

ORDINANCE NO. 2606

AN ORDINANCE OF THE CITY OF REDDING AMENDING TITLE 18 (ZONING), CHAPTER 18.17 (TEMPORARY USE PERMITS) BY AMENDING SECTIONS 18.17.020 (TEMPORARY USES EXEMPT FROM PERMITS) AND 18.17.030 (TEMPORARY USES REQUIRING PERMITS); CHAPTER 18.26 (RESIDENTIAL DENSITY BONUS) BY AMENDING SECTION 18.26.050 (APPLICATION REQUIREMENTS); CHAPTER 18.30 (RURAL LANDS DISTRICT) BY AMENDING SECTION 18.30.020 (LAND USE REGULATIONS); 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 18.32 (OFFICE DISTRICTS: “LO” LIMITED OFFICE AND “GO” GENERAL OFFICE) BY AMENDING SECTION 18.32.020 (LAND USE REGULATIONS); CHAPTER 18.33 (COMMERCIAL DISTRICTS: “NC” NEIGHBORHOOD COMMERCIAL, “SC” SHOPPING CENTER, “RC” REGIONAL COMMERCIAL, “GC” GENERAL COMMERCIAL, AND “HC” HEAVY COMMERCIAL) BY AMENDING SECTION 18.33.020 (LAND USE REGULATIONS); CHAPTER 18.34 (INDUSTRIAL DISTRICTS: “GI” GENERAL INDUSTRY AND “HI” HEAVY INDUSTRY) BY AMENDING SECTION 18.34.020 (LAND USE REGULATIONS); CHAPTER 18.35 (“OS” OPEN SPACE DISTRICT) BY AMENDING SECTION 18.35.030 (LAND USE REGULATIONS); CHAPTER 18.36 (“PF” PUBLIC FACILITIES DISTRICT) BY AMENDING SECTION 18.36.030 (LAND USE REGULATIONS); CHAPTER 18.41 (OFF-STREET PARKING AND LOADING) BY AMENDING SECTIONS 18.41.040 (OFF-STREET PARKING SPACES REQUIRED), 18.41.100 (SCREENING AND LANDSCAPE) AND 18.41.130 (SHOPPING CART BAYS); CHAPTER 18.43 (STANDARDS FOR SPECIFIC LAND USES) BY AMENDING SECTIONS 18.43.080 (DRIVE-IN AND DRIVE-THROUGH FACILITIES) AND 18.43.140 (ACCESSORY DWELLING UNITS); CHAPTER 18.57 (“SP” SPECIFIC PLAN OVERLAY DISTRICT) BY AMENDING 18.57.080 (ADOPTED SPECIFIC PLAN/RELATIONSHIP TO ZONING); AND CHAPTER 18.61 (LIST OF TERMS AND DEFINITIONS) BY AMENDING SECTION 18.61.020 (DEFINITIONS), ALL RELATING TO CLEAN-UP AND UPDATING OF THE ZONING CODE

WHEREAS, the Planning Commission held a duly noticed public hearing pertaining to the attached amendments to Title 18, Zoning, on April 9, 2019, and recommended that the City Council adopt said amendments; and

WHEREAS, the City Council held a duly noticed public hearing on June 4, 2019, 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 (Temporary Uses Exempt From Permits) is hereby amended to read as follows:

18.17.020 Temporary Uses Exempt From Permits

The following temporary uses are allowed without 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 (3) 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 10 percent (10%) 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 (10) 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 12-month period, not exceeding three (3) 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 (4) consecutive days or a total of sixteen (16) days in any calendar year. The sales area may not reduce available parking by more than 10 percent (10%). 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 (3) 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 (45) 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 (12) 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 (45) 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 (2) 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 (3) 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 (10%) 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.

Section 2. Title 18 (Zoning), Chapter 18.17 (Temporary Use Permits), Section 18.17.030 (Temporary Uses Requiring Permits) is hereby amended to read as follows:

18.17.030 Temporary Uses Requiring Permits

The following temporary uses may be allowed on commercially zoned properties, or as otherwise noted below, subject to the issuance of a temporary use permit. Uses that do not fall within the categories defined below shall comply with the use and development regulations and entitlement review provisions that otherwise apply to the property. A temporary use permit will not be issued for a use that is not permitted within the zoning district for the site on which the use is proposed.

- A. **Events.** Carnivals, circuses, outdoor concerts, fairs, farmers' markets, festivals, flea markets, food concessions, outdoor entertainment/sporting events, off-site vehicle sales, parking lot/outdoor sales not associated with a lawful permanent business on-site, rummage sales, secondhand sales, swap meets, and other similar events or activities.
- B. **Temporary Real Estate Sales Offices.** An office, including a manufactured or mobile unit, for the marketing, sales, or rental of residential, commercial, or industrial development.
- C. **Community Gardens.** Non-commercial community gardens within any zoning district. The cultivation and storage of cannabis within a community garden is prohibited.
- D. **Time Limitations.** Unless otherwise regulated by subsection E of this section, time limits on the event duration shall be established by the temporary use permit.
- E. **Standards and Time Limits for Specific Events.**
 - 1. *Carnivals, circuses, fairs, festivals, and outdoor entertainment/sporting* events shall be limited to ten (10) calendar days per event and no more than 4 events of any one type per property per year.
 - 2. *Outdoor concerts, flea markets, rummage sales, secondhand sales, and swap meets* shall be limited to four (4) calendar days per event.
 - 3. *Off-site vehicle sales (including boats and RV's)* may be permitted for no more than five (5) days per event and no more than two (2) annual events on the same property per dealer.
 - 4. *Farmer's Markets* shall be limited to three (3) days per site per week.
 - 5. *Parking lot/outdoor sales not associated with a lawful permanent business* on-site may be permitted for no more than five (5) days per event. No more than ten percent (10%) of the parking spaces on-site shall be used for the event.

