

## Chapter 18.43: Standards For Specific Land Uses

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### **18.43.010 Purpose**

Uses that are permitted with limitations or permitted upon approval of a discretionary permit in individual zoning districts (see Part III of this ordinance) must comply with the regulations and standards in this chapter. Limited uses that fully comply with these standards are permitted as-of-right. Conditionally permitted uses must comply with the regulations and standards in order to obtain approval of a site development permit or use permit. Part III establishes procedures and requirements for review of limited uses and approval of conditional use permits.

### **18.43.020 Accessory Uses and Structures**

- A. **Accessory Uses.** An accessory use structure, building, or tent shall be allowed only in conjunction with a principal use or building to which it relates under the same regulations as the main use in any zoning district. Accessory structures, buildings, or tents shall be designed to be of similar and compatible architecture and materials as the main buildings.
- B. **Portable Commercial Accessory Structures.**
  - 1. Except in the “SC,” “RC,” “GC,” “GC-VR,” “HC,” “GI,” “HI,” and “PF” Districts, the use of portable storage containers, such as shipping containers, storage sheds, temporary shade covers, trailer covers, and similar storage structures, shall be limited to

use during construction or remodeling on sites where a valid building permit has been obtained. The maximum time period for use is one year from issuance of a building permit unless a longer period is authorized by a site development permit approved by the Development Services Director. The structure must be removed within fourteen (14) days of receiving an occupancy permit from the Building Official.

2. Within the “SC,” “RC,” “GC,” “GC-VR,” “HC,” “GI,” “HI,” and “PF” Districts, portable storage containers, may be utilized as an accessory use for long-term storage unrelated to construction or remodeling subject to the granting of a building permit. The portable storage containers shall not be located within any required setback, parking, or landscape areas, shall be located on a level surface paved with asphalt concrete or Portland cement concrete, shall be a neutral earth-tone color compatible with permanent buildings on the premises, shall be maintained in a good state of repair, shall be screened from view of public streets and residential districts, and may be served by electrical power for the purpose of interior lighting and/or climate control. A maximum of two (2) portable storage containers not exceeding a total floor area of six-hundred-fifty (650) square feet shall be permitted for long-term storage on sites of one acre or less and a maximum of four (4) portable storage containers not exceeding a total floor area of one-thousand-three-hundred (1,300) square feet shall be permitted for long-term storage on any site greater than one acre. Additional portable storage containers may be permitted subject to approval of a Site Development Permit by the Development Services Director.

C. **Residential Accessory Uses and Structures.** When allowed, specific residential accessory uses and structures are subject to the provisions of this section. Residential accessory structures include any uses that are customarily related to a residence, including garages, greenhouses, storage sheds, studios, swimming pools, spas, workshops, detached covered decks and patios, detached uncovered decks and patios eighteen inches (18”) in height or greater, and similar structures. Structures under one-hundred-twenty (120) square feet in size not requiring a building permit, uncovered decks and patios less than eighteen inches (18”) in height, and fences, are not subject to the regulations in this section. Additional regulations for accessory dwelling units are located in Section 18.43.140, Accessory Dwelling Units. Private swimming pools, spas, and hot tubs are allowed as accessory uses to approve residential uses on the same site subject to the regulations in Section 18.40.160 of this code. Accessory storage structures within front-yard or street-side yard setbacks are prohibited as noted in Schedule 18.31.030-C, Note (9).

1. **General Requirements.** All accessory uses and structures are subject to the following standards, except where more restrictive requirements are established by other provisions of this section for specific uses.
2. **Relationship of Accessory Use to Main Use.** Accessory uses and structures shall be incidental to the main use, and not alter the character of the site from that created by the main use. No lot may be used solely for an accessory building or structure (including pools) other than fencing.

3. **Attached Structures.** An attached structure is not, by definition, an accessory structure. A structure shall be considered attached to a main structure if it is architecturally compatible with and made structurally a part of the main structure, including sharing a common wall or roof-line with the main structure. A structure attached with a breezeway connecting a door of the residence to a door of the detached structure, with a roof that is a minimum of 8 feet in width and a maximum of 15 feet in length, will be considered a part of the main structure for the purposes of this code. An attached structure shall comply with all requirements of this code applicable to the main structure, including, but not limited to setback requirements and height limits.

4. **Detached Structures in the RL Zone.**

- a. **Number of Structures.** The number of detached accessory structures shall be limited to two, unless a site development permit is approved by the Director for additional structures.
- b. **Size.** The floor area of detached accessory structures shall not exceed one-thousand-five-hundred (1,500) square feet of floor area per acre of land. Larger structures shall require approval of a site development permit by the Director. In reviewing a request for additional size, the Director may consider neighborhood compatibility, overall lot coverage, and relationship of the accessory structure to the main structure and use, and any circumstances unique to the site or the neighborhood.
- c. **Height.** The maximum height shall not exceed twenty-five feet (25'). Additional height may be permitted with approval of a site development permit by the Director.
- d. **Building Separation.** Detached accessory structures requiring a building permit, shall comply with the applicable building separation requirements of the most recent edition of the California Building Code as adopted by the City of Redding.
- e. **Setbacks.** Detached accessory structures shall meet the same setback requirements as the main building.

5. **Detached Structures in the RE, RS, and RM Zones.**

- a. **Number of Structures.** The number of detached accessory structures shall be limited to two (2) unless a site development permit is approved by the Director for additional structures.
- b. **Size.** Detached accessory structures shall not exceed a cumulative floor area of one-thousand-five-hundred (1,500) square feet unless a Site Development Permit is approved by the Director for a greater amount. In reviewing a request for additional size, the decision-making body may consider neighborhood

compatibility, overall lot coverage, relationship of the accessory structure to the main structure and use, and any circumstances unique to the site or the neighborhood. The maximum lot coverage allowed by Schedule 18.31.030 C: Development Regulations - Residential Uses, shall not be exceeded.

- c. **Height.** The maximum height shall not exceed twenty-two feet (22'). Additional height may be permitted with approval of a Site Development Permit by the Director.
- d. **Building Separation.** Detached accessory structures requiring a building permit, shall comply with the applicable building separation requirements of the most recent edition of the California Building Code as adopted by the City of Redding.
- e. **Setback Requirements.**

Type of Structure	Setbacks from Property Line			
	Front Yard	Corner Side Yard (street side)	Side Yard	Rear Yard
<i>Accessory structures 16 feet or less in height</i>				
Detached garages & carports	20 feet*	20 feet	5 feet	10 feet**
All other accessory structures	15 feet*	15 feet	5 feet	10 feet
<i>Accessory structures over 16 feet in height</i>				
Detached garages & carports	20 feet*	20 feet	10 feet	15 feet**
All other accessory structures	15 feet*	15 feet	10 feet	15 feet

**Notes:**

<sup>1</sup>The Director may apply the setback requirements for accessory structures sixteen feet (16') or less in height to an accessory structure whose roof exceeds sixteen feet (16') in height when he/she determines that the additional height is necessary to achieve architectural compatibility with the main dwelling(s) on the property. In all other cases, the setback requirements for accessory structures over sixteen feet (16') in height shall apply.

<sup>2</sup>The front of the accessory structure shall not be located closer to the street than the front of the existing or proposed primary residence unless a zoning exception is approved.

<sup>3</sup> For a garage or carport that is directly accessible from an alley, that is a minimum of 20 feet in width, the minimum rear-yard setback is 5 feet.

