

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 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.