

1 and the regulations prescribed for, the applicable zoning districts for which the
2 revisions are proposed.

3 2. The Planning Commission recommends that the City Council approve the amendments
4 to the Chico Municipal Code as set forth in Exhibit I.

5 THE FOREGOING RESOLUTION WAS ADOPTED by the Planning Commission at its
6 meeting held on December 15, 2016, by the following vote:

7 AYES:

8 NOES:

9 ABSENT:

10 ABSTAINED:

11 DISQUALIFIED:

12
13 ATTEST:

APPROVED AS TO FORM:

14
15 _____
16 Mark Wolfe, Planning Commission Secretary

14
15 
16 Vincent C. Ewing, City Attorney

17
18 *Pursuant to The Charter of the City of Chico, Section 906(E)
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Chapter 19.04 DEFINITIONS

Section:

- 19.04.010** Purpose, applicability.
19.04.020 Definitions of specialized terms and phrases.

19.04.020 Definitions of specialized terms and phrases.

A. Definitions, "A."

Animal Keeping (land use). The keeping or raising of farm animals including cattle, goats, horses, sheep, swine ~~(including pot bellied pigs)~~, fowl, and other animals not commonly regarded as household pets. Does not include cats, dogs, and other household pets, or exotic animals, which are separately defined.

D. Definitions, "D."

Density. For residential uses, density shall be calculated as follows:

1. **Density or gross density.** The number of dwellings per gross acre ~~of developable land.~~
2. **Vertical density.** The number of dwelling units per acre when site acreage is calculated as the gross floor area of all floors above the first floor that are devoted to residential use.

H. Definitions, "H."

Household Pets (land use). The raising or keeping of cats, dogs, birds, miniature pot-bellied pigs, or other common household pets, accessory to a residential use.

M. Definitions, "M."

Medical Offices. Facilities primarily engaged in furnishing outpatient dental, medical, mental health, surgical and other personal health services. See "Medical Services - Clinics and Laboratories."

Medical Services - Clinics and Laboratories (land use). A facility intended for the examination of clinical specimens for the purpose of providing information such as diagnosis, prognosis, prevention, or treatment of disease to improve the health of a patient. Facilities primarily engaged in furnishing outpatient dental, medical, mental health, surgical and other personal health services, and medical and dental laboratories.

O. Definitions, "O."

Offices (land use). Service establishments, including the following:

1. **Business Offices.** Establishments providing direct services to consumers, including insurance agencies, real estate offices, post offices (not including bulk mailing distribution centers, which are included under "Vehicle and Freight Terminals").
2. **Industrial Offices.** Large scale office uses, including telemarketing, claims processing, and similar office uses where large numbers of employees are housed in warehouse-sized buildings.
3. **Professional Offices.** Professional or government offices including:

Accounting, auditing, and bookkeeping services
Advertising agencies
Architectural, engineering, planning, and surveying services
Attorneys
Counseling services
Court reporting services
Data processing and computer services
~~Dental offices~~
Detective agencies and similar services
Educational, scientific, and research organizations
Employment, stenographic, secretarial, and word processing services
Financial Services
Government offices, including agency and administrative office facilities
Management, public relations and consulting services
~~Medical offices~~
Photography and commercial art studios
Telemarketing
Writer's and artist's offices outside the home

P. Definitions, "P."

Pet Shops (land use). Includes grooming or selling of dogs, cats, and similar small animals. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores.

T. Definitions, "T."

Trellis. A semi-covered structure or frame open on two or more sides, sometimes referred to as a pergola or arbor.

DIVISION II. ADMINISTRATION OF LAND USE AND DEVELOPMENT REGULATIONS

Chapter 19.12 APPEALS

Section:

19.12.010	Purpose
19.12.020	Appeal subjects and jurisdiction
19.12.025	Appeal of determinations of the Airport and Bidwell Park and Playground commissions
19.12.030	Filing of appeals
19.12.040	Administrative review.

19.12.020 Appeal subjects and jurisdiction.

Determinations and actions that may be appealed, and the authority to act upon an appeal shall be as set forth in Table 2-1 and in this Chapter.

**TABLE 2-1
REVIEW AUTHORITY**

Type of Permit or Decision	Architectural Review and Historic Preservation Board	Director	Zoning Administrator	Planning Commission	City Council
Architectural/Design Review	Decision (1)			Decision (1)	Appeal
Certificates of Appropriateness	Decision (1)				Appeal
Certificate of Demolition	Decision (1)				Appeal
Designation of Historic Landmarks on the Historic Resources Inventory	Recommend				Decision
Determination That an Application is Complete Pursuant to Chapter 19.16		Decision (2)			
Development Agreements				Recommend	Decision
Foothill Development Permit		Decision (2)			
Fraternity and Sorority House Permit		Decision (2)			
General Plan, Specific Plan, Neighborhood Plan, Area Plan Amendments				Recommend	Decision
Home Occupation Permits		Decision (2)			
Interpretations		Decision		Appeal	
Land Use and Development Regulations Amendments				Recommend	Decision
Minor Design Review	Appeal (3)	Decision			

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Type of Permit or Decision	Architectural Review and Historic Preservation Board	Director	Zoning Administrator	Planning Commission	City Council
Mobile Food Vendor Permits		Decision (2)			
Planned Development Permits	<u>Recommend</u>	<u>Recommend</u>		Decision	Appeal
Regulating plans and circulating plans pursuant to Division VI				Decision	Appeal
Second Dwelling Unit Permit		Decision (2)			
Sign Permits		Decision (2)			
Specific Plans				Recommend	Decision
Use Permits			Decision	Decision	Appeal (4)
Variances			Decision	Decision	Appeal (4)
Zoning Map Amendments	Recommend (5)			Recommend	Decision
Zoning Clearances		Decision (2)			

Notes:

(1) Architectural/design review decisions and decisions regarding applications for certificates of appropriateness or certificates of demolition rendered by the Architectural Review and Historic Preservation Board for projects requiring only the issuance of a building permit are appealed to the City Council.

Architectural/design review decisions rendered by the Architectural Review and Historic Preservation Board on projects requiring a discretionary permit from the Planning Commission and rendered after referral to the Architectural Review and Historic Preservation Board by the Planning Commission are appealed to the Planning Commission.

Architectural/design review decisions rendered by the Planning Commission are appealed to the City Council.

(2) This decision may be appealed pursuant to the administrative review process set forth in section 19.12.040.

(3) Director decisions are appealed to the Architectural and Historic Preservation Review Board. The Architectural Review and Historic Preservation Board decision on an appeal is final.

(4) Decisions on use permits and variances, whether made by the zoning administrator or planning commission, are appealable directly to the City Council.

(5) The Architectural Review and Historic Preservation Board shall make recommendations to the City Council regarding the creation or modification of landmark overlay zoning districts pursuant to Chapter 19.37.

(Ord. 2185, Ord. 2374 §3, Ord. 2410 §10, Ord. 2439 §175, Ord. 2440 §8)

DIVISION III. LAND USE AND DEVELOPMENT PERMIT PROCEDURES

Chapter 19.16 APPLICATION FILING AND PROCESSING FEES

Section:

19.16.010	Purpose, applicability
19.16.020	Pre-application neighborhood meetings.
19.16.030	Application filing
19.16.040	Application fees
19.16.050	Initial application review
19.16.060	Environmental assessment
19.16.070	Zoning clearance

19.16.020 Pre-application neighborhood meetings.

This section applies to all projects on residentially zoned property, or on property located adjacent to residentially zoned property which require a discretionary permit issued by the planning commission or city council. All projects for such a discretionary permit shall require a pre-application neighborhood meeting in compliance with the requirements set forth below. The purpose of the meeting is to provide for early input by affected neighbors. While neighborhood consensus or agreement is desirable, it is not a required outcome of the neighborhood meeting.

A. - C. [NO CHANGES]

D. Applicant attendance at meeting. The applicant or a representative shall attend the neighborhood meeting and provide the following information:

1. A site plan graphically depicting existing conditions and surrounding land uses and structures.

2. A conceptual site plan showing sufficient information to gain an understanding of the proposed project. ~~the locations of all proposed structures, roads, parking areas, landscaping, and conceptual parcel lines with approximate dimensions and all proposed land uses.~~

~~3. Conceptual building design information and the proposed density of the project.~~

Applicants are encouraged to take minutes or otherwise create a written record of the presentation and points discussed at the meeting.

E. - H. [NO CHANGES]

Chapter 19.18 SITE DESIGN AND ARCHITECTURAL REVIEW

Section:

19.18.010	Purpose.
19.18.020	Applicability.

- 19.18.024 **Review authority.**
- 19.18.030 **Review of minor projects.**
- 19.18.040 **Exemptions.**
- 19.18.050 **Application requirements and procedures.**
- 19.18.060 **Findings.**
- 19.18.070 **Conformance to plans.**
- 19.18.080 **Expiration and extensions.**

19.18.024 Review authority.

A. [NO CHANGES]

B. Projects Requiring a Discretionary Permit. Site plan and architectural design review ~~of and approval for~~ projects which, in addition to a site plan and architectural design permit approval, require the issuance of a discretionary permit by the Commission or Council shall be conducted by the ARHPB or Director prior to the project's ~~review consideration~~ by the Commission or Council. ~~Any approval by the ARHPB or Director prior to Commission or Council consideration shall be deemed to be a recommendation to the Planning Commission or Council and may be modified by the Commission or Council at the time of its consideration of the discretionary permit.~~

(Ord. 2223; Ord. 2381 §2; Ord. 2410 §12)(Ord. 2435 §16)

19.18.040 Exemptions.

Site plan and architectural design review are not required for:

A. Detached single-family dwellings, including manufactured housing, and accessory structures for single-family dwellings. Except that dwelling groups or dwelling units which are the second unit on a parcel of property, are on an infill residential flag lot as defined in section 19.76.180, or are subject to a planned development permit shall be subject to site plan and architectural design review.

(Ord. 2185; Ord. 2223, Ord. 2363 §2)

19.18.060 Findings.

The ARHPB or Director, where authorized, shall determine whether or not a project adequately meets adopted City standards and design guidelines, based upon the following findings:

A. [NO CHANGES]

B. The proposed development, including the character, scale, and quality of design, are consistent with the purpose/intent of this chapter and ~~any the City's~~ adopted design guidelines and development standards;

C. - E. [NO CHANGES]

Chapter 19.22 TEMPORARY USES

Section:

- 19.22.010** **Applicability**
- 19.22.020** **Temporary uses, allowed by right**
- 19.22.030** **Temporary uses, subject to use permit**
- 19.22.040** **Condition of site**

19.22.020 **Temporary uses, allowed by right.**

The following temporary uses are allowed. Uses that do not fall within the categories defined below, or that do not operate in accordance with the standards specified below, shall comply with Section 19.22.030 (Temporary uses subject to use permit).

A. - E. [NO CHANGES]

F. Garage and Yard Sales in Residential Zones. Two garage or yard sales in any 12-month period, not exceeding 3 consecutive days each ~~and in compliance with Section 19.76.080~~, shall be deemed a use incidental to the residential use of a property. Garage or yard sales in excess of this limit shall be prohibited in all residential zones.

G. - N. [NO CHANGES]

19.22.030 **Temporary uses, subject to use permit.**

The following temporary uses may be allowed, subject to the issuance of a use permit. Uses that do not fall within the categories defined below shall comply with the use and development regulations and entitlement review provisions that otherwise apply to the property.

~~A. — Events on nonresidential zoned properties.~~ Carnivals, circuses, concerts, fairs, festivals, flea markets, food events, outdoor entertainment/sporting events rodeos, rummage sales, second- hand sales, and swap meets for up to 10 days; other events, including arts and crafts exhibits, and agricultural sales and events (such as pumpkin sales and corn mazes) for over 10 days; and farmers' market that don't meet the standards in Section 19.22.020(M). Offsite vehicle sales are allowed for no more than five days per event and no more than two annual events on the same property per auto dealer.

~~B. — Residence for an ill, Convalescent, or Disable Friend or Relative. The placement of a mobile home or trailer as a temporary residence for an ill, convalescent or otherwise disabled friend or relative of the property owner, in compliance with Section 19.76.170 (Temporary dwellings).~~

19.22.040 **Temporary uses, subject to temporary dwelling unit permit.**

Where a temporary dwelling is a permitted use as set forth by the zoning district, and a proposed temporary dwelling unit complies with all of the standards contained in Section 19.76.170, a temporary residence for an ill, convalescent or otherwise disabled friend or relative of the property owner, shall be permitted pursuant to a temporary dwelling unit permit issued pursuant to this Chapter.

19.22.040050 **Condition of site.**

Each site occupied by a temporary use shall be cleaned of debris, litter, or any other evidence of the temporary use upon completion or removal of the use, and shall thereafter be used in compliance with these Regulations.

(Ord. 2185)

Chapter 19.23 MOBILE FOOD VENDORS

Section:

19.23.010	Purpose, applicability
19.23.020	Application
19.23.030	Action on mobile food vendor permits
19.23.040	Operating standards
19.23.050	Mobile foods vendors not meeting operating standards

19.23.040 Operating standards.

Mobile food vendors shall comply with all of the following operating standards:

A. Comply with all federal, state and local laws and regulations, including but not limited to, those of the City of Chico and the Butte County Department of Environmental Health.

B. Submit to annual Fire Department inspection and certification of “Ansul” system, fuel storage and distribution, and fire extinguisher.

~~BC.~~ Hours of operation shall be limited to 9:00 a.m. to 9:00 p.m. daily when adjacent to a residential zoning district, and limited to 6:00 a.m. to midnight when adjacent to a non-residential zoning district.

~~CD.~~ Store the mobile vehicle or trailer off-premises during non-business hours. All associated equipment, including tables and chairs, must be stored either off-premises or out of sight within an existing structure if on-premises.

~~DE.~~ Keep the site free of litter and debris generated by the business at all times. The permittee shall provide trash and recycling receptacles for customer use. Any waste associated with the mobile food vendor shall be removed daily from the site.

~~EF.~~ All waste discharges are to be done at a facility approved by the City of Chico Industrial Waste Pretreatment Program (CIPP), or a grease interceptor must be installed on-site. If requested, the permittee must provide to CIPP staff the name and address of where the wastewater is discharged.

~~FG.~~ Outdoor speakers and outdoor music shall not be permitted on the site. Signs shall be permitted on the vehicle only.

~~GH.~~ Any connection of the vehicle to an existing or new electrical service shall be inspected and approved.

~~HI.~~ Customer parking shall only be allowed in striped parking stalls. The permittee shall post a sign on the mobile food vendor during open hours stating this requirement.

~~IJ.~~ Permittee shall coordinate with the property owner to make restrooms available as needed to customers and employees.

(Ord. 2440 §13)

Chapter 19.28 PLANNED DEVELOPMENT

Section:

19.28.010	Purpose
19.28.020	Applicability
19.28.030	Application filing, initial processing
19.28.040	Development Standards
19.28.050	Project review
19.28.060	Decision, findings, and conditions
19.28.070	Expiration
19.28.080	Use of property before final decision
19.28.090	Changes to a planned development permit
19.28.100	Extension
19.28.110	Previously approved planned developments

19.28.030 Application filing, initial processing.

An application for a planned development permit shall be filed in compliance with Chapter 19.16 (Application Filing and Processing, Fees) and shall include all information specified in the Department handout for planned development permits. _

~~_____A._____Initiation.~~—A planned development permit may be initiated in one of the following manners:

~~A. 1.~~—Rezoning to -PD. Property may be rezoned to add the -PD overlay zone to any existing zoning district in compliance with Chapter 19.06 (Amendments to Plans and Zoning). All -PD overlay zones shall be noted by the -PD suffix combined with the underlying zoning district symbol, which shall be used on all land-use-related documents. Once rezoned, the property may only be developed in compliance with a planned development permit issued in compliance with this chapter; or

~~B. 2.~~—Other Zoning Districts. Property in any zoning district, other than a -PD overlay zone, may be developed in compliance with this chapter. Property for which a planned development permit is issued shall be considered as if it were zoned -PD.

