





# ZONING EXCEPTION RV STORAGE



City of Redding  
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## PURPOSE

The City of Redding Zoning Ordinance recognizes that some citizens may need to park a recreational vehicle, as defined in Schedule 18.31.030-C, Note (8), within the front or street side-yard setback area of their place of residence. To that end, the Development Services Director may grant a zoning exception in the "RE" and "RS" Districts to allow not more than one recreational vehicle within the front or street side-yard setback area.

**The Director must find that the applicant has signed and submitted an affidavit and related materials that affirm the following:**

1. There is not physical space available to access and/or store the vehicle within an interior side or rear yard. These site conditions include, but are not limited to, such things as:
  - a. Existing building setbacks and eaves and other building projections (does not include the location of buildings with a size of 120 square feet or less).
  - b. Location of mature tree(s).
  - c. Location of HVAC or similar equipment.
  - d. Existence of substantial slopes.
2. The parking of such vehicles is not prohibited by any Conditions, Covenants, and Restrictions (CC&Rs) applied to the property (documentation required with Zoning Exception application).
3. The vehicle is operable and is owned by and currently registered to the occupant of the premises upon which it is parked.

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## PROCESS

### Step 1 - Preapplication Discussion with Staff

It is recommended that you review the request with Planning Division staff prior to the submission of the formal application. The applicant should provide preliminary sketch plans and a project description. This will allow an opportunity to discuss the feasibility of the request as well as any possible alternatives that may eliminate the need for an exception or improve the chance of the exception being granted. In addition, you and staff can review the required data and procedures to be followed through the process. Usually, this first step is the most important step and helps a project move faster through the process.

### Step 2 – Filing of Application

You must submit a completed application form, an accurately drawn reproducible site plan, a signed RV Storage Zoning Exception affidavit, and the filing fee to the Planning Division of the Development Services Department, 777 Cypress Avenue, Redding, California 96001. A staff Planner will review the material to make sure all the required information is provided. **The application must be signed by the property owner(s).**

### Step 3 – Determination by the Development Services Director

The Development Services Director shall make a determination to either deny, approve, or conditionally approve the Zoning Exception. The application may also be referred to the Board of Administrative Review. If the Development Services Director determines to approve or conditionally approve a Zoning Exception, notice of the approval will be mailed to the applicant. All owners of property sharing a common street frontage within 300 feet of the site will be notified of the application prior to the Director's making a determination. Whenever any exception is granted, the Development Services Director or Board of Administrative Review may impose such conditions as may be necessary to ensure compatibility with surrounding uses and to preserve the public health, safety, and welfare of the neighborhood.

The decision to approve or deny a Zoning Exception may be appealed within ten calendar days of the determination. Without appeal, the Zoning Exception is effective upon completion of the appeal period. Approval of a Zoning Exception may be revoked by the Planning Commission if the approved use has not commenced within two years of the approval date. If this were to occur, the property owner would be notified in advance.

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## ESTIMATED TIME REQUIREMENTS

The processing of a Zoning Exception is designed to be expedient. By definition, it is exempt from environmental review. Zoning Exceptions typically require three weeks to process, including appeal periods, once an application is determined complete. The key is to submit a complete and accurate application. No building permits, however, can be obtained until after the appeal period.

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## APPLICATION SUBMITTAL REQUIREMENTS

- Application form completed and signed.
- RV Storage Zoning Exception Affidavit.
- Provided either (1) a copy of the CC&Rs applicable to the property or (2) if no CC&Rs have been recorded, a title report or other documentation satisfactory to the Director for the subject property sufficiently current to determine whether the property is subject to CC&Rs.
- Provide a current copy of the vehicle registration.
- Application fee—refer to "Schedule of Fees and Charges."
- Site plan drawn to scale (including a north arrow) showing the location of existing buildings in relation to adjacent property lines, together with sufficient information to understand the need for an exception, given the circumstances of the property involved. This information may include topography, easements, existing trees, HVAC equipment and other significant features. An example is depicted below:

