

Chapter 18.40: Development and Site Regulations

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18.40.010 Antennas and Microwave Equipment; Telecommunications and Wireless Facilities

A. Purpose.

1. To ensure that amateur radio antennas and satellite and microwave dish antennas and equipment do not have an adverse impact on aesthetic values and public safety in residential, commercial, and industrial areas.
2. To provide controls for the installation of antennas and microwave equipment.
3. To provide a regulatory mechanism to accommodate the installation and development of telecommunications and wireless communications facilities whose services benefit the residents of Redding.
4. To provide for the appropriate development of telecommunication and wireless facilities consistent with the Federal regulations, with the intention of maximizing the use of existing towers, minimizing the need for new towers, and encouraging the use of alternative tower structures.

5. To minimize the visual impacts that telecommunications and wireless facilities can create in the community through careful siting, design, screening, and camouflaging.

ANTENNA AND MICROWAVE EQUIPMENT REGULATIONS

B. Locational Criteria: Amateur Radio Antennas. An amateur radio antenna may be installed on a lot in any district if it complies with the following criteria:

1. **Setbacks.** Location in any required front or street side yard or within 10 feet of any other side and rear property line is prohibited.
2. **Maximum Height.** Twenty feet above the district height limit provided that additional height may be authorized with a use permit.
3. **Surface Materials and Finishes.** Highly reflective surfaces shall not be permitted.

C. Locational Criteria: Satellite Antennas. A satellite antenna exceeding 24 inches in diameter may be installed on a lot in any zoning district if it complies with the following criteria. Antennas 24 inches or smaller in diameter need not comply with these requirements if they are affixed to the main or accessory structure.

1. Residential and Office Districts.

- a. **Setbacks.** Shall be located on the rear ½ of the lot; shall be at least 10 feet from any rear or side property line; and, in the case of a corner lot, shall not project beyond the front yard required or existing on the adjacent lot and shall be colored to minimize glare. In cases where there are front-yard setbacks greater than 80 feet, the antenna may be located on the middle of the lot provided that a site development permit is obtained in each case.
- b. **Screening.** A screen, fence, or earth berm shall be constructed to hide the base of the antenna from view from the street and adjoining front yards in the cases where the antenna is located in the middle of the lot.
- c. **Maximum Height.** Twenty feet, measured from ground level immediately under the antenna to the highest point of the antenna in its highest position.
- d. **Abutting Interior Lot.** In case of an interior lot abutting upon 2 streets, it shall not be erected so as to encroach upon the front yard required for either street.

2. All Other Districts.

- a. **Setbacks.** Shall not be located closer than 15 feet to any public street as measured from edge of right-of-way.

- b. *Maximum Height.* Thirty-five feet, measured from ground level immediately under the antenna to the highest point of the antenna in its highest position. If mounted on a roof, the antenna shall not extend more than 10 feet higher than the height limit established for the district.
- c. *Screening.* The structural base of a satellite antenna, including all bracing and appurtenances, but excluding the dish itself, shall be screened from view from public rights-of-way and any adjoining "R" district by walls, fences, buildings, landscape, or combinations thereof not less than 4 feet high.
- d. *Undergrounding.* All wires and/or cables necessary for operation of the antenna or reception for the signal shall be placed underground, except for wires or cables attached flush with the surface of a building or the structure of the antenna.
- e. *Surface Materials and Finishes.* Highly reflective surfaces shall not be permitted.
- f. *Advertising.* Antennas shall not be used for advertising purposes.

D. Locational Criteria: Microwave Receiving and Transmitting Antennas; Relay Equipment. Microwave antennas and equipment may be installed with a site development permit on any lot in the "GO," "SC," "RC," "GC," "HC," and "PF" Districts except in any required front or street-side setback area. They are permitted in the "GI" and "HI" Districts unless the antennas exceed district height limits, in which case, a site development permit is required. All wires or cables necessary for the operation of the antenna or reception of the signal shall be placed underground, except wires or cables attached flush with the surface of a building or structure of the antenna. Landscape or solid screening shall be placed around the base of any tower to screen the tower from view and to provide a physical separation between the tower and any pedestrian or vehicular circulation.

TELECOMMUNICATIONS AND WIRELESS FACILITIES REGULATIONS

- E. **Compliance with Applicable Codes.** Telecommunication and wireless communication facilities constructed in the City of Redding shall comply with all applicable codes and standards.
- F. **Permits.** All telecommunication and wireless communication facilities shall be subject to the following:
 - 1. **Zoning Clearance.** All building-mounted facilities that comply with the regulations contained in this section.
 - 2. **Use Permit.** Facilities that require a use permit shall include:

- a. All ground-mounted facilities that are not collocated with other similar existing facilities or are within 150 feet of a residential district.
 - b. Collocations that involve the installation of improvements which increase the height of an existing or similar facility by 10 percent or replace or reconstruct a facility no longer considered in conformance with the zoning or building codes.
 - c. Multiple communication sites proposed by a single applicant, in which case a use permit will serve as a master land permit for all sites under single review by the Planning Commission.
 - d. Facilities determined to have a potentially significant impact on the neighborhood. In such case, the Director may require an independent third-party review, at the expense of the applicant, to confirm the radio frequency needs of the applicant.
 - e. Facilities that do not comply with the standards of this chapter.
3. **Exempt.** New facilities that collocate on or within an existing approved tower or other facility and which comply with all relevant standards for the district in which the facility will be located, except where such facilities are located within 150 feet of a residential district.
- G. **Height.** All telecommunication and wireless communication facilities shall be of a minimum functional height, but where feasible, allow for future collocation of antenna arrays. Building-mounted facilities shall not exceed 15 feet above the maximum height permitted for the district within which they are located.
- H. **Minimum Setbacks.** Telecommunication and wireless communication facilities, including guy wires and accessory facilities, shall be set back a distance 2 times the height of the tower from any residential district boundary unless a stealth design or site particulars mitigate the visual impact.
- I. **Preferred Locations.** Telecommunication and wireless communication facilities shall be collocated with existing or planned facilities, where feasible or where found to minimize visual impact (regardless of zoning district). Other facilities suitable for collocation may include publicly used structures (water tanks, light standards, etc.), industrial, commercial structures, and mixed-use buildings in urban areas.
- J. **Prohibited Locations.** Telecommunication and wireless communication facilities shall not be located:
1. On the site of any designated Federal, State, or local landmarks.

2. Within 1,500 feet of an existing tower, unless it is on a previously approved collocated facility or multiple-user site, is technologically required, or is visually preferable.
3. Within a residential district, unless building-mounted in a stealth manner, satisfactorily disguised in a stealth structure, or totally enclosed within a building.