~~_____B._____Conceptual Plan Review.~~—~~The Director shall review the conceptual plan application for completeness and forward a recommendation to the Commission. The Commission shall consider the conceptual plan application, together with the Director's recommendation, at a public hearing. The Commission shall render a determination as to whether or not the proposed project is consistent with the purpose of this chapter, and may provide suggestions for revisions to the project. The Commission may also at that time request additional information, including information to be used in preparation of the environmental assessment. The Director shall return the conceptual plan to the applicant with the Commission's suggestions/comments within 10 days of the date the application was considered by the Commission. If the application includes a companion tentative map, the review and return of the conceptual plan to the applicant shall be in compliance with Chapter 18.16 (Tentative Map Filing and Processing) of the Municipal Code.~~

~~_____C._____Final Development Plan.~~—~~The applicant shall prepare and submit a final development plan to the Department within one year of the date the conceptual plan was last~~

~~reviewed by the Commission. The final development plan application shall include all information required by the Director and Commission. If a final development plan is submitted more than one year following the Commission's concept plan determination, both conceptual and final review may be required.~~

~~D. Combined Review of Conceptual and Final Development Plans. In certain, limited cases, the conceptual plan review and final development plan approval may occur at the same Planning Commission meeting. In such cases a combined public hearing considering both the conceptual plan and final development plan shall be held. Combined review may be considered for:~~

- ~~1. Proposals involving only minor deviations from development standards;~~
- ~~2. Proposals involving a project of limited scope and scale.~~

(Ord. 2185; Ord. 2223; 2382 §4)

19.28.050 Project Review.

Each application shall be analyzed to ensure that it is consistent with the purpose/intent of this chapter and the City's Environmental Review Guidelines. To ensure implementation of General Plan policies relating to design, each application shall be reviewed by the Board or ~~Director which~~ shall forward a recommendation to the Commission in compliance with Chapter 19.18 (Site Design and Architectural Review). Any application which may involve grading shall require the submittal of preliminary grading plans for review and recommendation by the public works director and approval by the Commission.

(Ord. 2185; 2382 §6)(Ord. 2435 §22, Ord. 2439 §176, Ord. 2440 §17)

Chapter 19.30 PERMIT IMPLEMENTATION, TIME LIMITS, EXTENSIONS

Section:

- 19.30.010 Purpose**
- 19.30.020 Effective date of permits**
- 19.30.030 Performance guarantees**
- 19.30.040 Permit implementation - Commencement of use**
- 19.30.050 Time limits and extensions**
- 19.30.060 Changes to an approved project**
- 19.30.070 Resubmittals**

19.30.020 Effective date of permits.

Home occupation permits shall be effective upon approval by the Director. Unless otherwise stated, Site design and architectural review, use permits, variances, and planned development ~~permits~~ for all other land use entitlements shall become effective on the 11th day following the date of application approval by the appropriate review authority, provided that no appeal of the review authority's action has been filed in compliance with Chapter 19.12 (Appeals). Development agreements, specific plans, and amendments to the General Plan, Zoning Map, and these Regulations shall become effective on the 31st day following the date of

approval by the Council. No permit, certificate, or other entitlement may be issued until the effective date.

(Ord. 2185, Ord. 2440 §19)

19.30.050 Time limits and extensions.

A. Time limits. Unless conditions of approval establish a different time limit or the permit is extended in compliance with this section, an entitlement not exercised within ~~one~~ three years of approval shall expire and be deemed void.

B. - F. [NO CHANGES]

Chapter 19.37 HISTORIC PRESERVATION

Section:

19.37.010	Purpose.
19.37.020	Applicability.
19.37.030	Definitions.
19.37.040	Historic resource designation criteria.
19.37.050	Initiation of designation process.
19.37.060	Public hearings and decision.
19.37.070	Landmark designations for properties listed on national or state historic registers.
19.37.080	Amendment or removal from the Historic Resources Inventory.
19.37.090	Stay of work.
19.37.100	Certificate of appropriateness and certificate of demolition.
19.37.110	Economic hardship.
19.37.120	Exemptions.
19.37.130	Relocation as alternative to demolition.
19.37.140	Incentives for maintenance or development of landmark property.
19.37.150	Required maintenance for historic resources.

19.37.140 Incentives for maintenance or development of landmark property.

The following incentives shall be available to owners of property listed on the Historic Resources Inventory to support the continued maintenance, rehabilitation, minor alteration, or further development of the property. The designation of a property on the Historic Resources Inventory shall not preclude redevelopment or further development of the property consistent with the requirements of this chapter.

A. Modification of Development Standards. Upon receipt of an application, and when doing so to advance the purposes of this chapter, the Director may approve modifications from requirements for:

1. Setbacks;
2. Open space;

3. Parking;
4. Site coverage; and
5. Height.
6. Minimum residential density

B. – F. [NO CHANGES]

DIVISION IV. ZONING DISTRICTS, ALLOWABLE LAND USES, AND ZONE-SPECIFIC

Chapter 19.40 ESTABLISHMENT OF ZONING DISTRICTS

Section:

- 19.40.010** **Zoning districts, generally**
19.40.020 **Zoning district regulations**
19.40.030 **Special Planning Areas**

19.40.010 **Zoning districts, generally.**

Chico shall be divided into zoning districts which implement the General Plan. The following zoning districts are established, and shall be shown on the official Zoning Map. (Ord. 2185; Ord. 2231; Ord. 2320 §1, Ord. 2358 §10, Ord. 2427 §10)

**TABLE 4-1
ZONING DISTRICTS**

Zoning Map Symbol	Zoning District Name	Primary General Plan Land Use Designation and Permitted Densities (1)
Residential Zoning Districts		
RS	Suburban Residential	Very Low Density Residential (VLDR) - 0.2 to 2 units per gross acre
R1	Low Density Residential	Low Density Residential (LDR) - 2.1 to 7 units per gross acre or small lot subdivision, 19.42.010(C)
R2	Medium Density Residential	Medium Density Residential (MDR) - 7.1 <u>6</u> to 14 units per gross acre
R3	Medium-High Density Residential	Medium-High Density Residential (MHDR) - 14.1 to 22 units per gross acre
R4	High Density Residential	High Density Residential (HDR) - 20 to 70 units per gross acre
RMU	Residential Mixed Use (RMU)	Residential Mixed Use (RMU) (10 to 20 units per gross acre) (1)
Commercial and Office Zoning Districts		
OR	Office Residential	Office Mixed Use (OMU) (6 to 20 units per gross acre) (2)(3)

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Zoning Map Symbol	Zoning District Name	Primary General Plan Land Use Designation and Permitted Densities (1)
OC	Office Commercial	Office Mixed Use (OMU) (6 to 20 units per gross acre) (2)(3)
CN	Neighborhood Commercial	Neighborhood Commercial (NC) (6 to 22 units per gross acre) (3)
CC	Community Commercial	Commercial Mixed Use (CMU) (6 to 22 units per gross acre) (3)(4)
DN DS	Downtown North Downtown South	Commercial Mixed Use (CMU) (6 to 22 units per gross acre) (3)(4)
CS	Commercial Services	Commercial Services (CS)
CR	Regional Commercial (CR)	Regional Commercial (CR) (6 to 50 units per gross acre) (2)
Manufacturing/Industrial Zoning Districts		
IOMU	Industrial Office Mixed Use (IOMU)	Industrial Office Mixed Use (IOMU) (Up to a maximum of 14 units per gross acre) (3)
ML	Light Manufacturing/Industrial	Manufacturing and Warehousing (M&W) Industrial Office Mixed Use (IOMU) (7 to 14 units per gross acre) (3)
MG	General Manufacturing/Industrial	Manufacturing and Warehousing (M&W)
Airport Zoning Districts		
A	Aviation	Public Facilities and Services (PFS)
AC	Airport Commercial	Commercial Services (CS)
AM	Airport Manufacturing/Industrial	Manufacturing and Warehousing (M&W)
AP	Airport Public Facilities	Public Facilities and Services (PFS)
Special Purpose Zoning Districts		
SPA	Special Planning Area	Varies according to General Plan land plan for each SPA, zoning districts shall be consistent with conceptual land use plan
PQ	Public/Quasi Public Facilities	Public facilities and services (PFS)
OS1	Primary Open Space	Primary Open Space (POS)
OS2	Secondary Open Space	Secondary Open Space (SOS)
Overlay Zoning Districts		
-AE	Airport Environs	Varies according to General Plan policies
-AO	Aircraft Operations <u>Airport Overflight</u>	Varies according to General Plan policies
-L	Landmark	All designations
-PD	Planned Development	All designations
-RC	Resource Constraint	Resource Constraint Overlay (RCO)

Zoning Map Symbol	Zoning District Name	Primary General Plan Land Use Designation and Permitted Densities (1)
-COS	Corridor Opportunity Site	Varies according to General Plan designation and primary zoning district
-SD	Special Design Considerations	Varies according to Title 19
-FS	Fraternity and Sorority	Medium-High Density Residential -14.01 to 22 units per gross acre and High Density Residential -14.01 to 35 units per gross acre
-FD	Foothill Development	Varies according to General Plan designation

Notes:

- (1) A zoning district may implement and be consistent with more than one General Plan land use designation.
- (2) When located Downtown or within a Corridor Opportunity Site, Residential Mixed Use has a minimum density of 15 dwelling units per gross acre up to a maximum of 70 dwelling units per gross acre.
- (3) If residential uses are incorporated horizontally, the minimum density shall be met, but if integrated vertically, there is no minimum density requirement.
- (4) When located Downtown or within a Corridor Opportunity Site, Commercial Mixed Use and Office Mixed Use have a maximum density of 60 dwelling units per gross acre.
(Ord. 2427 §10, Ord. 2440 §22)

Chapter 19.42 RESIDENTIAL ZONES

Section:

- 19.42.010 Purpose, applicability**
- 19.42.020 Residential zone land uses and permit requirements**
- 19.42.030 Residential zone general development standards**
- 19.42.040 Minimum lot area and density**

19.42.010 Purpose, applicability.

This chapter provides regulations applicable to development and new land uses in the residential zoning districts established by Section 19.40.010. The purposes of the individual residential zoning districts and the manner in which they are applied are as follows.

A. - B. [NO CHANGES]

C. R2 (Medium Density Residential) District. The R2 zoning district is applied to areas appropriate for medium density residential development with a mixture of housing types, including single-family homes, duplexes, and multi-family residential projects. The development standards and permit requirements of the R2 district are intended to preserve existing neighborhoods while providing for additional compatible development. Permitted densities range from a minimum of ~~7-16~~ to a maximum of 14 units per acre. The R2 zoning district is primarily intended to implement the Medium Density Residential land use designation of the General Plan.

D. - F. [NO CHANGES]

19.42.020 Residential zone land uses and permit requirements.

TABLE 4-2 - ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS

LAND USE (1)	PERMIT REQUIREMENT FOR ZONE						Subject to Standards in Section/Chapter:
	RS	R1	R2	R3	R4	RMU	
AGRICULTURAL, RESOURCE, & OPEN SPACE USES							
Animal keeping (Large Animals)	P	UP					19.76.040
Animal keeping (Small Animals)	P	P	P				19.76.040
Crop production, commercial	P(2)						
Equestrian facilities	UP						
Greenhouses, commercial	UP (2)						
Plant nurseries	UP						
Community Gardens	P	P	P	P	P	P	19.76.190
RECREATION, EDUCATION, & PUBLIC ASSEMBLY USES							
Churches/places of worship	UP	UP	UP	UP	UP	UP	
Community centers/pavilions	UP	UP	UP	UP	UP	UP	
Golf courses, country clubs	UP	UP	UP				
Health/fitness clubs				UP	UP	UP	
Private residential recreational facilities	P	P	UP	UP	UP	UP	
Recreational vehicle (RV) parks				UP	UP		
Schools - Public and private	UP	UP	UP	UP	UP	UP	
Schools - Specialized education and training	UP	UP	UP	UP	UP	UP	
Theaters, auditoriums and meeting halls						UP	
RESIDENTIAL USES							
Assisted living facilities for the elderly	UP	UP	UP	UP	UP	UP	
Dormitory				UP	UP	UP	
<u>Dwelling group</u>			P (3)	P (3)	P (3)	P (3)	
Fraternity/sorority housing				UP	UP	UP	19.52.090
Guest house	P	P				P	19.76.100
Home occupations	P	P	P	P	P	P	19.20
Household pets	P	P	P	P	P	P	19.76.040

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LAND USE (1)	PERMIT REQUIREMENT FOR ZONE						Subject to Standards in Section/Chapter:
	RS	R1	R2	R3	R4	RMU	
Live/work						P	
Mobile home parks		UP(3)	UP(3)	UP(3)			
Mobile homes/manufactured homes	P	P	P	P	P	P	19.76.110
Multi-family housing			P	P	P	P	
Residential accessory uses and structures	P	P	P	P	P	P	19.76.020
Residential care homes, 6 or fewer clients	P	P	P	P	P	P	
Residential care homes, 7 or more clients	UP	UP	UP	UP	UP	UP	
Rooming and boarding houses		UP	UP	UP	UP	UP	
Second dwelling unit	P/UP(4)	P/UP(4)	P/UP(4)			P/UP(4)	19.76.130
Senior citizen congregate care housing		UP	UP	P	P	P	
Single-family housing	P	P	P(3)	P(3)		P(3)	
Single-room occupancy (SRO) housing			P	P		P	19.76.140
<u>Supportive Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Temporary dwellings	TU	TU	TU	TU	TU	TU	19.76.170
Temporary emergency shelters	P	P	P	P	P	P	19.22
<u>Transitional Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Two-family housing/duplexes		P/UP(5)	P	P	P	P	
RETAIL TRADE USES							
Accessory retail uses						P	
Alcoholic beverage establishments						UP (6)	
Art, antiques, collectibles, gifts						P	
Drug stores/pharmacies, 4,000 sq.ft. or less						P (6)	
Drug stores/pharmacies, 2,500 sq.ft. or less Or lessessless lessoror fhasdjf	UP	UP	UP	UP	UP	P (6)	
Furniture, furnishings, and equipment stores						UP	
Grocery stores, 4,000 sq.ft. or less						P (6)	
Grocery stores, less than 2,500 sq.ft.	UP	UP	UP	UP	UP	P (6)	
Liquor stores						UP (6)	

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LAND USE (1)	PERMIT REQUIREMENT FOR ZONE						Subject to Standards in Section/Chapter:
	RS	R1	R2	R3	R4	RMU	
Pet shops						UP	
Restaurants, 2,500 sq.ft. or less						P (6)	
Restaurants, more than 2,500 sq.ft.						UP (6)	
Retail stores, 2,500 sq.ft. or less						P (6)	
Retail stores, more than 2,500 sq.ft.						UP (6)	
Secondhand stores, less than 2,500 sq.ft.						P	
SERVICES							
Automated teller machines (ATMs)						P	
Banks and financial services, 4,000 sq.ft. or less						P	
Bed and breakfast inns, 1 to 5 guest rooms	UP	UP	UP	UP	UP	UP	19.76.050
Catering services						UP	
Community social services						UP	
Day care facilities, child/adult day care centers	UP	UP	UP	UP	UP	UP	
Day care facilities, large family day care homes	P	P	P	P	P	P	19.76.060
Day care facilities, small family day care homes	P	P	P	P	P	P	
Mortuary/funeral home						UP	
Offices, accessory to primary use						P	
Offices, business and professional						P	
Personal services, 2,500 sq.ft. or less						P (6S)	
Printing and publishing - computer/electronic						UP	
Public utility or safety facilities	UP	UP	UP	UP	UP	UP	
Storage, accessory to residential project	UP	UP	UP	UP	UP	UP	
Storage, located on second floor or above						P	
Storage, personal storage facility	UP	UP	UP	UP	UP	UP	

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LAND USE (1)	PERMIT REQUIREMENT FOR ZONE						Subject to Standards in Section/Chapter:
	RS	R1	R2	R3	R4	RMU	
TRANSPORTATION & COMMUNICATION USES							
Alternative fuel/recharging facilities				UP	UP	UP	
Parking facilities/vehicle storage						UP	
Transit stations and terminals						UP	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section/Chapter:
P	Permitted use, zoning clearance required.	19.16.070
UP	Conditional use, use permit required. (5)	19.24
PD	Conditional use, planned development permit required.	19.28
TU	Temporary use.	19.22
	Use not allowed. (See Section 19.02.020(E) regarding uses not listed.)	

