



CITY OF CHICO OFFICIAL PLANNING DIRECTOR INTERPRETATION

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

Applicable Code Section(s): **Table 4-3B Residential Zone General Development Standards (R1 Rear Yard Setbacks)**

Interpretation: Rear yard setbacks are established to provide for effective separation that will foster compatibility, identity, privacy, light, air, ventilation, visual relief, and emergency access. Because single-family residential lots typically back up to the rear or side yards of other single-family lots, rear yard setbacks ensure this separation.

Numerous developed single-family residential lots abut California Park Lake along their rear property lines, and residential accessory uses such as covered patios may be desired to take advantage of proximity to the lake. Because the lake itself provides for effective separation for the purposes listed above, however, rear yard setbacks to further this purpose for such accessory uses are redundant.

This interpretation will provide that no rear yard setbacks will be required for permitted residential accessory structures on single-family residential lots that abut California Park Lake along their rear property lines. Property owners will be responsible for ensuring compliance with applicable California Park Association requirements.

This Official Interpretation **will not** 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: October 8, 2004

CC: A-PC-7
Building Official