- 6. **Shade Structures.** Shade structures, such as covered patios, arbors, trellises, gazebos, and similar structures that are not typically used or designed for shading equipment, vehicles, or similar items, may be attached or detached from the residence. If detached, said structures may be placed adjacent to the main structure and need not be separated by a defined distance. However, such a structure located within ten feet (10') of the residence will be considered part of the residence for the purposes of determining compliance with building-setback requirements. Shade structures located

greater than ten feet (10'\_) from the residence shall be considered a detached structure subject to the regulations above in Section 18.43.020(C)(5). Freestanding canopies, awnings, and similar temporary shade structures may not be erected or maintained within any front, side, or rear setback.

### **18.43.030 Adult Entertainment Businesses**

- A. **Purpose.** The purpose of this section is to provide standards for the location, development, and operation of adult entertainment businesses that, because of their nature, are recognized as having serious objectionable operational characteristics, particularly when several of them are located in close proximity, thereby having a deleterious effect upon adjacent areas. Special regulation of these uses is necessary to ensure that these adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhood. The primary control or regulation is for the purpose of preventing a concentration of these uses in any one area.
- B. **Applicability.** Where allowed by Part III, Base District Regulations, adult entertainment businesses are subject to the approval of a use permit in compliance with Chapter 18.14, Use Permits.
- C. **Standards.** Adult entertainment businesses shall be located, developed, and operated in compliance with the following standards.
1. **Employees Required.** It shall be the duty of the owners to ensure that at least one employee is on duty at all times that any patron is present inside the premises.
  2. **Hours of Operation.** The adult entertainment business shall not operate or be open between the hours of 2 a.m. and 7 a.m.
- D. **Lighting.** The entire exterior ground, including the parking lot, shall be provided with lighting that is energy-efficient, stationary, and directed away from adjacent properties and public rights-of-way, consistent with Section 18.40.090.
- E. **Live Entertainment.** The following standards shall pertain to adult entertainment businesses that provide live entertainment depicting specified anatomical areas or involving specified sexual activities:
1. No person shall perform live entertainment for patrons of an adult entertainment business except upon a stage at least 18 inches above the level of the floor that is separated by a distance of at least 6 feet from the nearest area occupied by patrons, and no patron shall be allowed within 6 feet of the stage while the stage is occupied by an entertainer.
  2. The adult entertainment business shall provide separate dressing room facilities and entrances/exits to the premises that are exclusively dedicated to the entertainers' use.

3. The adult entertainment business shall provide permanent access for entertainers between the stage and the dressing room facilities that is completely separated from the patrons. If the separate access is not physically feasible, the adult entertainment business shall provide a minimum 4-foot-wide walk aisle for entertainers between the dressing room facilities and the stage, with a permanent railing, fence, or other barrier separating the patrons and the entertainers to prevent any physical contact between patrons and entertainers. Fixed rail(s) at least 30 inches in height shall be installed and permanently maintained, establishing the required separations between the entertainers and patrons.
- F. **Permanent Barriers.** Permanent barriers shall be installed and maintained to screen the interior of the premises from public view for each door used as an entrance/exit to the adult entertainment business. All adult entertainment uses shall be contained entirely within an enclosed building.
- G. **Separation/Measurement.** It is unlawful to cause or allow the establishment of an adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater, massage parlor, or sexual encounter establishment within:
1. One thousand feet of another similar business.
  2. Six hundred feet of any religious institution, school, or public park.
  3. Four hundred feet of any property designated for residential use or used for residential purposes.
  4. The distance between any 2 adult entertainment businesses shall be measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of each business. The distance between any adult entertainment business and any property designated for residential use or used for residential, religious institution, school, or public park purposes shall be measured in a straight line, without regard to intervening structures, from the closest property line of the adult entertainment business to the closest property line of the property designated for residential use or used for residential, religious institution, school, or public park purposes.
- H. **Adult Use.** A building in which an adult use is established shall be set back a minimum of 35 feet from any public sidewalk.
- I. **Sign Content.** No sign shall be placed, erected, or painted on the premises that depicts specified anatomical areas and/or specified sexual activities as defined in Chapter 18.61.
- J. **Viewing Area.**

1. It is unlawful to maintain, operate, or manage or allow to be maintained, operated, or managed any adult arcade in which the viewing areas are not visible from a continuous main aisle or are obscured by a curtain, door, wall, or other enclosure. For purposes of this section, "viewing area" means the area where a patron or customer would ordinarily be positioned while watching the film, performance, picture, or show.
2. It is unlawful for more than one person at a time to occupy any individually partitioned viewing area or booth.
3. It is unlawful to create, maintain, or allow to be maintained any holes or other openings between any 2 booths or individual viewing areas for the purpose of providing viewing or physical access between the booth or individual viewing area.

**K. Minors and Intoxicated Persons Excluded.** It shall be a misdemeanor for any person under the age of 18 years or an obviously intoxicated person to enter or remain on the premises of an adult entertainment business at any time. A sign giving notice of this provision shall be prominently posted at each entrance to the premises of the adult entertainment business.

### **18.43.040 Animals**

The keeping of animals is consistent with the rural lifestyle emphasized in low-density residential development districts and can enhance the rural charm of these districts and areas. It is also appropriate that hen chickens and bees be allowed within a more urban environment to the extent that they do not constitute a nuisance to neighboring properties. To permit the keeping of animals and ensure that their presence does not create an undue burden on neighboring residents, the following standards will apply, unless otherwise provided in the applicable zoning district.

- A. The keeping of cats, dogs, pot-bellied pigs, and other household pets for noncommercial purposes is permitted in accordance with Title 7 of the Municipal Code.
- B. For noncommercial purposes, the keeping of the following animals shall be permitted in districts zoned "RL, " "RE, " and "RS." No slaughtering or processing shall be permitted in these zoning districts. The minimum site area of the parcel shall be as specified, and the number of animals allowed is subject to the requirements of subsections (D) and (E) below.
  1. Large animals 40,000 square feet
  2. Small animals 20,000 square feet
  3. Hen chickens No site area limitations
- C. All animal enclosures, including corrals, pens, feed areas, paddocks, uncovered stables and similar enclosures are subject to the following setback requirements: (1) enclosures shall not be within fifteen feet (15') of a side or rear property line (except when adjacent to an alley) or within fifty feet (50') of a front property line, and (2) enclosures shall not be located closer to any residence on an adjoining property than the distance specified below:

1. Large animals:

a. Horses, mules, donkeys, jennies, etc.	75 feet
b. Cattle	75 feet
c. Pigs, hogs*	500 feet
d. Goats	100 feet
e. Sheep	75 feet
f. Large fowl	75 feet

\* Maximum number allowed is 3 sows and 1 boar (Pigs/hogs do not include pot-bellied pigs as defined in Redding Municipal Code Section 7.040.010.)

2. Small animals:

a. Poultry	40 feet
b. Rabbits	40 feet

**Exception – Hen Chickens.** The side and rear property line setbacks may be reduced to five feet (5'), and the setbacks from a residence on an adjoining property may be reduced to thirty feet (30') for the keeping of hen chickens if the resident(s)/property owner(s) on abutting property or properties provide written permission to the City, in a form acceptable to the Development Services Director, that reduced setbacks are acceptable to them. The Zoning Clearance provisions of Section 18.12.030A.2. shall be utilized for this purpose. Permission granted in accordance with this Section may be revoked within sixty (60) days by the person or persons residing on or owning the abutting property by notifying the Development Services Department in writing, as well as those persons maintaining hen chickens within setback areas. Upon revocation, the setbacks established by this section shall be adhered to.

D. Animals are described in terms of "units" in this section to further define the relationships among animals of various sizes and to determine the number of animals allowed on a given parcel. Animal types are defined in Chapter 18.61.

