

ORDINANCE NO. 2658

AN ORDINANCE OF THE CITY OF REDDING AMENDING TITLE 18 (ZONING), CHAPTER 18.31 (RESIDENTIAL DISTRICTS: “RE” RESIDENTIAL ESTATE, “RS” RESIDENTIAL SINGLE FAMILY, AND “RM” RESIDENTIAL MULTIPLE FAMILY) BY AMENDING SECTION 18.31.020 (LAND USE REGULATIONS), CHAPTER 18.40 (DEVELOPMENT AND SITE REGULATIONS) BY AMENDING SECTIONS 18.40.010 (ANTENNAS AND MICROWAVE EQUIPMENT – TELECOMMUNICATIONS AND WIRELESS FACILITIES), 18.40.160 (SWIMMING POOLS), AND 18.40.180 (WALLS AND FENCES), CHAPTER 18.41 (OFF-STREET PARKING AND LOADING) BY AMENDING SECTION 18.41.040 (OFF-STREET PARKING SPACES REQUIRED), AND CHAPTER 18.42 (SIGNS) BY AMENDING SECTION 18.42.040 (STANDARDS FOR CERTAIN TYPES OF SIGNS) THEREBY UPDATING THE ZONING CODE

WHEREAS, the City of Redding Planning Commission held a duly noticed public hearing pertaining to proposed amendments to Redding Municipal Code Title 18, Zoning, on February 28, 2023, and recommended that the City Council adopt said amendments; and

WHEREAS, the City Council of the City of Redding held a duly noticed public hearing on March 21, 2023, prior to the first reading of this Ordinance, whereby it considered the oral and written report of City staff, and public comment;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDDING DOES ORDAIN AS FOLLOWS:

Section 1. Title 18 (Zoning), Chapter 18.31 (Residential Districts: “RE” Residential Estate, “RS” Residential Single Family, and “RM” Residential Multiple Family), Section 18.31.020 (Land Use Regulations) is hereby amended to read as follows:

18.31.020 Land Use Regulations

Schedule 18.31.020-A below prescribes the land use regulations for the "RE," "RS," and "RM" Residential Districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations contained in this chapter.

"Sd" designates use classifications that are permitted after review and approval of a site development permit by the Director.

"S" designates use classifications that are permitted after review and approval of a site development permit by the Board of Administrative Review.

"U" designates use classifications that are permitted after review and approval of a use permit by the Planning Commission.

Use classifications are defined in Chapter 18.60, Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the schedule or not substantially similar to the uses below are prohibited. The schedule also notes additional use regulations that apply to various uses.

Schedule 18.31.020-A: Use Regulations—Other "Residential" Districts

Use Classifications	"RE"	"RS"	"RM"	Additional Regulations
<i>Residential Uses</i>				
Single Family	P	P	P	(4)
Two-Family Dwelling	—	L1	P	(3) (6)
Residential Condominium and Condominium Conversions	—	—	P	(9)
Manufactured Home Park	—	—	U	RM-6 through RM-10 districts only
Multiple Family (Apartments)	—	—	P	Site development permit required for 5 or more dwelling units on a parcel. See Schedule 18.31.030-B for maximum allowable densities. (3) (6)
Dwelling Group	—	—	S	
Group Residential	—	—	S	
Family Day Care, 6 or fewer	P	P	P	
Family Day Care, 7–14	P	P	P	
Accessory Dwelling Units	P	P	P	See Section 18.43.140
Residential Care, Limited	P	P	P	
Supportive Housing Facilities	P	P	P	(8)
Transitional Housing Facilities	P	P	P	(8)
Residential Cannabis Cultivation	L19 P	L19 P	L19	See Chapter 6.12
<i>Public and Semipublic Uses</i>				
Clubs & Lodges	—	—	S	
Community Centers	—	S	S	
Day Care Center (15 or more)	U	U	S	See Section 18.43.070
Park & Recreation Facilities	S	S	S	
Parking Lots	S	S	S	For adjacent office or commercial use only; covered parking must be at a residential scale.
Public Safety Facilities	U	U	S	
Religious Facilities	S	S	S	
Residential Care, General	S	S	S	(1), (2)
Residential Care, Senior	S	S	S	(1), (2)
Schools, Public or Private	U	U	U	
<i>Commercial Uses</i>				
Bed and Breakfast Establishments	Sd	Sd	Sd	See Section 18.43.060
Commercial Recreation	L2	L2	—	
Food and Beverage Sales	U	U	U	Not to exceed 3,500 sf; no gasoline sales or liquor stores
Offices, Business & Professional	—	—	S	(5), (7)
Retail Cannabis Sales	—	—	—	Not permitted
Commercial Cannabis Cultivation	—	—	—	Not permitted
<i>Transportation, Communication, and Utilities Uses</i>				
Utilities, Minor	P	P	P	
<i>Industrial Uses</i>				
Cannabis Microbusinesses, Distribution, Manufacturing, Processing, Testing, and Storage	--	--	--	Not Permitted
<i>Agriculture and Extractive Uses</i>				

Use Classifications	"RE"	"RS"	"RM"	Additional Regulations
Goat Grazing for fire fuel management	Sd	Sd	Sd	
Accessory Uses and Structures				<i>See Section 18.43.020</i>
Temporary Uses				<i>See Chapter 18.17</i>
Nonconforming Uses				<i>See Chapter 18.46</i>
Specific Limitations				
L1	Only in RS-3.5 and RS-4 with approval of a site development permit and when in character with the existing or proposed neighborhood and consistent with the general plan density for the subject property.			
L2	Golf courses, racquet clubs, health and fitness clubs (public and private) allowed in these residential districts on parcels 5 acres and larger with approval of a use permit.			
L19	Indoor cannabis cultivation permitted in accordance with the provisions of Chapter 6.12: Cannabis Activity			

