

ORDINANCE NO. 2649

AN ORDINANCE OF THE CITY OF REDDING AMENDING TITLE 18 (ZONING), CHAPTER 18.17 (TEMPORARY USE PERMITS), BY AMENDING SECTION 18.17.020 (TEMPORARY USES EXEMPT FROM PERMITS) RELATING TO AMENDMENT OF DISTANCE REQUIREMENTS BETWEEN EMERGENCY HOUSING SITES AND OTHER PUBLIC FACILITIES; AND CHAPTER 18.31 (RESIDENTIAL DISTRICTS: “RE” RESIDENTIAL ESTATE, “RS” RESIDENTIAL SINGLE FAMILY, AND “RM” RESIDENTIAL MULTIPLE FAMILY) BY AMENDING SECTION 18.31.030 (SITE DEVELOPMENT REGULATION AND PERFORMANCE STANDARDS) RELATING TO PAVED DRIVEWAYS ON SINGLE FAMILY LOTS

WHEREAS, the Planning Commission held a duly noticed public hearing pertaining to the attached amendments to Title 18, Zoning, on May 24, 2022, and recommended that the City Council adopt said amendments; and

WHEREAS, the City Council held a duly noticed public hearing on June 21, 2022, prior to the first reading of this Ordinance;

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF REDDING DOES ORDAIN AS FOLLOWS:

Section 1. Title 18 (Zoning), Chapter 18.17 (Temporary Use Permits), Section 18.17.020 is amended to read as follows:

18.17.020 – Temporary uses exempt from permits.

The following temporary uses are allowed without a use permit subject to meeting any applicable standards and limitations established in the Redding Municipal Code, the limitations specified by this section. The following temporary uses are permitted:

- A. Charitable Events, Fundraising, and Community Events. Fundraisers and like charitable events, limited to three days each month for each sponsoring organization. Sponsorship shall be limited to religious, educational, fraternal, or service organizations directly engaged in civic or charitable efforts. Such activities shall only occur on nonresidential properties and shall not use more than ten percent of the available site parking.
- B. Construction Yards and Offices. On-site contractors' construction yards and offices, including manufactured or mobile units, in conjunction with an approved construction project. Yards and offices shall be removed within ten days of receiving an occupancy permit for the project.
- C. Emergency Shelters and Activities. During a declared emergency, temporary emergency shelters or activities shall be permitted in any zoning district provided that the facilities are approved by the City Building Official and Fire Marshal prior to use.
- D. Garage and Yard Sales in Residential Zones. Three garage or yard sales in any twelve-month period, not exceeding three consecutive days each, shall be deemed a use incidental

to the residential use of a property. Garage or yard sales in excess of this limit shall be prohibited in all residential zones.

- E. Outside Displays/Seasonal and Other Sales. The temporary outdoor display/sales of merchandise in conjunction with a lawful business on the premises not exceeding four consecutive days or a total of sixteen days in any calendar year. The sales area may not reduce available parking by more than ten percent. A site development permit is required to exceed these standards. Tents are specifically excluded from this exemption.
- F. Public Property. Events which are to be conducted on public property with the approval of the City, not exceeding three days in duration, subject to the findings required by Section 8.17.070.
- G. Model Home Real Estate Sales Offices. Real estate sales offices within model homes in new residential developments.
- H. Seasonal Sales Lots. Seasonal sales of Christmas trees and pumpkins on nonresidential properties, including temporary security trailers for a period not exceeding forty-five days.
- I. Similar Temporary Uses. Similar temporary uses which, in the opinion of the Director, do not require a use permit and are compatible with the zoning district and surrounding land uses.
- J. Mobile Medical. A special purpose commercial coach that provides medical, diagnostic and treatment services that is parked on private property subject to the land use regulations of the City shall comply with the following conditions and requirements:
 - 1. Shall be licensed per the State of California Health and Safety Code.
 - 2. Mobile Medical units shall not be operated from the public right of way and shall be located on a parcel meeting at least one of the following criteria;
 - a. In zoning districts that allow clinics as a permitted use.
 - b. In residential districts, in conjunction with health fairs, pediatric health screenings, school physicals, oral health services, limited to non-residential properties such as churches and schools and limited to twelve days per property per year.
 - c. As an accessory use to an existing treatment facility, clinic, shelter, or hospital.
 - d. As a transitional use where a clinic is proposed and under review by the City of Redding.
 - 3. Services shall be limited to licensed and accredited oral health preventative services and primary care and preventative health care programs that have an existing collaboration with a local hospital or licensed medical clinic to meet the necessary

health care referral needs of the community and patient population being served. Pain clinics are prohibited.