K. Visual Compatibility. The following standards of visual compatibility and screening shall apply:

1. All telecommunication wireless communication facilities equipment shall be screened or camouflaged so as to reduce visual impacts. Existing site features shall be used to screen or camouflage the facility where possible.
2. All facilities must be visually compatible with surrounding buildings, structures, and/or uses in the area to the maximum extent feasible.
3. All antennas, towers, or related equipment shall be coated with a non-reflective finish or paint consistent with the background area where the facility is to be placed.
4. Screening for ground-mounted equipment shall include existing and/or new vegetation pursuant to Chapter 18.40.
5. Building-mounted equipment shall be located, painted, and/or architecturally designed so as to be compatible with surrounding buildings and/or uses.

L. Interference. Interference with a public-safety radio system shall not be allowed. Prior to receiving a zoning clearance, site development permit, or use permit, applicants shall submit engineering studies evaluating transmission and radiated output power (to the third harmonic). The studies shall be reviewed by the City's Telecommunications Manager, who shall advise the approving authority on whether the application should be approved or denied based on the results of said study.

M. Technological Progress. When telecommunications technology becomes available and economically viable to allow the height of cell towers to be reduced by 50 percent or more or to allow sites to be eliminated altogether, such facilities shall be upgraded or eliminated within 24 months of a request by the City.

N. Discontinuance of Use. The City shall be notified by the service provider of any intent to discontinue operation no less than 30 days prior to discontinuance. Upon discontinuance of use, all related equipment shall be removed and the property restored to the preconstruction condition within 90 days.

18.40.020 Buffer Yards

- A. **Purpose.** The purposes of these regulations are to prescribe screening requirements and other appropriate controls designed to ensure an orderly relationship between neighboring developments; to enable diverse kinds of uses to be located near one another in a compatible manner; and to improve the appearance of individual properties, neighborhoods, and the city. Required buffer yards are not in addition to setback requirements established in this title, but dictate the use of setback areas or portions of setback areas where dissimilar land uses abut one another. The intent of this section is to require the most intensive adjacent zoning district to meet the buffer-yard requirement, excepting where residential uses are constructed in the "General Commercial" or "General Office" Districts. In these cases, the buffer yard shall be the responsibility of the residential development. Where office uses are constructed in residential districts by a site development permit pursuant to Schedule 18.31.020-A, the office use shall provide the buffer yard.

- B. **Applicability.** A buffer yard is required to be provided by new development or where such development is enlarged by 20 percent or more in assessed value or in floor area, where such development abuts a dissimilar zoning district as depicted on Schedule 18.40.020-A. Where the provision of a buffer yard is required pursuant to Schedule 18.40.020-A and the affected adjacent property has been developed with a non-residential use, the Director may waive the buffer yard requirement.

- C. **Standards.** Schedule 18.40.020-A summarizes buffer yard widths and wall requirements for each type of buffer yard. The buffer yard shall consist of the following:
 - 1. Planting a mix of deciduous and evergreen trees and shrubs of suitable type, size, and spacing to achieve screening year-round.
 - 2. Construction of a wall made of decorative block, concrete panel, or other substantially equivalent material between the dissimilar land uses. The Director may authorize the use of block post with wood insert fences between "RM" and "RS" Districts and between "LO" and "RS" Districts.

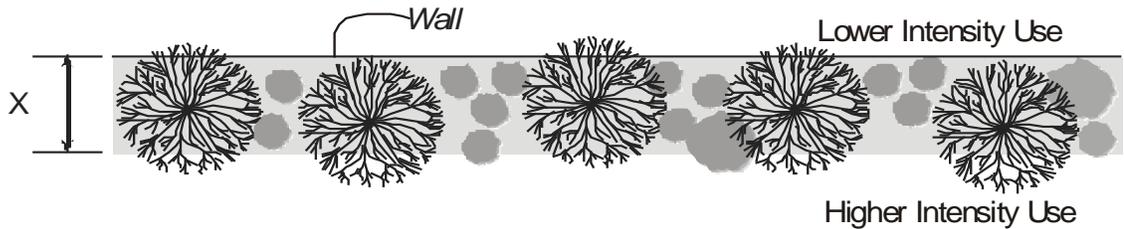
Schedule 18.40.020-A: Buffer Yards

Adjacent Zoning Districts	Minimum Buffer Yard Width	Wall Height
Commercial Adjacent to Residential	20 feet	6 feet
Office Adjacent to Residential	10 feet	6 feet
Multiple Family Adjacent to Single Family	10 feet	6 feet
Industrial Adjacent to Residential	50 feet	8 feet

Notes:

- 1. Wall heights may be increased at the discretion of the Director or approving body where needed to address land use impacts.

2. Where a wood fence already exists between land uses, it need not be replaced by a wall if the Director determines that the dissimilar land uses are adequately buffered given the circumstances of the site.
3. Where a public use abuts a residential district, the type of public facility will determine which of the above buffer yards is appropriate.



X = Buffer Yard width. See Schedule 18.40.020-A

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BUFFER YARD

- D. **Buffer Site Plan.** A buffer site plan shall be submitted to the Director with a building permit or any site development permit or use permit application for a project requiring a buffer yard. The buffer site plan shall be prepared in a form prescribed by the Director. It shall show the buffer yard location on the project site, proposed plant locations, a plant list and key, location of utility easements, roads, emergency access, walkways, proposed mechanical equipment, proposed trash enclosures, proposed loading areas, and existing and proposed structures on the site.
- E. **Alternative Buffer Yards.** Alternative buffer yards may be approved by zoning exception (Chapter 18.15) provided this alternative buffer yard meets the intent of this section. Alternative buffer yards may be approved where the site size, shape, topography, easements, or existing buildings of the property make the use of the standard buffer impractical.
- F. **Replacement of Buffer Yard Vegetation.** All installed or existing vegetation shall be properly maintained in a healthy condition. Dying, damaged, or removed vegetation shall be replaced within six (6) months with another living plant that complies with the approved Buffer Site Plan.
- G. **Uses of Buffer Yards.** Buffer yards shall not be used for parking, driveways, trash enclosures, or as a building area, except that surface parking is permitted in industrial buffer yards provided it is set back at least thirty (30) feet from the property line.
- H. **Exceptions.** Where a proposed use is separated from an existing use by a street or rail right-of-way, flood control channel, or stream corridor, no buffer yard is required provided such street or rail right-of-way, stream corridor, or major waterway is at least equal in width to the required buffer yard and required screening is achieved. A wall may be required

where necessary to address project-specific impacts. Pedestrian and/or vehicular openings in a buffer yard may be appropriate to facilitate access from residential areas to commercial projects.