1. Large animals: each large animal is equal to one animal unit.

2. Small animals:

- a. Ten (10) poultry equal 1 animal unit.
- b. Ten (10) rabbits equal 1 animal unit.
- c. Two (2) turkeys or other similar size fowl equal 1 animal unit.
- d. The keeping of specific animals is subject to the following special standards:

(1) Poultry: all poultry shall be contained in coops or pens and not be allowed to run free on any site. Rooster chickens over three months in age are prohibited. The maximum number of poultry allowed is 20 (2 animal units).

- (2) Rabbits: all rabbits shall be contained in coops or pens and not be allowed to run free on any site. The maximum number of rabbits allowed is twenty (20) (2 animal units). These restrictions do not apply to rabbits kept solely as pets.
- (3) Turkeys: all turkeys shall be contained in coops or pens and not be allowed to run free. The maximum number of turkeys allowed is four (4) (2 animal units).

E. The maximum animal density on any site is determined by the lot size.

1. ***Lots up to 19,999 square feet in area:*** up to six (6) hen chickens over three (3) months old provided that a residence is located on the lot and the keeping of such animals complies with this Section and Section 7.04.120.
2. ***Lots 20,000–39,999 square feet in area:*** small animals only at a density equal to one animal unit.
3. ***Lots 40,000 square feet in area:*** large and small animals at a density equal to two (2) animal units. One additional animal unit is allowed for each additional 20,000 square feet of lot size.
4. ***Fractional*** animal units can be combined to equal a full unit. For example, five (5) poultry and five (5) rabbits equal 1 animal unit.

F. **Provision of Needs.** Every person who keeps an animal that normally resides outside, or that is kept outside unsupervised for extended periods of time, shall ensure that the animal is provided with an enclosure that meets the following criteria:

1. Has a sufficient area for mobility and exercise as appropriate.
2. Contains shelter that will provide protection from heat, cold, and wet that is appropriate to the animal's weight and type of coat. Such shelter must provide sufficient space to allow the animal the ability to turn around freely and lie in a normal position.
3. Must be in an area providing sufficient shade to protect the animal from the direct rays of the sun at all times.
4. Must regularly clean and sanitize pens and run areas and remove and properly dispose of excreta daily.

**F.Unsanitary Conditions Prohibited.** No person shall keep an animal in an unsanitary condition within the city. Conditions shall be considered unsanitary where the keeping of the animal results in an accumulation of fecal matter, an odor, insect infestation, or rodent attractants which endanger the health of the animal or any person or which disturb or are

likely to disturb the enjoyment, comfort, or convenience of any person in or about any dwelling, office, hospital, or commercial establishment.

- H. **Animals Not Mentioned.** Questions regarding the classification of animals not specifically mentioned are to be referred to the Director for a determination as to their appropriate category (household pet, small animal, large animal, or exotic or wild animal).
- I. **Exotic Animals.** The keeping of exotic or wild animals may be permitted subject to issuance of a site development permit and any required Fish and Wildlife permits.

### **18.43.050 Automobile/Vehicle Repair, Minor and Major**

Automobile repair and other heavy vehicle service shall be located, developed, and operated in compliance with the following standards. A site development permit is required when the use is adjacent to any "R" district.

- A. **Minimum Lot Size.** Seventy-five hundred square feet.
- B. **Buffer Yards.** A commercial buffer yard shall be provided adjacent to "R" districts, consistent with Section 18.40.020.
- C. **Noise.** All automobile repair uses performing body and fender work or similar noise-generating activity shall be enclosed in a masonry or similar building with sound-insulation to absorb noise. Air compressors and similar equipment shall be located inside a building and shall not result in exceedance of noise limits contained in this code at residential property lines.
- D. **Lighting.** Security lighting shall be directed upon the premises following regulations in Section 18.40.090.
- E. **Litter.** The premises shall be kept in an orderly condition at all times. No used or discarded automotive parts or equipment or permanently disabled, junked, or wrecked vehicles may be stored outside the main building.
- F. **Work Areas.** All work shall be performed within the building, including disassembly and assembly activities.
- G. **Hazardous Materials.** All necessary permits for storage/use of hazardous materials shall be obtained.
- G. **Bay Doors.** Bay doors should not directly face onto a public street or residential district. The intent of this section is that such doors not be visible from these areas to the maximum extent practicable given the circumstances of the particular site.

### 18.43.060 Bed and Breakfast Inns

Bed and breakfast inns (B&Bs) are subject to the requirements of this section. The intent of these provisions is to ensure compatibility between the B&B and the residential zoning district in which it is located. A site development permit issued by the Director is required to establish a B&B in a residential district.

- A. **Number of Rooms.** No more than 5 rooms for rent may be allowed within any "RL," "RE," "RS," or "RM" District.
- B. **Appearance.** If a residence is converted to a B&B in an "RL," "RE," or "RS" District, the exterior appearance of the structure shall be of a residential nature and shall not be significantly altered from its original character.
- C. **Limitation on Services Provided.** Meals shall be limited to overnight guests. There shall be no separate or additional kitchens for guests.
- D. **Health Department Permit Required.** A site development permit shall not be issued without clearance from the Shasta County Health Department.
- E. **Owner Residence Required.** The establishment in any "RL," "RE," or "RS" District shall be occupied by the owner of the property.
- F. **Signs.** Signs shall be limited to one on-site non-illuminated sign not to exceed 4 square feet in area and shall be installed and maintained in compliance with Chapter 18.42, Signs.
- G. **Review and Revocation.** The use is subject to review at any time and can be revoked after a hearing and finding by the Planning Commission that the use is detrimental to the neighborhood. Revocation proceedings shall be conducted in accordance with Chapter 18.11, Common Procedures.

### 18.43.070 Day Care Center (15 or more)

- A. **Purpose.** The purpose of this section is to establish standards for *day care centers for children* in the "RE" and "RS" districts. The intent is to ensure that the facility is compatible with the surrounding neighborhood. To this end, it should be noted that such facilities located on collector or arterial streets and/or are in conjunction with an approved religious, school, or other quasi-public or public facility are generally more appropriate than other sites within a neighborhood. The Planning Commission may place requirements on such centers that exceed those listed in this section as necessary to ensure compatibility with the neighborhood. Where sufficient compatibility cannot be achieved, applications may be denied.

**B. Development Standards.**

1. **Minimum Lot Size.** 20,000 square feet.
2. **Minimum Lot Frontage.** 80 feet.
3. **Maximum Building Height.** 22 feet (limited to one story).
4. **Sky Plane.** Applies at all interior property lines (see Section 18.40.150).
5. **Buffer Yards.** Applies at all interior property lines based on the standards established for "Office Adjacent to Residential" (see Section 18.40.020).
6. **Building and Parking Setbacks.** Front and street side—15 feet; interior side—10 feet; front and street side yards, except driveways, shall be intensively landscaped.
7. **Outdoor Activity Area.** A usable on-site outdoor activity (playground) area appropriate to the needs of the children under care shall be provided.
8. **Compatibility of Appearance.** The building and grounds shall replicate a single-family residential style to the greatest extent feasible. The Planning Commission shall have significant latitude in requiring conformance with this provision.
9. **Off-Street Parking and Loading.** To ensure that sufficient parking is provided on-site, the following requirements shall apply: one parking space for every 10 children, plus one space for each teacher/employee, plus 2 clearly marked loading spaces.
10. **Hours of Operation.** Normal hours of operation shall be limited to 7:30 a.m. to 6:30 p.m. Monday through Friday. The Planning Commission may consider other operating hours with approval of the use permit.
11. **Applicable Codes.** The facility shall meet all health, fire, and building codes applicable to its operation.
12. **License and Permit.** The facility shall be State-licensed, and a permit to operate shall be provided to the City.

