

Chapter 18.33: Commercial Districts: "NC" Neighborhood Commercial, "SC" Shopping Center, "RC" Regional Commercial, "GC" General Commercial, and "HC" Heavy Commercial

Sections:

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18.33.010 Purpose

The specific purposes of "Commercial" Districts are to:

- A. Provide for a full range of commercial uses.
- B. Strengthen the city's economic base and provide employment opportunities for residents of the city.
- C. Identify appropriate standards for reviewing proposals for new development and redevelopment, where appropriate in commercial areas.
- D. Ensure the provision of services and facilities needed to accommodate planned population densities.
- E. Encourage the creation of neighborhood activity centers as focal points along transportation corridors.
- F. Define the types of uses that are appropriate in each zoning district and, if applicable, zoning subdistrict.

The additional purposes of each "Commercial" District are:

- A. **Neighborhood Commercial.** To encourage convenience and neighborhood shopping areas providing day-to-day retail goods and services and to prohibit auto-oriented uses (other than service station mini-markets) in order to maintain a pedestrian environment.

- B. **Shopping Center.** To encourage development that serves a market between a neighborhood store and a regional center. A typical center will have two or more anchor tenants, such as a supermarket and drug store, and one or more in-line stores and/or pads. Total floor area within shopping centers typically ranges from 50,000 to 200,000 square feet.
- C. **Regional Commercial.** To provide areas that accommodate a mix of regional-level retail uses and associated services, including malls; free-standing retail; power centers, and office and service establishments.
- D. **General Commercial.** To maintain areas on arterial streets, near interchanges, and in existing commercial strips for commercial uses. Certain General Commercial areas are identified for "visitor" and "retail" uses on the zoning map to assist in achieving the policies of the General Plan.
- E. **Heavy Commercial.** To provide sites for commercial businesses that are not permitted in other areas due to the types of buildings and the frequency of truck deliveries. These uses may include automobile services, building materials storage and sales, nurseries, equipment sales, wholesaling, storage, and similar uses.

18.33.020 Land Use Regulations

Schedule 18.33.020-A and Section 18.33.030 below prescribe the land use regulations and discretionary permit requirements for "Commercial" Districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications subject to the provisions of Schedules 18.33.030-A and 18.33.030-B.

"L" designates use classifications that are generally subject to certain limitations prescribed by the additional use regulations contained in this chapter subject to the provisions of Schedules 18.33.030-A and 18.33.030-B.

"SD" designates use classifications that are permitted after review and approval of a site development permit by the Director.

"S" designates use classifications that are permitted after review and approval of a site development permit by the Board of Administrative Review.

"U" designates use classifications that are permitted after review and approval of a use permit by the Planning Commission.

Use classifications are defined in Chapter 18.60, Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed or not

substantially similar to the uses in the schedule below are prohibited. The schedule also notes additional regulations that apply to various uses.

As described in Section 18.01.050(C), Establishment of Subdistricts, two subdesignations are depicted on the zoning map that refines the types of uses appropriate in certain geographic areas within a base district. Schedule 18.33.020-A provides regulations for base districts as well as those where visitor-serving and retail uses are encouraged ("VR" subdesignator).

Schedule 18.33.020-A: Use Regulations—"Commercial" Districts

Use Classifications	"NC"	"SC"	"RC"	"GC"	"GC-VR"	"HC"	Additional Regulations
Residential Uses							
Single-Family	L7	-	-	L7	-	L6	
Residential Condominium and Condominium Conversions	L7	L7	L7	S	S	-	See Sections 18.33.050 and 18.43.170, and subdivision requirements of Chapters 17.30 and 17.34.
Multiple-Family	L7	L7	L7	S	S	-	See Sec. 18.33.050
Supportive Housing Facilities	-	-	-	S	S	S	Multiple-Family Only
Transitional Housing Facilities	-	-	-	S	S	S	Multiple-Family Only
Residential Cannabis Cultivation	L19 P	L19 P	See Chapter 6.12				
Public and Semipublic Uses							
Clinics	L8	L8	P	P	SD	P	
Clubs and Lodges	-	-	-	P	-	-	
Colleges and Trade Schools, Public or Private	-	S	S	P	-	S	
Community Centers	U	U	U	U	-	S	
Community Social Service Facilities	-	-	-	-	-	U	
Cultural Institutions	L8	L8	P	P	Sd	Sd	
Day Care Center (14 or More)	P	P	P	P	-	S	
Government Offices	L8	L8	P	P	P	P	
Hospitals	-	-	-	S	-	-	
Park and Recreation Facilities	S	S	S	S	S	-	
Parking, Public	-	S	S	S	S	S	
Public Maintenance and Service Facilities	-	-	-	-	-	S	