18.40.030 Permitted Encroachments into Required Yards

Maximum projections into required yard setbacks shall be permitted as follows:

- A. **Fireplaces or Chimneys.** Eighteen inches.
- B. **Architectural Features of a Building, Such as Cornices, Eaves, and Cantilevered Canopies and Awnings.** Two feet.
- C. **Uncovered Decks and Raised Patios.** Uncovered decks and raised patios under 18 inches in height may not be located any closer than 18 inches to any side or rear property line and may project up to five feet into a front-yard setback. Uncovered decks and raised patios 18 inches and over in height are subject to the setback requirements of *Accessory Structures*, Section 18.43.020.
- D. **Second Stories.** Approved living area over a garage may project up to 2 feet into the required front-yard setback.
- E. **Bay Windows.** Two and one-half feet except in a 5-foot-wide side yard where a 2-foot projection is allowed.
- F. **Mechanical Equipment.** Three feet into a side yard. Pool equipment is also subject to the setback requirements of Section 18.40.160(C).
- G. **Ramps and Similar Structures for Disabled Persons' Accommodation.** Up to the entire setback where it is the only feasible location as determined by the Development Services Director and when it provides a reasonable accommodation consistent with the Americans with Disabilities Act.

18.40.040 Compliance with Map Requirements

- A. **Purpose and Intent.** The purpose of this section is to recognize any special development conditions, limitations, or environmental mitigation requirements established by a tentative map approval process pursuant to Title 17 that are necessary and applicable to the construction of private improvements on some or all parcels following the recordation of a final map or parcel map, so that such requirements will be of record and binding.

It is the intent of this section that conditions of approval for a subdivision be recognized as enforceable, when it is found necessary by the approval body to apply special development standards to subsequent development resulting from the subdivision.

- B. **Applicability.** This section shall apply to all lots of record created by either a parcel map or final map, where certain conditions of approval were determined necessary and adopted which control subsequent development on parcels created by the map. This section alone shall not be construed as limiting the type of primary land uses allowed by the base zoning district.
- C. **Effect of Map Conditions.** Conditions of approval established for a tentative map shall apply on an ongoing basis under the following circumstances:
 - 1. Special development needs, conditions, or environmental mitigation requirements were identified during the tentative map approval process that must apply to development within the subdivision after lots are formally created. Such requirements may include, but are not limited to:
 - a. Structure setbacks from open-space easements.
 - b. Requiring the use of nonflammable building materials, residential sprinkler systems, or other public-safety measures.
 - c. Maintenance responsibility of landscape or open-space/fire-break management easements on the property.
 - d. Limitations on lot grading activities.
 - e. Location of driveways, main buildings, and accessory structures.
 - f. The preservation of significant trees or other natural features.
 - 2. A statement of special conditions has been established as a matter of record on the property title as provided in Subsection D below.
- D. **Recordation of Conditions.** It is appropriate and necessary to inform purchasers of property of the existence of any special subdivision conditions as specified herein, which are applicable to the development and maintenance of the property. For this reason, such conditions shall be recorded so that they will appear in the title of the affected properties by either (1) a Statement of Conditions placed on the parcel map or final map as permitted by the Subdivision Map Act and/or (2) the recording of a Statement of Conditions as a separate instrument. The method and content of the notice used shall be that determined appropriate by the Director in order to fulfill the intent of the section.

E. Modification of Conditions.

1. A recorded Statement of Conditions may be modified or removed from some or all of the affected properties only upon an application to and approval by the Planning Commission, with appropriate environmental clearance. A public hearing shall be held by the Planning Commission when considering the request as specified in Chapter 18.11, Common Procedures. All property owners within the affected subdivision shall be notified of the public hearing.
2. An approval to modify a Statement of Conditions must include findings that the proposal: (1) is consistent with the General Plan; (2) will not result in adverse environmental conditions; (3) will not compromise the public health, safety, or welfare; and (4) is consistent with the overall design and function of the subdivision.
3. If approved by the Planning Commission, modification to Statement of Conditions shall be recorded, as determined appropriate by the Director, to document in the property title any approved changes to special conditions as were previously established.
4. Decisions by the Planning Commission may be appealed to the City Council in accordance with the requirements of Chapter 18.11, Common Procedures.

18.40.050 Design Criteria

- A. **Purpose.** The design criteria are intended to be used as a reference to assist project designers in understanding and responding to the City's goals and objectives for high-quality residential, commercial, and industrial development. The criteria shall complement the development regulations contained in this code by providing good examples of potential design solutions and by providing appropriate design interpretations.
- B. **Applicability.** These criteria are advisory for permitted uses, but should be used as a guide in conjunction with uses subject to a site development permit, use permit, small-lot subdivision, or planned development proposal to encourage a high level of design quality, while at the same time providing the flexibility necessary to encourage creativity on the part of project designers.
- C. **Criteria Formulation and Adoption.** The Director shall develop design criteria for consideration by the Planning Commission and adoption by resolution of the City Council. The design criteria are advisory for permitted uses. For development requiring a discretionary approval, effective implementation of the design criteria shall also be considered as a basis for making the required findings for approval provided, however, that applicants may submit alternative design solutions that are different than contained in the criteria but result in superior solutions that also are consistent with the General Plan. The criteria shall address:

1. Small-lot single-family development and multiple-family development, including such items as transitions from other uses, building massing and location, interior and exterior nonvehicle connections, recreation/common facility location and design, and preservation of natural amenities.
2. Office, commercial, and industrial development, including site design, parking layout/location, building location, building massing, appropriate use of signage, use of architectural features, landscape features, and public areas.

18.40.060 Development on Substandard Lots

A legally created lot having a width or area less than required for the base district in which it is located may be occupied by a permitted or conditional use. No substandard lot shall be further reduced in area or width, and a substandard lot shall be subject to the same yard and density requirements as a standard lot.

18.40.070 Development on Lots Divided by District Boundaries

The regulations applicable to each district shall be applied to the area within that district, and no use other than parking serving a principal use on the site shall be located in a district in which it is not a permitted or conditional use. Pedestrian or vehicular access from a street to a use shall not traverse a portion of the site in a district in which the use is not a permitted or conditional use.

18.40.080 Exceptions to Height Limits

Towers, spires, cupolas, chimneys, elevator penthouses, water tanks, monuments, theater scenery lofts, and similar structures and necessary mechanical appurtenances, covering not more than 20 percent of the top floor roof area to which they are accessory, may exceed the maximum permitted height by 10 feet with no discretionary review. Approval of a zoning exception is required to exceed the maximum permitted height by more than 10 feet for these types of structures.