4. Services shall not be provided without an approved Operational Plan (Plan). A Plan shall be provided by the operator for the review and approval of the Director. At the discretion of the Director, a public meeting may be scheduled for the purposes of collecting input and feedback from neighboring property owners regarding the plan. The Director shall approve, deny, or request modifications to the plan within forty-five days of receipt. The approved plan shall remain active throughout the duration of the operation and all operational requirements covered by the plan shall be complied with at all times. Modifications to the plan may be required at any time by the Director to address negative impacts on the neighboring properties. At a minimum, said plan shall contain provisions addressing the areas outlined below.
 - a. Security and safety - addressing both on- and off-site needs.
 - b. Loitering/trespass/noise control - with specific measures regarding operational controls to minimize, to the extent possible, trespass on private property or the congregation of clients in the vicinity of the facility during hours that 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 neighboring properties.
 - d. Communication and outreach - with objectives to maintain effective, ongoing communication and response to operational issues which may arise within the neighborhood. The Director shall be provided with the name, cell phone number and email address for the on-site supervisor.
 - e. Litter control - with the objective of providing for the removal of litter attributable to clients within the vicinity of the facility.
 - f. Site plan - that shows the location of the vehicle, setbacks to property lines, parking lots, fire lanes and accessible paths of travel. The vehicle shall avoid blocking fire lanes and accessible paths of travel. To the extent possible, the vehicle shall be located in rear or side yards in existing paved areas. The vehicle shall not be parked in landscaped areas.
 - g. Duration of operations - limited to no more than two days per site per week, except in cases of transitional uses, disaster relief, health fairs, and other similar cases at the discretion of the Director.
 - h. Hours of operation - shall generally be limited to 8:00 a.m. to 4:00 p.m. Special events such as blood drives and health fairs may be allowed beyond these hours at the discretion of the Director.
5. Appeal of the determination to deny the approval of a plan or to contest the imposition of a permit requirement imposed after approval of a plan shall be made

in accordance with the procedures set forth in Chapter 18.11(Common Procedures) set forth in this title.

- K. Food Trucks. Commercial vehicles parked on private property from which operators sell prepared food and beverages to the public (hereafter "food trucks") shall comply with the following conditions and requirements:
1. Food trucks shall be registered with the California Department of Motor Vehicles and shall be permitted by the Shasta County Environmental Health Division, and operators shall possess a valid City of Redding business license.
 2. Food trucks shall be permitted only in zoning districts that allow full service restaurants either as a permitted use or with Director approval of a site development permit.
 3. Food trucks shall be permitted only on developed sites with existing occupied or unoccupied buildings permitted for commercial, industrial or public and semipublic uses.
 4. Food trucks shall not operate for more than three hours per site per day, but may park on said sites for up to one hour prior to operating and up to one hour after ceasing daily operations.
 5. Food truck operations, including seating areas but excluding customer parking, shall not utilize more than ten percent of on-site parking spaces.
 6. Food trucks shall only operate between 7:00 a.m. and 12:00 a.m., except on sites which abut Residential districts, in which case they shall only operate between 8:00 a.m. and 10:00 p.m.
 7. Food trucks shall maintain trash receptacles on-site and pick up any trash left on-site prior to ceasing daily operations.
- L. Food Concessions. Food concessions, including hot dog stands, may be permitted when located adjacent to an existing retail building.
- M. Declaration of a Shelter Crisis. An Emergency Housing Facility is a facility approved by the City Council which provides short-term, temporary shelter to not more than thirty individuals using Emergency Sleeping Cabins and must conform to the definitions for Emergency Housing Site and Emergency Housing Facilities, as defined by Appendix O of the California Building Code and Appendix X of the California Residential Code.
1. No person shall operate an Emergency Housing Site unless the City Council has declared the existence of a shelter crisis under the Shelter Crisis Law (Gov. Code sections 8698-8698.4) and issued a permit for an Emergency Housing Site.
 2. Emergency Housing Sites must adhere to the Administrative Guidelines as adopted by resolution of the City Council.