Notes:

- (1) See Chapter 19.04 for definitions of the listed land uses.
- (2) Use allowed only on a site of 1 acre or larger.
- (3) Allowed only within density requirements of General Plan Designation.
- (4) Use permit required for all second dwelling units in the SD-4 overlay zoning district, and special standards apply, per overlay district. Second dwelling units outside of the SD-4 overlay zone are allowed with a second dwelling unit permit if all development standards in 19.76.130 are met.
- (5) Consistent with the overall maximum density allowed and on corner parcels either as part of the subdivision approval process or by use permit.
- (6) Businesses which operate ~~between the hours of 10PM and 6AM 24 hours a day~~ or allow amplified music within 300 feet of a residential district require use permit approval.

19.42.030 Residential zone general development standards.

The requirements in Tables 4-3A, 4-3B and 4-3C shall apply to new land uses and structures, and alterations to existing land uses and structures, in addition to any applicable development standards (such as landscaping, parking and loading) in Division V. (Ord. 2185; Ord. 2223; Ord. 2243; Ord. 2263; Ord. 2378, Ord. 2427 §14)

**TABLE 4-3A
RESIDENTIAL ZONE GENERAL DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District	
	RS	
Minimum Lot Size Minimum area	Determined by Section 19.42.040(A) (Minimum lot area and density).	
Minimum width at front setback line	80 ft. in RS-20; 100 ft. elsewhere. See the subdivision regulations for cul-de-sac lots.	
Residential Density	1 single-family unit per lot. 0.2 to 2 units per acre for subdivisions.	
Setbacks Required	20 ft.	
Front		
Sides (each)	10 ft. in RS-20;	
Street side	20 ft. elsewhere.	
Rear	20 ft. in RS-20;	
Accessory structures	30 ft. elsewhere	
Accessory structures	See Section 19.76.020 (accessory uses and structures)	
Site Coverage (1)	40%	
Height Limits	35 ft. for housing units; 15 ft. for accessory structures; 25 ft. for accessory structures, with use permit approval; 15 feet for detached garages; 25 ft. for garages with a second floor dwelling unit; 25 ft. for garages without a second floor dwelling unit, with use permit approval.	

Notes:

(1) Maximum percentage of site area that may be covered with structures (see the definition of site coverage in Chapter 19.04).

**TABLE 4-3B
RESIDENTIAL ZONE GENERAL DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District	
	R1	R2
Minimum Lot Size Minimum Area	<u>Interior lots:</u> 4,500 sq.ft., or as determined by Section 19.42.040-A. <u>Corner lots:</u> 5,500 sq.ft., or as determined by Section 19.42.040-A.	<u>Interior lots:</u> 4,000 sq.ft.; 3,960 sq.ft. with parkways. <u>Corner lots:</u> 4,400 sq.ft.; 4,250 sq.ft. with parkways.

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Development Feature	Requirement by Zoning District	
	R1	R2
	<u>Small lot subdivisions:</u> 3,500 to 4,499 sq.ft., in compliance with Section 19.76.150. Parcels smaller than 3,500 sq.ft. require PD permit approval (Chapter 19.28).	
Minimum width at front setback line	70 ft. interior lots; 75 ft. corner lots for R1-10 & R1-15; otherwise For R1: 45 ft., interior lots; 50 ft., corner lots. <u>For R1-10 & R1-15: 70 ft. interior lots; 75 ft. corner lots.</u> See Title 18R, Design Criteria and Improvement Standards, for cul-de-sac lots.	40 ft. interior lots, 48 ft. corner lots.
Residential Density	2.1 minimum, 7 units maximum per acre for subdivisions; 1 single-family unit per lot, and 1 second unit in compliance with Section 19.76.130.	See Section 19.42.040-B (Minimum lot area and density).
Setbacks Required Front	<u>Lots of 4,500 sq.ft. or more:</u> 15 ft. for main buildings and 20 ft. for garages/carports. <u>Lots of 3,500 - 4,499 sq.ft.:</u> See Section 19.76.150 (Small-lot subdivisions).	10 ft. for main buildings; 20 ft. for garages/carports unless the garage is accessed from a side entrance which does not result in vehicles blocking the public right-of-way and is approved by the Director. None required for condominiums, townhouses, and similar housing types.
Sides (each)	4 ft.; 10 ft. for R1-10 and R1-15	4 ft.; plus 5 ft. additional for each story over the first where the setback abuts an RS or R1 district.
Street side	10 ft. for main buildings; 20 ft. for garages/carports; 9 ft. for main buildings on lots with parkways.	10 ft. for main buildings; 20 ft. for garages/carports.
Rear	15 ft. for main buildings. <u>Lots of 3,500 - 4,499 sq.ft.:</u> See Section 19.76.150 (Small-lot subdivisions).	15 ft. for main buildings; plus 5 ft. additional for each story over first where setback abuts RS or R1 zone.
Accessory structures	See Section 19.76.020 (Accessory uses and structures).	
Site Coverage	50% single-story primary housing units; 40% multi-story primary housing units; 50% R1-10, and R1-15.	60%
Minimum Open Space (1)	Not applicable.	40%
Height Limits	35 ft. for primary housing units; 25 ft. for second dwelling units (2); 15 ft. for accessory structures; 25 ft. for accessory structures, with use permit approval; 15 ft. for detached garages; 25 ft. for garages with a second floor dwelling unit (2) 25 ft. for detached garages without a second floor dwelling unit, with use permit approval.	35 ft. for primary housing units; 25 ft. for second dwelling units (2); 15 ft. for accessory structures; 25 ft. for accessory structures, with use permit approval; 15 ft. for detached garages; 25 ft. for garages with a second floor dwelling unit (2); 25 ft. for detached garages without a second floor dwelling unit, with <u>a minimum setback distance of 10 feet</u> .

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Development Feature	Requirement by Zoning District	
	R1	R2
		from all property lines. use permit approval.

Notes:

- (1) Maximum percentage of site area that may be covered with structures (see the definition of site coverage in Chapter 19.04).
- (2) A second dwelling unit permit or use permit is required for the second dwelling unit. (See Table 4-2.)

**TABLE 4-3C
RESIDENTIAL ZONE GENERAL DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District		
	R3	R4	RMU
Minimum Lot Size Minimum area	<u>Interior lots:</u> 4,000 sq.ft.; 3,960 sq.ft. w/parkway. <u>Corner lots:</u> 4,400 sq.ft., 4,250 sq.ft. w/parkways.	7,500 sq.ft.	
Minimum width at front setback line	<u>Interior lots:</u> 45 ft. <u>Corner lots:</u> 50 ft.	75 ft.	
Residential Density	See Section 19.42.040-B (Minimum lot area and density, residential density limitations)		
Setbacks Required Front	1015 ft. for main buildings; 20 ft. for garages/carports; 14 ft. for main buildings on lots with parkways.	1015 ft. for main buildings; 20 ft. for garages/carports.	
Sides (each)	5 ft.; plus 5 ft. additional for each story over the first where setback abuts an RS or R1 district.		
Street side	10 ft. for main buildings; 20 ft. for garages/carports.		
Rear	15 ft. for main buildings; plus 5 ft. additional for each story over the first where setback abuts an RS or R1 district.	10 ft. for main buildings where rear yard abuts alley; 15 ft. elsewhere; plus 5 ft. additional for each story over the first where setback abuts an RS or R1 district.	
Accessory structures	See Section 19.76.020 (Accessory uses and structures).		
Site Coverage (1)	65%	75%	
Minimum Open Space (2)	Determined through Design Review.		
Height Limits	45 ft. for primary housing units; 15 ft. for accessory structures and detached garages; 25 ft. for accessory structures and detached garages, with <u>a minimum setback distance of 10 feet from all property lines. use permit approval.</u>	85 ft. for primary housing units in the R4 district; 45 feet for primary housing in the RMU district, and up to 65 feet in the Corridor and Downtown Opportunity Site overlay zones; 15 ft. for accessory structures; 25 ft. for accessory structures with use permit approval; 25 ft. for detached garages with a second floor dwelling unit;	

Development Feature	Requirement by Zoning District		
	R3	R4	RMU
		25 ft. for detached garages without a second floor dwelling unit, with <u>a minimum setback distance of 10 feet from all property lines. use permit approval.</u>	

Notes:

- (1) Maximum percentage of site area that may be covered with structures (see the definition of site coverage in Chapter 19.04).
- (2) Minimum usable common or individual outdoor open space area.
(Ord. 2427 §14)

19.42.040 Minimum lot area and density.

The minimum area for each parcel and the maximum density of residential development are determined by Section 19.42.030, except where otherwise determined by this section.

A. - D. [NO CHANGES]

**TABLE 4-5
RESIDENTIAL DENSITY LIMITATIONS**

Housing Characteristic	Requirement by Zoning District			
	R2	R3	R4	RMU
Minimum Density	7-16 units/acre	14.1 units/acre	20 units/acre	10 units/acre
Maximum Density	14 units/acre	22 units/acre	70 units/acre	20 units/acre
Housing types allowed	Single-family units Two-family units Multi-family units	Single-family units (PD required) Two-family units Multi-family units	Multi-family units	Single-family units (PD required) Two-family units Multi-family units
Minimum building site area required	6,000 sq.ft. of site area per two-family unit	1,425 sq.ft. of site area per unit		900 sq.ft. of site area per unit

**Chapter 19.44
COMMERCIAL AND OFFICE ZONES**

Section:

- 19.44.010 Purpose, applicability**
- 19.44.020 Commercial/office zone land uses and permit requirements**

- 19.44.030** Commercial and office zone general development standards
- ~~19.44.040~~ ~~CN district special standards~~
- ~~19.44.050~~ ~~CC district special standards – outdoor storage~~
- 19.44.0460** DN district special standards.

19.44.020 Commercial/office zone land uses and permit requirements.

Table 4-6 identifies the uses of land allowed by these Regulations in each office and commercial zoning district, and the land use entitlement required to establish each use.

Where the last column of the table (“Subject to Standards in Section/Chapter”) includes a section or chapter number, the regulations in the referenced section/chapter apply to the use; however, provisions in other sections/chapters may apply as well.

(Ord. 2205; Ord. 2223; Ord. 2231; Ord. 2272; Ord. 2340; Ord. 2406, 2427 §17)

TABLE 4-6 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONING DISTRICTS

LAND USE (1)	PERMIT REQUIREMENT BY ZONE								Subject to Standards in Section/Chapter:
	OR	OC	CN	CC	DN	DS	CS	CR	
AGRICULTURAL, RESOURCE & OPEN SPACE USES									
Plant nurseries			UP	UP		UP	P	P	
<u>Community Gardens</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>19.76.190</u>
MANUFACTURING & PROCESSING									
<u>Beverage products, small scale, 2,500 sf max.</u>				<u>P</u>		<u>UP</u>	<u>P</u>	<u>P</u>	
Food products, small scale, 2,500 sf max.				P		UP	P	<u>P</u>	
Handicraft industries, small scale manufacturing						P(2)	P(2)		
Laundries and dry cleaning plants							UP		
Printing and publishing				UP		UP	P		
Recycling - Large collection facility							UP		
Recycling - Small collection facility			UP	UP	P(3)	P(3)	UP	P(3)	19.60.060
Wholesaling and distribution							P		
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES									
<u>Auditoriums and meeting halls</u>			<u>UP</u>	<u>UP</u>	<u>P(4)</u>	<u>P(4)</u>	<u>UP</u>	<u>UP</u>	<u>(5)</u>
Bowling alleys				<u>UP</u>		<u>UP</u>	P	<u>UP</u>	
Cardrooms				UP		UP	UP	UP	5.32
Churches/places of worship	UP	UP	UP	P	P	P	P	P	(5)

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LAND USE (1)	PERMIT REQUIREMENT BY ZONE								Subject to Standards in Section/Chapter:
	OR	OC	CN	CC	DN	DS	CS	CR	
Community centers/pavilions			UP	UP	P(4)	P(4)	UP	UP	(5)
Health/fitness clubs	UP	UP	UP	P	UPP(4)	UPP(4)	P	P	
Indoor amusement/entertainment			UP	P	UP	UP	P	P	
Libraries and museums	UP	P	UP	P	P	P	P	P	
Membership organization facilities				UP	P(4)	P(4)	UP	UP	
Nightclubs				UP	UP	UP	P(5)	P(5)	19.76.200
Outdoor commercial recreation		UP	UP	UP			UP	UP	
Private residential recreational facilities	UP		UP	UP	P(4)	P(4)	UP	UP	
Recreational vehicle (RV) parks							UP		
Schools - Public and private	UP	UP	UP	UP	UP	UP	UP	UP	
Schools - Specialized education and training	UP	P	UP	P	P(4)	P(4)	P	P	
Temporary uses	TU	TU	TU	TU	TU	TU	TU	TU	19.22
Theaters, auditoriums and meeting halls—Live-entertainment			UP	P	P	P	UP	P	
Theaters—Motion picture, 1 screen				P	P	P	P	P	
Theaters—Motion picture, 2 or 3 screens				P	UP	UP	P	P	
Theaters—Motion picture, 4 or more screens				P		UP	P	P	
RESIDENTIAL USES									
Assistant-Assisted living facilities for the elderly	UP								
Caretaker and employee housing							UP		
Emergency shelters	UP	UP		UP			UP		
Home occupations	P	P							19.20
Household pets	P	P	P	P	P	P	P	P	19.76.040
Live/work	P(4)	P(4)	P(4)	P(4)	P(4)	P(4)	P(4)	P(4)	
Mobile home parks							UP		
Multi-family housing	UP	UP	P(4)	P(4)	P(4)	P(4)		P(4)	
Residential accessory uses and structures	P								19.76.020

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LAND USE (1)	PERMIT REQUIREMENT BY ZONE								Subject to Standards in Section/Chapter:
	OR	OC	CN	CC	DN	DS	CS	CR	
Residential care homes, 6 or fewer clients	P		P						
Residential care homes, 7 or more clients	UP	UP	UP	UP			UP		
Rooming and boarding houses	UP	UP	UP		P(4)	P(4)			
Single-family housing	UP		P(4)	P(4)					
Single-room occupancy (SRO) housing					P(4)	P(4)			19.76.140
Temporary emergency shelters	P	P	P	P	P	P	P	P	19.22
Two-family housing/duplexes	UP	UP	P(4)	P(4)	P(4)	P(4)			
RETAIL TRADE USES									
Accessory retail uses	P	P	P	P	P	P	P	P	19.76.020
Alcoholic beverage establishments			UP	P(5)	P(5)	P(5)	UP	P(5)	19.44.0460 19.76.200
Art, antiques, collectibles, gifts				P	P	P	P	P	
Auto, mobile home and vehicles sales				UP		UP	P	P	
Auto parts sales without repair			UP	P		UP	P	P	
Auto parts sales with repair				UP		UP	P	P	
Building material stores				UP			P	P	
Drive-in and drive-through sales		UP	UP (7)	UP		UP (11)	UP	UP	19.76.070
Drug stores/pharmacies, 4,000 sq. ft. or less	<u>P</u>	<u>UP</u>	P	P	P	P	P	P	
Drug stores/pharmacies, more than 4,000 sq. ft. <u>or larger</u>			UP	P	UP	P	P	P	
Farm equipment and supplies sales							P	UP	
Furniture, furnishings, and equipment, 2,500 sq. ft. or less			P	P	P	P	P	P	
Furniture, furnishings, and equipment, more than 2,500 sq. ft. <u>or larger</u>			UP	P	UP	UP	P	P	
Grocery stores, 4,000 sq. ft. or less	<u>P</u>	<u>P</u>	P	P	P	P	<u>P</u>	P	
Grocery stores, 4,000 to 40,000 sq. ft.			UP	P	UP	P	P	P	