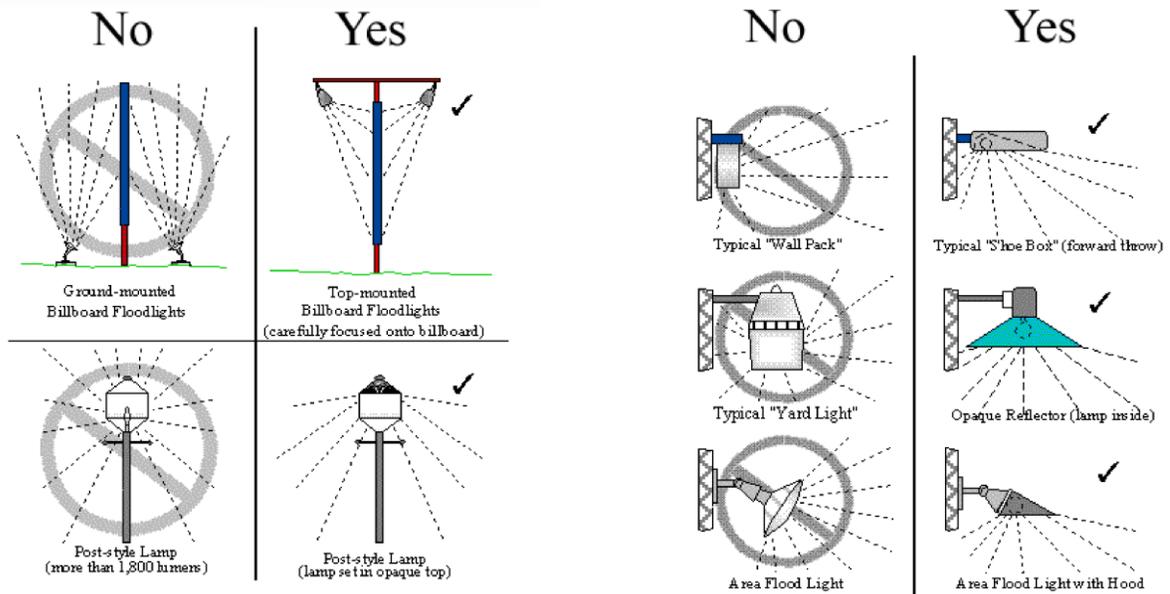
18.40.090 Lighting

Exterior lighting of commercial, office, and industrial developments is regulated to eliminate light spillover and glare on motor vehicle operators, pedestrians, and land uses within the light source's proximity. Safety considerations are the basis of the regulations, especially with respect to motor vehicles. In other cases, the regulations protect against both nuisance and hazard aspects of glare or excess light.

- A. **Plans Required.** For all new construction of commercial, office, and industrial developments, a plan detailing locations, size, height, orientation, and design of all outdoor lighting shall be submitted. A detail drawing, showing type of fixtures and level of wattage, shall also be provided.

B. Lighting Standards.

1. All exterior lights shall be designed, located, installed, directed, and shielded in such a manner as to prevent objectionable light at, and glare across, the property lines. Exterior lighting shall be directed downward and away from adjacent properties and the public right-of-way. Shielded shall mean that the light rays are directed onto the site, and the light source—whether bulb or tube—is not visible from an adjacent property or rights-of-way.
2. All parking area lighting, including building- and pole-mounted, shall be fully shielded so as to prevent light spillover at property lines.
3. All building lighting, other than architectural lighting, shall be fully shielded, not allowing any upward distribution of light. Floodlighting is discouraged and, if used, must be shielded to prevent: (1) light trespass beyond the property line and (2) light above a 90-degree, horizontal plane.



18.40.095 Loading Spaces/Docks

Except in industrial districts, where a loading space, dock, or door is visible from a public street or residential district, it shall be screened with an 8-foot-high, solid-masonry wall, or an equivalent screen device or technique, unless a zoning exception is granted in accordance with Chapter 18.15, Zoning Exception. For applications requiring a site development permit or use permit, the screening requirement may be modified by the approving authority based on the circumstances peculiar to the site.

18.40.100 Noise Standards

- A. **Purpose.** The purpose of this chapter is to:
1. Control unnecessary, excessive, and annoying noise.
 2. Protect the public health, safety and welfare.
 3. Declare that creating, maintaining, or causing noise in excess of the limits prescribed by this chapter is a public nuisance and shall be punishable as such.
- B. **General Noise Regulations.** Notwithstanding any other provision of this chapter and in addition thereto, it shall be unlawful for any person to willfully or negligently make or continue or cause to be made or continued, any loud, unnecessary, or unusual noise which disturbs the peace and quiet of any neighborhood or which causes any discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area. Noncommercial public speaking and public assembly activities conducted on any public space or public right-of-way shall be exempt from the operation of this section.
- C. **Factors of Determination.** The factors which will be considered in determining whether a violation of the provisions of this chapter exists shall include, but not be limited to, the following:
- The sound level of the alleged objectionable noise.
 - The sound level of the ambient noise.
 - The nature and zoning of the area within which the noise emanates.
 - The time of day or night the noise occurs.
 - Whether the noise is continuous, recurrent, or intermittent.
- D. **Noise Measurement.** Noise shall be measured utilizing the hourly energy-equivalent noise level (L_{eq}).
- E. **Noise Limits.** The provisions of this section address noise intrusions over and above the noise normally associated with a given location (intrusions over the ambient level). The ambient noise varies throughout the community, depending upon proximity to streets and the type of area land uses.

The maximum sound levels shall be determined as follows:

1. *Exterior Noise Limits.*

- a. The noise standards for the various categories of land use as set forth in Schedule 18.40.100-A, unless otherwise specifically indicated, shall apply to all such

property within a designated zone. No person shall operate, or cause to be operated, any source of sound at any location within the incorporated city or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level when measured on any other property, either incorporated or unincorporated, to exceed the noise standard for that land use specified in Schedule 18.40.100-A.

- b. If the measured ambient level is above that permissible, the allowable noise exposure standard shall be increased to reflect the actual ambient noise level.

Schedule 18.40.100-A describes the noise standard for emanations from any source as measured on adjacent properties:

Schedule 18.40.100-A: Exterior Noise Standards

Receiving Land Use Category	Time Period	Noise Level (Hourly L_{eq} /dB)
Residential	10 p.m. – 7 a.m.	45
	7 a.m. – 10 p.m.	55
Office/Commercial	10 p.m. – 7 a.m.	55
	7 a.m. – 10 p.m.	65
Industrial	10 p.m. – 7 a.m.	n/a ¹
	7a.m. – 10 p.m.	n/a ¹

¹ Industrial noise shall be measured at the property line of any nonindustrial district.