- (1) Residential Care Facilities in the "RE" and "RS" Districts shall not exceed the population density that would otherwise result from typical residential development based on the standard of 2.47 persons per household. For example, a 2-acre parcel in a "RS-3" District would be limited to 15 persons receiving care ($2 \times 3 \times 2.47 = 15$ persons).
- (2) In the "RE" and "RS" Districts, any facility over five-thousand (5,000) square feet shall be developed in accordance with the "RM-10" District, except that building height shall not exceed 35 feet.
- (3) Site development permit issued by the Director shall be required for development on all parcels within an "RM" District where said parcel was created by a subdivision of five 5 or more parcels.
- (4) Single-family prohibited in "RM" District on lots created after adoption of this section except in a "PD" Planned Development District and for small-lot subdivisions.
- (5) The Director may require buffer yards on side and rear property lines of the office development as specified in Section 18.40.020.
- (6) Site development permit issued by the Director shall be required for construction of any units on a parcel without public-street access.
- (7) Size limit: five-thousand (5,000) square feet. Limited to conversion of existing structures in "RM-12" through "RM-30" Districts; new construction is allowed in "RM-6" through "RM-10" Districts.
- (8) Permitted use subject to consistency with the definition of the use contained in Chapter 18.60. Proposed transitional and supportive facilities that are inconsistent with Chapter 18.60 may be allowed only in the "RM" District subject to first obtaining a site development permit approved by the Board of Administrative Review.
- (9) Permitted use subject to the requirements of Section 18.43.170 and the condominium subdivision requirements of Chapters 17.30 and 17.34; see Schedule 18.31.030-B for maximum allowable densities.

Section 2. Title 18 (Zoning), Chapter 18.40 (Development and Site Regulations), Section 18.40.010 (Antennas and Microwave Equipment; Telecommunications and Wireless Facilities) is hereby amended to read as follows:

18.40.010 Antennas and Microwave Equipment; Telecommunications and Wireless Facilities

A. Purpose.

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

ANTENNA AND MICROWAVE EQUIPMENT REGULATIONS

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

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

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

1. Residential and Office Districts.

- a. ***Setbacks.*** Shall be located on the rear ½ of the lot; shall be at least 10 feet from any rear or side property line; and, in the case of a corner lot, shall not project beyond the front yard required or existing on the adjacent lot and shall be colored to minimize glare. In cases where there are front-yard setbacks greater than 80 feet, the antenna may be located on the middle of the lot provided that a site development permit is obtained in each case.

- b. *Screening.* A screen, fence, or earth berm shall be constructed to hide the base of the antenna from view from the street and adjoining front yards in the cases where the antenna is located in the middle of the lot.
- c. *Maximum Height.* Twenty feet, measured from ground level immediately under the antenna to the highest point of the antenna in its highest position.
- d. *Abutting Interior Lot.* In case of an interior lot abutting upon 2 streets, it shall not be erected so as to encroach upon the front yard required for either street.

2. All Other Districts.

- a. *Setbacks.* Shall not be located closer than 15 feet to any public street as measured from edge of right-of-way.
- b. *Maximum Height.* Thirty-five feet, measured from ground level immediately under the antenna to the highest point of the antenna in its highest position. If mounted on a roof, the antenna shall not extend more than 10 feet higher than the height limit established for the district.
- c. *Screening.* The structural base of a satellite antenna, including all bracing and appurtenances, but excluding the dish itself, shall be screened from view from public rights-of-way and any adjoining "R" district by walls, fences, buildings, landscape, or combinations thereof not less than 4 feet high.
- d. *Undergrounding.* All wires and/or cables necessary for operation of the antenna or reception for the signal shall be placed underground, except for wires or cables attached flush with the surface of a building or the structure of the antenna.
- e. *Surface Materials and Finishes.* Highly reflective surfaces shall not be permitted.
- f. *Advertising.* Antennas shall not be used for advertising purposes.

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

- E. **Compliance with Applicable Codes.** Telecommunication and wireless communication facilities constructed in the City of Redding shall comply with all applicable codes and standards.
- F. **Permits.** All telecommunication and wireless communication facilities shall be subject to the following:
1. **Zoning Clearance.** All building-mounted facilities that comply with the regulations contained in this section.
 2. **Use Permit.** Facilities that require a use permit shall include:
 - a. All ground-mounted facilities that are not collocated with other similar existing facilities or are within 150 feet of a residential district.
 - b. Collocations that involve the installation of improvements which increase the height of an existing or similar facility by 10 percent or replace or reconstruct a facility no longer considered in conformance with the zoning or building codes.
 - c. Multiple communication sites proposed by a single applicant, in which case a use permit will serve as a master land permit for all sites under single review by the Planning Commission.
 - d. Facilities determined to have a potentially significant impact on the neighborhood. In such case, the Director may require an independent third-party review, at the expense of the applicant, to confirm the radio frequency needs of the applicant.
 - e. Facilities that do not comply with the standards of this chapter.
 3. **Exempt.** New facilities that collocate on or within an existing approved tower or other facility, and which comply with all relevant standards for the district in which the facility will be located, and with Federal Section 6409(a) *Wireless Facility Siting*.
- G. **Height.** All telecommunication and wireless communication facilities shall be of a minimum functional height, but where feasible, allow for future collocation of antenna arrays. Building-mounted facilities shall not exceed 15 feet above the maximum height permitted for the district within which they are located.
- H. **Minimum Setbacks.** Telecommunication and wireless communication facilities, including guy wires and accessory facilities, shall be set back a distance 2 times the height of the tower from any residential district boundary unless a stealth design or site particulars mitigate the visual impact.
- I. **Preferred Locations.** Telecommunication and wireless communication facilities shall be collocated with existing or planned facilities, where feasible or where found to minimize visual impact (regardless of zoning district). Other facilities suitable for collocation may include publicly used structures (water tanks, light standards, etc.), industrial, commercial structures, and mixed-use buildings in urban areas.