- a. Emergency Housing Sites are not authorized or restricted in any particular zoning within the City limits, but must satisfy the following criteria:
 - 1. Be situated more than five hundred feet, measured from property line to the exterior perimeter of a permitted Emergency Housing Site and from any of the following: licensed childcare center; a school providing instruction in kindergarten or any grade one through twelve, inclusive, public park, public library or youth-oriented facility as defined in Redding Municipal Code Section 6.12.010; and
 - 2. Be situated not less than one-half mile, measured from property line to the exterior perimeter of any other Emergency Housing Site.
- 3. Emergency Housing Sites shall be subject to the following conditions:
 - a. Setbacks. Emergency Sleeping Cabins must be set back a minimum of five feet from all lot lines, and ten feet from all other temporary or permanent structures.
 - b. Screening. Emergency Housing Sites must provide screening, as determined by the City, so that the viewshed from adjacent public or private property is minimized.
 - c. Paving. All surfaces within the footprint of the Emergency Housing Site must have a hard surface consisting of asphalt concrete paving, concrete, masonry block or other similar material unless otherwise specifically approved by the City Council.
 - d. Potable water. The operator of the Emergency Housing Site must provide potable water for all occupants.
 - e. Hours of operation and quiet hours. The Emergency Housing Site must always be accessible for registered occupants. Regular hours for occupant intake and discharge must be posted. The Emergency Housing Site manager shall enforce quiet hours between 10:00 p.m. and 6:00 a.m.
 - f. On-site personnel. A manager must be on-site when occupants are present and during normal operating hours. The manager's area shall be located near the primary entrance to the facility. The manager's name, telephone number, and e-mail address must be posted and easily visible to the public. Notwithstanding the above, an Emergency Housing Site, accommodating six persons or less, may recommend alternative on-site management criteria.
 - g. Lighting. Pedestrian pathways and parking lots must be well lit. Lighting must be designed, located, or screened so that it is not directly visible from any participant's shelter unit. Any illumination must not produce glare or reflection for occupants of neighboring buildings or on public streets.

- h. Waiting area and common space. The Emergency Housing Site must provide a waiting area and common space.
 - i. Personal storage. Occupants must be provided a safe and secure place to store personal property sufficient to accommodate all such property not reasonably subject to stowage in the Emergency Sleeping Cabin.
 - j. Restrooms. The Emergency Housing Site must have a minimum of one toilet for every fifteen occupants.
 - k. Sanitation. The Emergency Housing Site must be maintained in safe and sanitary conditions and free of vermin, vectors, and matter of an infectious or contagious nature. The Emergency Housing Site must be kept clean and free of debris, filth, garbage, and deleterious matter. All garbage and food waste must be deposited in covered receptacles which are emptied when necessary and when full, and the contents disposed of in a sanitary manner.
 - l. Water Meter. A lot or parcel with an Emergency Housing Site may be allowed to use an existing metered water service connection of an adjoining lot to provide water service for the Emergency Housing Site. The owner of the adjoining lot must consent, in writing, to the use by the Emergency Housing Site and must install backflow protection compliant with City standards at the City point of service. The owner of the adjoining lot served by the existing water service connection shall be liable for all rates, charges, and fees for the water service furnished to the existing water service connection and used by the Emergency Housing Site.
 - m. Length of Stay. Residents of an Emergency Housing Site may not stay more than ten months in any twelve-month period.
- 4. Operators and occupants of Emergency Housing Sites that receive and comply with a permit issued under this Section are exempt from the provisions of Chapter 10.40 of the City of Redding Municipal Code.
 - 5. An Operational Plan for the Emergency Housing Site must be developed in accordance with the Administrative Guidelines for Emergency Housing Sites and approved by the City Council as part of the permitting process.
 - 6. Emergency Housing Sites will require site plan and design review by the City Manager prior to Council consideration.
 - 7. Emergency Sleeping Cabins must comply with Appendix O of the California Building Code and Appendix X of the California Residential Code as adopted by the City Council of the City of Redding.
 - 8. Emergency Sleeping Cabins must be part of an Emergency Housing Site, as defined by this section.