F. Prohibited Acts. The following acts are hereby prohibited:

1. **Loading and Unloading.** Loading, unloading, opening, closing, or other handling of boxes, crates, containers, building materials, or similar objects between the hours of 10 p.m. and 7 a.m. in such a manner as to cause a noise disturbance across a residential real property line.
2. **Construction or Demolition.**
 - a. Operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work in or within 500 feet of a residential district such that the sound creates a noise disturbance across a property line during the following times:
 - ▶ May 15 through September 15: Between the weekday hours of 7 p.m. and 6 a.m. and weekends and holidays between 8 p.m. and 9 a.m.
 - ▶ September 16 through May 14: Between the weekday hours of 7 p.m. and 7 a.m. and weekends and holidays between 8 p.m. and 9 a.m.

3. ***Domestic Power Tools and Equipment.*** Operation or permitting the operation, of any mechanically powered saw, lawn or garden tool or similar outdoor tool between 10 p.m. and 7 a.m. on weekdays (or 9 p.m. and 8 a.m. on weekends and legal holidays) so as to create a noise disturbance across a residential or commercial real property line.

G. **Emergency Exemptions.** The provisions of this chapter shall not apply to:

1. The emission of sound for the purpose of alerting persons to the existence of an emergency.
2. The emission of sound in the performance of emergency work.

H. **Miscellaneous Exemptions.**

1. ***Warning Devices.*** Warning devices necessary for the protection of the public safety, such as police, fire, and ambulance sirens, shall be exempted from the provisions of this chapter.
2. ***Outdoor Activities.*** The provisions of this chapter shall not apply to occasional outdoor gatherings, public dances, shows, and sporting and entertainment events provided that such events are conducted pursuant to a permit or license issued by the City relative to the staging of such events.
3. ***Churches and Other Similar Organizations.*** Any churches or other similar organization which use unamplified bells, chimes, or other similar devices are exempt from the provisions of this chapter so long as said church or other similar organizations play such between the time period of 7 a.m. and 10 p.m. and the playing period does not exceed 30 minutes in any one hour.
4. ***Municipal Solid Waste Collection.*** Collection of solid waste, vegetative waste, and recyclable materials by the City of Redding shall be exempt from the provisions of this chapter.
5. ***Public Works Construction Projects.*** Street, utility, and similar construction projects undertaken by or under contract to the City of Redding, County of Shasta, or State of California or a public utility regulated by the California Public Utilities Commission.
6. ***Public Utility Facilities.*** Facilities including, but not limited to, 60-cycle electric power transformers and related equipment, sewer lift stations, municipal wells, and pumping stations.

I. **Federal and State Preempted Activities.** Any other activity shall be exempt from the provisions of this chapter to the extent regulation thereof has been preempted by State or Federal laws.

18.40.110 Performance Standards, Citywide

The following performance standards shall apply to all use classifications in all zoning districts:

- A. **Noise.** No use shall create noise levels which exceed the standards of Chapter 18.40.100.
1. **Director May Require Acoustic Study.** For new uses that, in the opinion of the Director, may not meet the standards of the Noise Element, the Director may require that an acoustical analysis be prepared. The analysis shall, at a minimum, conform to the following standards:
 - a. Analysis shall be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
 - b. Noise levels shall be documented with sufficient sampling periods and locations to adequately describe local noise conditions and noise sources.
 - c. Existing and projected noise levels shall be estimated in terms of L_{eq} and L_{dn} or CNEL. Levels shall be compared to the existing ambient noise levels.
 - d. Mitigation shall be recommended, giving preference to site planning and design rather than noise barriers, where feasible.
 - e. Noise exposure after the prescribed mitigation measures have been implemented shall be estimated.
 2. **Noise Attenuation Measures.** The approving authority may require the incorporation into a project of any noise-attenuation measures deemed necessary to ensure that noise standards are not exceeded, including, but not limited to, noise walls exceeding maximum height limits and minimum setbacks of the zoning district.
- B. **Vibration.** No use, activity, or process shall produce vibrations that are perceptible without instruments at one or more property lines of a site.
- C. **Odors.** No use, process, or activity shall produce objectionable odors detectable by a reasonable person that are perceptible without instruments at the property lines of an "R" district.
- D. **Hazardous and Extremely Hazardous Materials.** The use, handling, storage, and transportation of hazardous and extremely hazardous materials shall comply with the provisions of the California Hazardous Materials Regulations, the California Fire and Building Codes, and any other applicable laws.

- E. **Heat and Humidity.** Uses, activities, and processes shall not produce any emissions of heat or humidity at the property line that cause material distress, discomfort, or injury to a reasonable person.
- F. **Electromagnetic Interference.** Uses, activities, and processes shall not cause electromagnetic interference with normal radio, television, or telephone reception in "R" districts or with the function of other electronic equipment beyond the property line of the site on which they are situated.

18.40.120 Trash Container Enclosures

A. Purpose.

1. To establish design and locational criteria for the construction of trash- and recycling-container enclosures in conjunction with multiple-family residential, commercial, and industrial developments. The Director is authorized to require that a trash container enclosure meeting the standards of this section be constructed as a condition of obtaining a site development permit, use permit, or building permit on any site that does not have the required enclosure.
2. To ensure that enclosures are functional, serviceable, durable, unobtrusive, and architecturally compatible with the adjacent buildings.
3. To ensure adequate areas for the storage of recyclable materials as required by the California Solid Waste Reuse and Recycling Act of 1991.

B. Applicability.

1. ***Trash- and recycling-container enclosures.*** Required for all new multiple-family developments consisting of 4 or more dwelling units and for all office, commercial, and industrial developments. Alterations (including cumulative alterations) resulting in a cumulative increase in floor area of 20 percent or more require installation of a recyclable-materials enclosure.
2. ***Trash and recycling enclosures*** may be functionally combined into a single unit or may be established at separate locations on a parcel subject to the design criteria established by this chapter and the approval of the Director.
3. ***The Director*** is authorized to require that a trash-container enclosure meeting the standards of this code be constructed as a condition of obtaining a building permit on any site that does not have such an enclosure.

Schedule 18.40.120-A: Applicability of Recycling and Solid Waste Disposal Regulations

Zoning District	Applicability
R	4 or more dwelling units
O, I, PS	All development
C	All development ¹

Note:¹ For residential development in "C" districts, applies only to 5 or more multiple-family dwellings.

C. **Location and Orientation.** All enclosures shall comply with the California Fire Code and shall meet the following requirements unless it is demonstrated that they are infeasible as determined by the Director. A building permit shall not be issued for a project until documentation of approval of the location is provided by the Director.