- J. **Prohibited Locations.** Telecommunication and wireless communication facilities shall not be located:
1. On the site of any designated Federal, State, or local landmarks.
 2. Within 1,500 feet of an existing tower, unless it is on a previously approved collocated facility or multiple-user site, is technologically required, or is visually preferable.
 3. Within a residential district, unless building-mounted in a stealth manner, satisfactorily disguised in a stealth structure, or totally enclosed within a building.
- K. **Visual Compatibility.** The following standards of visual compatibility and screening shall apply:
1. All telecommunication wireless communication facilities equipment shall be screened or camouflaged so as to reduce visual impacts. Existing site features shall be used to screen or camouflage the facility where possible.
 2. All facilities must be visually compatible with surrounding buildings, structures, and/or uses in the area to the maximum extent feasible.
 3. All antennas, towers, or related equipment shall be coated with a non-reflective finish or paint consistent with the background area where the facility is to be placed.
 4. Screening for ground-mounted equipment shall include existing and/or new vegetation pursuant to Chapter 18.40.
 5. Building-mounted equipment shall be located, painted, and/or architecturally designed so as to be compatible with surrounding buildings and/or uses.
- L. **Interference.** Interference with a public-safety radio system shall not be allowed. Prior to receiving a zoning clearance, site development permit, or use permit, applicants shall submit engineering studies evaluating transmission and radiated output power (to the third harmonic). The studies shall be reviewed by the City's Telecommunications Manager, who shall advise the approving authority on whether the application should be approved or denied based on the results of said study.
- M. **Technological Progress.** When telecommunications technology becomes available and economically viable to allow the height of cell towers to be reduced by 50 percent or more or to allow sites to be eliminated altogether, such facilities shall be upgraded or eliminated within 24 months of a request by the City.
- N. **Discontinuance of Use.** The City shall be notified by the service provider of any intent to discontinue operation no less than 30 days prior to discontinuance. Upon discontinuance of use, all related equipment shall be removed and the property restored to the preconstruction condition within 90 days.

Section 3. Title 18 (Zoning), Chapter 18.40 (Development and Site Regulations), Section 18.40.160 (Swimming Pools) is hereby amended to read as follows:

18.40.160 Swimming Pools

- A. **Purpose.** The purpose of this section is to establish property-line setback requirements for swimming pools.
- B. **Applicability.** The provisions of this section apply to the minimum property-line setback requirements for all outdoor swimming pools.
- C. **Construction Locations.**

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

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

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

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

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

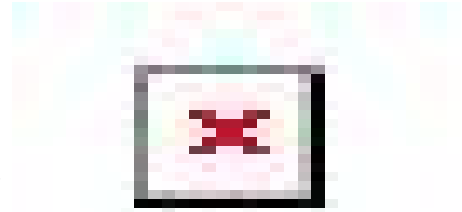
- a. Indoor swimming pools shall be considered as part of the structure and shall meet all applicable setback requirements appurtenant to the structure in which the pool is enclosed.

Section 4. Title 18 (Zoning), Chapter 18.40 (Development and Site Regulations), Section 18.40.180 (Walls and Fences) is hereby amended to read as follows:

18.40.180 Walls and Fences

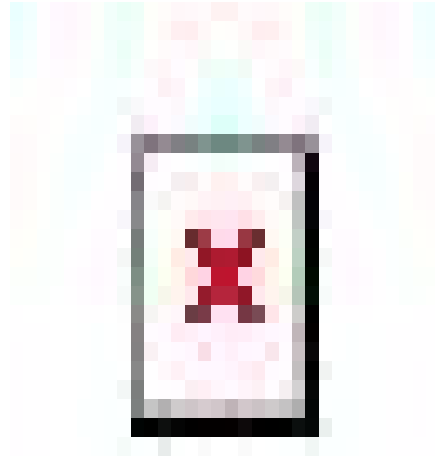
A. Residential Districts

1. **Height.** Fences or walls in required front-yard setbacks or within 10 feet (10') of the property line in a required street-side setback shall not exceed 3 feet. All other fences shall not exceed 6 feet (6') in height, except for along any interior side- or rear-yard not fronting on a public right-of-way, in which case the fence shall not exceed 7 feet (7') in height with any attachments to the fence designed to be of similar/compatible architecture and materials as the fence to which it is attached. However, legal, nonconforming fences may be repaired or replaced. Fence or wall heights between sloped or terraced lots are measured from the grade of the "uphill" side of the fence as shown. Walls and fences required by a site development permit, parcel map, or subdivision may exceed the maximum height limits and minimum setbacks of the zoning district as required by the conditions of approval for the project.
2. **Design.** In all "RM" Districts, fencing shall be treated as an integral part of the architecture, with materials, colors, and detailing drawn from the building they surround or adjoin. Fences or walls adjacent to freeways, highways, or arterial or collector streets that are required as a condition of development by the City shall be constructed of decorative masonry, concrete-block, concrete-panel, or similar materials. Solid masonry fences or walls shall not be placed within areas of designated one-hundred-year (100-year) floodplain without proper openings to pass floodwaters in accordance with the requirements of the Federal Emergency Management Agency. Barbed wire, razor wire, and electric fencing is prohibited in all residential districts unless the Director determines that said fencing is necessary for security, animal containment, or other legitimate purpose and would not be detrimental to the neighborhood in which the property is located.