Section 3. Title 18 (Zoning), Chapter 18.26 (Residential Density Bonus), Section 18.26.050 (Application Requirements) is hereby amended to read as follows:

18.26.050 Application Requirements

Each application for a density bonus and/or approval of incentives for the development of affordable housing units shall be accompanied by the following information, which is in addition to information required by an application for a building permit or discretionary permit required by the Zoning Code

(i.e., site development permit, use permit, parcel map, tentative subdivision map). If a project is exempt from a discretionary permit under Government Code Sections 65400 and 65582.1 (Senate Bill No. 35 approved by Governor September 29, 2017), a site development permit by director shall be required.

A. **A site plan that identifies** all units in the project including the location and size of the affordable/bonus units.

B. **A brief narrative describing the project including information on:**

1. *The number of units permitted* under the General Plan and Zoning of the property.
2. *The total number of units proposed in the project.*
3. *The number of affordable and/or senior units proposed* and a breakdown of units proposed for very low-, low-, and moderate-income, senior citizen, and market rate units.
4. *The number of bonus units requested* based on the tables provided in Section 18.26.060 of this chapter.
5. *A phasing plan* (if applicable) that provides for the timely development of the affordable units proportionate to each proposed phase of development.
6. *Any requested incentive(s) or* waiver/modification of development standards, including an explanation as to why the requested action is required for the development (*see Section 18.26.070, Incentives and Waiver/Modification of Development Standards*).

C. **The specific financial information and data** (i.e., pro forma) relied upon by the developer that establishes the monetary value of the incentives requested by the developer and a concise statement of how such value was calculated. A clear statement of how the requested incentive(s) is necessary to make the proposed housing development economically feasible shall be provided. The information shall be sufficiently detailed to enable City staff to examine the conclusions reached by the developer.

1. **Pro Forma Exceptions:** Projects that consistent with "a" and/or "b" below are exempt from the requirement to provide a pro forma unless the Director determines that the nature of the proposed development warrants submittal of financial information sufficient to demonstrate that the requested incentives are required for the economic viability of providing affordable units in the project:
 - a. *Projects with market rate units totaling 25 percent or less of proposed total residential units.*
 - b. *Projects that request modification* (deviations from a standard that does not exceed 25 percent) of the following base zoning district requirements in recognition by the City that they may result in actual and financially sufficient cost reductions:
 - i. Yard setbacks, except where a skyplane or multistory setback is required.
 - ii. Lot coverage.

- iii. Lot area, width, or depth.
 - iv. Distance between structures (shall not conflict with the Building Code).
 - v. Off-street parking reductions requested by the applicant that comply with the State Density Bonus Law and Section 18.26.070B.6.
4. ***Other pertinent information*** as the Director may require enabling the City to adequately analyze the economic feasibility of the proposed development with respect to the requested incentives. The City may, at its sole discretion, retain a consultant to review the financial information. The cost of the consultant review shall be borne by the applicant.

Section 4. Title 18 (Zoning), Chapter 18.30 (Rural Lands District), Section 18.30.020 (Land Use Regulations) is hereby amended to read as follows:

18.30.020 Land Use Regulations

Schedule 18.30.020-A below prescribes the land use regulations for the "RL" Residential Districts. The regulations for the 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.

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

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

"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 or not substantially similar to the uses in the schedule below are prohibited. The schedule also notes additional use regulations that apply to various uses.

Schedule 18.30.020-A: Use Regulations—"Rural Lands" District

Use Classifications	"RL"	Additional Regulations
<i>Residential Uses</i>		
Single Family	P	
Family Day Care, 6 or fewer	P	
Residential Care, Limited	P	
Supportive Housing Facilities	P	
Transitional Housing Facilities	P	

Use Classifications	"RL"	Additional Regulations
Residential Cannabis Cultivation	L19 P	See Chapter 6.12
Public and Semipublic Uses		
Cemetery	U	
Park & Recreation Facilities	S	
Public Safety Facilities	S	
Religious Facilities	S	Use permit required if over 10,000 sq ft
Residential Care, Senior	S	Must demonstrate provision of high level of care and services
Residential Care, General	S	Must demonstrate provision of high level of care and services
Schools, Public or Private	U	
Commercial Uses		
Bed and Breakfast Establishments	Sd	See Section 18.43.060
Commercial Recreation	U	
Utilities, Major	U	
Utilities, Minor	P	
Retail Cannabis Sales	--	Not permitted
Commercial Cannabis Cultivation	--	Not permitted
Industrial Uses		
Cannabis Microbusinesses, Distribution, Manufacturing, Processing, Testing, and Storage	--	Not Permitted
Agriculture and Extractive Uses		
Crop and Animal Raising	Sd	
Goat Grazing for fire fuel management	Sd	
Mining and Quarrying	U	See Chapter 18.44
Nurseries	Sd	
Accessory Uses and Structures		See Section 18.43.020
Temporary Uses		See Chapter 18.17
Nonconforming Uses		See Chapter 18.46
L19 Indoor cannabis cultivation permitted in accordance with the provisions of Chapter 6.12: Cannabis Activity.		

