



CITY OF CHICO OFFICIAL PLANNING DIRECTOR INTERPRETATION

(Section 19.02.020 Procedures for interpretation of the Chico Municipal Code)

Applicable Code Section(s): **Section 19.02.020 Rules of interpretation C. Calculations - Rounding. 1. Minimum Lot Area and Number of Lots, and 2. Residential Density.**

Interpretation: Residential density is calculated by dividing the number of proposed housing units by the gross acreage (as defined in the Chico General Plan). Allowable density shall be within the stated range of limits established by the General Plan.

This Official Interpretation is effective immediately and will require an amendment to Title 19 Land Use and Development Regulations.

A handwritten signature in blue ink, appearing to read "Kim Seidler", written over a horizontal line.

Kim Seidler, Planning Director

Date: March 19, 2004

CC: A-PC-7
Applicable project file



CITY OF CHICO MEMORANDUM

TO: Planning Staff

DATE: March 19, 2004

FROM: Kim

FILE: Interpretations

-A-PL-7

SUBJECT: New Code Interpretation

Interpretation OPDI 04-01 (Attachment 1) will supercede OPDI 02-02 (Attachment 2). The method of calculating density has been corrected, as has the applicable code section number. Please note that for the purpose of calculating densities, rounding of fractions up or down is not allowed where this would result in a density outside of the ranges established in the General Plan.

The City Council is now considering a code amendment (Attachment 3) that will clarify the calculation of densities.

Please insert the new interpretation into your procedures binder. Thanks.

- Attachments:
1. OPDI 04-01
 2. OPDI 02-02
 3. Proposed Amendment to Section 19.02.020



CITY OF CHICO OFFICIAL PLANNING DIRECTOR INTERPRETATION

(Section 19.02.020 Procedures for interpretation of the Chico Municipal Code)

Applicable Code Section(s): **Section 10.02.020 Rules of interpretation C. Calculations - Rounding. 1. Minimum Lot Area and Number of Lots, and 2. Residential Density.**

Interpretation: Residential density is calculated by dividing the gross acreage (as defined in the Chico General Plan) by the number of proposed housing units. Allowable density shall be within the stated range of limits established by the General Plan.

This Official Interpretation is effective immediately and will require an amendment to Title 19 Land Use and Development Regulations.



Kim Seidler, Planning Director

Date: December 2, 2002

CC: A-PC-7
Applicable project file

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICO
AMENDING SECTION 19.02.020 RULES OF INTERPRETATION,
CALCULATIONS - ROUNDING AND SECTION 19.76.150B SMALL-LOT
SUBDIVISIONS OF TITLE 19 OF THE CHICO MUNICIPAL CODE**

BE IT ORDAINED by the Council of the City of Chico:

Section 1. Section 19.02.020 of the Chico Municipal Code is amended to read as follows:

19.02.020 Rules of interpretation.

A. [No change.]

B. [No change.]

C. Calculations - Where these Regulations require calculations to determine applicable requirements the following methods of calculation shall be used:

1. Residential Density shall be calculated by determining the number of dwelling units per gross acre. Gross acreage is the area of a site calculated to the centerline of bounding streets and other public rights of way.
2. Off-Street Parking Requirements. See Section 19.70.040 (Number of parking spaces required).
3. Rounding. For all calculations required by these Regulations other than those described in subsections C-1 through C-2 above, the fractional or decimal results of calculations shall be rounded to the next highest whole number when the fraction or decimal is 0.5 or more, and to the next lowest whole number when the fraction is less than 0.5.

D. [No change.]

E. [No change.]

F. [No change.]

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