B. Nonresidential Districts

1. **Location.** Fences or walls shall not be constructed within a street front or side setback area unless a site development permit is approved by the Director.
2. **Height.** Fences or walls shall not exceed 6 feet (6') in height unless the Director determines that additional height is necessary for screening or security purposes or due to the topography of the site. In all other circumstances, a site development permit shall be obtained to exceed a height of 6 feet (6'). Walls and fences required by the City as a condition of approval for development may exceed the maximum height limits and minimum setbacks of the zoning district as required by the conditions of approval for the project.
3. **Monitored Electrified Security Fence Systems.** "Monitored perimeter security fence system" means a perimeter alarm system with an assembly of battery-powered equipment, including but not limited to: a monitored alarm device and energizer which is intended to periodically deliver pulses to a security fence, a battery charging device used exclusively to charge the system's battery, and other integrated components. The design, construction, and use of monitored perimeter security fence systems shall be allowed, subject to the following:
 - a. IEC Standard No. 60335-2-76. Unless otherwise specified herein, monitored perimeter security fence systems shall be constructed and operated in conformance with the specifications set forth in International Electrotechnical Commission (IEC) Standard No. 60335-2-76, current edition.
 - b. Power Source. The energizer for monitored perimeter security fence systems must be driven by a commercial storage battery not to exceed twelve (12) volts DC. The storage battery is charged primarily by a solar panel. The solar panel may be augmented by a commercial trickle charger.
 - c. Perimeter Barrier. Monitored perimeter security fence systems shall be installed behind a nonelectrified fence or wall that complies with Section 18.40.180(B).
 - d. Emergency Gate Access/System Shutoff. Before a monitored perimeter security fence system is activated, a Knox device shall be approved by the fire department. The Knox device will be installed at the main entry gate and fully functional at all times when the monitored perimeter security fence system is operational.
 - e. Setback. The perimeter security fence shall be set back six (6) inches to twelve (12) inches from the nonelectrified fence or wall in order to prevent



inadvertent access to the battery-charged fence.

- f. Design/Height. The monitored perimeter security fence shall be visually transparent and comprised of twenty (20) twelve and one-half (12.5) gauge galvanized steel wires which are run horizontally to the height of ten (10) feet, or two (2) feet higher than the perimeter barrier fence, whichever is greater.
 - g. Warning Signs. Monitored perimeter security fence systems shall be clearly identified with bilingual warning signs that read: "Warning – Electric Fence" at intervals of not less than thirty (30) feet.
 - h. Location. Monitored perimeter security fence systems shall only be permitted on commercial and industrial zoned properties.
 - i. Police Department Permit Requirements. All monitored perimeter security fence systems shall be permitted in accordance with Chapter 9.38 (Burglary and Robbery Alarm System).
 - j. It shall be unlawful for any person to install, maintain or operate a monitored perimeter security fence system in violation of this chapter or Chapter 9.38 (Burglary and Robbery Alarm System).
 - k. The monitored perimeter security fence system shall transmit a signal to an alarm monitoring business in response to an intrusion or burglary. The system shall not directly connect to or call law enforcement. The business must first verify the alarm event prior to requesting deployment of law enforcement.
3. **Design and Materials.** Fencing visible from a street shall be treated as an integral part of the architecture, with materials, colors, and detailing drawn from the building they surround or adjoin. Barbed wire shall not be erected and maintained within 25 feet of any public right-of-way. The use of razor wire or similar materials must be set back a minimum of 50 feet from a right-of-way. Barbed, razor, and similar wires may extend 18 inches above the height limits established by this section. Solid masonry fences or wall shall not be placed within an area of 100-year floodplain without proper openings to pass floodwaters in accordance with the requirements of the Federal Emergency Management Agency. The Director may approve modifications to the above provisions through issuance of a site development permit.

Section 5. Title 18 (Zoning), Chapter 18.41 (Off-Street Parking and Loading), Section 18.41.040 (Off-Street Parking Spaces Required) is hereby amended to read as follows:

18.41.040 Off-Street Parking Spaces Required

All covered and uncovered off-street parking spaces required by Schedule 18.41.040-A shall be improved and maintained in accordance with the requirements of this chapter.

Unless otherwise approved pursuant to Sections 18.41.030(G) or (J), the required parking spaces shall be located on the same building site as the use or building they are intended to serve. On-street parking within public or private streets or parking in a driveway shall not be used to satisfy the off-street parking requirement except for planned developments and condominiums or as

exempted by the provisions of a specific plan, neighborhood plan, or resolution governing a specific area adopted by the City Council.

Schedule 18.41.040-A: Parking Spaces Required

OFF-STREET PARKING

USE	SPACE REQUIREMENTS
Caretakers' quarters	2 spaces per unit
Animal services	1 space per 350 square feet of gross floor area.
Automotive parts stores	1 space per 350 square feet of gross floor area.
Automotive repair service	1 space per 350 square feet of gross floor area.
Automotive sales	1 space per 2,000 square feet of interior and/or exterior sales, display, or storage area up to a total 20 spaces, plus 1 space.
Bank	1 space per 300 square feet of gross floor area.
Bar	1 parking space for each 3 seats, plus 1 space for each 40 square feet of dance floor or assembly area.
Boardinghouse	1 parking space per each bedroom plus 2 additional parking spaces overall.
Boat sales	1 space per 2,000 square feet of interior and/or exterior sales, display, or storage area up to a total 20 spaces, plus 1 space.
Bowling alley	4 parking space per each bowling lane plus 1 parking space for each 200 square feet of gross floor area devoted to accessory uses.
Bulk retail store	1 parking space for each 600 square feet of gross floor area.
Colleges and trade schools, Public or Private	1 parking space for every 15 square feet in the classroom seating.
Call Centers	1 space for each employee.
Card room	1 parking space for each 2 seats in the play area plus 1 space per 3 seats in any bar or dinner area.
Condominium (residential)	1.5 spaces per on-bedroom or efficiency units, 2 parking spaces per unit for 2 or more-bedroom units, plus 1 guest parking for each 5 units and 1 recreational-vehicle parking space for each 5 units. For 2-bedroom condominiums, 1 required space shall be covered. For 3 or more-bedroom condominiums, there shall be 2 covered spaces.
Day care center/preschool	1 parking space for each 10 students plus 1 space for each teacher/employee plus 1 passenger loading space.
Dry cleaners (non-institutional)	1 space for each 400 square feet of gross floor area.
Dwelling groups	Parking shall be provided in accordance with the requirements of each individual unit type. (See Single Family, Two-Family Dwelling, and/or Multiple Family, as applicable)
Elderly housing	.5 space per 1-bedroom unit; .66 space per 2-bedroom unit.
Furniture and large appliance store	1 parking space per 750 square feet of gross floor area.
Golf driving range	1 parking space for each driving tee.

