way or boundary lines.
4. District boundaries shown as lying within right-of-way lines of freeways, streets, railroads, or other identifiable boundary lines shall be construed to follow the centerline of such right-of-way or boundary lines.
5. District boundaries shown as lying at the edge of a stream or the Sacramento River shall be construed to follow the adopted 100-year floodplain identified for the watercourse.
6. If any uncertainty remains as to the location of a district boundary or other feature shown on the zoning map, the location shall be determined by the Director. Such determinations shall not constitute amendment of the Zoning Map.

C. **Record of Interpretation.** The Director shall keep a record of interpretations made pursuant to this section that shall be available to the public.

18.01.090 Compliance Required

All persons empowered by the Redding Municipal Code to grant permits, licenses, certificates, or other approvals shall comply with the *provisions* of the chapter. Responsibility for enforcement, penalties, and abatement is addressed more specifically in Part II.