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LAND USE (1)	PERMIT REQUIREMENT BY ZONE								Subject to Standards in Section/Chapter:
	OR	OC	CN	CC	DN	DS	CS	CR	
Grocery stores, more than 40,000 sq. ft. <u>or larger</u>			UP	P	UP	UP		P	
Liquor stores - limited hours			P	P	UP	P	P	P	
Liquor stores			UP	P	UP	UP	P	P	
Outdoor retail sales and activities			P	P			P	P	19.76.120
Outdoor retail sales, temporary	TU	TU	TU	TU	TU	TU	TU	TU	19.22
Pet shops			UP	P		UP	P	P	
Restaurants, 5,000 sq. ft. or less	P	P	P	P	P	P	P	P	
Restaurants, accessory, less than 5% of floor area	P	P	P	P	P	P	P	P	
Restaurants, more than 5,000 sq. ft. <u>or larger</u>	UP	UP	UP	P	P	P	P	P	
Restaurant with full bar			UP	P(5)	P	P	P(5)	P(5)	19.76.200
Retail stores, general merchandise, 2,500 sq. ft. <u>or less</u>			P	P	P	P	P	P	
Retail stores, general merchandise, 2,500+ sq. ft. <u>or larger</u>			UP	P	P	P	P	P	
Secondhand stores, 2,500 sq. ft. or less			UP	P	P	P	P	P	
Secondhand stores, more than 2,500 sq. ft. <u>or larger</u>				P		UP	P	P	
Shopping centers, less than 200,000 sq. ft. <u>or less</u>			PD	P				P	
Shopping centers, 200,000 sq. ft. or more <u>larger</u>				P				P	
Tasting rooms			P	P	P	P	P	P	
Walkup sales windows using public sidewalk	<u>P</u>	<u>P</u>	<u>UP</u>	<u>UP</u>	UP	UP	<u>UP</u>	<u>UP</u>	
Warehouse retail stores				UP			P	P	
SERVICES USES									
Automated teller machines (ATMs), non-drive thru	P	P	P	P	P	P	P	P	
Banks and credit unions, 3000 sq. ft. or less	P	P	P	P	P	P	P	P	

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LAND USE (1)	PERMIT REQUIREMENT BY ZONE								Subject to Standards in Section/Chapter:
	OR	OC	CN	CC	DN	DS	CS	CR	
Banks and credit unions, over 3,000 sq. ft. <u>or larger</u>		P	P	P		UP	P	P	
Bed and breakfast inns, 1 to 5 guest rooms	UP		UP	UP	UP	UP	UP	UP	19.76.050
Business support services		P	P	P	P(4)	P(4)	P		
Car wash facility				UP			P	P	
Car wash facility, self-service			UP	P			P	P	
Catering services			UP	P	UP	UP	P		
Community social services	UP	UP		UP	UP (8)	UP	UP	UP	
Construction or contractor's yard							P		
Day care facilities, child/adult day care center	UP	UP	UP	UP	UP	UP	UP	UP	
Day care facilities, large family day care homes	UP	UP	UP	UP	UP	UP	UP	UP	19.76.060
Day care facilities, small family day care homes	UP	UP	UP	UP	UP	UP	UP	UP	
Drive-in and drive-through services		UP	UP(9)	UP			UP	UP	19.76.070
Financial services	P	P	P	P	P(4)	P		P	
Gas station			UP	UP		UP	UP	UP	19.76.090
Hotel or motel				UP	UP	UP	P	UP	
Kennels and animal boarding							UP	UP	
<u>Medical offices</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P(4)</u>	<u>P(4)</u>		<u>P</u>	
Medical services - Clinics and labs	P/UP(8)	UP		P	UP	P(4)	P	P	
Medical services - Extended	UP	UP		UP				UP	
Medical services - Hospitals		UP							
Mortuary/funeral home				P		UP	P	P	
Offices, accessory to primary use			P	P	P	P	P	P	
Offices, business and professional	P	P	P	P	P(4)	P(4)		P	
Offices, temporary	TU	TU	TU	TU	TU	TU	TU	TU	19.22
Personal services, 2,500 sq. ft. or less	UP	P	P	P	P	P	P	P	

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LAND USE (1)	PERMIT REQUIREMENT BY ZONE								Subject to Standards in Section/Chapter:
	OR	OC	CN	CC	DN	DS	CS	CR	
Personal services, more than 2,500 sq. ft. <u>or larger</u>	<u>UP</u>	UP	UP	P	P	P	UP	P	
Printing and publishing - Computer/electronic				P	UP	UP	P	P	
Public safety and utility facilities	UP	UP	UP	UP	UP	UP	UP	UP	
Rental, indoor - small			UP	P	UP	P(4)	P	P	
Rental, outdoor - large				UP			UP	UP	
Repair/maintenance - Consumer products, under 2,500 sq. ft. <u>or less</u>	<u>P</u>		UP	P	<u>P(4)</u>	UP(4)	P	P	
Repair/maintenance - Consumer products over 2,500 sq. ft. <u>or larger</u>	<u>P</u>		<u>UP</u>	P	P	P	P	P	
Repair/maintenance - Vehicle				UP		UP	P	P	
Research and development (R&D)	UP	UP		P	P(4)	P(4)	P	P	
Storage, accessory only	P	P	P	P	P	P	P	P	
Storage, outdoor				UP			P	UP	19.60.060
Storage, personal storage facility			UP	UP			P	UP	
Storage, second floor or above	P	P	P	P	P	P	P	P	
Veterinary clinics & animal hospitals, indoor			UP	UP			P	UP	
Veterinary clinics & animal hospitals, outdoor			UP	UP			UP	UP	
Walkup service windows using public sidewalk	P	P	UP	UP	UP	UP	UP	UP	
Warehousing							P		
TRANSPORTATION & COMMUNICATION USES									
Alternative fuel/recharging facilities			UP	P	UP	P	P	P	
Broadcast studios		<u>P(10)</u>	(9) <u>P(10)</u>	<u>P(10)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(10)</u>		19.78
Heliports							UP		
Parking facilities/vehicle storage				UP	UP	UP	UP	UP	
Pipelines and utility lines	P	P	P	P	P	P	P	P	
Telecommunications facilities		<u>P(10)</u>	<u>P(10)</u>	<u>P(10)</u>	<u>P(10)</u>	<u>P(10)</u>	<u>P(10)</u>	<u>P(10)</u>	19.78
Transit stations and terminals		UP	UP	UP	UP	UP	P	UP	

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LAND USE (1)	PERMIT REQUIREMENT BY ZONE								Subject to Standards in Section/Chapter:
	OR	OC	CN	CC	DN	DS	CS	CR	
Truck stops							UP		

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section/chapter:
P	Permitted use, zoning clearance required.	19.16.070
UP	Conditional use, use permit required. (5)	19.24
PD	Conditional use, planned development permit required.	19.28
TU	Temporary use.	19.22
	Use not allowed. (See Section 19.02.020(E) regarding uses not listed.)	

Notes:

- (1) See Chapter 19.04 for definitions of the listed uses.
 - (2) With accessory retail use on site.
 - (3) Permitted only as accessory use and subject to architectural screening in compliance with Section 19.60.060.
 - (4) Use allowed only on second floor or above, or in basements. A use permit is required for ground-level occupancy, except for accessible units required by the Building Code, which are allowed by right.
 - (5) Businesses which operate ~~24 hours a day~~ between the hours of 10PM to 6AM or allow amplified music within 300 feet of a residential district require use permit approval.
 - (6) Use allowed only on second floor or above.
 - (7) Drive-in and drive-through sales of pharmaceuticals incidental to the operation of drug stores/pharmacies may be allowed with a use permit in the CN Zoning District. No other drive-in or drive-through sales shall be permitted in the CN Zone.
 - (8) Use requires a use permit if the business hours are extended beyond Monday through Friday, 8 a.m. to 6 p.m.
 - (9) Drive-in and drive-through services incidental to the operation of banks and financial services may be allowed with a use permit in the CN Zoning District. No other drive-in or drive-through services shall be permitted in the CN Zone.
 - (10) See Chapter 19.78 for districts in which telecommunications facilities are permitted.
 - (11) Use only allowed on sites immediately adjacent to State Route 32 that take vehicle access no closer than 100 feet from State Route 32 travel way, and site design must provide for multi-modal access.
- (Ord. 2427 §17, Ord. 2440 §26, Ord. 2459 §1, Ord. 2461 §3)

19.44.030 Commercial and office zone general development standards.

The requirements in Table 4-7 shall apply to new land uses and structures, and alterations to existing land uses and structures, in addition to any applicable development standards (such as landscaping, parking and loading) in Division V.

(Ord. 2185; Ord. 2223, Ord. 2427 §19)

TABLE 4-7

COMMERCIAL AND OFFICE ZONE GENERAL DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District	
	OR	OC
Minimum Lot Size Minimum area	6,000 sq.ft., interior lots 7,000 sq.ft., corner lots	10,000 sq.ft.
Minimum width at front setback line	N.A.	
Residential Density	6-20 units per gross acre.	6-20 units per gross acre.
Setbacks Required (1) Front	15 ft.	None required, except where the block is partly within <u>side of the parcel abuts</u> an R zoning district, the same front setback shall be required as in the R district.
Sides	5 ft.; plus 5 ft. for each story over the first where setback abuts an RS or R1 district.	10 ft. where the side of the parcel abuts an R district; none elsewhere
Street side	10 ft.	
Rear	10 ft. abutting an alley; 15 ft. elsewhere, plus 5 ft. for each story over the first where setback abuts an RS or R1 district.	
Accessory structures	See Section 19.76.020 (Accessory uses and structures).	
Landscaping	See Section 19.68.040 (Landscape installation requirements).	
Site Coverage, Maximum	70%	85% (2)
Height Limits	35 ft. for main buildings; 25 ft. for accessory structures.	45 ft.; 25 ft., within 25 ft. of an abutting R zoning district boundary.

Development Feature	Requirement by Zoning District	
	CN	CC
Minimum Lot Size Minimum area	6,000 sq.ft., interior lots 7,000 sq.ft., corner lots	
Minimum width at front setback line	N.A.	

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Development Feature	Requirement by Zoning District	
	CN	CC
Residential Density	Up to 22 units per gross acre. 6 to 22 units per gross acre. In CN district, vertical or horizontal mixed use is required on sites 2 acres or greater, with no minimum residential density required for vertical mixed use.	<u>6 to 22 units per gross acre.</u>
Landscaping	See Section 19.68.040 (Landscape installation requirements).	
Setbacks Required (1) Front	None required, except where the block is partly within an R zoning district, the same front setback shall be required as in the R district.	
Sides	20 ft. where the side of the parcel abuts an R district; none elsewhere.	10 ft. where the side of the parcel abuts an R district; <u>lesser setbacks may be approved through the Design Review process when abutting an alley. No setback required</u> none elsewhere.
Street side	10 ft. where the side of the parcel abuts an R district; none elsewhere.	<u>10 ft. where the side of the parcel abuts an R district; none elsewhere.</u>
Rear	20 ft. where the side of the parcel abuts an R district; none elsewhere.	10 ft. where the rear of the parcel abuts an R district; none elsewhere.
Accessory structures	See Section 19.76.020 (Accessory uses and structures).	
Site Coverage, Maximum	90%	95% (2)
Height Limits	35 ft. for main buildings; 15 ft. for accessory structures; 25 ft. for accessory structures, with use permit approval.	45 ft.

Development Feature	Requirement by Zoning District	
	DN	DS
Minimum Lot Area	10,000 sq.ft.	
Residential Density	6 to 22 units per gross acre.	6 to 22 units per gross acre.
Landscaping	See Section 19.68.040 (Landscape installation requirements).	
Setbacks Required Front	None required, except where the block is partly within an R zoning district, the same front setback shall be required as in the R district.	
Sides (each) (1) Street side	10 ft. where the side of the parcel abuts an R district; none elsewhere.	

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Development Feature	Requirement by Zoning District	
	DN	DS
Rear (1)	10 ft. where the rear of the parcel abuts an R district; none elsewhere.	
Accessory structures	See Section 19.76.020 (Accessory uses and structures).	
Site Coverage, Maximum	100%(2) See Section 19.68.040 (Landscape installation requirements).	
Height Limits	85 ft. Minimum height of two stories for new construction	85 ft. Minimum height of two stories for new construction

Development Feature	Requirement by Zoning District	
	CS	CR
Minimum Lot Area	10,000 sq.ft.	
Residential Density	None allowed.	6 to 50 units per gross acre
Landscaping	See Section 19.68.040 (Landscape installation requirements).	
Setbacks Required (1) Front	None required, except where the block is partly within an R zoning district, the same front setback shall be required as in the R district.	
Sides	10 ft. where the side of the parcel abuts an R district; none elsewhere.	10 ft. where the side of the parcel abuts an R district; none elsewhere. 10 ft. where the side of the parcel abuts an R district; none elsewhere.
Street side	10 ft. where the side of the parcel abuts an R district; none elsewhere.	<u>10 ft. where the side of the parcel abuts an R district; none elsewhere.</u>
Rear	10 ft. where the side of the parcel abuts an R district; none elsewhere.	10 ft. where the side of the parcel abuts an R district; none elsewhere.
Accessory structures	See Section 19.76.020 (Accessory uses and structures).	
Site Coverage, Maximum	95%(2) See Section 19.68.040 (Landscape installation requirements).	95%(2) See Section 19.68.040 (Landscape installation requirements).
Height Limits	57 45 ft.	57 45 ft.

Notes:

(1) A minimum 6-foot landscape buffer shall be included along the rear or side property line abutting the residential use.

(2) The Architectural Review and Historic Preservation Board may require less coverage and more landscaped open area to provide visual relief or contrast, or to screen incompatible or obtrusive features. (Ord. 2427 §19, Ord. 2435 §23, Ord. 2440 §27)

19.44.040 — CN district special standards.

~~———— The following requirements apply within the CN zoning district in addition to the general development standards in Table 4-7.~~

~~———— A. Indoor Uses Required. All goods and services shall be displayed, sold, or performed entirely within an enclosed structure unless allowed as temporary or seasonal pursuant to Chapter 19.22.~~

~~———— B. Proximity of Buildings to Street. Commercial buildings at a maximum of 25 feet in height in neighborhood centers are encouraged to be located at the back of the sidewalk. In these cases, sidewalks shall be widened to a minimum of 8 feet and shall include street tree plantings.~~

~~———— C. Vehicle Access. Projects shall be designed to provide vehicle access ways to the rear or side of proposed structures. Vehicle access ways shall have a minimum width of 20 feet, and shall have corners with a minimum radius of 20 feet.~~

~~———— D. Commercial Vehicles. Accessory commercial vehicles with a maximum carrying capacity of 1.5 tons may be stored outdoors. Larger vehicles shall be stored only within a structure.~~

~~———— E. Location of Residential Uses. All residential uses shall be located above the ground floor.~~

~~———— F. Vertical or horizontal mixed use is required on sites of two acres or greater. (Ord. 2185, 2427 §21, Ord. 2440 §28)~~

19.44.050 — CC district special standards — outdoor storage.