**18.43.080 Drive-In and Drive-Through Facilities**

Any eating and drinking establishment, retail trade, bank or savings and loan, or service use providing drive-in or drive-through facilities shall be designed and operated to effectively mitigate problems of air pollution, congestion, excessive pavement, litter, noise, and appearance in the following manner. Any drive-through facility requires a site development permit.

- A. Pedestrian walkways and handicap access shall not intersect the drive-through drive aisles.

- B. Drive-through aisles shall meet the width, turning radii, and other requirements of Section 18.41.050, Drive-Up Facilities. Each drive-through entrance with direct connection to a street shall be at least 60 feet from an intersection of public rights-of-way, measured at the closest intersecting curbs. Each entrance to an aisle and the direction of flow shall be clearly designated by signs and/or pavement markings or raised curbs outside the public right-of-way.
- C. Each drive-through aisle shall provide sufficient stacking area as required by Section 18.41.050, Drive-Up Facilities.
- D. The provision of drive-through service facilities shall not justify a reduction in the number of required off-street parking spaces except as allowed by Schedule 18.41.040-A of Chapter 18.41, Off-Street Parking and Loading.
- E. All service areas, trash storage areas, and ground-mounted and roof-mounted mechanical and utility equipment shall be screened from ground-level view from adjacent properties or public rights-of-way.
- F. Menu boards located within 35 feet of a public street or with a sign face visible from a public street or other public space shall not exceed 20 square feet in sign area or 6 feet in height and shall be screened from public view to the extent feasible. Menu boards located greater than 35 feet from a public street and with a sign face that is not visible from a public street or other public space shall not exceed 32 square feet in area or 6 feet in height.  
Noise levels shall be no more than 50 decibels, 4 feet between the vehicle and the speaker, and shall not be audible above daytime ambient noise levels beyond property boundaries. Further, a drive-in or drive-through facility shall not increase the existing ambient noise levels above the standards contained in the Noise Element of the General Plan and this code. A sound level analysis shall be submitted to the Director with all development proposals which include outdoor speakers when the use is adjacent to an "R" District. All speakers shall be directed away from any "R" District.
- G. Drive-through facilities shall have an architectural style and project design consistent with the main building or center. The architecture of any drive-through facility shall provide compatibility with surrounding uses in terms of form, materials, color, landscape, and scale.
- H. Each drive-through aisle shall be appropriately screened with a combination of decorative walls and landscape to prevent headlight glare and direct visibility of vehicles from adjacent streets and parking lots.
- I. Drive-through aisles shall not be located within a front or street-side setback area.

### **18.43.090 Gas Stations/Convenience Gas Marts**

Where allowed by Part III, Base Zoning District Regulations, a use permit may be approved for a gas station or convenience gas mart meeting the following standards:

A. **New Facilities.** New facilities shall comply with the following standards:

1. Minimum site area: 30,000 square feet.
2. Minimum frontage: 100 feet on each street.
3. The following pump island setbacks shall apply:
  - a. ***Parallel to a Street.*** No portion of a pump island oriented parallel or substantially parallel to a street shall be located within 35 feet from the street right-of way. However, a canopy or roof structure over a pump island and access aisles may encroach to within 20 feet of the street right-of-way.
  - b. ***Perpendicular to a Street.*** No portion of a pump island oriented perpendicular to a street shall be located closer than 50 feet from the street property line. A larger distance may be required to satisfy on-site circulation requirements for parking and emergency-vehicle access.
4. Within any "Neighborhood Commercial" District, the main building and pump island canopy shall be integrated and shall have pitched roofs (minimum 4:12 pitch).
5. The roof and any pump island canopy within a multi-tenant retail center shall integrate the architectural element of the main buildings.
6. Landscape shall comprise a minimum of 10 percent of the gas station site area, exclusive of required setbacks, and shall be provided and permanently maintained in compliance with the following regulations, as well as those outlined in Chapter 18.40, Development and Site Regulations.
7. A minimum 20-foot-wide inside dimension and 6-inch-high curbed landscaped planter area shall be provided along the front and street side property lines, except for openings required for vehicular circulation.
8. An on-site planter area of not less than 300 square feet shall be provided at the corner of 2 intersecting streets. Landscape shall not exceed a height of 30 inches at this location.
9. Additional landscape may be required where necessary to prevent visual impacts to adjacent properties.
10. All exterior light sources, including canopy, perimeter, and flood, shall be energy-efficient, stationary, and shielded or recessed within the roof canopy to ensure that all light is directed away from adjacent properties and public rights-of-way. Lighting shall not be of a high intensity so as to cause a traffic hazard, be used as an advertising element, or adversely affect adjacent properties in compliance with Chapter 18.40, Development and Site Regulations.

11. Openings of service bays should not face directly onto a public right-of-way or any residential district to the extent practical given the circumstances of the particular site.
12. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:
  - a. The dispensing of petroleum products, water, and air from pump islands.
  - b. The provision of emergency service of a minor nature.
13. No vehicle may be parked on the premises for the purpose of vehicular sales.
14. No used or discarded vehicle parts or equipment, or disabled, junked, or wrecked vehicles shall be located in any open area outside the main structure.

### **18.43.100 Reserved**

### **18.43.110 Home occupations.**

The City of Redding recognizes that some citizens may desire to use their places of residence for some limited activity other than as a residence and supports such effort. However, the City believes that the need to protect the character of residential neighborhoods is of paramount concern. To that end, limited commercial-type activities are allowed in any residential dwelling unit only to the extent that, to all outward appearances, neighbors or passersby will not be aware of the activity. Home occupations are permitted within all residential zoning districts subject to obtaining the appropriate business license; they also shall meet the following standards:

#### **A. Standards.**

1. The activity is one that is consistent with the use of the premises as a dwelling.
2. There shall not be any exterior evidence of the conduct of a home occupation.
3. A home occupation shall be conducted only within an enclosed living area of the dwelling unit or the garage and shall not occupy more than twenty-five percent (25%) of the gross floor area of the dwelling. A home occupation shall not be permitted out-of-doors on the property or in any accessory structure utilized to satisfy the off-street parking requirements of [Chapter 18.41](#) (Off-Street Parking and Loading) of this title.
4. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers, or causes fluctuation in line voltage outside the

dwelling unit, or which creates noise not normally associated with residential uses shall be prohibited.

5. No equipment or process shall be used in home occupations which create uncustomary noise, vibration, glare, or odors such that they are detectable to normal senses off the lot.
6. Except for a cottage food operation, only the actual residents of the dwelling unit shall engage in the home occupation; no employees shall be permitted on the premises in connection with the home occupation except those who are residents of the property. Pursuant to Section 113758 of the Health and Safety Code, a cottage food operation may employ one non-household member as an employee.
7. Customers or clients shall not be permitted at the residence except to receive educational, therapeutic, or counseling services where not more than two clients shall receive service at any one time, or for a cottage food operation. Pursuant to Section 113758 of the Health and Safety Code, direct sales may occur from a cottage food operation.
8. The conduct of any home occupation shall not reduce or render unusable areas provided for the required off-street parking or prevent the number of cars designated to be parked in a garage from doing so.
9. A home occupation shall not create greater vehicular or pedestrian traffic beyond that which is normal in a residential district nor in any case require the parking of more than one additional vehicle at any one time.
10. Storage and use of a limited amount of materials, goods, supplies or equipment related to the operation of the home occupation is permitted provided that the limitations delineated in subsections (A)(3) and (A)(5) of this section shall not be exceeded. The display of goods or storage of uncustomary amounts of flammable materials shall be prohibited.
11. Not more than one commercial motor vehicle, together with equipment, tools and stock-in-trade maintained therein, is permitted where such motor vehicle is used as the owner's means of transportation. Commercial vehicles exceeding the rated capacity stated in [Chapter 11.24](#) of this code are prohibited.
12. On-site storage/parking of oversized or specialized commercial vehicles and the storage of materials in excess of the space limitation provided herein is prohibited.
13. Advertising on the site of a home occupation is prohibited except that a commercial vehicle permitted herein may have signs affixed which identifies the business name only and does not identify the address of the business.
14. On-site training for promotional sales shall not be permitted.