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Use Classifications	"NC"	"SC"	"RC"	"GC"	"GC-VR"	"HC"	Additional Regulations
Public Safety Facilities	L8	P	L8	P	U	U	
Religious Facilities	S	S	S	P	S	S	
Residential Care, General	S	–	–	Sd	–	–	
Schools, Public or Private	S	S	S	S	–	S	
<i>Commercial Uses</i>							
Adult Business Establishments	-	-	-	-	-	U	<i>See Section 18.43.020</i>
Animal Sales and Services	L8	P	P	P	S	P	Adjacent to an "R" District, outdoor kennels prohibited
Large Animal Veterinary Services	–	–	–	P	–	P	
Banks and Savings and Loans	L4	L4	L4	L4	Sd	L4	
Bed and Breakfast Establishments	–	–	–	Sd	Sd	–	<i>See Sec. 18.43.060</i>
Building Materials and Services	–	–	S	S	–	P	
Business Services	L8	P	P	P	P	P	
Commercial Recreation	S	S	S	S	S	S	
Commercial Entertainment	–	P	P	P	P	–	
Convenience Gas Mart	S	S	S	S	S	S	<i>See Sec. 18.43.090</i>
Eating and Drinking Establishments							Site development permit-Director required for outdoor seating
Bars/Nightclubs/Lounges	U	S	S	S	S	S	
Restaurants, Full Service	P	P	P	P	P	P	
Drive-Up/Drive-Through Service	L3	Sd	Sd	Sd	Sd	Sd	<i>See Sec. 18.43.080</i>
Food and Beverage Sales	P	P	P	P	P	P	
Food Preparation	P	P	P	P	P	P	
Funeral Parlors and Mortuaries	–	–	–	P	–	P	
Home Improvement Sales and Services	L8	L8	P	P	–	P	
Homeless Shelters	–	–	–	–	–	P	<i>See Sec. 18.43.160</i>
Hotels and Motels	–	–	S	S	S	S	

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Use Classifications	“NC”	“SC”	“RC”	“GC”	“GC-VR”	“HC”	Additional Regulations
Hotel, Residential	-	-	-	U	U	U	Must meet Calif Building Code requirement for efficiency dwelling unit.
Laboratories	-	P	P	P	P	P	
Maintenance and Repair Services	L9	L9	L9	L9	L9	L9	See Section 18.43.050
Offices, Business and Professional	L8	P	P	P	P	P	
Offices, Medical & Dental	L8	P	P	P	P	P	
Parking Facilities, Commercial	-	S	S	S	S	S	
Personal Improvement Services	P	P	P	P	P	P	
Recreational Vehicle Parks	-	-	-	U	-	U	
Personal Services	P	P	P	P	P	P	
Retail Sales	P	P	P	P	P	P/L10	See Section 18.43.130
Recycling Station	L7	L7	L7	L7	L7	L7	
Travel Services	P	P	P	P	P	P	
Vehicle Equipment Sales and Services							
Automobile Rentals	-	-	S	Sd	-	Sd	
Automobile/vehicle Repair, Major	-	-	-	L11	L13	L11	See Sec. 18.43.050
Automobile/Vehicle Repair, Minor	-	L11	L11	L11	L13	L11	See Sec. 18.43.050
Automobile/Vehicle Sales and Leasing	-	-	S	Sd	L13	Sd	
Automobile Washing	-	S	S	Sd	L7	Sd	
Heavy Equipment Sales, Service, & Rental	-	-	-	U		S	
Large Vehicle Sales, Service, & Rental	-	-	-	S	L13	S	
Vehicle Storage	-	-	-	S	-	S	
Retail Cannabis Sales	--	L20 P	L20 P	L20 P	L20 P	L20 P	See Chapter 6.12
Commercial Cannabis Cultivation	--	--	--	--	--	Sd	See Chapter 6.12
Industrial Uses							
Contractors’ Office & Shop Buildings	-	-	-	-	-	S	
Contractors’ Storage Yards	-	-	-	-	-	S	See Sec. 18.43.130