9. No fee shall be charged for the review and issuance of a permit as described in this section.
10. All permits granted under this section remain in effect only during a shelter crisis, as declared by resolution of the City Council. Upon the expiration or repeal of the City's shelter crisis declaration, or the repeal of this section, all administrative permits granted under this section expire and all permit holders must immediately cease operations and return the Emergency Housing Site to its previous condition.
 - a. Permits issued pursuant to this section are not property, they have no value, do not create vested rights, and cannot confer nonconforming status.
 - b. No permit, or renewal of a permit, granted pursuant to this section shall exceed a term of one year.
 - c. A permit granted pursuant to this section may be renewed. Unless waived in writing by the City Manager, the permittee must provide notice to the City Manager of its intent to apply for renewal at least ninety calendar days before the expiration of the permit.
11. In addition to any other remedy allowed by law or equity, any person who violates a provision of this section is, without prejudice to the exercise of other remedies in law or equity, subject to enforcement in the manner described in Chapters 1.13, 1.14 and 1.15 of the City of Redding Municipal Code.
12. Violations of this section are hereby declared to be a public nuisance.
13. All remedies prescribed under this section shall be cumulative and the election of one or more remedies shall not bar the city from the pursuit of any other remedy for the purpose of enforcing the provisions hereof.
14. Pursuant to Government Code section 8698.4(a)(5)(C), the city manager shall, not later than July 1st of the year following the declaration of any shelter crisis, develop a plan to address the shelter crisis, if declared, which shall include the development of homeless shelters and permanent supportive housing as well as onsite supportive services. The city manager shall also make the annual report required by Government Code section 8698.4(a)(6).

Section 2. Title 18 (Zoning), Chapter 18.31 (Residential Districts; “RE” Residential Estate, “RS” Residential Single Family, and “RM” Residential Multiple Family), Section 18.31.030 is amended to read as follows:

18.31.030 - Site development regulations and performance standards.

Schedule 18.31.030-A: Lot Area and Width—Residential Uses; Schedule 18.31.030-B: Density Regulations—Residential Uses; and Schedule 18.31.030-C: Development Regulations—Residential Uses are included in this section. The numbers in the tables refer to standards immediately below the table.

Schedule 18.31.030-A: Lot Area and Width—Residential Uses

Districts	Minimum Lot Area (sq ft)	Minimum Lot Width ²	Minimum Lot Depth
RE-1	30,000	100	100 feet
RE-2	14,000	85	
RS-2	10,000	80	
RS-2.5	8,000	75	
RS-3	7,000 (8,000 sq ft corner lot)	70	
RS-3.5	6,000 ¹ (7,000 sq ft corner lot)	65 (70-foot corner lot)	
RS-4		60 (70-foot corner lot)	
RM-6	10,000 ¹	80	
RM-9			
RM-10			
RM-12			
RM-15			
RM-18	15,000	100	
RM-20			
RM-30	30,000	100	

Notes:

¹ Lot sizes may be reduced for small-lot subdivisions in accordance with Section 18.31.050.

² Applies to street frontage; cul-de-sac lot width may be reduced to 35 feet; flag lots must have a minimum street frontage of 20 feet for a single flag lot; and 15 feet per lot for adjacent flag lots. Also, see Title 17, Subdivisions.

See Section 18.46.080 (Nonconforming Parcels)

Schedule 18.31.030-B: Density Regulations—Residential Uses. The base number of dwelling units permitted on any "RE," "RS," or "RM" parcel shall be computed by deducting areas of slopes over 20 percent (20%) and any areas subject to flooding from a 100-year-storm event (as determined by FEMA or the Citywide Master Storm Study (Montgomery-Watson Report) or by other flood studies acceptable to the City) and multiplying the remainder (gross developable acreage) by the base density of the district as shown in Schedule 18.31.030-B.