Section 5. 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 of this section 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) Density Regulations are not applicable.
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	<u>C</u>	<u>C</u>	<u>C</u>	Not permitted
Commercial Cannabis Cultivation	<u>C</u>	<u>C</u>	<u>C</u>	Not permitted
<i>Transportation, Communication, and Utilities Uses</i>				
Utilities, Minor	P	P	P	
<i>Industrial Uses</i>				

Use Classifications	"RE"	"RS"	"RM"	Additional Regulations
Cannabis Microbusinesses, Distribution, Manufacturing, Processing, Testing and Storage	--	--	--	Not Permitted
Agriculture and Extractive Uses				
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 fifteen (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 thirty-five (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 6. Title 18 (Zoning), Chapter 18.32 (Office Districts: “LO” Limited Office, and “GO” General Office), Section 18.32.020 (Land Use Regulations) is hereby amended to read as follows:

18.32.020 Land Use Regulations

Schedule 18.32.020-A and Section 18.32.030 below prescribe the land use regulations and discretionary permit requirements for "Office" Districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications subject to the provisions of Schedules 18.32.030-A and 18.32.030-B.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations or standards for specific uses in Chapter 18.43, Standards for Specific Land Uses.

"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 or not substantially similar to the use in the schedule below are prohibited. The schedule also notes additional use regulations that apply to various uses.

Schedule 18.32.020-A: Use Regulations—"Limited Office" and "General Office"

Use Classifications	"LO"	"GO"	Additional Regulations
<i>Residential Uses</i>	L7	S	<i>See Section 18.33.050</i>
Residential Cannabis Cultivation	L19 P	L19 P	<i>See Chapter 6.12</i>
<i>Public and Semipublic Uses</i>			
Clinics	Sd	P	
Clubs & Lodges	—	P	
Colleges and Trade Schools, Public or Private	—	P	
Community Centers	—	U	
Cultural Institutions	—	P	
Day Care Center (14 or more)	S	P	
Government Offices	P	P	
Hospitals (including emergency care)	—	P	
Park & Recreation Facilities	U	U	
Public Safety Facilities	S	S	
Religious Facilities	S	P	
Residential Care, General	S	P	
Residential Care, Senior	S	P	
Schools, Public or Private	S	P	
<i>Commercial Uses</i>			
Ambulance Services	S	S	
Animal Sales and Services	L6	L6	

Use Classifications	"LO"	"GO"	Additional Regulations
Banks and Savings & Loans	L3	L4	
Business Services	P	P	
Eating and Drinking Establishments			
Restaurants, Full Service	P	P	
Drive-up/Drive-through Service	—	—	
Hotels and Motels	—	S	
Laboratories	P	P	
Maintenance and Repair Services	—	—	
Offices, Business & Professional	P	P	
Offices, Medical & Dental	P	P	
Parking, Office	Sd	Sd	
Parking, Structures	U	U	
Personal Services	P	P	
Retail Sales	L5	L5	
Neighborhood Retail	L5	L5	
Community Retail	—	—	
Travel Services	P	P	
Retail Cannabis Sales	--	--	Not permitted
Commercial Cannabis Cultivation	--	--	Not permitted
Transportation, Communication, and Utilities Uses			
Communication Antennae and Transmission Towers	—	U	See Section 18.40.010
Communication Facilities within Buildings	Sd	P	
Utilities, Major	—	U	
Utilities, Minor	P	P	
Industrial Uses			
Cannabis Microbusinesses, Distribution, Manufacturing, Processing, Testing, and Storage	--	--	Not permitted
Agriculture and Extractive Uses			
Goat Grazing for fire fuel management	Sd	Sd	
Accessory Uses and structures			See Section 18.43.020
Temporary Uses			See Chapter 18.17
NonConforming Uses			See Chapter 18.46
Specific Limitations:			
L3 No drive-through service.			
L4 Site development permit required for drive-through service.			
L5 Limited to pharmacies up to 5,000 square feet.			
L6 Site development permit required for kennels. Outdoor dog runs are prohibited.			
L7 Only as a secondary use with a site development permit.			
L19 Indoor cannabis cultivation permitted in accordance with the provisions of Chapter 6.12: Cannabis Activity.			

Section 7. Title 18 (Zoning), Chapter 18.33 (Commercial Districts: “NC” Neighborhood Commercial, “SC” Shopping Center, “RC” Regional Commercial, “GC” General Commercial, and “HC” Heavy Commercial), Section 18.33.020 (Land Use Regulations) is hereby amended to read as follows:

18.33.020 Land Use Regulations

Schedule 18.33.020-A and Section 18.33.030 below prescribe the land use regulations and discretionary permit requirements for "Commercial" Districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications subject to the provisions of Schedules 18.33.030-A and 18.33.030-B.

"L" designates use classifications that are generally subject to certain limitations prescribed by the additional use regulations contained in this chapter subject to the provisions of Schedules 18.33.030-A and 18.33.030-B.

"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 or not substantially similar to the uses in the schedule below are prohibited. The schedule also notes additional regulations that apply to various uses.

As described in Section 18.01.050(C), Establishment of Subdistricts, two subdesignations are depicted on the zoning map that refines the types of uses appropriate in certain geographic areas within a base district. Schedule 18.33.020-A provides regulations for base districts as well as those where visitor-serving and retail uses are encouraged ("VR" subdesignator).