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Use Classifications	“NC”	“SC”	“RC”	“GC”	“GC-VR”	“HC”	Additional Regulations
Handicraft/Custom Manufacturing	–	L8	L8	L8	L8	P	
Industry, General	–	–	–	–	–	U	
Self-Storage Warehouses	–	–	–	S	–	S	<i>See Sec. 18.43.150</i>
Warehousing and Storage	–	–	–	–	–	S	
Cannabis Microbusinesses, Distribution, Manufacturing, Processing, Testing, and Storage	--	--	--	--	--	Sd	See Chapter 6.12
<i>Agriculture and Extractive Uses</i>							
Goat Grazing for fire fuel management	Sd	Sd	Sd	Sd	Sd	Sd	
<i>Transportation, Communication, and Utilities Uses</i>							
Communication Antennae/Transmission Towers	–	U	U	U	U	U	<i>See Sec. 18.40.010</i>
Communication Facilities Within Buildings	–	Sd	P	P	–	P	
Freight/truck Terminals and Warehouses	–	–	–	–	–	S	
Transportation Passenger Terminals	S	S	S	S	S	S	
Truck Weigh Stations	–	–	–	–	–	S	
Utilities, Major	–	–	U	U	–	U	
<i>Accessory Uses and Structures</i>							<i>See Sec. 18.43.020</i>
<i>Temporary Uses</i>							<i>See Chapter 18.17</i>
<i>Nonconforming Uses</i>							<i>See Chapter 18.46</i>

Specific Limitations:

- L3 No drive-through service except for establishments not exceeding 150 square feet in developed neighborhood commercial projects exceeding 2 acres in area. Site development permit required.
- L4 Site development permit required for drive-through.
- L6 Caretakers' quarters only, not to exceed 1,000 square feet. Site Development Permit-Director required.
- L7 Only as an accessory use subject to approval of a site development permit.
- L8 Small-scale only (5,000 square feet or less).
- L9 No outdoor storage unless a site development permit is approved by the Director.
- L10 No shopping centers, power centers, or similar uses allowed.
- L11 Site development permit required if site abuts an "R" district.
- L12 Reserved
- L-13 Establishment of new uses is prohibited. Enlargements of existing facilities up to 10 percent are allowed by site development permit issued by the Director. Other expansions/enlargements, including expansions affecting more than a single parcel, shall require approval of a use permit. Such expansions shall not be approved if they involve property not owned or legally controlled by the business entity prior to adoption of this section. Proof of compliance shall be submitted at the time of application for the expansion/enlargements. Such intensifications shall be subject to compliance with all adopted site and building design criteria and development standards applicable within the zoning district and such other site and building design elements determined necessary by the approving authority to ensure compatibility with surrounding conforming uses.
- L19 Indoor cannabis cultivation permitted in accordance with the provisions of Chapter 6.12: Cannabis Activity
- L20 Retail sales of cannabis products permitted in accordance with the provisions of Chapter 6.12: Cannabis Activity.

18.33.030 Permit Requirements for New Development

In addition to the differentiation of uses found in Schedule 18.33.020-A, the size of a proposed building or development will determine whether permitted uses that would otherwise be permitted will be required to obtain a site development permit or a use permit. Schedules 18.33.030-A and B describe the permit process for new development or additions to existing developments that will be required based on certain size thresholds.

Schedule 18.33.030-A: Permit Requirements: "NC" District

Building/Development Size	Permit Required
Up to 2,000 square feet	Zoning Clearance
2,001 to 10,000 square feet	Site Development Permit (Director) ¹
10,001 to 20,000 square feet	Site Development Permit (BAR)
20,001 square feet and larger	Use Permit

¹ If exempt from CEQA. If not, the permit shall be processed through the BAR.

Schedule 18.33.030-B: Permit Requirements: "SC," "RC," "GC," "HC" Districts

Building/Development Size	Permit Required
Up to 4,000 square feet	Zoning Clearance
4,001 to 20,000 square feet	Site Development Permit (Director) ¹
20,001 to 30,000 square feet	Site Development Permit (BAR)
30,001 square feet and larger	Use Permit

¹ If exempt from CEQA. If not, the permit shall be processed through the BAR.