Schedule 18.31.030-B depicts the lower and upper ends of the density range for each single-family residential district based on General Plan land use classifications. The schedule also establishes the maximum density permitted in each "RM" District. That density is expressed in the maximum number of dwelling units permitted based on the net area of the lot. This code specifically is structured to correct the density from gross to net for "RM" Districts. The schedule also provides for increases in density beyond those depicted on the zoning map under certain specified circumstances.

Schedule 18.31.030-B: Density Regulations—Residential Uses

Districts	Base Density: Units per gross developable acre	Maximum Density: Units per gross developable acre	Density Increases
RE-1	1	1	Increases over the base density shown on the zoning map and as reflected in this table shall be allowed only under one or more of the following circumstances: 1. The Planning Commission determines that the additional site and building design elements listed in Section 18.31.040, for single-family developments, are in evidence. 2. In single-family districts, the base density may be adjusted within a given range to reflect the density allowed by the General Plan in effect on October 1, 2000 (previous General Plan), in accordance with General Plan policy. To attain the adjusted density, it must be demonstrated to the satisfaction of the Planning Commission that the adjusted density is acceptable considering the following factors: site topography, public-street access, availability of utilities, existing neighborhood characteristics, including the average density of surrounding development. 3. A density bonus consistent with Government Code Section 65915, et seq., is approved. 4. Housing developments for low/moderate income senior citizens may be approved at 200 percent of base density for one-bedroom units and 150 percent of base density for two-bedroom units for apartment projects in the "RM" District. 5. The base density for any residential development in the "RM-12" District, "RM-15" District, or "RM-18" District that reserves a minimum of 35 percent of the residential units for extremely low, very low, and/or low income households shall be 20 units per acre.
RE-2	2	2	
RS-2	2	3.5	
RS-2.5	2.5	3.5	
RS-3	3	3.5	
RS-3.5	3.5	6	
RS-4	4	6	
		One dwelling unit per net square foot:	
RM-6	6	5,500 sf	
RM-9	9	4,500 sf	
RM-10	10	3,500 sf	
RM-12	12	3,000 sf	
RM-15	15	2,500 sf	
RM-18	18	2,225 sf	
RM-20	20	1,850 sf	
RM-30	30	1,450 sf	

Notes:

- Density credit shall not be given for lands encumbered by public or quasi-public agency utility easements for which compensation for said easement has been paid.
- Because development sites and types differ significantly, maximum residential density in the "RM" District may be based on either "gross developable acres" or "net developable acres," whichever provides the highest number of dwelling units.

Schedule 18.31.030-C: Development Regulations—"Residential" Districts

	"RE-1" "RE-2"	"RS-2" through "RS-4"	"RM-6" through "RM-18"	"RM-20" through "RM-30"	Additional Regulations (Numbers refer to standards immediately below the table)
<i>Building Form and Location</i>					
Maximum Height (feet)	35	35	45	50	(2)
Minimum Yards (feet)					
Front	25	15	15	15	(1) (8) all districts <i>See Section 18.31.050 for small-lot subdivisions</i> (9)
Side	Aggregate 30'; no side less than 10'	15 feet total; no side yard less than 5 feet (except small-lot subdivisions (Section 18.31.050)	5; 10 for 2 or more stories	10	(2); (3); (4)—for RM districts (8) for RE & RS districts (9) (10)