Schedule 18.33.020-A: Use Regulations—"Commercial" Districts

Use Classifications	"NC"	"SC"	"RC"	"GC"	"GC-VR"	"HC"	Additional Regulations
<i>Residential Uses</i>							
Single-Family	L7	–	–	L7	–	L6	
Residential Condominium and Condominium Conversions	L7	L7	L7	S	S	–	<i>See Sections 18.33.050 and 18.43.170, and subdivision requirements of Chapters 17.30 and 17.34.</i>
Multiple-Family	L7	L7	L7	S	S	–	<i>See Sec. 18.33.050</i>
Supportive Housing Facilities	-	-	-	S	S	S	Multiple-Family Only
Transitional Housing Facilities	-	-	-	S	S	S	Multiple-Family Only
Residential Cannabis Cultivation	L19 P	L19 P	L19 P	L19 P	L19 P	L19 P	<i>See Chapter 6.12</i>
<i>Public and Semipublic Uses</i>							
Clinics	L8	L8	P	P	SD	P	
Clubs and Lodges	–	–	–	P	–	–	
Colleges and Trade Schools, Public or Private	–	S	S	P	–	S	
Community Centers	U	U	U	U	–	S	
Community Social Service Facilities	–	–	–	–	–	U	
Cultural Institutions	L8	L8	P	P	Sd	Sd	
Day Care Center (14 or More)	P	P	P	P	–	S	
Government Offices	L8	L8	P	P	P	P	
Hospitals	–	–	–	S	–	–	
Park and Recreation Facilities	S	S	S	S	S	–	
Parking, Public	–	S	S	S	S	S	
Public Maintenance and Service Facilities	–	–	–	–	–	S	
Public Safety Facilities	L8	P	L8	P	U	U	
Religious Facilities	S	S	S	P	S	S	
Residential Care, General	S	–	–	Sd	–	–	
Schools, Public or Private	S	S	S	S	–	S	
<i>Commercial Uses</i>							
Adult Business Establishments	-	-	-	-	-	U	<i>See Section 18.43.020</i>

[illegible]

Use Classifications	"NC"	"SC"	"RC"	"GC"	"GC-VR"	"HC"	Additional Regulations
Goat Grazing for fire fuel management	Sd	Sd	Sd	Sd	Sd	Sd	
Transportation, Communication, and Utilities Uses							
Communication Antennae/Transmission Towers	–	U	U	U	U	U	See Sec. 18.40.010
Communication Facilities Within Buildings	–	Sd	P	P	–	P	
Freight/truck Terminals and Warehouses	–	–	–	–	–	S	
Transportation Passenger Terminals	S	S	S	S	S	S	
Truck Weigh Stations	–	–	–	–	–	S	
Utilities, Major	–	–	U	U	–	U	
Accessory Uses and Structures							See Sec. 18.43.020
Temporary Uses							See Chapter 18.17
Nonconforming Uses							See Chapter 18.46
Specific Limitations:							
L3	No drive-through service except for establishments not exceeding 150 square feet in developed neighborhood commercial projects exceeding 2 acres in area. Site development permit required.						
L4	Site development permit required for drive-through.						
L6	Caretakers' quarters only, not to exceed 1,000 square feet. Site Development Permit-Director required.						
L7	Only as an accessory use subject to approval of a site development permit.						
L8	Small-scale only (5,000 square feet or less).						
L9	No outdoor storage unless a site development permit is approved by the Director.						
L10	No shopping centers, power centers, or similar uses allowed.						
L11	Site development permit required if site abuts an "R" district.						
L12	Reserved						
L-13	Establishment of new uses is prohibited. Enlargements of existing facilities up to 10 percent are allowed by site development permit issued by the Director. Other expansions/enlargements, including expansions affecting more than a single parcel, shall require approval of a use permit. Such expansions shall not be approved if they involve property not owned or legally controlled by the business entity prior to adoption of this section. Proof of compliance shall be submitted at the time of application for the expansion/enlargements. Such intensifications shall be subject to compliance with all adopted site and building design criteria and development standards applicable within the zoning district and such other site and building design elements determined necessary by the approving authority to ensure compatibility with surrounding conforming uses.						
L19	Indoor cannabis cultivation permitted in accordance with the provisions of Chapter 6.12: Cannabis Activity						
L20	Retail sales of cannabis products permitted in accordance with the provisions of Chapter 6.12: Cannabis Activity.						

Section 8. Title 18 (Zoning), Chapter 18.34 (Industrial Districts: “GI” General Industry and “HI” Heavy Industry), Section 18.34.020 (Land Use Regulations) is hereby amended to read as follows:

18.34.020 Land Use Regulations

Schedule 18.34.020-A and Section 18.34.030, Permit Requirements for New Development, below prescribe the development regulations for "Industrial" Districts.

"P" designates permitted use classifications subject to the provisions of Section 18.34.030.

"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 or not substantially similar to the uses in the schedule below are prohibited. The schedule also notes additional regulations that apply to various uses.