18.33.040 Site Development Regulations and Performance Standards

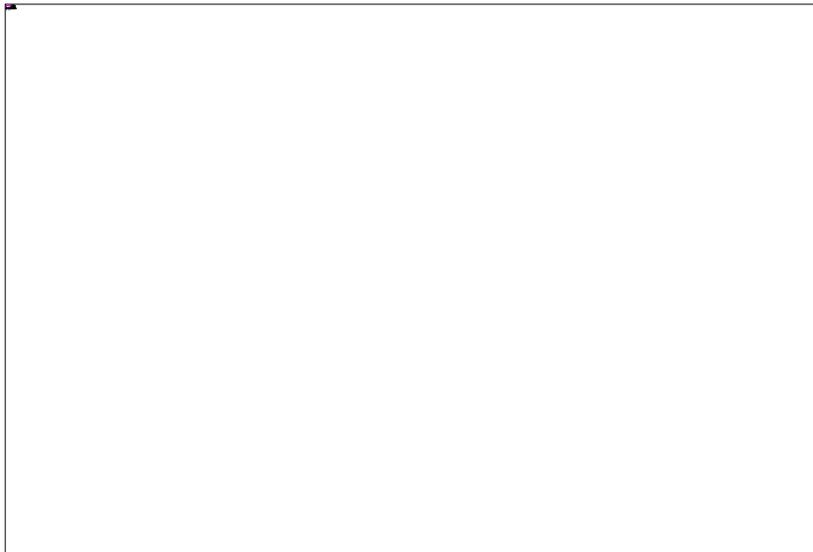
Schedule 18.33.040-A below prescribes the development regulations for commercial districts. Section 18.33.050 establishes standards for residential uses in office and commercial districts. Projects that require discretionary approval, such as a site development permit, use permit, or subdivision, must also demonstrate conformance with the design guidelines that are adopted pursuant to Section 18.40.050, Design Criteria.

Schedule 18.33.040-A: Development Regulations—"Commercial" Districts

Standards	"NC"	"SC"	"RC"	"GC"	"HC"	Additional Regulations (Letters refer to standards immediately below table)
Building Scale – Intensity of Use						
Minimum Lot Area (square feet)	7,500	10,000	10,000	7,500	10,000	(1), See Section 18.46.080 (Nonconforming Parcels)
Minimum Lot Frontage/Width	70'; 75' corner lots	Per apprvd dvlpmt plan	Per apprvd dvlpmt plan	70'; 80' corner lots	70'; 80' corner lots	See Section 18.46.080 (Nonconforming Parcels)
Minimum Site Area (acres)	–	5	15	–	–	May be reduced if an overall development plan is submitted and approved under the use permit or planned development provisions of this code.
Maximum Floor Area Ratio (FAR)	0.25					
Maximum Building Size (sq ft)	30,000	75,000	–	60,000	60,000	(2)
Building Form and Location						
Maximum Building Height (feet)	35	40	50	45	45	(3)
Sky plane adjacent to "RL," "RE," & "RS" Districts	45°	45°	45°	45°	45°	(4)
Minimum Yards (feet)	Minimum setbacks from State highway shall average no less than 20 feet (15 feet minimum) (9)					
Front	15	25	20	15	10	(5)
Side and Rear	Not required unless buffer yard is required.					
Corner Side	10	20	20	10	5	(6)
Vehicle Accommodation						
Truck Docks; Loading and Service Areas	(7)					
Other Standards						
Accessory Uses and Structures	See Section 18.43.020					

Standards	"NC"	"SC"	"RC"	"GC"	"HC"	Additional Regulations (Letters refer to standards immediately below table)
Buffer Yards	<i>See Section 18.40.020</i>					
Design Criteria	<i>For discretionary permits: See Section 18.40.050</i>					
Landscape	<i>See Chapter 18.47</i>					
Nonconforming Uses, Structures, and Signs	<i>See Chapter 18.46</i>					
Off-Street Parking and Loading	<i>See Chapter 18.41</i>					
Outdoor Sales, Display, and Storage	<i>See Section 18.43.130</i>					
Public Plazas	(8) required for retail uses only					
Residential Uses	<i>See Section 18.33.050</i>					
Screening of Mechanical Equipment	<i>See Section 18.40.130</i>					
Temporary Uses	<i>See Chapter 18.17</i>					
Tree Preservation	<i>See Chapter 18.45</i>					