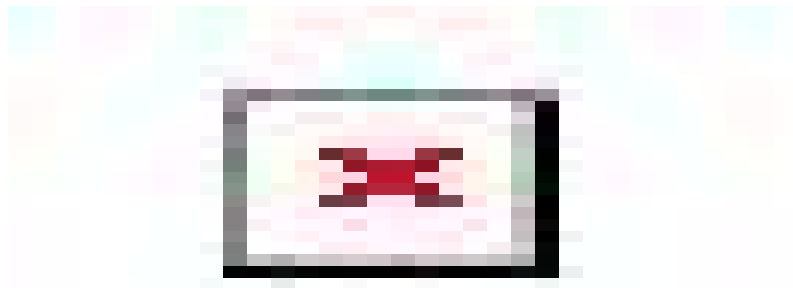
	"RE-1" "RE-2"	"RS-2" through "RS-4"	"RM-6" through "RM-18"	"RM-20" through "RM-30"	Additional Regulations (Numbers refer to standards immediately below the table)
Corner Side	15	15	15	15	(8) for RE & RS districts <i>See Section 18.46.040 for Existing Nonconforming building setbacks</i> (9) (10)
Rear	15	15	15	15	(2) (8) for RE & RS districts
Distance Between Main Structures	—	—	Single-story—10 ft 1 & 2 story—15 ft 3 or more stories—20ft		
Maximum Lot Coverage	40%	40%	(7) RM districts only		
<i>Vehicle Accommodation - See Chapter 18.41, Off-Street Parking and Loading</i>					
Limitations on Parking Frontage	Yes	Yes	Yes	Yes	Front-yard setback area may not be used for required parking; minimum garage and carport setback of 20 feet where garage or carport faces a street
Garage Frontage Limitations	Yes	Yes	—	—	(6)
<i>Other Standards</i>					
Accessory Uses/Structures	<i>See Section 18.43.020</i>				
Accessory Dwelling Units (ADUs) or Junior ADUs	<i>See Section 18.43.140</i>				
Buffer Yards	<i>See Section 18.40.020 — RM districts only</i>				
Common and Private Open Space	(5) RM districts only				
Design Criteria	For discretionary permits, <i>see Section 18.40.050</i>				
Off-Street Parking	(11)				
Roof-Mounted Mechanical Equipment	<i>Prohibited — See Section 18.40.130</i>				
Setbacks from Creeks and Riparian Areas	<i>See Chapter 18.48</i>				
Sky Plane	<i>See Section 18.40.150 — RM districts only</i>				

- (1) **Front-Yard Setback.** The required front-yard setback may be determined through averaging provided that when 4 or more parcels in a block have been improved with structures, the minimum front-yard setback shall be the average of the setbacks on the improved parcels if this average is less than the minimum setback required by this chapter. The maximum setback in the "RE" and "RS" Districts for lots less than forty-thousand (40,000) square feet is fifty (50) feet, or forty percent (40%) of the lot depth, whichever is greater unless a zoning exception is obtained.
- (2) **Multi-story Limitations.** In order to limit impacts to the rear-yard privacy of single-family developments and to ensure adequate building bulk and height transitions between single-family and multiple-family districts, the following "RM" multistory setback is established:

The minimum setback to a second or higher story, where an "RM" District abuts an "RE" or "RS" District shall be twenty-five (25) feet. For discretionary permits, including subdivision of land, the approving body may require second-story setbacks up to fifty (50) feet if, given the circumstances of the site and surrounding properties—such as building size and height, topography, and similar considerations—the additional setback is necessary to achieve the intent of this section.

- (3) **Minimum Yards.** Projections into yards are allowed for decks, porches, bay windows, roof eaves and similar features; see Section 18.40.030, Building Projections into Setback Areas.
- (4) **Minimum Side Yard.** The minimum side yard shall be increased two (2) feet per story for each story over two (2) in a multiple-family building, unless the upper story is set back ten (10) feet from the building face. Where a dwelling fronts on a side yard, the side yard shall be a minimum of fifteen (15’).
- (5) **Private and Common Outdoor Living Area.** Each multiple-family residential development (two (2) or more dwelling units on a single lot) shall provide private and common areas for its tenants. Private areas typically consist of covered or uncovered balconies, decks, patios, porches, fenced yards, and similar areas outside the residence. A minimum of eighty (80) square feet with a minimum depth of ten (10) feet shall be provided with each dwelling unit. The minimum depth can be reduced to six (6) feet for upper-story units.

Common outdoor-activity areas typically consist 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. All areas not improved with buildings, parking, vehicular access ways, trash enclosures, and similar items shall be developed as common areas with the type of attributes described above. Common areas in developments of twenty (20) or more dwelling units must be of sufficient size and arrangement such that they allow adequate area for gathering, play, and other outdoor activities for their tenants and guests.



- (6) **Garage Frontage Limitations.** Where garage doors face a street, garage fronts (in linear feet) shall not exceed 45 percent of the width of the lot as measured at the proposed building setback line. This limitation can be exceeded by an additional 10 percent of the lot frontage where the garage extends beyond the front door of the residence and is separated by a depth of no more than 6 feet, measured from a line extended parallel to the plane of the front door. In the case of garages designed to accommodate 3 or more vehicles, at least one garage front must be offset from the remaining garage fronts by at least 2 (2) feet.