Schedule 18.34.020-A: Use Regulations—"Industrial" Districts

Use Classifications	"GI"	"HI"	Additional Regulations
<i>Residential Uses</i>			
Single Family	L6	L6	
Residential Cannabis Cultivation	L19P	L19P	<i>See Chapter 6.12</i>
<i>Public and Semipublic Uses</i>			
Cultural Institutions	S	—	
Colleges and Trade Schools, Public and Private	S	—	
Public Safety Facilities	S	S	
<i>Commercial Uses</i>			
Commercial Recreation	S	—	
Convenience Gas Mart	S	S	<i>See Section 18.43.090</i>
Eating and Drinking Establishments			
Restaurants, Full Service	Sd	Sd	
Food and Beverage Preparation	P	—	
Offices, Business & Professional	L17	L17	
Offices, Medical and Dental	L22 S	C	
Clinics	L22 S	C	
Retail Sales	L15	L15	
Vehicle Equipment Sales and Services			
Automobile/Vehicle Repair, Major	P	P	<i>See Section 18.43.050</i>
Automobile/Vehicle Repair, Minor	P	P	<i>See Section 18.43.050</i>
Large Vehicle/Equipment Sales, Service & Rental	P	P	
Vehicle Storage	S	S	
Wholesale, Distributing, & Storage	P	P	
Retail Cannabis Sales	L20P	L20P	<i>See Chapter 6.12</i>
Commercial Cannabis Cultivation	L19P	L19P	<i>See Chapter 6.12</i>
<i>Industrial Uses</i>			
Contractors' Office & Shop Buildings	P	P	<i>See Section 18.43.130</i>
Contractors' Storage Yards	Sd	P	
Industry, Handicraft/Custom	P	P	
Industry, General	P	P	
Industry, Heavy	S	P	
Salvage/Wrecking	L14 S	U	
Warehousing & Storage	P	P	
Self-Storage Warehouses	Sd	—	
Cannabis Microbusinesses, Distribution, Manufacturing, Processing, Testing, and Storage	L21P	L21P	<i>See Chapter 6.12</i>
<i>Transportation, Communication, and Utilities Uses</i>			
Communication Antennae & Transmission Towers	L16	L16	<i>See Section 18.40.010</i>
Communication Facilities within Buildings	P	P	
Freight/Truck Terminals and Warehouses	S	S	
Truck Weigh Stations	P	P	
Utilities, Major	P	P	
Utilities, Minor	P	P	
<i>Agriculture and Extractive Uses</i>			
Goat Grazing for fire fuel management	Sd	Sd	
Mining and Quarrying	U	U	
Nurseries	P	C	
<i>Accessory Uses and Structures</i>			<i>See Section 18.43.020</i>

Use Classifications	"GI"	"HI"	Additional Regulations
<i>Temporary Uses</i>			<i>See Chapter 18.17</i>
<i>Nonconforming Uses</i>			<i>See Chapter 18.46</i>
<i>Specific Limitations</i>			
L6	A single caretakers' quarters only, not to exceed 1,000 square feet. Site development permit required.		
L14	No outdoor storage, dismantling, or similar activities.		
L15	Store sales allowed as an accessory use not to exceed 10 percent of floor area.		
L16	Use permit required for transmission towers.		
L17	Offices that support industrial uses, business and office parks, and corporate offices, excluding small scale offices oriented to individual/personal services.		
L19	Indoor cannabis cultivation permitted in accordance with the provisions of Chapter 6.12, Cannabis Activity		
L20	Retail sales of cannabis products permitted in accordance with the provisions of Chapter 6.12, Cannabis Activity.		
L21	Cannabis Microbusinesses, Distribution, Manufacturing, Processing, Testing, and Storage permitted in accordance with the provisions of Chapter 6.12, Cannabis Activity.		

Section 9. Title 18 (Zoning), Chapter 18.35 ("OS" Open Space District), Section 18.35.030 (Land Use Regulations) is hereby amended to read as follows:

18.35.030 Land Use Regulations

Unlike other districts contained in this title, the "OS" Open Space District is intended as a preservation tool, and as such, uses are limited to those which are consistent with the undeveloped nature of the lands. However, certain open space areas also provide corridors for trails, public utilities, streets, and other necessary public improvements. Schedule 18.35.030-A below prescribes the land use regulations for the "OS" District. The regulations for the district are established by letter designation as follows:

"P" designates permitted uses.

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

"S" designates land uses or activities that are permitted after review and approval of a site development permit by the Board of Administrative Review.

Uses or activities determined by the Director to not be substantially similar to those listed in Schedule 18.35.030-A as permitted outright, by permit, or with limitations, are prohibited.

Schedule 18.35.030-A: Use Regulations—"Open Space" District

Use Classifications	"OS"
Buildings	—
Camping	—
Dispersed recreational activities	P
Fences	—
Fire access trails	S
Fire hazard abatement as approved by the Fire Marshal	P
Flood control facilities and projects	L17
Pedestrian and bike trails	S
Gardening	—
Goat Grazing for fire fuel management	Sd
Grading/filling	— ¹
Livestock grazing	L18
Operation of motorized vehicles	—
Passive activities (hiking, walking, bird watching, and similar activities)	P

Use Classifications	"OS"
Public streets	L17
Public utility installation and maintenance	L17
Refuse dumping	—
Storage of materials	—
Trail/interpretive signs	P
Residential Cannabis Cultivation	L19P
Commercial Cannabis Cultivation	—
Retail Cannabis Sales	—
Cannabis Microbusinesses, Distribution, Manufacturing, Processing, Testing, and Storage	—
L17: Uses permitted if consistent with the General Plan and/or approved development plans and/or are consistent with the purposes for which the open space area was originally dedicated for public uses.	
L18: If an historical use of the property.	
¹ Grading for trails, fire prevention, stormwater management, and similar activities is permitted	

Section 10. Title 18 (Zoning), Chapter 18.36 ("PF" Public Facilities District), Section 18.36.030 (Land Use Regulations) is hereby amended to read as follows:

18.36.030 Land Use Regulations

Schedule 18.36.030-A below prescribes the land use regulations for the "Public Facilities" District. The regulations for this district are established by letter designation as follows:

"P" designates permitted use classifications.

