

ORDINANCE NO. 2611

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 18.33 (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 18.43 (STANDARDS FOR SPECIFIC LAND USES) BY AMENDING SECTION 18.43.180 (SHORT TERM RENTALS), 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 August 13, 2019, and recommended that the City Council adopt said amendments; and

WHEREAS, the City Council held a duly noticed public hearing on September 17, 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 18.31 (Residential Districts; "RE" Residential Estate, "RS" Residential Single Family, and "RM" Residential Multiple Family) 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) 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	—	—	—	Not permitted
Commercial Cannabis Cultivation	—	—	—	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				See Section 18.43.020
Temporary Uses				See Chapter 18.17
Nonconforming Uses				See Chapter 18.46
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 18.33 (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>

Use Classifications	"NC"	"SC"	"RC"	"GC"	"GC-VR"	"HC"	Additional Regulations
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	See Chapter 6.12
Public and Semipublic Uses							
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	
Commercial Uses							
Adult Business Establishments	-	-	-	-	-	U	See Section 18.43.020
Animal Sales and Services	L8	P	P	P	S	P	Adjacent to an "R" District, outdoor kennels prohibited
Large Animal Veterinary Services	–	–	–	P	–	P	
Banks and Savings and Loans	L4	L4	L4	L4	Sd	L4	
Bed and Breakfast Establishments	–	–	–	Sd	Sd	–	See Sec. 18.43.060
Building Materials and Services	–	–	S	S	–	P	
Business Services	L8	P	P	P	P	P	
Commercial Recreation	S	S	S	S	S	S	
Commercial Entertainment	–	P	P	P	P	–	

Use Classifications	"NC"	"SC"	"RC"	"GC"	"GC-VR"	"HC"	Additional Regulations
Convenience Gas Mart	S	S	S	S	S	S	<i>See Sec. 18.43.090</i>
Eating and Drinking Establishments							Site development permit-Director required for outdoor seating
Bars/Nightclubs/Lounges	U	S	S	S	S	S	
Restaurants, Full Service	P	P	P	P	P	P	
Drive-Up/Drive-Through Service	L3	Sd	Sd	Sd	Sd	Sd	<i>See Sec. 18.43.080</i>
Food and Beverage Sales	P	P	P	P	P	P	
Food Preparation	P	P	P	P	P	P	
Funeral Parlors and Mortuaries	–	–	–	P	–	P	
Home Improvement Sales and Services	L8	L8	P	P	–	P	
Homeless Shelters	–	–	–	–	–	P	<i>See Sec. 18.43.160</i>
Hotels and Motels	–	–	S	S	S	S	
Hotel, Residential	–	–	–	U	U	U	Must meet Calif Building Code requirement for efficiency dwelling unit.
Laboratories	–	P	P	P	P	P	
Maintenance and Repair Services	L9	L9	L9	L9	L9	L9	<i>See Section 18.43.050</i>
Offices, Business and Professional	L8	P	P	P	P	P	
Offices, Medical & Dental	L8	P	P	P	P	P	
Parking Facilities, Commercial	–	S	S	S	S	S	
Personal Improvement Services	P	P	P	P	P	P	
Recreational Vehicle Parks	–	–	–	U	–	U	
Personal Services	P	P	P	P	P	P	
Retail Sales	P	P	P	P	P	P/L10	<i>See Section 18.43.130</i>
Recycling Station	L7	L7	L7	L7	L7	L7	
Travel Services	P	P	P	P	P	P	
Vehicle Equipment Sales and Services							
Automobile Rentals	–	–	S	Sd	–	Sd	
Automobile/vehicle Repair, Major	–	–	–	L11	L13	L11	<i>See Sec. 18.43.050</i>
Automobile/Vehicle Repair, Minor	–	L11	L11	L11	L13	L11	<i>See Sec. 18.43.050</i>
Automobile/Vehicle Sales and Leasing	–	–	S	Sd	L13	Sd	
Automobile Washing	–	S	S	Sd	L7	Sd	

