Adopted Amendments to the Redding Zoning Regulations:

5.6 Traffic Access, Parking and Loading

5.6.2 - Parking Requirements

The following minimum parking requirements apply to all zones:

Residential apartment, accessory to dwelling 1 for apartment unit plus 2 for main dwelling.

5.12 Accessory Residential Apartments

5.12.1 – Special Permit Required

One (1) accessory residential apartment (see Definitions, Section 8.1.11) may be permitted on a lot, subject to a Special Permit granted by the Commission.

5.12.2 – Application Format and Findings

In lieu of Section 5.1.1, application shall consist of:

(a) application form and fee, as prescribed by Commission;

(b) plot plan, consistent with requirements of Section 6.2 (e), showing the proposed apartment, water supply and septic system, parking facilities and other requirements;

(c) floor and building plan of the apartment unit, with all rooms labeled and including a calculation of total floor area;

(d) names and addresses of all current property owners within 100’, and

(e) any other data the Commission determines necessary for findings required herein.

Notice, public hearing and procedures shall be in accordance with Section 5.1.2.

Before granting any Special Permit for an apartment, the Commission shall find that all the requirements of this Section (5.12) and of Sections 5.1.3 (a) through 5.1.3 (f) are satisfied.
5.12 **Accessory Residential Apartments**

5.12.3 – **General Requirements**

An accessory residential apartment, whether attached or detached, shall comply with each of the following requirements:

(a) The owner of the premises shall be resident in either the accessory or principal dwelling throughout the duration of the apartment use.

(b) Gross (total) floor area of the apartment shall be not less than 300 square feet.

(c) The apartment shall contain its own kitchen (see Definitions, Section 8.1.118), its own bathroom, its own exterior entrance, and its own parking space (see Section 5.6).

(d) Within the RV, R-1/2 and R-1 Zones, the apartment shall contain not more than one (1) bedroom or sleeping unit.

(e) Within the R-2 Zone, the apartment shall contain not more than two (2) bedroom(s) or sleeping unit(s).

5.12.4 **Attached Apartments**

An attached residential apartment shall meet each of the following criteria:

(a) incorporated within, or structurally integrated into, a single-family dwelling;

(b) located on a conforming lot and in compliance with all setback, height and coverage limitations prescribed for the Zone in which it is located; and

(c) comprising no more than 30% of the total finished floor area of the dwelling, or 1000 square feet of gross (total) floor area, whichever is less.

5.12.5 **Detached Apartments**

A detached residential apartment - any apartment unit not incorporated into the principal dwelling on the site - shall meet each of the following criteria:

(a) The apartment shall be located on a conforming lot and in compliance with all setback, height and coverage limitations prescribed for the Zone in which it is located; and

(b) Within the RV, R-1/2 and R-1 Zones, the gross (total) floor area of the apartment shall not exceed 800 square feet.

(c) Within the R-2 Zone, the gross (total) floor area of the apartment shall not exceed 1000 square feet.
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