~~———— Outdoor storage areas within the CC zoning district shall not occupy more than 20% of the site area and shall comply with the standards set forth in Section 19.76.120. (Ord. 2185, Ord. 2427 §22)~~

19.44.0460 DN district special standards.

Limitation on Use - Alcoholic Beverage Establishments. No bar or drinking establishment shall be allowed in the DN (Downtown North) zoning district except:

A. - C. [NO CHANGE]

Chapter 19.46 MANUFACTURING/INDUSTRIAL ZONES

Section:

19.46.010	Purpose, applicability
19.46.020	Manufacturing/industrial zone land uses and permit requirements
19.46.030	Manufacturing/industrial zone general development standards
19.46.040	Manufacturing/industrial zoning district performance standards

19.46.020 Manufacturing/industrial zone land uses and permit requirements.

Table 4-8 identifies the uses of land allowed by these Regulations in each industrial/manufacturing zoning district, and the land use entitlement required to establish the use. Where the last column of the table (“Subject to Standards in Section/Chapter”) includes a section or chapter number, the regulations in the referenced section/chapter apply to the use; however, provisions in other sections/chapters may apply as well. (Ord. 2185; Ord. 2205; Ord. 2223, Ord. 2342, Ord. 2427 §25)

TABLE 4-8 - ALLOWED USES AND PERMIT REQUIREMENTS FOR MANUFACTURING & INDUSTRIAL ZONING DISTRICTS

LAND USE (1)	PERMIT REQUIREMENTS BY ZONE			Subject to Standards in Section/Chapter:
	ML	MG	IOMU	
AGRICULTURAL, RESOURCE, & OPEN SPACE USES				
Agricultural processing uses	P	P	UP	
Animal keeping	UP	UP	UP	19.76.040
Greenhouses, commercial	P	P	P	
<u>Community Gardens</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>19.76.190</u>
MANUFACTURING & PROCESSING USES				
Beverage production	P	P	P	
Chemical products	UP	P		
Clothing products	P	P	P	
Concrete, gypsum, and plaster products		P		
Electrical and electronic equipment, instruments	P	P	UP	
Food products	P	P	P	
Furniture/fixtures manufacturing, cabinet shops	P	P	UP	
Glass products	UP	P	UP	
Handicraft industries, small-scale manufacturing	P	P	P	
Leather products	P	P	P	
Lumber and wood products	P	P	UP	
Machinery manufacturing	P	P	P	
Metal fabrication, machine, and welding shops	P	P	P	
Motor vehicles and transportation equipment	P	P	P	
Paper products		P		
Paving materials		P		
Pharmaceuticals	P	P	P	
Plastics and rubber products	UP	P	UP	
Printing and publishing	P	P	P	
Recycling - Composting		P		19.60.060
Recycling - Large collection facility	P	P		19.60.060
Recycling - Reverse vending machines	P	P	UP	19.60.060
Recycling - Scrap and dismantling yards	UP	P	UP	19.60.060

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LAND USE (1)	PERMIT REQUIREMENTS BY ZONE			Subject to Standards in Section/Chapter:
	ML	MG	IOMU	
Recycling - Small collection facility	P	P	P	19.60.060
Slaughterhouses and rendering plants		UP		
Stone and cut stone products	P	P	UP	
Structural clay and pottery products		P		
Textile and leather products manufacturing	P	P	P	
Wholesaling and distribution	P	P	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES				
Adult entertainment businesses	P	P		19.76.030
Community centers/pavilions (as an accessory use)	UP		UP	
Health/fitness clubs	UP		UP	
Indoor Amusement/Entertainment Centers (less than <u>2,5,000</u> sq. ft.)	P	P	P	
Indoor Amusement/Entertainment Centers (more than <u>2,5,000</u> sq. ft.)	UP	UP	UP	
Nightclubs			UP	19.76.200
Recreational vehicle (RV) parks	UP	UP		
Schools - Specialized education and training	P	P	P	
Temporary events	UP	UP	UP	19.22
RESIDENTIAL USES				
Caretaker housing	P	P	P	
Emergency shelters	UP		UP	
Live/work	UP		P	
Residential Care homes 7 or more clients	UP(2)			
Temporary emergency shelters	P	P	P	19.22
RETAIL TRADE USES				
Accessory retail sales	P	P	P	19.76.020
Building material stores	P			
Farm equipment and supplies	P	P		
Fuel dealers	P	P		
Gas stations	UP	UP	UP	19.76.090
Outdoor retails sales and activities	P			19.76.120
Outdoor retail sales, temporary	TU		TU	19.22
Restaurant occupying 5,000 sq. ft. or less	P	P	P	
Sales/rental yards	P	P		
Tasting rooms			UP	
SERVICES				
Business support services	P	P	P	
Catering services	P	P	P	
Construction or contractor's yard	P	P		
Day care facilities, child or adult day care center	UP		UP	
Kennels and animal boarding	UP	UP	UP	

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LAND USE (1)	PERMIT REQUIREMENTS BY ZONE			Subject to Standards in Section/Chapter:
	ML	MG	IOMU	
Laundries and dry cleaning plants	P	P	UP	
Mortuary/funeral home	P		UP	
Offices, business and professional			P	
Offices, industrial	P		P	
Offices, temporary	UP TU	UP TU	UP TU	19.22
Printing and publishing	P		P	
Printing and publishing - Computer/electronic	P		P	
Public safety and utility facilities	P	P	P	
Repair and maintenance - Vehicle	P	P	UP	
Research and development (R&D)	P	P	P	
Storage, accessory	P	P	P	
Storage, outdoor	P	P		19.60.060 19.76.120
Storage, personal storage facility	UP	UP	UP	
Veterinary clinics/animal hospitals, outdoor uses	UP	UP		
Veterinary clinics/animal hospitals, within structures	P	P	P	
Warehousing	P	P		
TRANSPORTATION & COMMUNICATION USES				
Alternative fuel/recharging facilities	P	P	UP	
Broadcast studios	P	P	UP	
Heliports	UP	UP		
Parking facilities/vehicle storage	P	P		
Pipelines and utility lines	P	P	UP	
Telecommunications facilities	(3)	(3)	(3)	19.78
Transit stations and terminals	P	P	P	
Truck stops	P	P		
Vehicle and freight terminals	P	P		

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section/chapter:
P	Permitted use, zoning clearance required.	19.16.070
UP	Conditional use, use permit required.	19.24
TU	Temporary use.	19.22
	Use not allowed. (See Section 19.02.020(E) regarding uses not listed.)	

Notes:

- (1) See Chapter 19.04 for definitions of the listed land uses.

- (2) A use permit may be issued for a residential care home with 7 or more clients in the ML district only when the facility also includes on-site vocational training or employment for the clients residing at the facility.
- (3) See Chapter 19.78 for districts in which telecommunications facilities are permitted.
(Ord. 2427 §25, Ord. 2435 §24, Ord. 2440 §29, Ord. 2461 §4)

19.46.030 Manufacturing/industrial zone general development standards.

The requirements in Table 4-9 shall apply to new land uses and structures, and alterations to existing land uses and structures, in addition to any applicable development standards (such as landscaping, parking and loading) in Division V of this title.
(Ord. 2185, Ord. 2427 §26)

**TABLE 4-9
MANUFACTURING/INDUSTRIAL ZONE GENERAL DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District		
	ML	MG	IOMU
Minimum Lot Area	As necessary to comply with all applicable requirements of these Regulations.		
Setbacks Required Front	None required, except where the block parcel abuts is partly within an R zoning district, the same front setback shall be required as in the R district.		
Sides (each), Street side	20 ft. where the side of the parcel abuts an R district; none elsewhere. (1)		
Rear	20 ft. where the rear of the parcel abuts an R district; none elsewhere. (1)		
Landscaping	See Section 19.68.040 (Landscape installation requirements.)		
Site Coverage, Maximum	95%		75%
Height Limits	45 ft.		45 ft.

Notes:

- (1) A minimum 6-foot landscape buffer shall be included along the rear or side property line abutting the residential use.

**Chapter 19.48
AIRPORT ZONES**

Section:

- 19.48.010 Purpose, applicability**
- 19.48.020 Airport zone review authority**
- 19.48.030 Airport zone land uses and permit requirements**
- 19.48.040 Interference with aircraft operations prohibited**
- 19.48.050 Use permit findings**
- 19.48.060 Airport zone general development standards**
- 19.48.070 Site design and architectural review for airport projects**
- 19.48.080 Effect of prior agreements, leases, and licenses**

19.48.090 Nonconforming uses under prior agreements

**TABLE 4-10 - ALLOWED USES AND PERMIT REQUIREMENTS FOR AIRPORT ZONING DISTRICTS
KEY TO PERMIT REQUIREMENTS**

Symbol	Permit Requirement	Procedure is in Section/Chapter:
P	Permitted use, zoning clearance required.	19.16.070
UP	Conditional use, use permit required.	19.24/19.48.020
TU	Temporary use.	19.22
	Use not allowed.	

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Subject to Standards Section/Chapter:
	A(2)	AC(3)	AM(4)	AP	
MANUFACTURING & PROCESSING USES					
Aviation parts and equipment	P	UP	P		
Beverage production			P		
Boats and watercraft			P		
Chemical products			UP		
Clothing products			P		
Communications components and systems	UP		P		
Computer products and systems	UP		P		
Electrical and electronic equipment, instruments			P		
Food products			UP		
Furniture/fixtures manufacturing, cabinet shops			P		
Glass products			UP		
Handicraft industries, small-scale manufacturing			P		
Laundries and dry cleaning plants			UP		
Lumber and wood products			P		
Lumber processing and molding			P		
Machinery manufacturing	UP	UP(3)	UP		
Metal fabrication, machine, and welding shops	UP		P		
Motor vehicles and transportation equipment			UP		
Paper products (excluding pulping)			P		
Paving materials			UP		
Pharmaceuticals			P		
Plastics and rubber products	UP		P		
Printing and publishing			P		
Recycling - Large collection facility			UP		
Recycling - Reverse vending machines			UP		

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LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Subject to Standards Section/Chapter:
	A(2)	AC(3)	AM(4)	AP	
Recycling - Small collection facility			UP		
Stone and cut stone products			P		
Structural clay and pottery products			P		
Wholesaling and distribution	UP	UP	P		
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES					
Health/fitness clubs		UP	<u>UP</u>		
Libraries and museums	UP	UP	<u>P</u>		
Membership organization facilities	UP	UP			
Model/radio-controlled aircraft courses	UP				
Schools - Specialized education and training	UP	<u>UP</u>	<u>UP</u>		
RESIDENTIAL USES					
Caretaker and employee housing		<u>UP</u>	<u>UP</u>		
RETAIL TRADE USES					
Accessory retail sales	<u>UP</u>	<u>UP</u>	<u>UP</u>		19.76.020
Alcoholic beverage establishments	UP	UP			<u>19.76.200</u>
Gas stations	UP	UP			19.76.090
Restaurants – less than 2,500 sq. ft.	<u>UP</u>	<u>UP</u>	<u>P</u>		
<u>Restaurants – more than 2,500 sq. ft.</u>	<u>P</u>	<u>P</u>			
Restaurant with full bar	UP	UP	<u>UP</u>		19.76.200
SERVICES					
Automated teller machines (ATMs)	P	P	UP	UP	
Banks and financial services		<u>UP</u>	<u>P</u>		
Business support services	UP	<u>UP</u>	<u>UP</u>		
Equipment and vehicle rental	UP	UP	UP	UP	
Hotel or motel		UP			
Kennel and animal boarding		UP	UP		
Offices, business and professional		UP	<u>UP</u>		
Offices, industrial		<u>P</u>	UP		
Offices, temporary		TU	TU	TU	19.22
Personal services		<u>UP</u>			
Printing and publishing - Computer/electronic		<u>UP</u>	<u>UP</u>		
Public safety and utility facilities	<u>UP</u>	<u>UP</u>	<u>UP</u>	<u>UP</u>	
Repair and maintenance - Consumer products		<u>UP</u>	P		
Repair and maintenance - Vehicle			UP		
Research and development (R&D)	UP	<u>UP</u>	P		
Storage, accessory			UP		
Storage, outdoor			UP		19.60.060
Warehousing			P		
TRANSPORTATION & COMMUNICATIONS					
Airports	P	UP	UP	P	
Heliports	P	UP	UP	P	
Parking facilities/vehicle storage	P	UP	UP	UP	

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Subject to Standards Section/Chapter:
	A(2)	AC(3)	AM(4)	AP	
Pipelines and utility lines	UP	P	P	UP	
Telecommunications facilities	(5)	(5)	(5)	(5)	19.78
Transit stations and terminals	P				
Vehicle and freight terminals	UP(3)	UP	UP		

Notes:

- (1) See Chapter 19.04 for definitions of the listed land uses.
- (2) All land uses in the A zone must be aviation-related.
- (3) All land uses permitted by use permit in the AC zone must be either related to airport activities, serve employees working in the airport zones, or otherwise compatible with the operational characteristics of the airport and the economic development goals of the airport.
- (4) Permitted uses in the AM zone must be conducted entirely within a building or sight-obscuring fence that has been reviewed by the ~~Airport Architectural Committee~~ review authority.
- (5) See Chapter 19.78 for districts in which telecommunications facilities are permitted.

19.48.060 Airport zone general development standards

The requirements in Table 4-11 shall apply to new land uses and structures, and alterations to existing land uses and structures, in addition to any applicable development standards (such as landscaping, parking and loading) in Division V (Site Planning and General Development Standards).

A. Site Planning Standards.

**TABLE 4-11
AIRPORT ZONE GENERAL DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District			
	A	AC	AM	AP
Minimum Lot Area (1)	As necessary to comply with all applicable requirements of these Regulations.			
Setbacks Required (2) Front	20 ft., at least 10 ft. of which shall be landscaped. No vehicle parking shall be allowed within any front setback less than 40 ft. in depth, and parking shall be located a minimum of 10 ft. from the street right-of-way. In the case of a corner parcel, the property owner shall have the option of choosing the yard which shall be the front setback, except that all property adjacent to Airpark Boulevard shall have its front setback on Airpark Boulevard.			
Sides, rear	10 ft.			
Site Coverage (3)	70%			
Height Limits (4)	40 ft.			

Notes:

- (1) Minimum area for lots proposed in new subdivisions.
 - (2) Minimum setbacks required for all structures. See Section 19.60.090 (Setback regulations and exceptions) for the measurement of and exceptions to these setback requirements. The Airport Commission, Planning Commission, or Zoning Administrator may modify or eliminate setback requirements through the use permit process (Chapter 19.24).
 - (3) Maximum percentage of site area that may be covered with structures (see the definition of site coverage in Chapter 19.04). The remaining portions of the site that may not be covered with structures shall be permanently maintained as landscaped open space. The Airport Architectural Committee or Architectural Review and Historic Preservation Board may require less coverage and more landscaped open area to provide visual relief or contrast, or to screen incompatible or obtrusive features.
 - (4) Maximum height of structures. See Sections 19.52.0320 (~~Airport overflight Aircraft operations~~ overlay zones) and 19.60.070 (Height measurement and height limit exceptions). The Airport Commission, Planning Commission, or Zoning Administrator may approve higher structures, up to a maximum of 387 feet above mean sea level, through the use permit process (Chapter 19.24). (Ord. 2427 §30)(Ord. 2435 §28)
- B. - D. [NO CHANGES]

Chapter 19.52 OVERLAY ZONES

Section:

- | | |
|------------------|--|
| 19.52.010 | Purpose, applicability |
| 19.52.020 | Airport environs (-AE) overlay zone |
| 19.52.030 | Airport overflight Aircraft operations (-AO) overlay zones |
| 19.52.040 | Landmark (-L) overlay zone |
| 19.52.050 | Planned development (-PD) overlay zone |
| 19.52.060 | Resource Constraint (-RC) overlay zone |
| 19.52.070 | Special design considerations (-SD) overlay zone |
| 19.52.080 | Corridor Opportunity Site (-COS) overlay zone |
| 19.52.090 | Fraternity and sorority (-FS) overlay zone |
| 19.52.100 | Foothill Development (-FD) overlay zone |

19.52.030 **~~Airport overflight Aircraft operations~~ (-AO) overlay zones.**

A. - D. [NO CHANGES]

E. Permit Requirements. Development and new land uses within the -AO overlay zones shall obtain the land use entitlements as required by this division in the primary zoning district. New development or land uses that are inconsistent with the standards contained in this chapter shall nonetheless be deemed consistent if the proposal is found by the Butte County Airport Land Use Commission to be consistent with the ALUCP.