1. No enclosures shall be located within any required front-yard or street side-yard setback areas unless it is satisfactorily demonstrated to the Director that due to originality of design, architectural treatments, and lack of visibility of loading areas, the location meets the intent of this section.
2. Trash enclosures shall be located so that front-load equipment having a 17.5-foot wheel base and an outside turning radius of 45 feet has sufficient maneuvering area and, if feasible, so that the collection equipment can avoid backing. The enclosure pad with an apron area 10 feet in width and 12 feet in length shall not have a slope, including cross slope, exceeding 2 percent. The pad shall not be elevated above the apron.
3. The enclosure openings shall be oriented so that front-load disposal equipment can head in directly to the enclosure opening to access the container without removing it from the enclosure.
4. Trash enclosures shall be located so that front-load equipment can enter and exit the property using through driveways, thus avoiding backing maneuvers. If through driveways are not practical, sufficient maneuvering area shall be provided to allow collection equipment to turn around. Enclosures shall not be placed in areas where collection equipment will have to back into the street to exit the property. The Solid Waste Division may approve alternate locations where considered appropriate based on site constraints, such as site size and layout, and taking into consideration the average number of vehicle trips on abutting streets.
5. Recycling enclosures shall be located within 10 feet of a driveway aisle or parking area. A 4-foot-wide concrete walkway shall be provided between the enclosure

entrance and the driveway or parking area. The slope of the walkway shall not exceed 5 percent.

6. All enclosure types shall be consolidated to minimize the number of collection sites and located so as to reasonably equalize the distance from the building spaces they serve.
7. The area in front of all enclosure types shall be kept clear of obstructions; shall not be utilized for parking; and shall be painted, striped, and marked "No Parking."

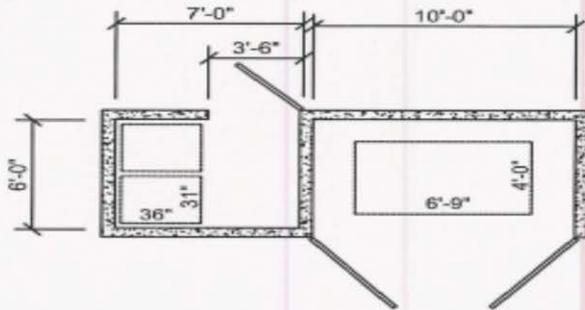
D. **Materials, Construction, and Design.** The various components of trash- and recycling-container enclosures shall be constructed and thereafter maintained as follows:

1. **Minimum Size.** The size of trash and/or recycling-container enclosures shall be determined by the Solid Waste Division and will be based on the container sizes required by that Division. Acceptable configurations of the enclosures are depicted in the following illustration.
2. **Minimum Height.** Six feet for trash enclosures; 5 feet for recycling enclosures.
3. **Enclosure Material.** Solid masonry or concrete tilt-up with decorated exterior-surface finish compatible to the main structure(s). If the enclosure is not visible from a public walkway, street, or residential area, the enclosure may be constructed of chain-link fencing with wood or plastic inserts.
4. **Gate Material.** Decorative, solid, heavy-gauge metal or of a heavy-gauge metal frame with a covering of a view-obscuring material. If not visible from a public street or residential area, the enclosure gates may be constructed of chain link with wood or plastic inserts.
5. **Gate Construction.** Gates shall be hung so that they do not decrease the minimum width requirement for the enclosure opening (see diagram below). Gates are to be secured in the closed position by steel cane bolts. Holes are to be drilled in the adjacent asphalt for the cane bolts to hold the enclosure gates in the wide open position during collection.
6. **Enclosure Pad.** Four-inch-thick-minimum concrete pad.
7. **Bumpers.** Bumpers measuring at least 2 inches high by 6 inches wide shall be affixed on the floor of the interior at the base of the trash enclosure walls for the protection of the enclosure walls. The bumpers should be made of concrete, steel, or other suitable material and shall be anchored to the concrete pad.
8. **Protection for Enclosures.** Concrete curbs or equivalent shall protect enclosures from adjacent vehicle parking and travelways.

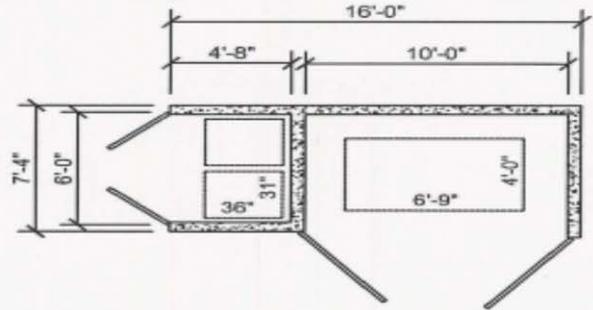
9. ***Travelways and Area in Front of Enclosure.*** An adequate base to support a truck weight of 62,000 pounds.
10. ***Signs.*** A sign clearly identifying the recycling collection area(s) and the materials accepted shall be posted adjacent to the recycling-container enclosure. The sign shall be a minimum of 17 inches high by 22 inches long. Lettering shall consist of not less than one-inch letters.
11. ***Trees.*** Trees shall not be planted that will canopy over or overhang a trash enclosure

E. Combined Trash- and Recycling-Container Enclosures

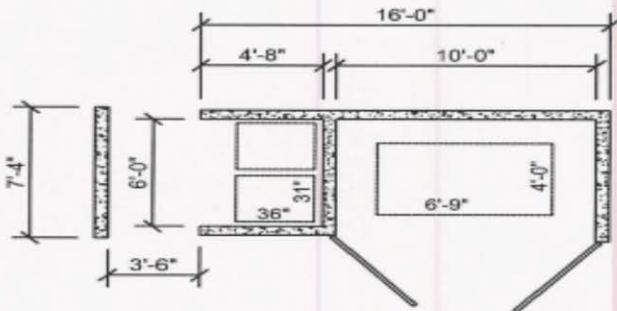
These enclosures shall utilize separate compartments, although the entrances may be served by a common gate. The enclosure shall be designed such that the recycling bins can be serviced without removal of the trash container. The requirements of Subsection D (Materials, Construction, and Design) shall apply.