USE	SPACE REQUIREMENTS
Health club and fitness studio	1 parking space for each 125 square feet of gross floor area for the initial 5,000 square feet of building area. 1 space for each 300 square feet of gross floor area shall be provided for that building area which exceeds 5,000 square feet. 1 parking space shall be provided for each 350 square feet of enclosed swimming pool and deck area.
Hospital	1.5 parking spaces per bed and 1 space for every 225 square feet of gross floor area dedicated to outpatient or office use.
Hotel, Residential	1 parking space for each unit, plus 2 spaces.
Industry	
a. Assembly (the combining of manufactured parts to make a completed product)	1 parking space per 750 square feet of gross floor area.
b. Manufacturing	1 parking space per 1,000 square feet of gross floor area.
c. Warehouse/distribution	1 parking space for each 1,250 square feet of gross floor area for buildings between -0- and 20, 000 square feet in area; 1 parking space for each 2,000 square feet of gross floor area for the building area between 20, 000 and 40, 000 square feet, and 1 parking space for each 4,000 square feet of gross floor area for the building area over 40, 000 square feet.
Laundry (coin operated)	1 parking space for each 250 square feet of gross floor area.
Medical office, clinic, or physical therapy services	1 parking space for each 225 square feet of gross floor area. Special requirements for provision of accessible parking may apply—see Section 18.41.170(A)(1)(c).
Ministorage (self-storage)/long-term, public storage	3 spaces plus 2 spaces for manager's unit where individual units are accessible by vehicles; 1 space per 10,000 square feet where individual units are not accessible by vehicles.
Mobile home park	2 parking spaces per unit, 1 of which shall be covered, plus 1 guest space for each 5 units plus 1 recreational-vehicle space for each 5 units.
Mortuary	1 parking space for every 4 seats in the principle seating area plus 3 parking spaces overall, or 1 parking space for each 45 square feet in the principal seating area, whichever is the greater.
Motel/hotel	1 parking space for each motel unit plus 2 spaces. 5 percent of the required spaces shall be pull through RV spaces (48 feet by 10 feet, unless an alternative design can be proven to be as effective).
Multiple-family dwelling	1.5 parking spaces per one-bedroom unit, 1.75 parking spaces per 2-bedroom unit, 2 parking spaces per each 3-bedroom unit, plus 1 guest space for each 5 units that are provided beyond the initial 30 units, plus recreational-vehicle spaces equal to 5 percent of the required number of parking spaces. Recreational vehicle spaces shall be a minimum of 10 feet wide by 25 feet in length. Required parking in developments serving low-and moderate-income seniors may be reduced by 50 percent.
Personal services	1 parking space for each 250 square feet of gross floor area.

USE	SPACE REQUIREMENTS
Planned (residential) development	2 covered spaces per unit, plus 1 guest space for each 5 units, plus 1 recreational-vehicle space for each 5 units unless approved otherwise with the Planned Development Plan. Recreational vehicle spaces shall be provided in a common parking area maintained by a homeowner's association or other approved entity.
Pool and billiard room	1.5 parking spaces for each table.
Professional office	1 parking space for each 350 square feet of gross floor area.
Real estate office	1 parking space for each 250 square feet of gross floor area.
Religious facilities, social hall, club, lodge, community center, other public assembly	1 parking space for each 4 seats in the principal seating theatre area, or 1 parking space for every 40 square feet in the place of principal seating/assembly area, whichever is the greater, plus 1 passenger loading space. Each 24 inches of bench-type seating is to be considered 1 seat.
Research and development	1 space for each 250 square feet of gross floor area.
Residential care, senior and general	1 parking space for each 3 beds.
Restaurant	
a. Sit-down	1 parking space for each 3 seats. Up to 30 percent of the number of seats provided indoors may be provided outdoors without additional required parking, provided that the number of parking spaces required for the number of indoor seats is met.
b. Drive-through, fast-food, or self service	1 parking space for each 75 square feet of gross floor area. Required reservoir spaces shall count towards required parking.
c. Coffee kiosk	1 parking space per window, plus 1 space.
Retail	
a. Enclosed	1 parking space for each 300 square feet of gross leasable floor area for single-tenant buildings of 10,000 square feet of floor area or greater and 1 space for each 250 square feet of gross leasable floor area for single-tenant buildings of less than 10,000 square feet of floor area and all multi-tenant buildings. Multi-tenant buildings may be occupied by any mix of permitted uses and uses permitted with the approval of a Site Development Permit or Use Permit. (Note: Parking requirements for shopping centers approved, by Use Permit, Site Development Permit, or other discretionary approval shall be determined by the final decision-making body).
b. Outdoor	1 space for each 750 square feet of outdoor display area.
c. Open lot nursery	1 space for each 1,250 square feet of outdoor display area.
Accessory dwelling unit	1 uncovered space (see Section 18.43.140.C.7. for locational requirements and exceptions).
Single-family dwelling	2 covered spaces.
Two-family dwelling	1 covered space per unit plus 1 other space per unit.