- (7) **Maximum Lot Coverage.** Maximum lot coverage calculations in the "RM" Districts include buildings, driveways, parking areas, and trash-enclosure areas. Schedule 18.31.030-D indicates the maximum allowable lot coverage in each "RM" District.

Schedule 18.31.030-D: Maximum Lot Coverage

Zoning District	Maximum Lot Coverage
RM-6	60%
RM-9	65%
RM-10	70%
RM-12	70%
RM-15	75%
RM-18	75%
RM-20	80%
RM-30	85%

- (8) **Recreational Vehicle Storage.** Recreational vehicles, including, but not limited to, motor homes, travel trailers, detached campers/shells, boats, and trailers of all types shall not be stored within any front-yard or street side-yard setback unless a zoning exception is granted pursuant to Chapter 18.15. Such vehicles are permitted to be stored in interior side-yard or rear-yard setback areas. Items stored within the setback areas must be placed so as to prevent violations of the California Building Code with respect to egress, natural light, and ventilation and shall not contribute to or constitute blight, as defined by the Redding Municipal Code. The regulations of this section do not apply to: (1) Class B motor homes (commonly known as "van conversions") which otherwise comply with applicable parking standards and (2) temporary parking of recreational vehicles as necessary for customary active loading and unloading activities associated with the intended use of the vehicles for a period not to exceed seventy-two (72) hours in a one-week period.
- (9) **Storage Buildings.** No storage buildings or similar structures shall be placed or erected in any front-yard or corner side-yard setback area regardless of size.
- (10) **Corner Side Setback Exception.** Corner side setbacks on lots created prior to adoption of this Code (October 1, 2002) may utilize the corner side setback required by the Zoning Code at the time of lot creation, but in no case shall it be less than ten (10) feet.
- (11) **With the exception of driveways, walkways, and porches,** no portion of a single family lot between the front lot line and the dwelling shall be paved, with the following exceptions:
- (a) An area no greater than twenty (20) feet in width adjacent to the side of a driveway that is nearest to an abutting lot may be paved and utilized for off-street parking (with the exception of recreational vehicles in accordance with Schedule 18.31.030-C).
 - (b) At the discretion of the Director additional paving for a driveway for access to the rear yard for additional parking of vehicles may be provided. Additional paving may be allowed only when it is proven that the additional paving will not be injurious to public safety or negatively impact the abutting lots.
 - (c) Circular driveways constructed pursuant to an encroachment permit approved by the City Engineer may be utilized for off-street parking.

- (d) Corner lots are permitted an additional driveway on the rear one-third of the lot.

Off-street parking on a single-family lot between the front lot line and the dwelling and in the case of corner lots the corner side lot line and the dwelling shall be limited to driveways and paved parking areas adjacent to driveways as described above.

Section 3. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any person or circumstance. The City Council of the City of Redding hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases hereof be declared invalid or unenforceable.

Section 4. The City of Redding finds that, pursuant to CEQA Guidelines sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15061(b)(3) (there is no possibility the activity in question may have a significant effect on the environment), the adoption of this Ordinance is therefore not subject to the provisions requiring environmental review. The ordinance will not increase traffic but serves only to redirect traffic which already exists.

Section 5. This ordinance shall take effect thirty (30) days after the date of its adoption, and the City Clerk shall certify to the adoption thereof and cause its publication according to law.

I HEREBY CERTIFY that the foregoing ordinance was introduced by the City Council of the City of Redding at a regular meeting on the 21st day of June, 2022, and was duly read and adopted at a regular meeting on the 19th day of July, 2022, by the following vote:

AYES: Council Members: Mezzano, Resner, Winter, and Schreder
NOES: Council Members: Dacquisto
ABSTAIN: Council Members: None
ABSENT: Council Members: None

/s/ Kristen Schreder
KRISTEN SCHREDER, Mayor

ATTEST:

FORM APPROVED:

/s/ Pamela Mize
PAMELA MIZE, City Clerk

/s/ Barry E. DeWalt
BARRY E. DeWALT, City Attorney