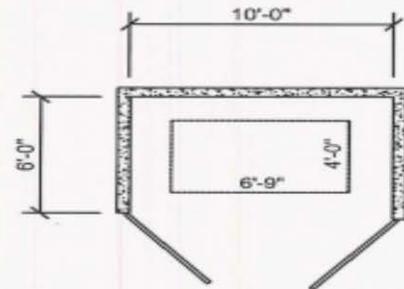
ALTERNATIVE 1
(COMBINED ENCLOSURE TYPE)



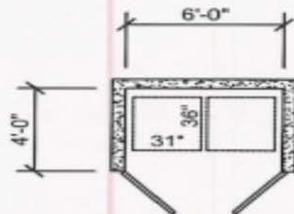
ALTERNATIVE 2
(COMBINED ENCLOSURE TYPE)



ALTERNATIVE 3
(COMBINED ENCLOSURE TYPE)



ALTERNATIVE 4
SEPARATE TRASH ENCLOSURE
(3 YARD)



SEPARATE TRASH OR RECYCLING CART ENCLOSURE

* CHECK WITH SOLID WASTE DIVISION FOR EXACT SIZING OF ENCLOSURES

RECYCLING AND TRASH CONTAINER ENCLOSURES

18.40.130 Screening of Mechanical Equipment

Ground- and roof-mounted mechanical and utility equipment shall be screened from view from public streets, public gathering areas, and from residential districts as required below. Such equipment includes, but is not limited to, heating and air conditioning equipment, refrigeration equipment, utility equipment (i.e., transformers, cross-connection control devices, exhaust fans and vents, and similar equipment). The location and screening techniques proposed for this equipment shall be depicted on building/site plans submitted to the City for approval of a building permit, site development permit, or use permit. The location and method of screening must be approved by the Director prior to issuance of these permits. This section shall not be construed as prohibiting roof-mounted equipment installed prior to the adoption of this code from being repaired or replaced.

A. Residential Uses.

1. Roof-mounted heating and air-conditioning equipment is prohibited unless a zoning exception is granted pursuant to Section 18.15.030(S).
2. Ground-mounted equipment shall be screened from public view.

B. Commercial Uses

1. Ground-mounted HVAC units and utility equipment such as electric and gas meters, panels, junction boxes, and similar equipment shall be screened from view of public streets, parks, plazas, etc., using architecturally compatible walls and/or thick landscape.
2. Utility transformers, cross-connection control devices, and similar equipment shall be carefully located to minimize to the extent possible their view from public streets, parks, and plazas. In commercial developments, these devices should, wherever feasible, be located within service alleys or other locations that are not immediately adjacent to streets, driveways, parking lots, or public gathering areas. Where visible from these areas, the equipment shall be oriented so that it can be screened with berms, walls, landscape, or a combination thereof, while maintaining access to service doors and equipment as required by the affected utility.
3. Roof-mounted mechanical equipment shall be hidden with building elements that are designed for that purpose as an integral part of the building design.
4. Wall-mounted mechanical equipment that protrudes more than 12 inches from the outer building wall shall be screened from view by structural features that are compatible with the architecture and materials of the building. Wall-mounted equipment that protrudes less than 12 inches from the outer building wall shall be designed to blend with the color, design, and materials of the building.

C. Industrial Uses

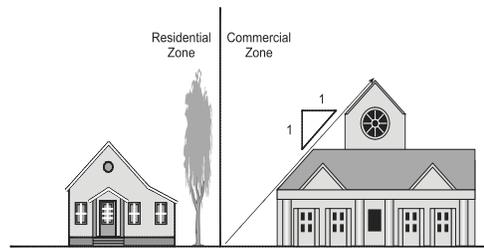
1. Ground-mounted HVAC units and utility equipment shall be screened from view from public streets and residential districts.
2. Recognizing the unique nature of industrial operations, alternative screen measures for roof- and wall-mounted equipment may be proposed for buildings exceeding 10,000 square feet. Those methods may include, but shall not be limited to, increased setbacks, increased landscape, grouping of the equipment on specific portions of the building, painting, or otherwise camouflaging the equipment.

18.40.140 Sight Obstructions at Intersections

Intersections. Visibility at street intersections shall not be blocked above a height of 3 feet by vegetation or structures, including, but not limited to, fences and walls. This restriction shall apply to all land within a triangular area bounded by the curb line and a diagonal line joining points on the curb line 30 feet back from the point of their intersection. In the case of a rounded corner, the triangular area is measured between the tangents to the curve of the curb line and a diagonal line joining points on the tangents 30 feet back from the point of their intersection. The tangents referred to are those at the beginning and at the end of the curve of the line at the corner.

18.40.150 Sky Plane

The sky plane establishes maximum building heights for office, commercial, industrial districts, or "RM" (multiple-family) District where they abut an "RL," "RE," or "RS" (residential) District. The sky plane is represented by a line drawn at 45 degrees, originating at the common property line at ground level, extending for a horizontal distance of 45 feet. The Director shall apply sky plane requirements within a residential district if determined necessary to protect adjacent residences from the impacts of nonresidential or institutional uses, such as a religious facility, residential care facility, or similar use.



Section 18.40.150

SKYPLANE ADJACENT TO R DISTRICTS

18.40.160

Swimming Pools

- A. Purpose.** The purpose of this section is to establish property-line setback requirements for swimming pools.

B. **Applicability.** The provisions of this section apply to the minimum property-line setback requirements for all outdoor swimming pools.

C. **Construction Locations.**

1. ***Outdoor Swimming Pools in any "RL" "RE" or "RS" District.***

- a. Swimming pools shall not be constructed within 20 feet (20') of a front property line; within 15 feet (15') of the street-side property line of a corner lot; within 5 feet on an interior side-yard property line; within 5 feet (5') of a rear property line. All setbacks shall be measured from the inside face of the pool wall. See Section 18.40.030 for setbacks for associated pool decking. Exception: Street-side setback may be reduced to 10 feet on lots created and developed prior to October 1, 2002, provided that the pool is constructed behind an existing fence that was constructed in accordance with the setback requirements in effect at the time the fence was constructed.
- b. Aboveground/on-ground pools shall be located on the rear half of the lot and not closer than 5 feet (5') to any side or rear property line. Any associated decking/ladders over 6 inches above grade shall not be located within 5 feet (5') of a property line.
- c. No portion of an in-ground pool shall encroach into the area created by an imaginary line traversing at a 45-degree (45°) angle away from the bottom of the foundation of any residential or accessory structure unless a supporting engineered wall is constructed in conjunction with the pool.
- d. Filtering systems and heating equipment for all pools shall not be located closer than 30 feet (30') to any dwelling other than the owner's or they shall be enclosed or housed to attenuate noise levels on abutting properties to within the standards of City's General Plan. In cases where an adjacent residential lot is vacant, the equipment shall be located a minimum of 15 feet (15') from the common property line or within the rear-yard setback unless the noise is attenuated to within the standards of the City's General Plan.
- e. Swimming pools, pool decking, and mechanical or utility appurtenances for the pool cannot encroach into any open-space easement. Such structures may encroach into a public-utility easement upon first obtaining approval from the City Engineer. If approval is granted, an encroachment permit is required to be issued in conjunction with the swimming pool permit.

2. ***Outdoor Swimming Pools in any "RM" "GC" or "HC" District.***

- a. Pools intended for multiple-family or business uses shall not be located closer than 15 feet (15') to any public right-of-way.