15. Any deliveries shall be by standard mail or package carrier.
  16. The cultivation, distribution, manufacturing, processing, testing and storage of cannabis and products containing cannabis for commercial purposes shall not be permitted.
- B. **Special Review.** Persons with demonstrated physical handicaps may be permitted special review by the Development Services Director. A resident may request waiving one or more, or a portion thereof, of the requirements of subsections (A)(1) through (A)(15) of this section by seeking a zoning exception pursuant to [Chapter 18.15](#) of this title. Notification of the request shall be made to property owners within one hundred feet of the subject property. In reviewing the request, the Director shall consider the applicant's physical inability to function within the requirements of subsections (A)(1) through (A)(15) of this section. Determinations made by the Director may be appealed to the Board of Administrative Review as provided for in [Chapter 18.11](#) (Common Procedures) of this code.
- C. **Enforcement.** Enforcement of the provisions of this Chapter may include the issuance of a citation and fine, or other legal remedy as provided for in [Title 1](#) of this code. If a business is operating in violation of this code, it must terminate immediately.
- D. **Duration of Home Occupation.**
1. Home occupations may be conducted unless one or more of the following occur(s):
    - a. The home occupation does not commence within one year of receipt of the business license;
    - b. The use ceases for a period greater than six months;
    - c. The original business license holder moves from the approved location;
    - d. There is a violation of the home occupation performance criteria;
    - e. There is a violation of any law or ordinance in connection with the home occupation.
  2. In the event a home occupation changes, a new business license shall be obtained.
- E. **Inspections.** Applicants for home occupations shall permit a reasonable inspection of the premises by appropriate City staff to determine compliance with this Chapter.

- F. **Home Occupation Affidavit.** Prior to issuance of a business license by the City Clerk, the applicant shall attest that he/she understands the above requirements by signing the home occupation affidavit available at the Development Services Department.
- G. **Cottage Food Operation.** A cottage food operation, as defined and as limited in Section 113758 of the Health and Safety Code, is an allowable home occupation subject to the standards set forth in this section.

### **18.43.120 Manufactured Homes**

The following supplemental regulations are intended to provide opportunities for the placement of manufactured homes in "R" districts, consistent with State law, and to ensure that such manufactured homes are designed and located so as to be harmonious within the context of the surrounding houses and neighborhood.

- A. **General Requirements.** Manufactured homes may be used for residential purposes. Manufactured homes also may be used for temporary uses subject to approval of Chapter 18.17, Temporary Use Permits.
- B. **Design Criteria.** A manufactured home shall be compatible in design and appearance with residential structures in the vicinity and shall meet the following standards:
  - 3. It must be built on a foundation system approved by the Building Official.
  - 4. It must have been constructed after January 1, 1990, and must be certified under the National Manufactured Home Construction and Safety Act of 1974; the unit's skirting must extend to the finished grade.
  - 5. Exterior siding must be compatible with adjacent residential structures, and shiny or metallic finishes are prohibited.
  - 6. Roof coverings shall have a Class "A," "B," or "C" rating as required by the most recent edition of the California Building Code as adopted by the City of Redding.
  - 7. The roof must have eaves or overhangs of not less than one foot.
  - 8. The floor must be no higher than 36 inches above the exterior finished grade.
  - 9. Required covered parking shall be compatible with the manufactured home design and with other buildings in the area.

### **18.43.130 Outdoor Retail Sales and Storage**

Outdoor sales and equipment rental establishments, where the business is not conducted entirely within a structure or enclosed area shall comply with the following standards:

- A. **Temporary Outdoor Display/Sales.** The temporary outdoor display and sale of merchandise shall comply with Chapter 18.17, Temporary Use Permits.
- B. **Permanent Outdoor Display/Sales.** The permanent outdoor sales display of merchandise requires approval of a site development permit or other permit as may be required in accordance with Part III of this title and shall comply with the following minimum standards:
1. **Location of Sales Area.** The outdoor sales shall be located entirely on private property outside any required setback, fire lane, fire access way, or landscaped planter in zoning districts which do not have required setbacks; a minimum setback of 15 feet from any public right-of-way is required.
  2. **Screening Required.** All non-automobile/vehicle outdoor sales and activity areas shall be screened from adjacent public rights-of-way and residential districts by decorative solid walls, solid fences, or landscaped berms.
  3. **Location of Merchandise.** Displayed merchandise shall occupy a fixed, specifically approved and defined location that does not disrupt the normal function of the site or its circulation and does not encroach upon required parking spaces, driveways, pedestrian walkways, or required landscaped areas. These displays shall also not obstruct sight distance or otherwise create hazards for vehicle or pedestrian traffic.
- C. **General Requirements.** The following requirements shall apply to all outdoor display/sales and storage activities:
1. **Outdoor Storage Areas.** A site development permit issued by the Director is required for all permanent outdoor storage areas. Such areas shall be entirely enclosed and screened from streets and residential districts as required by (B)(2) above in a manner prescribed by the Director.
  2. **Signs.** There shall be no signs in addition to those allowed by Chapter 18.42 that are visible from the public street.
  3. **Height of Stored Materials.** The outdoor storage shall not exceed the height of perimeter fencing provided that materials may be increased one foot in height above the fence for every 10 horizontal feet that separate the material from the fence. This requirement does not apply in the "GI" and "HI" Districts. The approving body, based on circumstances particular to a development site, may further restrict the height of stored materials if the storage area is adjacent to a public street or residential district.
  4. **Relationship to Main Use.** The sales shall be directly related to a business establishment on the parcel.

D. **Exceptions.** The provisions of this section do not apply to the following:

1. Sales or distribution of newspapers or periodicals in compliance with the provisions of the Redding Municipal Code.
2. Sales from the public right-of-way in compliance with the provisions of the Redding Municipal Code.
3. Sales not within a structure or enclosed area in compliance with Chapter 18.17, Temporary Use Permits.

### 18.43.140 Accessory Dwelling Units

A. **Purpose and Applicability.** The purpose of this section is to comply with the Government Code of the State of California pertaining to accessory dwelling units as a means to increase the supply of smaller affordable housing and to recognize that energy-efficient accessory dwelling units are more affordable to the occupants of the dwelling. This section establishes standards for the development of accessory dwelling units to ensure that they remain compatible with the existing neighborhood.

It is not the intent of this ordinance to override lawful use restrictions as set forth in private Conditions, Covenants, and Restrictions (CC&Rs). Accessory dwelling units are not required to meet the density requirements of the General Plan or Zoning Ordinance. Any application that meets the requirements of this section will be approved ministerially without a public hearing subject to meeting all applicable California Building Codes.

B. **Location.** An accessory dwelling unit may be constructed in any "RL" "RE" "RS" or "RM" District if the existing use of the property is a single-family dwelling. Applications for accessory dwelling units can be denied if: (1) the proposed unit would result in adverse impacts to any real property that is listed in the California Register of Historic Places; and/or (2) the accessory dwelling unit will not be in compliance with all provisions of this section.

