

Chapter 18.12: Zoning Clearance

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18.12.010 Purpose

This chapter establishes procedures for obtaining a zoning clearance. A zoning clearance assures a property owner that the use of a site or structure is an allowed land use within the applicable zoning district. In the case of new construction, the zoning clearance also ensures that the development complies with the development standards, performance criteria, and any guidelines applicable to the land use or the zoning district of the site.

18.12.020 Applicability

A zoning clearance is required to be obtained from the Director under any of the following circumstances:

- A. Prior to issuance of a building permit for any new single-family or multiple-family residential project or commercial building, the zoning clearance will be processed simultaneously with a building permit application. A separate permit application is not required to obtain the zoning clearance.
- B. Prior to issuance of any permits or authorization as required by the Redding Municipal Code for the proposed use or construction, where applicable.

18.12.030 Review and Decision

A. Project Review Procedures.

1. *Business License.* A zoning clearance is not required for the issuance of a business license. However, obtaining a zoning clearance will conclusively establish that the proposed activity complies with the use regulations of this code and thus provides certainty to potential business owners/operators. For those that desire to obtain a zoning clearance, the Director shall provide a form that indicates whether: (1) the proposed use is in conformance with the provisions of this chapter; (2) the proposed use is not allowed; or (3) other permits, such as a use permit or site development permit, must be obtained.

2. *Building or Other Permit.* Prior to issuance of a building or other permit, the Director shall determine whether the proposed building, use, or activity is in compliance with all provisions of this chapter, whether a use permit or site development permit is required; or if additional information is needed to make the determination. The Director shall also determine whether adequate public facilities exist at the site location and whether additional right-of-way or utility easements will be required consistent with the Redding Municipal Code. Applicants for a building permit shall be notified of the determination within 14 days of submitting a complete building or other application.

- B. **Time Limits; Expiration.** The zoning clearance shall be valid for the same period that the business license is in effect or the companion building or other required permit is in force.