3. **Indoor Swimming Pools in All Zoning Districts.**

- a. Indoor swimming pools shall be considered as part of the structure and shall meet all applicable setback requirements appurtenant to the structure in which the pool is enclosed.
- b. Filtering systems and heating equipment for all pools, when located outside the building, shall meet the requirements set forth in subsection (C)(1)(d) of this section.

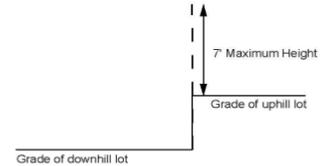
18.40.170 Underground Utilities

All electrical, telephone, cable television, and similar distribution lines providing direct service to a development site shall be installed underground within the site. The Director may waive this requirement upon a determination that the installation is infeasible.

18.40.180 Walls and Fences

A. Residential Districts

- 1. **Height.** Fences or walls in required front-yard setbacks or within 10 feet (10') of the property line in a required street-side setback shall not exceed 3 feet. All other fences shall not exceed 6 feet (6') in height, except for along any interior side- or rear-yard not fronting on a public right-of-way, in which case the fence shall not exceed 7 feet (7') in height with any attachments to the fence designed to be of similar/compatible architecture and materials as the fence to which it is attached. However, legal, nonconforming fences may be repaired or replaced. Fence or wall heights between sloped or terraced lots are measured from the grade of the "uphill" side of the fence as shown. Walls and fences required by a site development permit, parcel map, or subdivision may exceed the maximum height limits and minimum setbacks of the zoning district as required by the conditions of approval for the project.

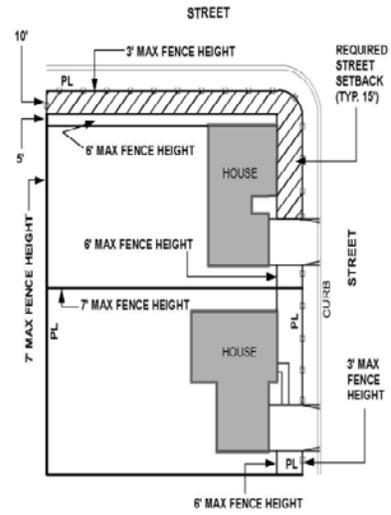


- 2. **Design.** In all "RM" Districts, fencing shall be treated as an integral part of the architecture, with materials, colors, and detailing drawn from the building they surround or adjoin. Fences or walls adjacent to freeways, highways, or arterial or collector streets that are required as a condition of development by the City shall be constructed of decorative masonry, concrete-block, concrete-panel, or similar materials. Solid masonry fences or walls shall not be placed within areas of designated one-hundred-year (100-year) floodplain without proper openings to pass floodwaters in accordance with the requirements of the Federal Emergency

Management Agency. Barbed wire, razor wire, and electric fencing is prohibited in all residential districts unless the Director determines that said fencing is necessary for security, animal containment, or other legitimate purpose and would not be detrimental to the neighborhood in which the property is located.

B. Nonresidential Districts

- 1. Location.** Fences or walls shall not be constructed within a street front or side setback area unless a site development permit is approved by the Director.
- 2. Height.** Fences or walls shall not exceed 6 feet (6') in height unless the Director determines that additional height is necessary for screening or security purposes or due to the topography of the site. In all other circumstances, a site development permit shall be obtained to exceed a height of 6 feet (6'). Walls and fences required by the City as a condition of approval for development may exceed the maximum height limits and minimum setbacks of the zoning district as required by the conditions of approval for the project.
- 3. Design and Materials.** Fencing visible from a street shall be treated as an integral part of the architecture, with materials, colors, and detailing drawn from the building they surround or adjoin. Barbed wire shall not be erected and maintained within 25 feet of any public right-of-way. The use of razor wire or similar materials must be set back a minimum of 50 feet from a right-of-way. Barbed, razor, and similar wires may extend 18 inches above the height limits established by this section. Solid masonry fences or wall shall not be placed within an area of 100-year floodplain without proper openings to pass floodwaters in accordance with the requirements of the Federal Emergency Management Agency. The Director may approve modifications to the above provisions through issuance of a site development permit.



18.40.190 Wellhead Protection

- A. **Purpose and Intent.** The purpose of this section is to:
1. Reduce the risk of contamination of groundwater by managing the development, land use, and commercial/industrial activities within identified groundwater protection zones.
 2. Preserve the quality of Redding's environment.
 3. Promote the economic health of the City through balancing protection of groundwater with promotion of business and community interests.
 4. Protect the public health, safety, and general welfare.
- B. **Applicability.** This chapter applies to projects identified as possible contaminating activities located in identified source-water protection zones. These protection zones are depicted on the City of Redding Well Water Assessment map. Both existing and planned well sites are regulated, including existing and planned wells of the City of Redding, Bella Vista Water District, and any other municipal water provider within the City of Redding.
- C. **Wellhead Protection Zone Established.** The City shall review proposed projects identified as possible contaminating activities to municipal well water that are located within the protection zone depicted on the City of Redding Well Water Assessment Map. Wellhead protection zones are based on the rate of movement of groundwater in the vicinity of wells with an allowance for dispersion of a pollutant entering into and moving with the groundwater. This is known as "time of travel" (TOT). For purposes of this code, the applicable protection zone is the 10-year time of travel zone (TOT 10) as depicted on the Well Water Assessment Map.
- D. **Site Development Permit Required.** A site development permit is required for any of the following or similar possible contaminating activities that are proposed within TOT 10. All agencies having regulating authority over the substances utilized by the activity shall be notified of the permit application and invited to submit recommendations on the developments or uses that address groundwater protection and ongoing monitoring requirements.

COMMERCIAL

Service Stations
Auto repair and service
Laundries and dry cleaning plants
Repair services

INDUSTRIAL

Batch plants
Fuel and ice dealers
Primary metal products
Metal plating, polishing, etching, engraving, anodizing, or similar processes
Production and/or bulk storage of pesticides, herbicides, solvents, and similar chemicals
Recycling and scrap facilities

Wholesale/Storage

Storage yards
Vehicle and freight terminals

PUBLIC

Airfields, landing strips, and heliports
Collection stations
Power-generating facilities
Public utility centers

OTHER

Other uses which, in the opinion of the Director, have the potential to impact groundwater resources by virtue of materials or processes applicable to the development or use.

- E. **Prohibition of Underground Storage Tanks.** For purposes of this chapter, all underground storage tanks for substances other than water, private septic systems, and similar materials are prohibited within the 10-year time of travel zone (TOT 10). Aboveground tanks are permissible, provided that they are screened from public view by a solid wall. The locations and screening of aboveground tanks shall be established by the site development permit.
- F. **Nonconforming Uses.** An existing use made nonconforming by application of these wellhead- protection requirements shall be treated as nonconforming only with respect to underground storage tanks.