F. [NO CHANGES]

19.52.080 **Corridor Opportunity Site (-COS) overlay zone.**

A. - C. [NO CHANGES]

D. Development Standards. In addition to the standards of the primary zoning district and all other applicable provisions of these regulations, the following criteria apply:

1. Density. Residential Mixed Use: 15 units/acre minimum, 70 units/acre maximum. Office Mixed Use and Commercial Mixed Use: Up to 60 units/acre.
2. Maximum Height Limit: 65 feet and unless the underlying zoning district permits a greater maximum height.
3. Off-Street Parking Reduction. Proposed development may provide off-street parking at a lower rate as provided of ~~25 percent fewer spaces than normally required~~ by Chapter 19.70.

19.52.090 Fraternity and sorority (-FS) overlay zone.

- A. [NO CHANGES]
- B. Applicability. The -FS overlay zone may be combined with the R3, ~~and~~ R4, and RMU residential zoning districts.
- C. [NO CHANGES]

DIVISION V. SITE PLANNING AND GENERAL DEVELOPMENT STANDARDS

Chapter 19.60 GENERAL PROPERTY DEVELOPMENT AND USE STANDARDS

Section:

19.60.010	Purpose, applicability
19.60.020	Access
19.60.030	Creekside development
19.60.040	Repealed by Ord. 2440 §38
19.60.050	Exterior lighting
19.60.060	Fencing and screening
19.60.070	Height measurement and height limit exceptions
19.60.080	Noise
19.60.090	Setback regulations and exceptions
19.60.100	Solar energy development standards
19.60.110	Soundproofing and screening of utility facilities
19.60.120	Undergrounding of utilities
19.60.130	Accommodations for persons with disabilities

19.60.060 Fencing and screening.

The following standards shall apply to the installation of all fences and walls. Fences and walls require approval from the Architectural Review and Historic Preservation Board (ARHPB), if ARHPB review is also required for the underlying development project. Perimeter

fences and walls adjacent to the public right-of-way within a proposed subdivision require approval from the Commission, as part of the tentative map review process.

A. - F. [NO CHANGES]

G. Landscaping adjacent to fencing and screening. For projects requiring architectural review in compliance with Chapter 19.18, landscaping (such as creeping vine species, shrubs, or hedges) shall be planted and maintained close to ground-mounted fencing and screening walls to dissuade graffiti vandalism, unless approved otherwise through the architectural review process.~~Fences Between Different Land Uses. Generally, fences are only required between different land uses, including commercial, manufacturing, or multi-family residential and single family residential, in compliance with Subsection H. A fence or wall in excess of 6 feet, (7 feet if one foot of lattice or other 50% view permeable material is incorporated into the top one foot of the fence design) and up to a maximum of 8 feet, may be allowed through use permit approval in compliance with Chapter 19.24, on the common property line between two adjacent parcels in different zoning districts, including residential, commercial, or manufacturing zoning districts.~~

H. ~~Special~~Fencing or Wall Requirements. All multi-family and non-residential land uses shall comply with the following screening requirements:

1. Screening Between Different Land Uses. Wherever a site zoned for multi-family residential, commercial, or manufacturing purposes adjoins a residential zoning district, a 6-foot-high wood fence or solid decorative masonry wall (7 feet if one foot of lattice or other 50% view permeable material is incorporated into the top one foot of the fence design) shall be constructed along the property line adjoining the residential zoning district. ~~Whichever use is established first shall construct the fence or wall.~~ The fence or wall shall be architecturally treated on both sides, subject to the approval of the Director, the Commission, or the Architectural Review and Historic Preservation Board if part of a project review.

2. Equipment. Any equipment, whether on the roof, side of structure, or ground, loading docks, service yards, trash and storage areas, and utility services shall be properly screened from public view. The method of screening shall be architecturally compatible with other site development in terms of materials, colors, shape, and size. The screening design and construction shall be subject to the approval of the Director, or the Architectural Review and Historic Preservation Board if part of a project review, and shall blend with the design of the structures and include appropriately installed and maintained landscaping when on the ground.

3. Outdoor Storage and Work Yards. All auto dismantling operations, auto wrecking yards, building materials supply yards, junk yards, lumber yards, recycling facility/processing centers, scrap metal yards, waste resource and waste recycling operations, and uses with similar outside storage shall comply with the following:

a. Outside uses shall have a solid sight-obscuring masonry wall or metal fence not less than 6 feet, nor more than 8 feet, in height, of a type and design approved in advance of construction or installation by the Director, or the Architectural and Historic Preservation Review Board if part of a project review. The fence shall include one or more operable gates to be used as the only entrances and exits for the property. The fence and gate shall be properly maintained to continuously conform to all conditions of approval.

b. All operations in conjunction with the above-listed uses, including the loading and unloading of materials and equipment, shall be conducted entirely within the fenced area.

c. All materials and equipment, including storage containers, trailers, and trucks, shall be stored within the fenced area. The materials and equipment shall not be maintained, stored, or used so as to be visible above the height of the sight- obscuring fence or wall except as follows:

(1) Mechanical equipment, including cranes, crushers, and loaders, may be of a height which may be visible beyond the limits of the property; and

(2) Except for equipment designed to move under its own power, all mechanical equipment with a height exceeding the sight-obscuring fence or wall shall be located a minimum distance of 40 feet from any exterior property line when adjacent to a residential district.

4. Outdoor Garden Supply Areas. Outdoor garden supply areas shall be screened with fencing, meshing, or other similar sight-obscuring material.

I. - J. [NO CHANGES]

~~K. Landscaping adjacent to fencing and screening. For projects requiring architectural review in compliance with Chapter 19.18, landscaping (such as creeping vine species, shrubs, or hedges) shall be planted and maintained close to ground-mounted fencing and screening walls to dissuade graffiti vandalism, unless approved otherwise through the architectural review process.~~

19.60.070 Height measurement and height limit exceptions.

All structures shall meet the following standards relating to height.

A. - B. [NO CHANGES]

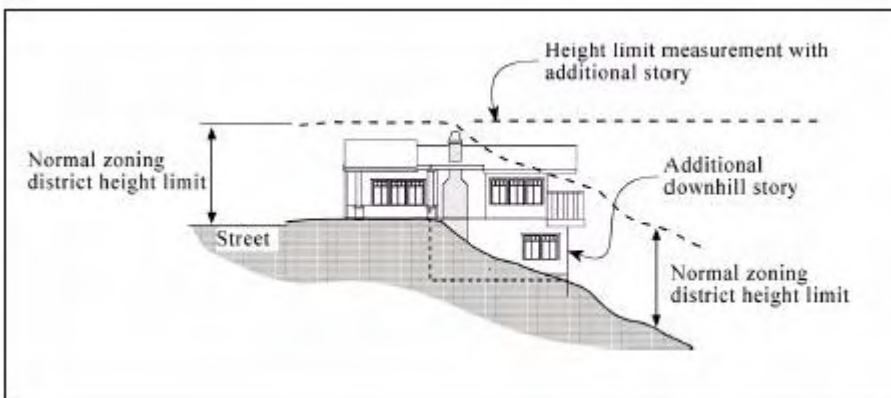
C. Detached Garage. A detached garage or carport shall not exceed 15 feet in height.

Except:

1. A height of 25 feet is allowed for garages with a second floor dwelling unit; and

2. A height of 25 feet may be allowed ~~by use permit~~ for garages without a second floor dwelling unit if the additional height is architecturally consistent with the main structure and has a minimum setback distance of 10 feet from any property line.

D. [NO CHANGES]



**Figure 5-3
ADDITIONAL BUILDING HEIGHT ON DOWNHILL LOT**

E. Exceptions to Height Limits. The height limits of these Regulations shall not apply to the following:

1. – 4. [NO CHANGES]

5. Single-Family Dwellings in RS and R1 Districts. The height of a single-family dwelling in the RS and R1 zoning districts may be increased up to an additional 5 feet ~~and up to a maximum of three stories~~ when two side yards are provided, each having a minimum width of 15 feet.

6. – 7. [NO CHANGES]

19.60.090 Setback regulations and exceptions.

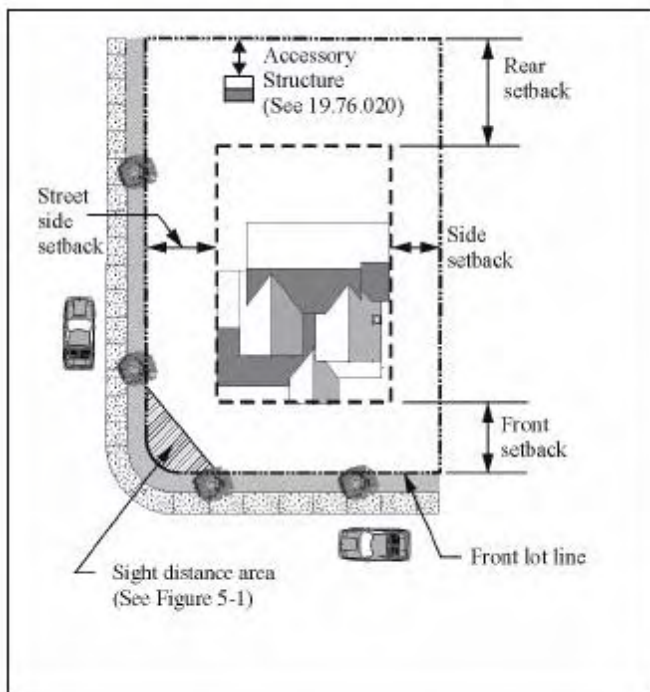
A. - C. [NO CHANGES]

D. Measurement of Setbacks. The required setbacks shall be measured from the property lines behind the adjoining edge of the public right-of-way or private street easement and related improvements, including adjacent pedestrian facilities. Setbacks shall be measured as follows (see Figure 5-4):

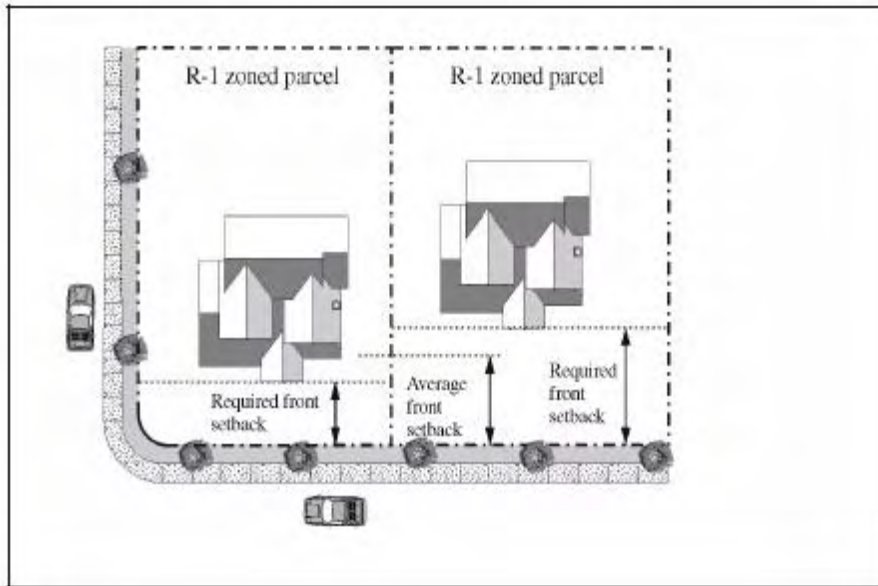
1. Front Yard Setbacks. The required front setback shall be measured at right angles from the nearest point on the front ~~lot property~~ line of the parcel to the nearest point of the wall of the structure, except as follows:

a. Averaging. The required front setback may be calculated based on structure setbacks on adjacent parcels, instead of applying the setback normally required by the applicable zoning district, only under the following circumstances:

The required front yard setback may be determined through averaging; provided that when four or more parcels in a block have been improved with structures, the minimum front yard setback shall be the average of the setbacks on the improved parcels, if maintaining less than the minimum required front yard setback. Further, the front yard setback for parcels with parkways may be reduced by 1 foot, except that the frontage of garages and covered parking areas providing vehicle access shall be set back no less than 20 feet to ensure pedestrian safety (see Figure 5-5).



**Figure 5-4
LOCATION AND MEASUREMENT OF SETBACKS**



**Figure 5-5
AVERAGING OF FRONT SETBACKS**

b. Corner Lots. The front setback shall be measured from the nearest point of the wall of the structure to the ~~front lot line nearest point of the property line adjoining the street to which the property is addressed and the street from which access to the property is taken.~~

c. Flag Lots. The front setback shall be measured from the nearest point of the wall of the structure to the point where the access strip meets the bulk of the parcel; establishing a building line parallel to the lot line nearest to the public street or right-of-way.

2. Side Yard Setbacks. The required side setback shall be measured at right angles from the nearest point on the side property line of the parcel to the nearest wall of the structure, establishing a setback line parallel to the side property line which extends between the front and rear setbacks. ~~A side yard setback that provides access to the main entrance shall have a minimum width of 10 feet.~~

3. - 4. [NO CHANGES]

E. Allowed Projections Into Setbacks. The following architectural features may extend beyond the wall of the structure and into the front, side, and rear yard setbacks, as follows (see Figure 5-7).

1. - 2. [NO CHANGES]

3. Decks, Porches, and Stairways. Attached decks or uncovered landing places, ~~covered and unenclosed porches and stairs~~ exceeding 18 inches in height above the surrounding finished grade ~~(attached decks or uncovered landing places less than 18 inches above finished grade are exempt), covered and unenclosed porches located at the same level as the entrance floor of the structure, and stairways and landings that are not roofed or enclosed above or below the steps or do not extend above a ground floor entrance (except for the railing),~~ may extend into required yards as follows:

a. Front Yard Setback: Up to 6 feet into a required front setback.

b. Side Yard Setback: Up to 3 feet into a required side setback, but no closer than 3 feet to the property line.

c. Rear Yard Setback: Up to 6 feet into a required rear setback.

No deck, porch, or stairway shall extend or encroach beyond any official plan line.

F. - J. [NO CHANGES]

K. Special State Highway Setbacks.

1. - 3. [NO CHANGES]

4. Required Landscaping. Within the required setback, landscaping, in compliance with Chapter 19.68 (Landscaping Standards), shall be established incorporating the following:

a. Berming and/or mounding, if appropriate;

b. Fencing and/or walls integrated with the landscaping, if appropriate;

c. Living groundcover plantings;

d. Permanent irrigation system; and

e. Shrubs and/or trees.

~~f. Landscaping adjacent to the State highways shall comply with the Master Plan Landscape Planting State Highway Right Of Way for the City of Chico, Chico, California.~~

(Ord. 2185; Ord. 2223, Ord. 3435 §34)

19.60.130 Accommodations for persons with disabilities.

~~The public works director may approve modifications to development standards in order to accommodate improvements (such as entrance ramps) that provide access for persons with disabilities.~~

~~The community development director may approve modifications or exceptions to these regulations for siting, development and use of housing or housing related facilities or other matters related to zoning and land use that would eliminate regulatory barriers and provide an Individual with a Disability equal opportunity to housing of his or her choice.~~

(Ord. 2435 §36, Ord. 2439 §181)

**Chapter 19.68
LANDSCAPING STANDARDS**

Section:

19.68.010	Purpose
19.68.020	Applicability
19.68.030	Landscape plan requirements
19.68.040	Landscape installation requirements
19.68.050	Landscape standards
19.68.060	Tree preservation measures
19.68.070	Water efficient landscaping standards

19.68.030 Landscape plan requirements.

A. Conceptual Landscape Plan. A conceptual landscape plan shall be submitted as part of any application for a land use entitlement for new development or major redevelopment requiring new landscaping.

