



CITY OF CHICO OFFICIAL PLANNING DIRECTOR INTERPRETATION

(Section 19.02.030 Procedures for interpretation of the Chico Municipal Code)

Applicable Code Section(s): **19.42.040 Minimum lot area and density.**

Interpretation: The minimum densities in the R2, R3, and R4 zoning districts were not intended to be applied to small infill projects, and are hampering attempts of property owners to add one or two additional units to existing developed lots. This interpretation will make it clear that the minimum densities in Table 4-5 are only intended to apply to new development on larger, vacant parcels. Likewise, the ability of property owners to subdivide existing lots in developed areas consistent with the required minimum lot sizes established in Table 4-3B often results in a density higher than what is allowed for the zoning district. This interpretation will clarify that maximum densities in R1 and R2 districts should not apply to small infill subdivisions. See attachment for the proposed addition to this code section.

This Official Interpretation **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: September 28, 2004

CC: A-PC-7
Applicable project file