C. **Development Standards.** One accessory dwelling unit permit will only be issued on a lot if it complies with the following development standards. Applications for an accessory dwelling unit shall include the following information to assist the Director in determining compliance with this section: (1) elevations for all building sides which show all openings, exterior finishes, roof pitch, and siding and roof materials for the existing residence and the proposed accessory dwelling unit and (2) color photographs of the site and adjacent properties taken from the proposed location of the accessory dwelling unit in the direction of all property lines. The photographs shall be clearly labeled to identify the location and direction of the photograph.

1. **Location on Lot.** An accessory dwelling unit may be attached or detached from the existing main dwelling unit. If detached, the accessory dwelling unit shall meet the setbacks required by this code, unless the unit is contained within the existing space of a legally constructed accessory structure. If attached, the accessory dwelling unit must meet all building setbacks required of the main dwelling, unless the unit is contained within the existing space of a legally constructed main dwelling. Minimum side and rear yard building setbacks of five feet are required for an accessory dwelling unit that is constructed above a legally constructed garage.
2. **Lot Size.** Six thousand square feet, with a minimum width of forty feet, unless a zoning exception is approved or the lot was created as part of a planned development.
3. **Unit Size.**
  - a. **Detached accessory dwelling units.** Each lot meeting the requirements of this section shall be entitled to one detached accessory dwelling unit, with at least five hundred square feet of living area, although smaller accessory dwelling units meeting the requirements of the California Building Code may be approved. Detached accessory dwelling units larger than five hundred square feet may be approved provided that the floor area does not exceed one thousand feet.
  - b. **Attached accessory dwelling units.** The living area of an attached accessory dwelling unit shall not exceed fifty percent of the living area of the main dwelling unit or one thousand square feet, whichever is less.
4. **Lot Coverage.** Construction of the accessory dwelling unit shall not result in lot coverage in excess of that limited by Chapter 18.31.
5. **Height.** A detached accessory dwelling unit shall not exceed two stories, or a maximum height of twenty-two feet, unless additional height is permitted with approval of a Site Development Permit by the Director.
6. **Architectural Compatibility.** The accessory dwelling unit shall incorporate the same or similar architectural features, building materials, roof pitch, and colors as the main dwelling unit. Windows that face an adjoining residential property shall be designed/located to protect the privacy of neighbors; alternatively, fencing or landscape shall be required to provide screening.
7. **Off-Street Parking.** One off-street parking space shall be provided for the accessory dwelling unit. The required parking space may be provided as a tandem parking space located within the front-yard setback within a driveway or as a standard space located within the front-yard setback within a paved area immediately adjacent to the driveway. Additional parking shall not be required in any of the following instances:
  - a. The accessory dwelling unit is located within one-half mile of public transit.
  - b. The accessory dwelling unit is located within an architecturally and historically significant historic district.

- c. The accessory dwelling unit is a part of the existing main dwelling unit or an existing accessory structure.
  - d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
  - e. When there is a car share vehicle located within one block of the accessory dwelling unit.
8. **Utilities.** Separate electric meters are required for accessory dwelling units unless the unit is contained within the existing space of the main dwelling unit or an accessory structure, has independent exterior access from the main dwelling unit, and the side and rear setbacks are sufficient for fire safety. Separate water and gas meters are allowed at the option of the property owner.
- D. **Deed Restrictions.** Before obtaining a building permit, the property owner shall file with the County Recorder a declaration or agreement of restrictions which has been approved by the City Attorney as to its form and content, containing a reference to the deed under which the property was acquired by the owner stating that:
1. The accessory dwelling unit shall be considered legal only so long as either the primary residence or the accessory dwelling unit is occupied by the owner of the property;
  2. The accessory dwelling unit cannot be sold separately;
  3. The restrictions shall be binding upon any successor in ownership of the property, and lack of compliance may result in legal action against the property owner.
- E. **Preexisting Accessory Dwelling Unit.** Accessory dwelling units existing prior to adoption of this section, the use of which is nonconforming in the zoning district in which it is located, may be considered conforming if: (1) the Director issues a Zoning Clearance if it is determined that the accessory dwelling unit complies with the requirements of this section, which may include compliance with Building and Fire Codes and payment of development impact fees and/or (2) a Site Development Permit is issued by the Director for units not meeting the criteria included in this section.
- F. **Conversion of an Existing House to an Accessory Dwelling Unit.** In cases where an existing single-family residence is located on a parcel zoned "RL," "RE," "RS," or "RM," the Board of Administrative Review may approve by Site Development Permit the construction of one additional residence, which is intended to be the primary residence on the property. The existing residence, which is intended to become the lawful accessory dwelling unit, must comply with all the requirements of this Code, including size limitations. The primary residence shall be constructed in accordance with the provisions of the applicable zoning district and other requirements of this Code.

## 18.43.150 Self-Storage Warehouses

April 5, 2019

All self-storage warehouses (mini warehouses) in the "General Commercial" and "Heavy Commercial" Districts shall comply with the property development standards for the district in which they are to be located and with the standards listed below. Such facilities in an "Industrial" District need only comply with the regulations of that district. Where there is a conflict between the provisions of this section and the base district regulations, the more stringent shall apply. The provisions of this section shall apply to all new self-storage warehouse uses and to any new construction of facilities to expand an existing facility.

#### MINIMUM DEVELOPMENT STANDARDS

- A. **Business Activity.** No retail, repair, or other commercial use shall be conducted out of the individual rental storage units.
- B. **Enclosure.** Outside storage is prohibited. No boats, trailers, and/or other vehicles shall be parked or otherwise stored outside the storage units except in areas approved for such uses.
- C. **Hazardous Materials.** The facility management shall inform all tenants of the restrictions and requirements as part of the rental registration process and written rental agreement. This includes, but is not limited to, conditions restricting storage of hazardous materials, limitations on the use of the storage units, and restriction on vehicle maneuvering. The restrictions shall also be posted at a conspicuous location within the front of each rental unit
- D. **Building Setbacks.** Warehouse buildings shall be set back a minimum of twenty feet (20') from any public street. The setback area shall be landscaped in accordance with Chapter 18.47, Landscape Standards. Developments abutting a residential district shall meet the buffer yard requirements of Section 18.40.020.
- E. **Wall Treatments and Design.** Where exterior walls are required or proposed, they shall be constructed of decorative block, concrete panel, stucco, or similar material. The walls shall include architectural relief through variations in height, the use of architectural "caps," attractive posts, or similar measures. A gate(s) shall be decorative iron or similar material. Chain link or wood is not appropriate.
- F. **Building Design and Materials.** The following requirements apply to building elements that are visible from a public street (including State highways) or an "R" district:
  - 1. **Building Walls.** Building walls shall be constructed of tinted or split face block, stucco, or similar nonmetal material. A change in wall plane of at least twelve inches (12") shall be used at least every sixty feet (60') in horizontal building length.
  - 2. **Roofs.** Building roofs shall have a minimum pitch of four (4) to twelve (12). Metal roofs shall have a flat finish to reduce reflective glare. A change in roof plane of at least twelve inches (12") shall be used at least every sixty feet (60').

- G. **Additional Criteria.** Where this code requires a site development permit or a use permit, the Planning Commission may apply additional conditions on the project as set forth in Chapter 18.13, Site Development Permits.