- A. **Bicycle Parking.** Projects must comply with the short-term and long-term bicycle parking requirements, as applicable, of Section 5.106.4 of the California Green Building Standards Code.
- B. **Visitor Parking.** On-street parking may be counted toward the visitor-parking requirement for planned developments or condominiums provided that the street has an 8-foot-wide parking lane that is not posted or likely to be posted prohibiting parking and that to qualify as one visitor-parking space, there must be an uninterrupted 22-foot-long space and a public sidewalk adjacent to the street.
- C. **Company Vehicles.** Commercial or industrial uses are to provide one parking space for each company vehicle which is parked on the site during normal business hours. Such space may be located within a building.
- D. **Motorcycle Parking.** Facilities with 25 or more spaces may provide motorcycle parking at a rate not exceeding 3 percent of required spaces. Such spaces shall be counted toward meeting the total number of spaces required for the development by this Chapter. Spaces delineated for motorcycle parking shall have a minimum area of four (4) feet by ten (10) feet and shall be identified as a motorcycle space by signs or pavement delineation.

Section 6. Title 18 (Zoning), Chapter 18.42 (Signs), Section 18.42.040 (Standards For Certain Types of Signs) is hereby amended to read as follows:

18.42.040 Standards for Certain Types of Signs

- A. **Accessory Signs.** Accessory signs indicating prices, products, or services offered or signs with changeable copy (i.e., gas price) shall be incorporated into the design of approved wall or detached monument or pole signs. All other accessory signs shall be subject to the following regulations:
 - 1. **Number.** Each lot is allowed two (2) detached accessory signs. Additional accessory-directional signs may be allowed by administrative sign permit.
 - 2. **Size.** Each sign can be no more than six (6) square feet. Signs exceeding six (6) square feet may be allowed by administrative sign permit, but shall not exceed twenty (20) square feet except that menu boards may be approved up to thirty-two (32) square feet in accordance with the provisions of Section 18.43.080F.
 - 3. **Height.** Four (4) feet maximum.
 - 4. **Setbacks.** These signs shall be set back a minimum of five (5) feet from the property line, and in no case shall such signs violate the setback provisions for street corners or driveways as noted in Subsection 18.43.030(D) of this section.
- B. **Balloons and Dirigibles.** Balloons, dirigibles, or other inflatable devices used primarily for advertising shall require an administrative sign permit when the greatest straight-line distance across the inflated object exceeds three (3) feet or the number of inflated objects exceeds five (5) (except as noted below), or the height of aerial display exceeds twenty (20) feet, whichever is most restrictive. The display shall be limited to no more than fourteen (14) calendar days per year. Inflatables grouped together shall be considered as one dirigible or balloon. Inflatables shall not be released into the air regardless of size and shall not extend over aerial utility lines. Unless a Use Permit has been obtained, balloons

and other dirigibles shall not be located on property such that the tether line could overlap the property line in any direction by extending the line horizontally. Latex balloons not exceeding twelve (12) inches in any one direction may be displayed without a permit provided that the number of balloons does not exceed two-hundred (200) and that they are displayed for no more than three (3) consecutive days four (4) times per year; otherwise, an administrative sign permit is required.

- C. **Buildings in the Shape of Symbols.** The maximum allowable surface area of buildings designed in the shape of products or services sold (i.e., doughnut- or hot dog-shaped structures) shall be as approved by a site development permit.

D. **Freeway Signs.**

1. **Size.** Freeway signs shall not exceed a maximum sign area of four hundred square feet.
2. **Height.** Freeway signs shall not exceed sixty feet (60') in height above surrounding grade; sign height may be increased to a maximum of seventy feet above surrounding grade; if the decision-making body finds that either:
 - a. Trees to be preserved on-site or located off-site substantially obscure visibility of the sign from the freeway, and the freeway sign conforms to all other provisions of this title; or
 - b. The elevation of the existing grade immediately adjacent to the freeway sign is below the elevation of a freeway travel lane located no greater than five hundred feet from the sign and the difference in grade cannot be resolved by moving the sign and that difference in grade obscures visibility of the sign from the freeway, and the freeway sign conforms to all other provisions of this title.
3. **Location.**
 - a. Freeway signs shall be located as close as possible to the nearest freeway travel lane.
 - b. Freeway signs shall comply with location requirements applicable under state or federal law, including but not limited to separation requirements.
4. **Design and Landscaping.**
 - a. The design of a freeway sign shall be compatible with the shopping center's architectural style and shall be constructed of decorative and durable materials to reduce the likelihood of unsightly signs and blighted conditions.
 - b. The design of a freeway sign's support structures shall be compatible with the overall design of the sign, including but not limited to materials, colors, textures, and scale.
 - b. The sign cabinet or frame (or equivalent) bottom shall be at least ten feet above grade.

- c. Landscaping compatible with the shopping center's landscape design shall be provided around the perimeter of the freeway sign base.

5. ***Other Provisions.***

- a. The illuminated face(s) of any freeway sign shall be oriented towards the freeway and shall be oriented away from nearby "Residential" Districts to the maximum extent feasible.
- b. Freeway signs located within five hundred feet (500') of a "Residential" District shall not be illuminated between 12:00 a.m. and 6:00 a.m.
- c. At time when none of the businesses advertised on a freeway sign are open for business, the sign shall not be illuminated.