B. - D. [NO CHANGES]

19.68.040 Landscape installation requirements.

Landscaping shall be provided in the locations described in this chapter, in addition to any areas required by Division IV (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards) or Division VI (Traditional Neighborhood Development (TND) Regulations).

A. - B. [NO CHANGES]

~~C. Landscape Requirements for Facade Remodel. Any project that consists solely of a facade remodel that does not create additional floor area to an existing structure, and is part of an existing development that is not consistent with the shade requirements or landscape standards in this chapter, shall provide shade trees or landscaping in compliance with Table 5-3. When parking lot shading does not meet City standards, planting of parking lot shade trees shall take precedence over other types of landscape improvements.~~

~~1. This Section 19.68.040.C. will not apply if the planting of new landscaping required in connection with a commercial facade remodel will result in an increase in water use for that site.~~

~~2. Section 19.68.040.C.1. shall remain in effect until February 7, 2016 unless extended by the City Council.~~

~~(Ord. 2185, Ord. 2358 §14, Ord. 2402, Ord. 2464 §§2, 3)~~

TABLE 5-3

LANDSCAPE REQUIREMENTS FOR FACADE REMODEL PROJECTS

Cost of Facade Remodel	Maximum Cost of Required Landscape Improvements
\$ 0—10,000	None
\$10,001—20,000	\$ 600
\$20,001—30,000	\$ 937
\$30,001—40,000	\$1,225
\$40,001—50,000	\$1,462
\$50,001—60,000	\$1,650
\$60,001—70,000	\$1,787
\$70,001—80,000	\$1,875
\$80,001—90,000	\$1,912
\$90,001—100,000	\$1,950
\$100,001+	2% of project cost

19.68.060 Tree preservation measures.

A. Submittal Requirements. Applications for ~~At the time of~~ a land use entitlement shall include; a tree inventory as set forth in CMC 16.66.070.~~shall be submitted to the~~

~~Department. The inventory shall locate all existing trees on the site over 6 inches in diameter at breast height, specify the species, and note whether the tree is to be protected or removed.~~

B. Tree Protection ~~Requirements~~Guidelines.

1. As a condition of permit approval, the relocation of trees proposed for removal, or replacement of the removed trees with other trees planted elsewhere on the site, may be required. Replacement trees may be required on a more than one-for-one basis if the replacement trees are smaller than the trees being removed.

2. The Director shall determine during project review which existing trees will require protection during construction. This decision shall be based upon the proximity of construction activity and the location of the trees relative to the structure and other facilities. All trees approved for removal shall be exempt from protection requirements.

3. The natural grade around the dripline of existing trees ~~shall~~should remain undisturbed during and after construction. ~~Preferably, the undisturbed area shall be at the dripline, but in no case closer than 20 feet from the tree trunk. The dripline of a tree is a projected radius on the ground formed by the outermost edge of the tree canopy.~~

~~4.~~ Where grade changes ~~and/or site improvements are proposed to must~~ occur within the dripline, a suitable mitigation plan shall be developed by ~~either~~ a certified arborist, landscape architect, or the City Urban Forester Manager. The plan shall protect the tree from excess fill and/or the removal of excess soil from the root zone.

~~54.~~ Prior to beginning construction, existing trees shall be pruned to remove limbs which may be dead or may become damaged during construction. Pruning shall be performed consistent with ANSI A300 Pruning Standards, ~~prune to thin 1 inch.~~

~~65.~~ A temporary construction fence shall be installed at the dripline or no closer than 20 feet from the tree trunk. The fence shall be substantial enough to restrict activity to outside the area and shall be installed prior to any grading or other construction activity. During construction, maintenance shall be performed so that the fence remains in good repair. Removal of the fence shall only occur to allow ~~required~~approved construction within the area or to complete site landscaping. City Planning staff shall be contacted, prior to commencement of construction, to inspect fencing and to approve any construction within the dripline.

~~76.~~ Underground facilities and trenches, (e.g., utility services, sanitary sewer, or storm drainage lines) shall be consolidated, to the extent feasible, and located to minimize impacts upon tree root systems. ~~Any~~Trenching or underground work should be located outside of the tree dripline. Any trenching required within the tree dripline shall be as far from the tree trunk as possible and shall be excavated ~~by hand using hand tools, pressurized water, or other approved method~~ to minimize impacts on roots. All trenching within the dripline shall be supervised by a certified arborist or the City Urban Forester Manager.

~~87.~~ Roots 3/4 inches or greater in size encountered during trenching shall be cleanly cut and treated with a sealing agent to reduce loss of moisture to the tree. Roots greater than 1 1/2 inches shall be preserved and protected at the direction of a certified arborist.

~~98.~~ ~~Construction vehicles, equipment, or materials shall not be parked or stored within the fenced area.~~ No staging, ~~or~~ storage area for construction, ~~or construction waste~~ shall be located closer than 50 feet to the dripline of any tree to be protected.

~~10.~~ All construction wastes, including but not limited to building material debris, roofing materials, cleaning of cement trucks, chemicals/adhesives/solvents, etc., shall be stored or disposed of no closer than 50 feet from any tree dripline.

~~911.~~ **911.** Site irrigation and landscaping shall be planned with existing trees in mind. Native trees typically respond poorly to irrigation required of most ornamental landscapes. A rock, cobble, or other mulch, or native shrubs and groundcovers, in combination with drip irrigation systems shall be used within the dripline of native trees, particularly native oaks.

~~12. Existing trees shall have a minimum of 20 feet of open space from the base of the tree, free of any site improvements such as sidewalks, driveways, bike racks, or similar elements.~~

(Ord. 2185.)

Chapter 19.70

PARKING AND LOADING STANDARDS

19.70.010	Purpose
19.70.020	Applicability
19.70.030	General parking regulations
19.70.040	Number of parking spaces required
19.70.050	Reduction of off-street parking
19.70.060	Design and development standards for off-street parking
19.70.070	Driveways and site access
19.70.080	Bicycle parking and support facilities
19.70.090	Off-street loading space requirements

19.70.040 Number of parking spaces required.

Each land use shall provide the minimum number of off-street parking spaces required by this section, except where a different number of spaces is approved through an entitlement process.

A. - E. [NO CHANGES]

F. Excessive Parking. Off-street parking spaces in excess of these standards create large amounts of impervious surfaces that increase radiant heat and may have a negative aesthetic appearance. Parking spaces which exceed the minimum number of spaces required by more than 35 percent may be administratively approved by the Director when a combination of additional landscaping, pedestrian/bicycle improvements, and/or pervious surfaces are provided above those required by this chapter. The area for off-street parking ~~and open space~~ on any parcel shall not exceed 75 percent of the ~~gross site area of the parcel~~.

G. - H. [NO CHANGES]

TABLE 5-4

PARKING REQUIREMENTS

Chico, CA Code of Ordinances

Land Use Type: Manufacturing & Processing	Vehicle Spaces Required	Bicycle Spaces Required (Minimum of 1 space)
Machinery and equipment sales	1 space for each 625 sq.ft. of gross floor area, plus 1 space for each 2,500 sq.ft. of outdoor sales or service area.	10% of vehicle spaces.
Personal or mini-storage	1 space for an on-site manager/caretaker, plus 1 space for each 375 sq.ft. of office space, with a minimum of 3 spaces.	1 space.
Recycling facilities (other than reverse vending machines and small collection centers)	If the facility is open to the public, an on-site parking and/or queuing area shall be provided for a minimum of 8 vehicles at any one time.	10% of vehicle spaces.
	1 employee parking space shall be provided on-site for each commercial vehicle operated by the processing center.	10% of vehicle spaces.
Wholesale operations and light manufacturing plants	1 space for each 1,250 sq.ft. of gross floor area, plus 1 space for each on-site vehicle associated with the use.	10% of vehicle spaces.
Warehouses and storage buildings	1 space for each 1,875 sq.ft. of gross floor area, plus 1 space for each vehicle operated in connection with each on-site use.	5% of vehicle spaces.

Land Use Type: Recreation, Education, Public Assembly	Vehicle Spaces Required	Bicycle Spaces Required (Minimum of 1 space)
Assembly uses, including theaters, meeting halls, and membership organizations, churches and other places of worship, <u>and mortuaries, community centers and pavillions</u>	1 space for each 5 fixed seats or 1 space for each 10 feet of benches, or 1 space for every 42 sq.ft. of gross assembly area, whichever is greater.	10% of vehicle spaces for places of worship.

Chico, CA Code of Ordinances

Land Use Type: Recreation, Education, Public Assembly	Vehicle Spaces Required	Bicycle Spaces Required (Minimum of 1 space)
Child day care centers	1 space for each employee, and adequate drop-off area as approved by the Director.	10% of vehicle spaces.
Driving ranges	1 space per tee; plus clubhouse spaces as required for restaurants, bars, indoor recreation/fitness centers.	10% of vehicle spaces.
Fitness gyms/studios with established maximum class size	1 space for each 2 students of maximum class size.	20% of vehicle spaces.
Health/fitness clubs	1 space for each 125 sq.ft. of workout floor area.	20% of vehicle spaces.
Indoor amusement/entertainment	1 space for each 250 sq.ft. of customer floor area.	20% of vehicle spaces.
Libraries, museums, art galleries, post office	1 space for each 500 sq.ft. of gross floor area plus 1 space per official vehicle.	10% of vehicle spaces.
Pool and billiard rooms	2 spaces per game table, plus adequate space for ancillary uses.	10% of vehicle spaces.
Outdoor commercial recreation	Determined by use permit.	
Schools (public and private) Elementary/Junior High	1 space for each employee plus 1 space for each classroom, or 1 space for every 42 sq.ft. of gross auditorium assembly area, whichever is greater (1)	1 space for every 4 students.
High School	1 space for each employee plus 1 space for every 4 students. (1)	
Private College	1 space for every 2 full-time students (part-time students included as equivalents).	
Commercial trade or business schools	1 space for every 200 sq.ft. of gross classroom floor area.	10% of vehicle spaces.
Specialized Education/Training	1 space for each 2 students.	10% of vehicle spaces.

Chico, CA Code of Ordinances

Land Use Type: Recreation, Education, Public Assembly	Vehicle Spaces Required	Bicycle Spaces Required (Minimum of 1 space)
Tennis/racquetball/handball or other courts	2 spaces per court, plus as required for ancillary uses.	10% of vehicle spaces.

Notes:

(1) Elementary and high schools must provide an adequate student drop-off area as approved by the Director.

Land Use Type: Residential Uses	Vehicle Spaces Required	Bicycle Spaces Required (Minimum of 1 space)
Dormitories, fraternities, sororities, and rooming/boarding houses	1 space per 2 beds; minimum 4 spaces if located within a single-family residence.	1 space per bedroom.
Dwelling units located on flag lots, streets, or alleys without on-street parking	1 additional space per dwelling unit shall be provided.	1 space per unit, except that none is required for single-family dwellings.
Dwelling units located on corner parcels with on-street parking on both frontages	Number of required spaces may be reduced by 1 space; no less than 1 space shall be provided.	1 space per unit, except that none is required for single-family dwellings.
Large family day care homes	In addition to the required residential spaces, 1 space for each employee and one space for drop off and pickup.	None required.
Mobile homes (in mobile home parks)	2 spaces per mobile home.	Determined by use permit.
Multi-family housing	Studio unit - 0.75 spaces per unit.	1 space per unit.
	1 bedroom units - 1.25 spaces per unit.	
	2 bedroom units - 1.75 spaces per unit.	
	3 bedrooms or more - 2 spaces per unit.	
	Guest parking - 1 space per each 5 units.	
Mixed-use developments	Determined by entitlement.	Determined by entitlement.
Multi-family housing in a Corridor Opportunity Site overlay zone	Studio unit - 0.75 space per unit.	1 space per unit.
	1 bedroom units - 1 space per unit.	
	2 bedrooms or more - 1.5 spaces per unit.	

Chico, CA Code of Ordinances

Land Use Type: Residential Uses	Vehicle Spaces Required	Bicycle Spaces Required (Minimum of 1 space)
Residential second unit on a single-family parcel	1 additional space for each bedroom. The corner lot exception does not apply.	None required.
Senior housing projects	1 space per 2 dwelling units; half the spaces shall be covered.	5% of vehicle spaces.
Single-family housing	2 spaces per unit, as adjusted up or down by this table.	None required.
Single-room occupancies and specific one-bedroom apartment units	1 space per unit.	20% of vehicle spaces.
Studio apartments or single-room occupancies, designated for low or very low income households, restricted to these households for at least 30 years and located within 500 feet of an existing public transit route and/or commercial facilities supporting residential use	1 space per 2 dwelling units.	20% of vehicle spaces.
Land Use Type: Retail Trade	Vehicle Spaces Required	Bicycle Spaces Required (Minimum of 1 space)
Auto, mobile home, vehicle machinery and parts sales	1 space for each 625 sq.ft. of gross floor area, plus 1 space for each 2,500 sq.ft. of outdoor display, sales, service area, plus 1 space for each 375 sq.ft. of gross floor area for the parts department.	5% of vehicle spaces.
Banks and financial services	1 space for each 375 sq.ft. of gross floor area.	10% of vehicle spaces.
Drug stores/pharmacies, 20,000 sq. ft. or less	1 space for each 375 sq.ft. of gross floor area.	10% of vehicle spaces.
Furniture, furnishings, appliances, and home equipment stores (with large showrooms)	1 space for each 750 sq.ft. of gross floor area and 1 space for each company vehicle.	5% of vehicle spaces.
Plant nurseries	1 space for each 375 sq.ft. of indoor display area, plus 1 space for each 1,250 sq.ft. of outdoor display area.	5% of vehicle spaces.

Chico, CA Code of Ordinances

<u>Land Use Type:</u> Residential Uses	Vehicle Spaces Required	Bicycle Spaces Required (Minimum of 1 space)
Restaurants, cafés, bars, and other eating/drinking places	1 space for each 5 seats or 1 space for each 94 sq.ft. of customer floor area, including outside dining, whichever is greater.	10% of vehicle spaces.
Retail stores General merchandise	1 space for each 250 sq.ft. of gross floor area and 1 space for each company vehicle.	5% of vehicle spaces.
Warehouse retail	1 space for each 250 sq.ft. of gross floor area and 1 space for each company vehicle.	
Shopping centers (shall use an unsegregated parking area)	1 space for each 250 sq.ft. of gross floor area for centers up to 30,000 sq.ft. and 1 space for each additional 375 sq.ft. of gross floor area greater than 30,000 sq.ft.	10% of vehicle spaces.
<u>Land Use Type:</u> Service Uses	Vehicle Spaces Required	Bicycle Spaces Required (Minimum of 1 space)
Bed and breakfast inns	1 space for each guest room, in addition to the required parking for the residential use.	1 space.
Depots; air, bus, freight, or rail	Determined by use permit.	Determined by use permit.
Gas stations	1 space for each 250 sq.ft. of non- service floor area; plus 3 spaces for each service bay.	5% of vehicle spaces.
Hotels and motels	1 space for each guest room and required spaces to accommodate ancillary uses.	5% of vehicle spaces.
Kennels and animal boarding	1 space for each employee, plus 1 space for each 625 sq.ft. of gross floor area.	5% of vehicle spaces.
Medical services Clinics, mMedical/dental offices	1 space for each 250 sq.ft. of gross floor area.	10% of vehicle spaces.
Extended care (elderly, skilled nursing facilities, and residential care homes)	1 space for each 4 beds the facility is licensed to accommodate.	