"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 or not substantially similar to the uses in the schedule below as determined by the Director are prohibited.

Schedule 18.36.030-A Land Use Regulations

Use Classifications	"PF"	Additional Regulations
<i>Public and Semi-Public Uses</i>		
Cemetery	U	
Clubs and Lodges	S	1
Colleges and Trade Schools, Public or Private	S	1
Commercial Support Services	S	1
Community Social Service Facilities	U	
Cultural Institutions	S	1
Day Care Center (14 or more)	S	1
Government Offices	S	1
Hospitals and Clinics (including emergency care)	S	1
Offices of Philanthropic/Nonprofit Organizations	S	1
Park & Recreation Facilities	S	1
Parking, Public	S	1
Public Maintenance and Service Facilities	U	

Use Classifications	"PF"	Additional Regulations
Public Safety Facilities	S	1
Religious Facilities	S	1
Residential, Public and Not for Profit	S	1
Residential Care, General	S	1
Residential Care, Senior	S	1
Schools, Public or Private	S	1
Supportive Housing Facilities	S	1
Transitional Housing Facilities	S	1
Transportation, Communication, and Utilities Uses		
Airports and Heliports	U	
Communication Antennae and Transmission Towers	U	
Transportation Passenger Terminals	U	
Utilities, Major	U	
Utilities, Minor	P	
Residential Uses		
Residential Cannabis Cultivation	L19 P	See Chapter 6.12
Commercial Uses		
Commercial Cannabis Cultivation	--	Not permitted
Retail Cannabis Sales	--	Not permitted
Industrial Uses		
Cannabis Microbusinesses, Distribution, Manufacturing, Processing, Testing, and Storage	--	Not permitted
Agriculture and Extractive Uses		
Goat Grazing for fire fuel management	Sd	Sd
Accessory Uses and Structures See Section 18.43.020 See Section 18.43.020		
L19 Indoor cannabis cultivation permitted in accordance with the provisions of Chapter 6.12, Cannabis Activity. ¹ Use permit required if facility exceeds 30,000 square feet or 50 dwelling units.		

Section 11. 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.
Health club and fitness studio	1 parking space for each 125 square feet of gross floor area for the 5,000 square feet of building area. 1 space for each 300 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.

USE	SPACE REQUIREMENTS
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.
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.

USE	SPACE REQUIREMENTS
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.

Section 12. Title 18 (Zoning), Chapter 18.41 (Off-Street Parking and Loading), Section 18.41.100 (Screening and Landscape) is hereby amended to read as follows:

18.41.100 Screening and Landscape

- A. **Fencing.** In order to reduce or eliminate headlight glare and loss of privacy, newly constructed outdoor off-street parking areas that cause vehicle headlights to be cast upon a neighboring residential window or a vacant lot in a residential district shall be screened with a masonry wall or a solid wooden fence not less than 4 feet in height. Said screening shall be maintained in good condition at all times, shall be kept free at all times of advertising signs, and shall be set back from any abutting public street a distance equal to the distance which such parking area must be set back from any abutting public street.

No wall shall be required where there exists a wall that complies with the requirements of this paragraph, either on the common property line or adjacent thereto, on either side of the common property line, provided, however, that if such wall is thereafter removed, a replacement wall shall be required forthwith from the owner of the parking facility.

Where a wood fence is substituted for a solid masonry wall, such fence shall be constructed so that the boards overlap or are otherwise designed such that a person cannot see through them as a result of subsequent shrinkage. The fence shall have fence posts of either wood treated to resist rot and termites or of iron, steel, or masonry; and in all cases, fence posts must be set in concrete. Under no circumstances shall walls, fences, or shrubbery be placed or maintained on the property in such a manner as to interfere with visibility so as to endanger safe ingress and egress. As an alternative to a fence, an earth berm, or earth berm and wall, can be substituted for the required fence.

- B. **Street-Side Planter.** The required front and corner side-yard setbacks shall be landscaped. Notwithstanding the setback requirements established by this ordinance, where a parking lot abuts a 2-lane public street, it shall be separated therefrom by a planter not less than 10 feet in width. Where a parking lot abuts a 4-lane-or-more public street or a street designated on the General Plan as a 4-lane-or-more arterial street, it shall be separated therefrom by a planter not less than 15 feet in width. In commercial districts, landscaped setbacks from non-access State highways shall average no less than 20 feet (15 feet minimum). Planter-width requirements are as measured from the property line. Planter-width minimums can be met using variable widths and may encroach into setback areas provided that the average width meets the minimum-width requirements as determined by the Development Services Director. If the sidewalk on the street is not adjacent to the property line, the area between the back of the sidewalk and the property line shall also be landscaped in addition to the above requirements. Public sidewalks may be located within the on-site landscape areas. Wherever the Zoning Code or more restrictive requirement of the City requires a greater-width planter than the above minimum, the greater requirement shall prevail.

The landscape planter between the parking facility and the street shall include shrubs that will attain a minimum height of 3 feet above parking lot grade within 18 months of installation. The plant materials and spacing shall be adequate to effectively screen the parking facility from the street. City-approved street trees shall be planted within the street-side planter on 30-foot centers or in groupings approved by the Development Services Director.

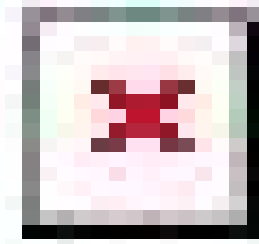
As an alternative to plants alone, the following other techniques may be used:

1. Grass-covered berm a minimum of 3 feet in height with a slope not steeper than 3:1.

2. A 3-foot-high, open decorative fence in combination with climbing and nonclimbing plants.

3. A 3-foot-high, minimum 4-inch-thick, decorative solid masonry or concrete wall at the back of the planter with a ground cover and/or other plants between the wall and the street.