6. ***Maintenance.*** All freeway signs shall be maintained in conformance with the following standards:

- a. All freeway sign components shall be maintained free of physical damage and deterioration, including but not limited to sign surface, painted/treated stucco and wood, and decorative materials/features.
- b. All approved lighting associated with a freeway sign shall be maintained in a fully operational manner. In the event lighting is not fully operational, no portion of the sign shall be illuminated until the lighting has been restored to a fully operational state.

E. **Menu Boards**

- 1. ***Design.*** The height and orientation of menu boards shall be designed so as not to be visible from a public street.
- 2. ***Number.*** No more than two (2) detached menu boards shall be permitted per drive-through lane.

F. **Monument Signs.**

- 1. ***Design.*** Monument signs shall be constructed with a solid decorative base that is flush with the ground at all points along the base of the sign. The amount of opaque area framing the sign copy shall not exceed 100 percent (100%) of the area of the sign copy. An alternative design, not including exceptions to the allowed sign height or size, may be approved by the Development Services Director with approval of an Administrative Sign Permit.
 - a. Freestanding decorative walls four (4) feet or less in height (such as those used to screen parking lots from the street) can be used as the face of a monument sign. Only externally-illuminated text identifying the business or use of the property with a letter-height not exceeding twelve (12) inches may be used.

2. **Height and Size.** Monument signs shall not exceed 6 feet (6') in height except when used in lieu of a pole sign, where allowed, and when consistent with the following criteria:

Distance From Street Right-of-Way (Feet)	Maximum Height Above Grade (Feet)	Maximum Size Allowed per Side (Square Feet)
5	7.0	45
8	8.5	60
12	10.0	75
15 and more	12	90

Notes:

1. Monument signs over 35 square feet may not be erected on properties, including shopping centers and similar developments, that have a pole sign. If a monument sign over 35 square feet is erected, a subsequent pole sign shall not be permitted
 2. The required setback shall be measured perpendicularly from the street right-of-way line to the nearest portion of the sign face or structure.
 3. Monument signs exceeding 90 square feet in area, where allowed, require approval of a Site Development Permit.
3. **Setbacks.** These signs shall be set back a minimum of five feet (5') from the property line, and in no case shall such signs violate the setback provisions for street corners or driveways as noted in Subsection 18.42.030(D) of this section.
4. **Landscape.** All monument signs shall require automatic irrigated landscape at the base equivalent to two (2) times the area of the sign copy.
- G. **Patriotic Symbols (Flags).** Flags of the U.S. are allowed provided that they do not exceed twenty-four (24) square feet and a maximum height of sixteen feet (16') in residential areas and sixty (60) square feet in commercial areas provided that the height does not exceed forty feet (40'). All other flag types shall require an administrative sign permit, but shall not exceed sixty (60) square feet and thirty feet (30') in height. Flags or banners with advertising copy shall not be displayed on the same flag pole which displays flags of the United States. Flags of the United States flown in commercial or industrial areas shall be displayed in accordance with the protocol established by the Congress of the United States set for the Stars and Stripes (Public Law 94-344 and 90-831), which includes the provision for night lighting. Any flag not meeting any one of the conditions noted above shall be considered a banner and shall be subject to regulations as such.
- H. **Pole Sign.**
1. **Design.** The maximum diameter or horizontal distance across a support structure and its enclosure shall not exceed 3 feet (3') in any one direction. The cabinet, frame, or equivalent structure shall be elevated at least 7 feet (7') above grade.
 2. **Height.** Pole signs shall not exceed twenty-five (25) feet in height. Additional height may be permitted by a Zoning Exception, as specified in Section

18.15.030(V), provided that no sign shall exceed a maximum of thirty-five (35) feet in height.

3. ***Setbacks.*** The support structure for a pole sign shall be set back a minimum of five feet (5') from all property lines, and no portion of the sign shall project over the property line. Pole signs with a sign support structure greater than six inches (6") in diameter shall not be located within the Clear Sight Triangle as defined in Section 18.40.140.
4. ***Landscape.*** All pole signs shall be provided with automatic irrigated landscape at the base of the sign equal to the area of the sign.

I. **Political and Campaign Signs.** Political or campaign signs on behalf of candidates for public office or measures on election ballots are allowed provided that said signs are subject to the following regulations:

1. Said signs may be erected not earlier than ninety (90) days prior to the said election and shall be removed within fifteen (15) days following said election.
2. In any residential zoning district, only one sign is permitted on any one lot. If Detached, the sign shall not exceed six (6) feet in height.
3. In any commercial or industrial district, one or more signs are permitted on a parcel of land provided that all such signs do not, in the aggregate, exceed a sign area of one-hundred-twenty (120) square feet. Said signs shall not be erected in such a manner as to constitute a roof sign. Notwithstanding the provisions of this subparagraph, a sign may be placed upon any legally existing sign structure.
4. No sign shall be located within or over the public right-of-way.

J. **Projecting Signs.** Projecting signs, including wing wall-mounted signs, shall not project more than three feet (3') from the facade surface of the building wall or other nonbearing building projection. Signs projecting over the right-of-way require an administrative sign permit.

K. **Roof and Mansard Signs.** Roof signs shall not project above the roof peak or parapet wall or above the maximum height allowed for the zoning district. Mansard signs shall not project above the mansard. The bottom of roof signs shall be mounted flush with the surface of the roof and shall not interrupt roof lines or other major architectural features.

L. **Shopping Center Identifier Signs.**

1. ***Design.*** The maximum diameter or horizontal distance across a support structure and its enclosure shall not exceed three feet (3') in any one direction.
2. ***Height.*** These signs shall not exceed forty feet (40').
3. ***Setbacks.*** Structures for these signs shall be set back a minimum of 10 feet (10') from all property lines, and no portion of the sign shall project over the property line.