Use Classifications	"NC"	"SC"	"RC"	"GC"	"GC-VR"	"HC"	Additional Regulations
Heavy Equipment Sales, Service, & Rental	–	–	–	U		S	
Large Vehicle Sales, Service, & Rental	–	–	–	S	L13	S	
Vehicle Storage	–	–	–	S	–	S	
Retail Cannabis Sales	—	L20 P	L20 P	L20 P	L20 P	L20 P	See Chapter 6.12
Commercial Cannabis Cultivation	—	—	—	—	—	Sd	See Chapter 6.12
Industrial Uses							
Contractors’ Office & Shop Buildings	–	–	–	–	–	S	
Contractors’ Storage Yards	–	–	–	–	–	S	See Sec. 18.43.130
Handicraft/Custom Manufacturing	–	L8	L8	L8	L8	P	
Industry, General	–	–	–	–	–	U	
Self-Storage Warehouses	–	–	–	S	–	S	See Sec. 18.43.150
Warehousing and Storage	–	–	–	–	–	S	
Cannabis Microbusinesses, Distribution, Manufacturing, Processing, Testing, and Storage	–	–	–	–	–	Sd	See Chapter 6.12
Agriculture and Extractive Uses							
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

Use Classifications	"NC"	"SC"	"RC"	"GC"	"GC-VR"	"HC"	Additional Regulations
<i>Specific Limitations:</i>							
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 3. 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	—	
Clinics	L22 S	—	
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	

Use Classifications	"GI"	"HI"	Additional Regulations
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	—	
<i>Accessory Uses and Structures</i>			<i>See Section 18.43.020</i>
<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 4. Title 18 (Zoning), Chapter 18.43 (Standards For Specific Land Uses), Section 18.43.180 (Short Term Rentals) is hereby amended to read as follows:

18.43.180 Short-Term Rentals

A. Purpose

The purpose of this Section is to establish an appropriate permitting process and standards for short-term rental of single-family dwellings and dwelling units located in the Downtown Redding Specific Plan area; to provide a visitor experience and accommodation as an alternative to the typical hotel, motel, and bed and breakfast accommodations customarily permitted in the city; to minimize potential negative secondary effects of short-term rental use on surrounding residential neighborhoods; to retain the character of the neighborhoods in which any such use occurs; and ensure the payment of required transient occupancy taxes.

B. Types of Short-Term Rentals. For purposes of this Section, the following Short-Term Rental facilities are established:

1. ***Hosted Homestay.*** An owner (or the primary occupant with the written permission of the owner) occupied single-family dwelling unit where, for compensation, individual overnight room accommodations are provided for a period of less than thirty days.

2. ***Vacation Rental.*** An entire dwelling unit where, for compensation, overnight accommodations are provided for a period of less than thirty days and the owner (or the primary occupant with the written permission of the owner) may or may not reside within the dwelling unit for the term of the rental.

C. Short-Term Rental Permit Requirements. No person shall use, advertise, or market for use, any dwelling unit on any parcel in any zoning district for short-term rental purposes without first obtaining approval as required by this Section. The provisions of this ordinance apply to all existing and future short term rentals as defined in this Section. Existing short term rental facilities shall either apply for, or obtain authority to operate, within sixty days of the effective date of this ordinance. Short-term rentals located within the Downtown Redding Specific Plan area shall follow the process set forth for hosted homestays defined in subsection (C)(1) of this Section. The following approval process is established:

1. ***Hosted Homestay:*** This use is permitted within all zoning districts subject to obtaining a Zoning Clearance from the Director and providing an affidavit certifying that the owner understands and agrees to the requirements of this Section. Applicants may be required to provide a site plan or other information determined necessary by the Director to determine compliance with this Section and shall pay an application fee as may be established by resolution of the City Council.
2. ***Vacation Rental:*** Site Development Permit issued by the Director in accordance with the provisions of Chapter 18.11, Common Procedures and Chapter 18.13, Site Development Permits of this Code, except that site development permits for Vacation Rentals shall expire twelve months from issuance and need to be renewed annually.

D. Districts in Which Permitted. The regulations of this chapter apply to short-term rentals in all zoning districts.

E. General Requirements - Hosted Homestay.

1. No more than one dwelling unit on a lot may be used at any one time for short term rental purposes.
2. A maximum of two rooms may be available for rent at any time.
3. Occupancy shall be limited to a maximum of two adults per rented room. Room rental shall be limited to a maximum of 180 rental days per calendar year.
4. The property owner must occupy the residence at all times when rooms are being provided for rent.
5. A minimum of one on-site parking space shall be provided for each room rented. Guest parking spaces shall be within the primary driveway or other on-site location. External changes to a property such as converting significant areas of front yard landscape for purposes of meeting parking requirements is not allowed.