4. Vegetation or screening of any type shall not exceed 2 feet in height within areas where adequate vehicle sight distance would otherwise be obstructed. Where such screening is adjacent to a street corner or driveway intersection, screening shall not exceed 2 feet in height in the triangle formed by the corner and points at the curb 30 feet from the intersection or similar corner points within 20 feet of a driveway intersection.



C. **Parking Lot Interior Landscape.** The interior of all parking lots is to be landscaped at a ratio of 60 square feet of landscape for each required parking space. For each additional space provided that exceeds the minimum parking requirement by more than five (5) spaces, or ten percent (10%), whichever is greater, eighty- (80) square-feet of landscape shall be provided for each excess space. The total required interior landscape area shall be evenly distributed throughout the parking areas. This requirement does not apply to parking lots that are underground or within buildings. Landscape areas that may be applied towards the required parking lot interior landscape area must have a minimum dimension of 4 feet, be surrounded by or within seven-and-one-half-feet (7.5') of a parking space or the aisle or pedestrian walkway serving it, or be within the required streetside landscape area adjacent to a parking space or aisle serving it. Landscape within a public right-of-way or in excess of the required streetside landscape addressed in Subsection B does not count toward meeting the minimum requirement. No more than twelve (12) parking spaces may be constructed in a row without separating the spaces with a landscape planter a minimum of 8 feet in width. Rows of parking spaces shall be separated from adjoining driveways with landscape end islands or peninsulas that are a minimum width of eight feet (8'). When calculating landscape area or width minimums, the area of the protective curbing shall not be included.

D. **Pavement Edge and Planter Protection.** Landscaped areas and pavement edges in all multiple-family, commercial, and industrial zones shall be protected from damage and deterioration by the placement of 6-inch-high, securely anchored, continuous concrete curbs or equivalent materials which have a minimum width of 6 inches.

E. **Building Separators.** Excepting single-family residences and second dwelling units, parking spaces directly abutting a building are prohibited. Parking areas shall be separated from a building by a raised walkway or landscape at least 4 feet in width.

Section 13. Title 18 (Zoning), Chapter 18.41 (Off-Street Parking and Loading), Section 18.41.130 (Shopping Cart Bays) is hereby amended to read as follows:

18.41.130 Shopping Cart Bays

Parking lots that provide collection areas for shopping carts shall incorporate a low-profile design for the cart-return bays (i.e., raised curb channel or metal railings less than one foot in height). If carts

are stored outside during non-operating hours, shopping carts shall be locked during non-operating hours.

Section 14. Title 18 (Zoning), Chapter 18.43 (Standards for Specific Land Uses), Section 18.43.080 (Drive-In and Drive-Through Facilities) is hereby amended to read as follows:

18.43.080 Drive-In and Drive-Through Facilities

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

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

- H. Each drive-through aisle shall be appropriately screened with a combination of decorative walls and landscape to prevent headlight glare and direct visibility of vehicles from adjacent streets and parking lots.
- I. Drive-through aisles shall not be located within a front or street-side setback area.

Section 15. Title 18 (Zoning), Chapter 18.43 (Standards For Specific Land Uses), Section 18.43.140 (Accessory Dwelling Units) is hereby amended to read as follows:

18.43.140 Accessory Dwelling Units

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

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

- B. **Location.** An accessory dwelling unit may be constructed in any "RL" "RE" "RS" or "RM" District if the existing use of the property is a single-family dwelling. Applications for accessory dwelling units can be denied if: (1) the proposed unit would result in adverse impacts to any real property that is listed in the California Register of Historic Places; and/or (2) the accessory dwelling unit will not be in compliance with all provisions of this section.
- C. **Development Standards.** One accessory dwelling unit permit will only be issued on a lot if it complies with the following development standards. Applications for an accessory dwelling unit shall include the following information to assist the Director in determining compliance with this section: (1) elevations for all building sides which show all openings, exterior finishes, roof pitch, and siding and roof materials for the existing residence and the proposed accessory dwelling unit and (2) color photographs of the site and adjacent properties taken from the proposed location of the accessory dwelling unit in the direction of all property lines. The photographs shall be clearly labeled to identify the location and direction of the photograph.
 - 1. **Location on Lot.** An accessory dwelling unit may be attached or detached from the existing main dwelling unit. If detached, the accessory dwelling unit shall meet the setbacks required by this code, unless the unit is contained within the existing space of a legally constructed accessory structure. If attached, the accessory dwelling unit must meet all building setbacks required of the main dwelling, unless the unit is contained within the existing space of a legally constructed main dwelling. Minimum side and rear yard building setbacks of five feet are required for an accessory dwelling unit that is constructed above a legally constructed garage.
 - 2. **Lot Size.** Six thousand square feet, with a minimum width of forty feet, unless a zoning exception is approved or the lot was created as part of a planned development.

3. ***Unit Size.***

- a. **Detached accessory dwelling units.** Each lot meeting the requirements of this section shall be entitled to one detached accessory dwelling unit, with at least five hundred square feet of living area, although smaller accessory dwelling units meeting the requirements of the California Building Code may be approved. Detached accessory dwelling units larger than five hundred square feet may be approved provided that the floor area does not exceed one thousand feet.
- b. **Attached accessory dwelling units.** The living area of an attached accessory dwelling unit shall not exceed fifty percent of the living area of the main dwelling unit or one thousand square feet, whichever is less.