### 18.43.160 Shelter for the Homeless

- A. **Purpose.** The purposes of this section are to establish standards to ensure that the development of homeless shelters (shelters) does not adversely impact adjacent parcels or the surrounding neighborhood and that they are developed in a manner which protects the health, safety, and general welfare of the nearby residents and businesses. The following performance standards shall apply to shelters. A use permit is required to establish a shelter that does not meet the location, development, and/or operational standards of this section or that would provide more beds than allowed by this section.
- B. **Location.** A shelter may be established in any "HC" Heavy Commercial District provided that the property boundaries are located more than 500 feet from a residential district, public park, or school and 300 feet from any other shelter (measured from property line to property line) unless it is separated therefrom by a state highway or railroad right-of-way.
- C. **Maximum Number of Beds.** A maximum of 24 beds may be provided.
- D. **Property Development Standards.** The development shall conform to all property-development standards of the "HC" zoning district (Chapter 18.36), as well as Chapters 18.40 (Site and Development Regulations), 18.41 (Off-Street Parking and Loading), 18.42 (Signs), and 18.47 (Landscape Standards), except as may be modified by these standards.
- E. **Management.** At least one facility manager shall be on-site at all hours that the facility is open. Additional support staff shall be provided, as necessary, to ensure that at least one staff member is provided in all segregated sleeping areas, as appropriate.
- F. **Length of Stay.** Temporary shelter shall be available to residents for no more than 180 days in any 12-month period.
- G. **Hours of Operation.** Shelters shall establish and maintain set hours for client intake/discharge, which must be prominently posted on-site.
- H. **On-Site Parking.** On-site parking shall be provided in the ratio of one space for every 6 adult beds, plus one space for each manager/assistant.
- I. **Lighting.** Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way.
- J. **Required Facilities.** Shelters shall provide the following facilities:

1. Indoor client intake/waiting area of at least 100 square feet if client intake is to occur on-site. If an exterior waiting area is provided, it shall be enclosed or screened and designed to prevent queuing in the public right-of-way.
2. Secure areas for personal property.
3. Laundry facilities adequate for the number of residents.
4. Telephone(s) for use by clients.
5. Interior and/or exterior common space for clients to congregate shall be provided on the property at a ratio of not less than 15 square feet per client, with a minimum overall area of 100 square feet. Common space does not include intake areas.

**K. Optional Facilities/Services.** Shelters may provide one or more of the following types of common facilities for the exclusive use of the residents:

1. Central cooking and dining room(s).
2. Recreation room.
3. Counseling center.
4. Child-care facilities.
5. Other support services.

**L. Shelter Provider.** The provider shall demonstrate, to the satisfaction of the Director that they currently operate a shelter within the State of California or have done so within the past two years and shall comply with the following requirements:

1. Staff and services shall be made available to assist residents in obtaining permanent shelter and income.
2. An Operational Plan (Plan) shall be provided for the review and approval of the Director. The approved Plan shall remain active throughout the life of the facility, and all operational requirements covered by the Plan shall be complied with at all times. At a minimum, said Plan shall contain provisions addressing the areas outlined below:
  - a. **Security and safety**—addressing both on- and off-site needs, including provisions to ensure the security and separation of male and female sleeping areas, as well as any family areas within the facility.
  - b. **Loitering/trespass/noise control**—with specific measures regarding operational controls to minimize trespass on private property or the congregation of clients in

the vicinity of the facility during hours that clients are not allowed on-site and/or services are not provided.

- c. **Management of outdoor areas**—including a system for daily admittance and discharge procedures and monitoring of waiting areas with a goal to minimize negative impacts to adjacent property.
- d. **Staff training programs**—to provide adequate knowledge and skills to assist clients in obtaining permanent shelter.
- e. **Communication and outreach**—with objectives to maintain effective, ongoing communication and response to operational issues which may arise within the neighborhood as may be identified by the general public or City staff.
- f. **Adequate and effective screening**— with the objective of determining admittance eligibility of clients.
- g. **Litter control**—with the objective of providing for the regular daily removal of litter attributable to clients within the vicinity of the facility.

Modifications to the Operational Plan may be requested at any time and shall be subject to the review and written approval of the Director.

#### **18.43.170 Residential Condominiums**

This section is intended to provide standards for the construction of new residential "air space" condominium projects, including similar common-interest developments and community apartment projects, when allowable in accordance with applicable zoning, the General Plan, and the Subdivision Map Act.

- A. **Required approvals.** The following discretionary approvals are required to support development of a new residential condominium project:
  - 1. A tentative map and application processed in accordance with Redding Municipal Code (RMC) Chapter 17.20.
  - 2. A preliminary condominium plan to be considered for approval by the Planning Commission, along with the tentative map, and processed in accordance with RMC Chapter 17.30.020.
- B. **Project size.** The minimum area for a residential condominium project shall be one acre, unless the Planning Commission determines, based on the merits of a particular development, that the project is viable on a smaller site, consistent with the other requirements of this section.
- C. **Building and Site Design.** Residential condominium projects shall comply with the adopted design criteria for multiple-family development as specified under Section

18.40.050, *Design Criteria*. Residential condominium projects shall also comply with the building height, setbacks, and other zoning-development standards applicable to multiple-family development in the "RM" Residential Multiple Family District, including, but not limited to, the standards identified under Schedule 18.31.030-C.

**D. Common Ownership and Maintenance Association.** Residential condominium projects shall have and maintain a functional property-owners' association established in accordance with California Civil Code, Section 1350 et seq, which shall:

1. Own all common property within the development.
2. Provide administration and management for the maintenance of common improvements, lands, and facilities, including, but not limited to: private driveways; sidewalks; pathways; common areas; on-site and abutting right-of-way landscape and irrigation systems; common laundry facilities; fencing; private streetlights; exterior of all buildings; swimming pool and other recreational facilities; and any other private common facility, utility, improvement, or natural area.
3. Pay public utilities not billed separately to each unit.
4. Enforce standards within the development.

The articles of incorporation and covenants, conditions, and restrictions (CC&Rs) for the property-owners' association shall be reviewed and approved by the City prior to recording.

**E. Private and Common Open Space.**

1. **Private.** Each dwelling unit in a residential condominium project shall include private open-space area, consistent with the standards applicable to multiple-family development as outlined in Schedule 18.31.030-C.
2. **Common.** All residential condominium projects shall include common open space, consisting of landscape areas, walks, patios, swimming pools, barbeque areas, shade elements, playgrounds, turf, or other such improvements as are appropriate to enhance the outdoor environment of the development. Except for approved natural open-space areas, all areas not improved with buildings, parking, walkways, driveways, trash enclosures, and similar physical features shall be developed as common areas with the type of attributes described above. The minimum amount of common open space

required shall be determined based on the applicable General Plan classification as follows:

General Plan Residential Density Classification (units/acre)	Minimum Common Open Space Required (square feet/unit)
6-10	500
10-20	300
20-30	Determined by Planning Commission

3. The covenants, conditions, and restrictions and homeowners'-association document shall require the continued maintenance of all common open-space areas.
- F. **Off-Street Parking.** Off-street parking shall be provided in accordance with Chapter 18.41 as applicable to the "Condominium (residential)" land use classification; covered parking is required for two (2) or more bedroom units in accordance with Schedule 18.41.040-A. The Ongoing parking of recreational vehicles on-site shall be limited to approved outdoor large-vehicle storage and parking areas.
- G. **Private Storage Space.** Each unit shall have at least 100 cubic feet of enclosed, weatherproofed, and lockable private storage space, with a minimum horizontal surface area of twenty-five (25) square feet in addition to guest, linen, pantry, and clothes closets customarily provided within a unit. Such space shall be provided in any location as approved by the Planning Commission at the time of approval but shall not be divided into more than two (2) locations.
- H. **Laundry Facilities.** A laundry area shall be provided in each unit for a washer and dryer or, if common laundry areas are provided, such facilities shall consist of not less than one (1) automatic washer for each five (5) units or fraction thereof and one (1) automatic dryer for each eight (8) units or fraction thereof.
- I. **Utilities.** All units within a new residential condominium shall be served by separate public water, sewer, gas and electric connections and meters. Each unit shall have access to its own meter(s) and heater(s), which shall not require entry through another unit. Each unit shall have its own electrical panel, or access thereto, for all electrical circuits which serve the unit. All electrical service lines shall be located underground.