M. Subdivision and Planned Development Identifier Signs.

1. **Design.** On-site subdivision-identifier signs shall be monument-type signs incorporated into the entry gates or the wall of the project. Where this is not feasible a freestanding monument sign will be considered.
2. **Height.** These signs shall not exceed 7 feet (7') in height.
3. **Permit required.** The Director shall have the authority to approve subdivision identifier signs with an administrative sign permit if such sign was not approved in conjunction with tentative map or planned development approval.

N. Temporary Off-Site Public Promotion Signs

1. **Number of signs.** For each nonprofit public organization, four (4) temporary off-site promotion signs are allowed for fund raising events.
2. **Time limit.** Thirty (30) calendar days per year.

O. Temporary Off-Site Real Estate Development Signs. Temporary off-site real estate signs are permitted subject to obtaining an administrative sign permit for each location and complying with the following regulations:

1. Temporary signs shall not exceed thirty-two (32) square feet in area nor six (6) feet in height and must be of monument-type construction.
2. The sign construction shall comply with the construction requirements of the Building Code and shall not be mounted on a vehicle, trailer, or similar portable medium.
3. Each administrative sign permit shall expire two (2) years from the anniversary date of its approval or after the last lot in the subdivision is sold, whichever occurs first.
4. No more than one sign shall be permitted per access point for each development project.
5. Real estate development signs shall only be permitted for residential subdivisions containing ten (10) or more lots and for residential planned developments and residential condominiums containing four (4) or more units.

P. Temporary On-Site Real Estate Signs, Residential.

1. **Design.** Signs may be pole, monument, or wall signs. Wall signs shall not extend above the parapet, fascia, or roof gutter and shall not be attached to the roof.
2. **Number of signs.** One temporary on-site real estate sign is allowed.
3. **Size.** For an individual lot in a residential district, up to six (6) square feet is permitted. For new subdivisions with less than eighty percent (80%) of the lots sold, one sign up to thirty-two (32) square feet is permitted for the subdivision.

4. **Height.** Signs shall not exceed six (6) feet in height.

Q. **Temporary On-Site Real Estate Signs, Commercial/Industrial.** All commercial and industrial districts may be permitted to have one on-site temporary real estate sign per lot up to thirty-two (32) square feet without an administrative sign permit provided that the setback for monument signs is met, the height does not exceed six feet (6'), and the signs are appropriately maintained.

R. **Temporary Signs, Banners, Pennants, and Streamers.**

1. One temporary vinyl or cloth banner is allowed per business provided that it is maintained in good condition. Up to three (3) additional banners may be allowed for Grand Opening events with approval of an Administrative Sign Permit. Temporary signs shall not extend above the parapet, fascia, or roof gutter and shall not be attached to the roof. Banners exceeding twenty-four (24) square feet shall require an administrative sign permit and no banner shall exceed fifty (50) square feet. Banners shall not be displayed for more than fourteen (14) consecutive days two times per year. Banners shall be placed flat against the facade of the building and shall not project above the roof-line of the building. Banners shall not be affixed to public light poles, fences, trees, or similar objects.
2. One strand of pennants or streamers is allowed for the length of each lot frontage without an administrative sign permit, except that the strand(s) shall not contain any advertising copy; and the length of the individual pennants or streamers shall not exceed two feet (2').

S. **Wall Murals and Super-Graphic Wall Signs.** Where permitted, wall murals and super-graphic wall signs shall meet the area limitations for the district where they are located and the following regulations:

1. Murals, and super-graphic wall signs shall be pleasing to the eye. The mural or graphic shall demonstrate artistic quality or theme as opposed to direct or indirect illustrative advertising.
2. When bands of color or lines use the wall, building facade, or parapet as either figure or ground, then the entire surface of these areas shall be included as part of the sign or mural area.
3. Any advertising message type, company name, logo, etc., outside the viewing field of the mural shall not exceed twenty (20) square feet in area.
4. Murals shall not be placed on decorative block or brick walls.
5. Approval of the mural by the Director shall take into consideration the visual effect of the mural on adjoining properties and the overall architecture of the building. The colors and materials used shall be reasonably harmonious with those in the area.
6. Murals shall be limited to a maximum of one per wall on any one building.
7. The proportional relationship of wall signs to the wall shall be based on the maximum square footage or percent of wall and window coverage of Schedule

18.42.030(B), whichever is more restrictive. Wall signs requiring permits shall be in the form of an administrative sign permit. The Director may require a site development permit if the sign could have an aesthetic impact or be controversial.

- T. **Wall Signs, Building Mounted.** Wall signs shall not extend above the top of the wall or parapet structure. Wall signs shall not have a cumulative area greater than twenty percent (20%) of the area of the wall on which the signs are located.

Section 7. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council of the City of Redding hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases may be held invalid or unconstitutional.

Section 8. The passage of this ordinance is not a “project” according to the definition in the California Environmental Quality Act, and therefore is not subject to the provisions requiring environmental review.

Section 9. 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 and read by the City Council of the City of Redding at a regular meeting on the 21st day of March, 2023, and was duly read and adopted at a regular meeting on the 4th day of April, 2023, by the following vote:

AYES:	COUNCIL MEMBERS: Audette, Mezzano, Munns, Winter, and Dacquisto
NOES:	COUNCIL MEMBERS: None
ABSENT:	COUNCIL MEMBERS: None
ABSTAIN:	COUNCIL MEMBERS: None

/s/ Michael Dacquisto
MICHAEL DACQUISTO, Mayor

ATTEST:

FORM APPROVED:

/s/ Pamela Mize
PAMELA MIZE, City Clerk

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

DATE ATTESTED: _____, 2023