4. ***Lot Coverage.*** Construction of the accessory dwelling unit shall not result in lot coverage in excess of that limited by Chapter 18.31.

5. ***Height.*** A detached accessory dwelling unit shall not exceed two stories, or a maximum height of twenty-two feet, unless additional height is permitted with approval of a Site Development Permit by the Director.

6. ***Architectural Compatibility.*** The accessory dwelling unit shall incorporate the same or similar architectural features, building materials, roof pitch, and colors as the main dwelling unit. Windows that face an adjoining residential property shall be designed/located to protect the privacy of neighbors; alternatively, fencing or landscape shall be required to provide screening.

7. ***Off-Street Parking.*** One off-street parking space shall be provided for the accessory dwelling unit. The required parking space may be provided as a tandem parking space located within the front-yard setback within a driveway or as a standard space located within the front-yard setback within a paved area immediately adjacent to the driveway. Additional parking shall not be required in any of the following instances:

- a. The accessory dwelling unit is located within one-half mile of public transit.
- b. The accessory dwelling unit is located within an architecturally and historically significant historic district.
- c. The accessory dwelling unit is a part of the existing main dwelling unit or an existing accessory structure.
- d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
- e. When there is a car share vehicle located within one block of the accessory dwelling unit.

8. ***Utilities.*** Separate electric meters are required for accessory dwelling units unless the unit is contained within the existing space of the main dwelling unit or an accessory structure, has independent exterior access from the main dwelling unit, and the side and rear setbacks are sufficient for fire safety. Separate water and gas meters are allowed at the option of the property owner.

- D. **Deed Restrictions.** Before obtaining a building permit, the property owner shall file with the County Recorder a declaration or agreement of restrictions which has been approved by the City Attorney as to its form and content, containing a reference to the deed under which the property was acquired by the owner stating that:
1. The accessory dwelling unit shall be considered legal only so long as either the primary residence or the accessory dwelling unit is occupied by the owner of the property;
 2. The accessory dwelling unit cannot be sold separately;
 3. The restrictions shall be binding upon any successor in ownership of the property, and lack of compliance may result in legal action against the property owner.
- E. **Preexisting Accessory Dwelling Unit.** Accessory dwelling units existing prior to adoption of this section, the use of which is nonconforming in the zoning district in which it is located, may be considered conforming if: (1) the Director issues a Zoning Clearance if it is determined that the accessory dwelling unit complies with the requirements of this section, which may include compliance with Building and Fire Codes and payment of development impact fees and/or (2) a Site Development Permit is issued by the Director for units not meeting the criteria included in this section.
- F. **Conversion of an Existing House to an Accessory Dwelling Unit.** In cases where an existing single-family residence is located on a parcel zoned "RL," "RE," "RS," or "RM," the Board of Administrative Review may approve by Site Development Permit the construction of one additional residence, which is intended to be the primary residence on the property. The existing residence, which is intended to become the lawful accessory dwelling unit, must comply with all the requirements of this Code, including size limitations. The primary residence shall be constructed in accordance with the provisions of the applicable zoning district and other requirements of this Code.

Section 16. Title 18 (Zoning), Chapter 18.57 ("SP" Specific Plan Overlay District), Section 18.57.080 (Adopted Specific Plan/Relationship to Zoning) is hereby amended to read as follows:

18.57.080 Adopted Specific Plan/Relationship to Zoning

This section identifies the specific plans adopted by the City. Where a specific plan creates zoning districts that are not part of this code, a relationship between those districts and this code is established. This relationship will be used when the zoning district created by a specific plan does not include all the use standards, height and bulk regulations, intensity standards, or other regulations established by the base zoning district. It is intended that the base district regulations will supplement, but will not supplant, those of the Specific Plan District. The addition of adopted specific plans to the following list shall not constitute amendment of this code.

A. SP-1 REDDING DOWNTOWN SPECIFIC PLAN UPDATE (Ordinance No. 2585)

Specific Plan Zoning Districts

Downtown Core
Downtown Mixed Use

Base Zoning Districts

General Commercial (GC)
General Commercial (GC)

B. SP-2 REDDING RIVERFRONT SPECIFIC PLAN (Resolution No. 90-212)

(No zoning districts established)

Section 17. Title 18 (Zoning), Chapter 18.61 (List of Terms and Definitions), Section 18.61.020 (Definitions) is hereby amended to read as follows:

18.61.020 Definitions

Sign Terms.

59. **Temporary Sign.** A sign not constructed or intended for long-term use. The maximum frequency and length of display shall be as set forth Section 18.42.040(R). Temporary signs include, but are not limited to, banners, displays for public-service promotions, on-site or off-site real estate signs and construction signs, balloons and dirigibles, beacons and searchlights, political signs, and window-painted signs.

Section 18. 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 19. 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 20. 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 4th day of June, 2019, and was duly read and adopted at a regular meeting on the 18th day of June, 2019, by the following vote:

AYES: COUNCIL MEMBERS: McElvain, Resner, Schreder, and Winter
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: Dacquisto
ABSTAIN: COUNCIL MEMBERS: None

/s/ Julie Winter

JULIE WINTER, Mayor

Attest:

Form Approved:

/s/ Pamela Mize

PAMELA MIZE, City Clerk

/s/ Barry E. DeWalt

BARRY E. DeWALT, City Attorney