6. Short-term rentals shall meet all applicable building, health, fire and related safety codes at all times, including provision of working smoke and carbon monoxide detectors.
7. The owner shall post emergency evacuation instructions and "house policies" within each guest bedroom. The house policies shall be included in the rental agreement, and shall be enforced by the owner. At a minimum, the house policies should:
 - a. Reinforce the City of Redding's Noise Standards (RMC Section 18.40.100) by establishing outdoor "quiet hours" between 10:00 p.m. and 7:00 a.m. to minimize disturbance to neighboring residences. Outdoor activities are prohibited during "quiet hours."
 - b. Require that guest vehicles be parked on the premises, not the street in compliance with this Section.
8. The property shall not be used to host non-owner related weddings, parties, and other similar events.
9. On-site advertising signs or other displays indicating that the residence is being utilized as a short term rental, is prohibited.
10. A City business license shall be obtained and transient occupancy taxes paid in accordance with Chapter 4.12 as required. All advertising for any short-term rental shall include the City of Redding transient occupancy tax number and the City of Redding business license number, assigned to the owner-applicant. With submittal of transient occupancy taxes, the operator shall also submit a statement indicating the number of guest stays, and the number of guests for the reporting period.
11. The permit is not transferrable to a subsequent property owner or to another property.
12. This ordinance shall not be construed as waiving or otherwise impacting the rights and obligations of any individual, group, or the members of any homeowner's association, as defined, to comply with or enforce CC&R's.

F. General Requirements - Vacation Rentals.

1. With the exception of items 1 through 4 listed in Section 18.43.180(E.) above, the General Requirements provisions for Hosted Homestays shall apply to Vacation Rentals.
2. The following additional provisions shall also be applicable to Vacation Rentals which may be supplemented by requirements established by the Director with approval of the required Site Development Permit as necessary to maintain compatibility of the use with the surrounding properties.
 - a. A Vacation Rental shall not be rented to multiple separate parties concurrently unless the owner (or the primary occupant with the written permission of the

owner) is residing on the premises during the rental period, in which case the vacation rental shall be limited to two unrelated parties.

- b. The owner/applicant shall keep on file with the city the name, telephone number, and email address of a local contact person who shall be responsible for responding to questions or concerns regarding the operation of the vacation rental. This information shall be posted in a conspicuous location within the vacation rental dwelling. The local contact person shall be available twenty-four hours a day to accept telephone calls and respond physically to the vacation rental within sixty minutes, if necessary. The name and contact information of the local contact person will be made available to the public.
- c. Depending of the physical nature of the property and surrounding properties, the Director may allow, with approval of the site development permit, on-street guest parking.

G. Application Required.

Where a Site Development Permit is required by this Section, applicants for a short-term rental use shall apply for a permit in accordance with the provisions of Chapter 18.11, Common Procedures, and shall pay the application fee established by resolution of the City Council. In making a determination to approve, conditionally approve, or deny an application, the Director may consider such factors, including but not limited to, proximity of the property to other vacation rentals, bed and breakfast establishments, group homes, and residential care facilities, and neighborhood and site characteristics.

H. Permit Renewal

Where a Site Development Permit is required by this Section, applicants for a short-term rental use shall apply for a permit in accordance with the provisions of Chapter 18.11, Common Procedures, and shall pay the application fee established by resolution of the City Council. In making a determination to approve, conditionally approve, or deny an application, the Director may consider such factors, including but not limited to, prior complaints from neighbors and code enforcement activity, timeliness of business license renewal, timeliness of Transient Occupancy Tax submittals, proximity of the property to other vacation rentals, bed and breakfast establishments, group homes, and residential care facilities, and neighborhood and site characteristics.

I. Violations/Revocations.

Enforcement of the provisions of this Section may include the civil and equitable remedies as permitted by state law, the issuance of a citation and fine, or other legal remedy as provided by Chapter 1.12 of the Redding Municipal Code. Upon notification by the City, any short term rental operating in violation of the requirements of this Section must terminate operations immediately. Further, a Site Development Permit issued under the authority of this Section may be revoked in accordance with the procedures established in Chapter 18.11, Common Procedures.

Section 5. 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 6. 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 7. 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 3rd day of September, 2019, and was duly read and adopted at a regular meeting on the 17th day of September, 2019, by the following vote:

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

/s/ Julie Winter

JULIE WINTER, Mayor

ATTEST:

APPROVED AS TO FORM:

/s/ Pamela Mize

PAMELA MIZE, City Clerk

/s/ Barry E. DeWalt

BARRY E. DeWALT, City Attorney