## 18.43.180 Short-Term Rentals

### Purpose

The purpose of this Section is to establish an appropriate permitting process and standards for short-term rental of single-family dwellings and dwelling units located in the Downtown Redding Specific Plan area; to provide a visitor experience and accommodation as an alternative to the typical hotel, motel, and bed and breakfast accommodations customarily permitted in the city; to minimize potential negative secondary effects of short-term rental use on surrounding residential neighborhoods; to retain the character of the neighborhoods in which any such use occurs; and ensure the payment of required transient occupancy taxes.

**A. Types of Short-Term Rentals.** For purposes of this Section, the following Short-Term Rental facilities are established:

1. **Hosted Homestay.** An owner occupied single-family dwelling unit where, for compensation, individual overnight room accommodations are provided for a period of less than thirty days.
2. **Vacation Rental.** An entire dwelling unit where, for compensation, overnight accommodations are provided for a period of less than thirty days and the owner (or the primary occupant with the written permission of the owner) may or may not reside within the dwelling unit for the term of the rental.

**B. Short-Term Rental Permit Requirements.** No person shall use, advertise, or market for use, any dwelling unit on any parcel in any zoning district for short-term rental purposes without first obtaining approval as required by this Section. The provisions of this Section apply to all existing and future short term rentals as defined in this Section. Existing short term rental facilities shall either apply for, or obtain authority to operate, within sixty days of the effective date of this ordinance. Short-term rentals located within the Downtown Redding Specific Plan area shall follow the process set forth for hosted homestays defined in subsection (C)(1) of this Section. The following approval process is established:

1. **Hosted Homestay:** This use is permitted within all zoning districts subject to obtaining a Zoning Clearance from the Director and providing an affidavit certifying that the owner understands and agrees to the requirements of this Section. Applicants may be required to provide a site plan or other information determined necessary by the Director to determine compliance with this Section and shall pay an application fee as may be established by resolution of the City Council.
2. **Vacation Rental:** Site Development Permit issued by the Director in accordance with the provisions of Chapter 18.11, Common Procedures and Chapter 18.13, Site Development Permits of this Code, except that site development permits for Vacation Rentals shall expire twelve months from issuance and need to be renewed annually.

**C. Districts in Which Permitted.** The regulations of this chapter apply to short-term rentals in all zoning districts.

**D. General Requirements - Hosted Homestay.**

1. No more than one dwelling unit on a lot may be used at any one time for short term rental purposes.
2. A maximum of two rooms may be available for rent at any time.
3. Occupancy shall be limited to a maximum of two adults per rented room. Room rental shall be limited to a maximum of 180 rental days per calendar year.
4. The property owner must occupy the residence at all times when rooms are being provided for rent.
5. A minimum of one on-site parking space shall be provided for each room rented. Guest parking spaces shall be within the primary driveway or other on-site location. External changes to a property such as converting significant areas of front yard landscape for purposes of meeting parking requirements is not allowed.
6. Short-term rentals shall meet all applicable building, health, fire and related safety codes at all times, including provision of working smoke and carbon monoxide detectors.
7. The owner shall post emergency evacuation instructions and "house policies" within each guest bedroom. The house policies shall be included in the rental agreement, and shall be enforced by the owner. At a minimum, the house policies should:
  - a. Reinforce the City of Redding's Noise Standards (RMC Section 18.40.100) by establishing outdoor "quiet hours" between 10:00 p.m. and 7:00 a.m. to minimize disturbance to neighboring residences. Outdoor activities are prohibited during "quiet hours."
  - b. Require that guest vehicles be parked on the premises, not the street in compliance with this Section.
8. The property shall not be used to host non-owner related weddings, parties, and other similar events.
9. On-site advertising signs or other displays indicating that the residence is being utilized as a short term rental, is prohibited.

10. A City business license shall be obtained and transient occupancy taxes paid in accordance with Chapter 4.12 as required. All advertising for any short-term rental shall include the City of Redding transient occupancy tax number and the City of Redding business license number assigned to the owner-applicant. With submittal of transient occupancy taxes, the operator shall also submit a statement indicating the number of guest stays, and the number of guests for the reporting period.
11. The permit is not transferrable to a subsequent property owner or to another property.
12. This ordinance shall not be construed as waiving or otherwise impacting the rights and obligations of any individual, group, or the members of any homeowner's association, as defined, to comply with or enforce CC&R's.

**E. General Requirements - Vacation Rentals.**

1. With the exception of items 1 through 4 listed in Section 18.43.180(E.) above, the General Requirements provisions for Hosted Homestays shall apply to Vacation Rentals.
2. The following additional provisions shall also be applicable to Vacation Rentals which may be supplemented by requirements established by the Director with approval of the required Site Development Permit as necessary to maintain compatibility of the use with the surrounding properties.
  - a. A Vacation Rental shall not be rented to multiple separate parties concurrently unless the owner (or the primary occupant with the written permission of the owner) is residing on the premises during the rental period, in which case the vacation rental shall be limited to two unrelated parties.
  - b. The owner/applicant shall keep on file with the city the name, telephone number, and email address of a local contact person who shall be responsible for responding to questions or concerns regarding the operation of the vacation rental. This information shall be posted in a conspicuous location within the vacation rental dwelling. The local contact person shall be available twenty-four hours a day to accept telephone calls and respond physically to the vacation rental within sixty minutes, if necessary. The name and contact information of the local contact person will be made available to the public.
  - c. Depending of the physical nature of the property and surrounding properties, the Director may allow, with approval of the site development permit, on-street guest parking.

**F. Application Required.**

Where a Site Development Permit is required by this Section, applicants for a short-term rental use shall apply for a permit in accordance with the provisions of Chapter 18.11, Common Procedures, and shall pay the application fee established by resolution of the City Council. In making a determination to approve, conditionally approve, or deny an application, the Director may consider such factors, including but not limited to, proximity of the property to other vacation rentals, bed and breakfast establishments, group homes, and residential care facilities, and neighborhood and site characteristics.

**G. Permit Renewal**

Where a Site Development Permit is required by this Section, applicants for a short-term rental use shall apply for a permit in accordance with the provisions of Chapter 18.11, Common Procedures, and shall pay the application fee established by resolution of the City Council. In making a determination to approve, conditionally approve, or deny an application, the Director may consider such factors, including but not limited to, prior complaints from neighbors and code enforcement activity, timeliness of business license renewal, timeliness of Transient Occupancy Tax submittals, proximity of the property to other vacation rentals, bed and breakfast establishments, group homes, and residential care facilities, and neighborhood and site characteristics.

**H. Violations/Revocations.**

Enforcement of the provisions of this Section may include the civil and equitable remedies as permitted by state law, the issuance of a citation and fine, or other legal remedy as provided by Chapter 1.12 of the Redding Municipal Code. Upon notification by the City, any short term rental operating in violation of the requirements of this Section must terminate operations immediately. Further, a Site Development Permit issued under the authority of this Section may be revoked in accordance with the procedures established in Chapter 18.11, Common Procedures.