- (1) **Minimum Lot Area.** Except "pads" that are approved in conjunction with a comprehensive development plan for a shopping center, regional center, or similar scale development.
- (2) **Maximum Building Size.** This limit applies to the main tenant in a multi-tenant center or structure. A use permit may be approved to exceed this limit in the "NC" and "SC" Districts upon finding that a larger building would be compatible in scale with adjacent uses or that adequate buffering and height transitions are provided. This limit does not apply in the "RC" District. In the "GC" and "HC" Districts, this limit applies only to retail uses.
- (3) **Transitional Building Height.** No building shall exceed 2 stories in height within 50 feet of an "RS" District. Additional stories may be allowed with a site development permit. Projections above the maximum height limit are allowed for chimneys, towers, spires, and antennas as prescribed in Section 18.40.080, Exceptions to Height Limits.
- (4) **Sky Plane Encroachments.** Encroachments into the sky plane are permitted subject to specified standards as prescribed in Section 18.40.080, Exceptions to Height Limits.

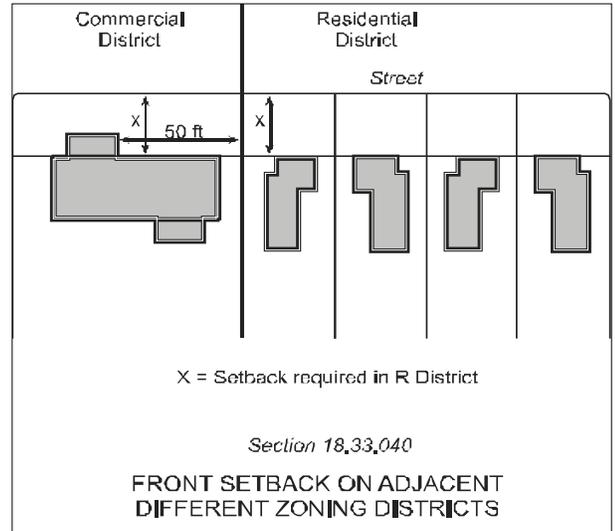


(5) **Front Yards.** Building walls facing a front property line that do not have parking between the wall and the street may encroach up to 50 percent of the required setback provided that the average setback of such building walls meets the minimum required setback for the district. If the street frontage of the block also includes an "R" district, the front yard shall be the same as required for that "R" district within 50 feet of that district.

(6) **Corner Side Yards.** If the street frontage of the block also includes an "R" district, the corner side yard shall be the same as required for that "R" district within 50 feet of that district.

(7) **Truck Docks; Loading and Service Areas.** Loading and service areas shall be screened from public streets and residential areas.

(8) **Public Plazas.** For developments of twenty-five-thousand (25,000) square feet and larger, provide areas equal to at least five percent (5%) of the building area (up to fifteen-thousand (15,000) square feet) that offer opportunities for public uses, such as outdoor seating, outdoor cafes, performance space, kiosk area, and similar activities. The area shall include amenities such as benches, water features, landscape, shade structures, or similar elements. Sidewalk areas providing access to the building entries or between building entries shall not satisfy this requirement.



(9) **State Highway Setbacks.** The following State highway segments within Redding are exempt from the State highway setback requirements; however, the remaining setback provisions of this code apply:

- Downtown Specific Plan area: all highway segments
- Eureka Way: Buena Ventura Boulevard to Union Pacific Railroad overcrossing
- North Market Street: North Market Street Bridge to Redwood Boulevard
- South Market Street: Cypress Avenue to Union Pacific Railroad undercrossing
- East Lake Boulevard: North Market Street to Interstate 5

18.33.050 Residential Uses in "Office" and "Commercial" Districts

This section establishes the standards under which residential uses may be conducted in office and commercial districts where allowed by this chapter.

A. Except in the "General Commercial" and "General Office" Districts, all residential uses shall be accessory to the intended use of the property as expressed in the General Plan and this code and shall not occupy greater floor area than the principal use.

- B. Free-standing residential uses in the "General Commercial" District shall be consistent with the density and development requirements of the "RM-15" district. Free-standing residential uses in the "General Office" District shall be consistent with the density and development requirements of the "RM-10" District (see Chapter 18.31, Residential Districts).
- C. Separate dedicated parking facilities shall be provided for residential uses in mixed-use projects.
- D. Accessory dwelling units shall be located to minimize impacts from noise, on-site traffic circulation, outdoor activities, and other impacts that may result from the principal use of the property.
- E. Accessory dwelling units shall share the same architectural features, building materials, and landscape theme as the principal use.
- F. Buffer yards shall be provided for residential uses at the side and rear property lines of the residential development if required by the Director.