Chico, CA Code of Ordinances

<u>Land Use Type:</u> Residential Uses	Vehicle Spaces Required	Bicycle Spaces Required (Minimum of 1 space)
Hospitals	1 space for each patient bed the facility is licensed to accommodate, plus required spaces for ancillary uses as determined by the Commission.	
Medical/dental labs <u>and clinics</u>	1 space for each 375 sq.ft. of gross floor area.	
Offices: administrative, corporate, industrial	1 space for each 375 sq.ft. of gross floor area.	10% of vehicle spaces.
Personal services Barber/beauty shops (and other personal services: tattoo studios, massage therapy, and body piercing)	1 space for each employee and 1 space for each service chair.	10% of vehicle spaces.
Laundromats	1 space for every 4 washing machines.	5% of vehicle spaces.
Repair and maintenance - vehicle Customer waiting service	3 spaces per service bay plus adequate queuing lanes.	1 space.
Repair garage	1 space for each 625 sq.ft. of gross floor area, plus 1 space for each 2,500 sq.ft. of outdoor service area, plus 1 space for each 375 sq.ft. of gross floor area for the parts department plus adequate queuing lanes.	1 space.
Self-service vehicle washing	2 spaces per washing stall, for queuing and drying.	None required.
Full-service vehicle washing	10 spaces, plus adequate queuing and drying area.	1 space.
Laboratories and research/development facilities	1 space for each 375 sq.ft. of gross floor area.	10% of vehicle spaces.
Veterinary clinics and hospitals	1 space per 250 sq.ft. of gross floor area.	5% of vehicle spaces.

19.70.050 Reduction of off-street parking.

A. ~~Parking Reduction by Entitlement.~~—The minimum number of off-street parking spaces may be reduced as part of an entitlement approval or through subsequent approval of a use permit. Applicants proposing a parking reduction shall provide documentation, including

quantitative analysis, that justifies the proposed number of parking spaces based on the site and proposed land use(s). A reduction of off-street parking pursuant to this section may allowed only if both of the following findings can be made:

1. The project site meets one of the following:
 - a. The site is zoned RMU or has a -COS overlay zone;
 - b. The site is located within an area of mixed-use development;
 - c. The project will implement sufficient vehicle trip reduction measures (such as vehicles loan programs and transit passes) to offset the reduction; or
 - d. The area is served by public transit, bicycle facilities, or has other features which encourage pedestrian access.
 2. The proposed parking reduction is not likely to overburden public parking supplies in the project vicinity.
- B. [NO CHANGES]

19.70.060 Design and development standards for off-street parking.

Off-street parking areas shall generally be provided outside of any public right-of-way in the following manner:

- A. - B. [NO CHANGES]
- C. Parking Lot and Space Dimensions:
 1. General Requirements. Minimum parking dimensions shall be as indicated in the following Table 5-5 and as illustrated by Figure 5-10.

**TABLE 5-5
MINIMUM PARKING STALL AND LOT DIMENSIONS**

Minimum Parking Stall Dimensions					
Standard Stall		Compact Stall		Parallel Parking	
Length	Width	Length	Width	Length	Width
20 feet, or 18 feet (1)	9 feet	16 feet, or 14 feet (1)	8 feet	22 feet	9 feet

Notes:

(1) A maximum of 2 feet of the parking stall depth may coincide with sidewalk that is a minimum of six feet wide or landscape planters with low-growth, hearty materials.

One-Way Traffic and Single-Loaded Aisles

Parking angle (degrees)	Stall depth, with bumper overhang	Aisle width (travel lane)	Total bay depth
30	17 feet	13 feet (1)	30 feet
45	19 feet	13 feet (1)	32 feet
60	20 feet	16 feet (1)	36 feet
75	20 feet	20 feet (1)	40 feet

90	20 feet	24 feet (1)	44 feet
----	---------	-------------	---------

Notes:

(1) Aisle width may be 12 feet, where no adjacent angled parking exists.

One-Way Traffic and Double-Loaded Aisles

Parking angle (degrees)	Stall depth, with bumper overhang	Aisle width (travel lane)	Total bay depth
30	18 feet	13 feet (1)	49 feet
45	19 feet	13 feet (1)	51 feet
60	20 feet	16 feet (1)	56 feet
75	20 feet	20 feet (1)	60 feet
90	20 feet	24 feet (1)	64 feet

Notes:

(1) Aisle width may be 12 feet, where no adjacent angled parking exists.

Two-Way Traffic and Double-Loaded Aisles

Parking angle (degrees)	Stall depth, with bumper overhang	Aisle width (travel lane)	Total bay depth
30	18 feet	24 feet (1)	60 feet
45	19 feet	24 feet (1)	62 feet
60	20 feet	24 feet (1)	64 feet
75	20 feet	24 feet (1)	64 feet
90	20 feet	24 feet (1)	64 feet

Notes:

(1) Aisle width may be 20 feet, where no adjacent angled parking exists.

2. Compact Parking Spaces. When two or more off-street parking spaces are required by this chapter, up to one-half of the parking spaces proposed for a residential project may be compact spaces. Up to one-third of the spaces proposed for a non-residential project may be compact spaces. Each compact space shall be clearly marked as “compact.”

3. Dimensions for Private Garages. A minimum unobstructed inside dimension of 10 feet by 20 feet shall be maintained for a private one-car garage. A minimum unobstructed inside dimension of 20 feet by 20 feet shall be maintained for a private two-car garage, except that when one of the two spaces may be a compact space, water heaters, laundry

facilities, shelves, and other fixtures commonly located in garages may project up to four feet into one of the two spaces so as to reduce its length to a minimum of 16 feet.

D. [NO CHANGES]

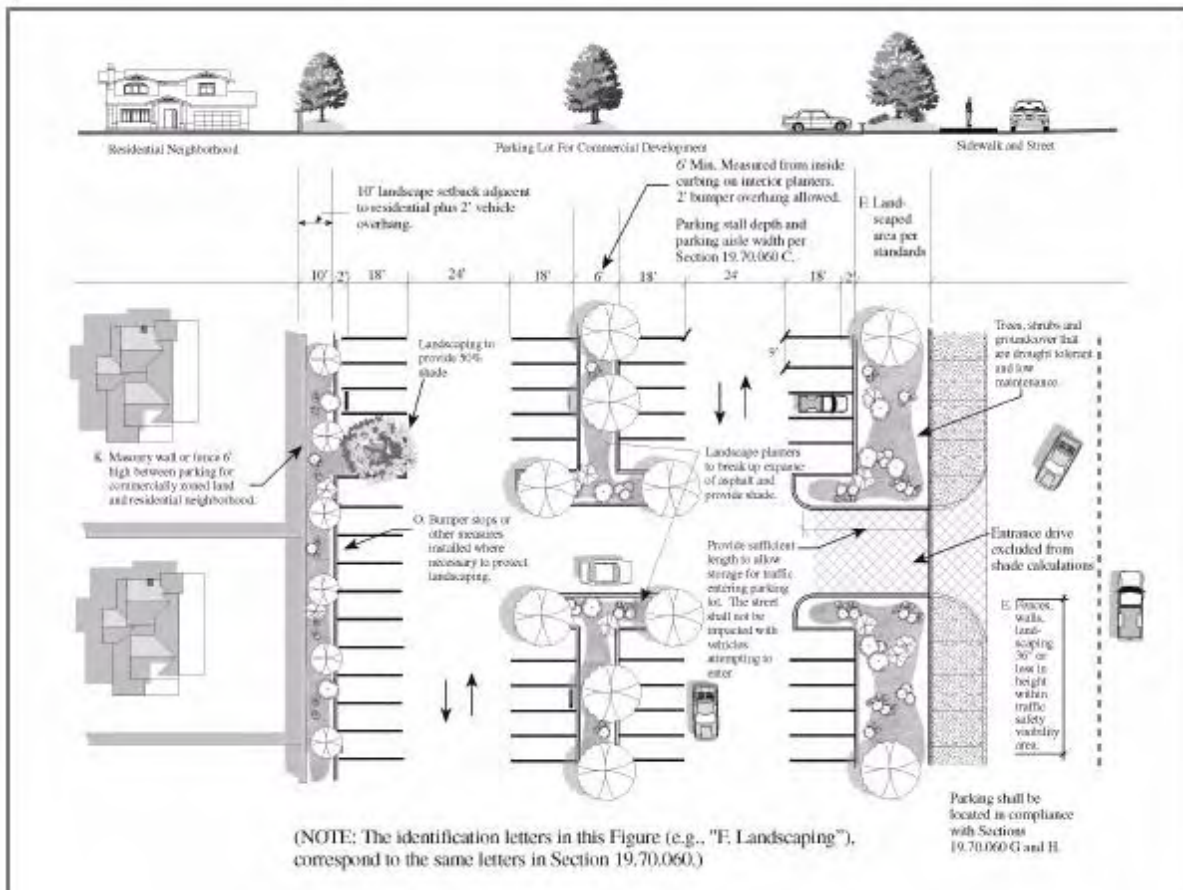


Figure 5-11
GENERAL PARKING SPACE DESIGN AND LAYOUT STANDARDS

E. Landscaping. Landscaping shall be provided for all parking areas, as follows and as shown on Figure 5-11, unless otherwise specified in this chapter:

1. [NO CHANGES]
2. Area of Shading Required. Trees shall be planted and maintained in planters or landscaped areas so that at tree maturity, 15 years, at least 50 percent of the total paving area, not including the entrance drives as depicted in Figure 5-11, parking areas under carports, or multi-story parking structures, shall be shaded at solar noon on June 21. This shading requirement shall not apply to the development of single family residences. On sites with compacted or poor soils and/or drainage, additional installation measures such as, but not limited to, soil amendments and over-excavation of planting holes, shall be required to ensure that the shading standard can be reached. Active solar arrays may be used in part to meet the shading requirement if approved in conformance with Chapter 19.18 (Site Design and Architectural Review).
 - a. - c. [NO CHANGES]
3. Perimeter Landscaping:
 - a. Adjacent to Streets. Parking areas, for other than single family residential and residential duplex uses, adjoining a public right-of-way shall be designed to

provide a landscaped planting strip between the right-of way and parking area a minimum of 5 feet in depth in the DN, DS, ~~DR~~MU and -COS zoning districts, and a minimum of 10 feet in all other zoning districts. Any planting, sign, or other structure within a sight distance area of a driveway shall not exceed 36 inches in height, with the exception of street trees.

b. Adjacent to Residential Use. When a parcel is developed with three or more dwelling units, parking located in a rear or interior side yard adjoining any parcel in the RS or R1 zoning district shall be set back at least 6 feet from the common property line, with a landscaped planter as a buffer. Parking areas for non-residential uses adjoining residential uses shall be designed to provide a landscaped planter with a minimum 10-foot width between the parking area and the common property line bordering the residential use. A fence or wall shall be constructed along the property line, in compliance with Subsection J (Screening), below.

~~This-These~~ requirements shall not apply to a property line in common with an alley.

4. – 5. [NO CHANGES]

F. [NO CHANGES]

G. On-Site Location Required. All parking spaces shall be located on the same parcel as the main use or structure unless granted a use permit in compliance with Chapter 19.24 (Use Permits) ~~or~~and Subsection H (Off-Site Location Requirements), below.

H. Off-Site Location Requirements. The following requirements shall apply to providing off-street parking at an off-site location:

1. A portion or all of the required off-street spaces, including required access, may be located on any parcel within 500 feet of the site;

2. The approval shall be based on accessibility to the main use or structure, and the use and development of the neighboring parcel(s);

3. The applicant shall provide evidence, as deemed satisfactory by the Zoning Administrator, that a suitable long-term lease or other binding agreement can be executed and recorded which would guarantee that the parcel containing the main use or structure has an irrevocable right to utilize the identified parcel for parking; and

4. This provision shall not apply where joint use parking and/or access are included as part of a subdivision approval.

I. Residential Guest Parking. Guest parking in residential zoning districts shall be so designated and restricted, with appropriate signs/pavement markings, for the exclusive use of the guests.

J. Screening. Multi-family, commercial, manufacturing, and public parking areas abutting residentially zoned parcels shall have a wood fence or decorative masonry wall, not less than 6 feet high, to properly screen the parking areas, subject to approval by the Director. The Director may waive or modify this requirement to protect the views of adjacent residences. Wall treatments shall occur on both sides.

K. Striping and Marking. Parking stalls shall be identified by stripes of paint, or other durable striping material specified and approved by the Director, on the parking lot surface. Double stripes may be used. Parallel spaces shall be marked with single lines.

L. Surfacing. All off-street parking areas, including driveways and maneuvering areas, shall be paved with all-weather surfacing and provided with storm drainage facilities subject to the approval of the ~~building and development services~~public works director. All-weather surfacing shall be portland cement concrete, asphaltic concrete, or double chip seal. Porous surface materials which may reduce stormwater runoff may be used subject to review and approval of the building and development services director.

M. Tandem Parking. Tandem parking may be allowed to satisfy off-street parking requirements for single-family dwellings or duplexes located on local residential streets or private streets. Tandem parking may be allowed to satisfy off-street parking requirements for multi-family dwellings only when the required maneuvering area is entirely on-site and vehicles are able to exit the property in a forward direction, subject to review authority approval.

N. Wheel Stops/Curbing. Continuous concrete curbing at least 6 inches high and 6 inches wide shall be provided for all parking spaces located adjacent to fences, walls, property lines, and structures. All parking lots shall have curbing around all parking areas and aisle planters in compliance with Subsection E (Landscaping), above. Individual wheel stops may be used in lieu of continuous curbing when the parking stall is adjacent to a landscaped area and the drainage is directed to the landscaped area. Wheel stops shall be maintained to provide protection of landscaped areas and structures.
(Ord. 2442)

19.70.070 Driveways and site access.

Driveways providing access to off-street parking spaces shall be from an improved street, alley or other right-of-way, and shall be designed, constructed, and maintained as follows:

A. Number of Access Points. One driveway access for each ownership shall be allowed unless the ~~building and development services~~public works director determines that more than one access is required to handle traffic volumes or specific designs, including residential circular driveways. Additional access shall not be allowed if it is determined to be detrimental to traffic flow and the safety of adjacent public streets. Whenever a property has access to more than one road, access shall be generally limited to the lowest volume road where the impact of a new access will be minimized. Construction of access from private property to a public street shall require an encroachment permit in compliance with Chapter 14.08 of the Municipal Code.

B. [NO CHANGES]

C. Location of Access.

1. Distance From Street Intersections. No portion of a driveway access shall be allowed within curb returns. The edge of the access shall be more than 10 feet from the end of curb return for single-family residential developments. For all other developments, this distance shall be more than 100 feet. Where the parcel size does not permit the access to be located 100 feet from the end of curb return, the access shall be located the maximum distance possible from the end of the curb return, subject to the approval of the building and development services director. This distance does not include the 3-foot transition or wing sections on each side of the driveway. Access in proximity to a controlled intersection shall be subject to the approval of the ~~building and development services~~public works director.

2. Driveway Spacing. Driveways shall be separated at the street frontage as follows:

a. Single-Family and Duplex Residential Development. Where two or more driveways serve adjacent single-family or duplex residential parcels, the nearest points of the two driveways shall be separated by at least 6 feet, unless a shared, single driveway is approved by the Director. The 6-foot separation does not include the 3-foot transition or wing sections on each side of the driveway.

b. Multi-Family and Non-Residential Development. Where two or more driveways serve the same or adjacent multi-family or non-residential development, the

centerlines of accesses shall be separated by at least 200 feet on streets with design speeds at or below 30 mph and 300 feet on streets with design speeds above 30 mph. Any exception to these standards shall be subject to the approval of the ~~building and development services~~public works director.

c. Corner and Double Frontage Parcels. For corner and double frontage residential parcels, other than single-family and duplex residential, one access on each frontage may be allowed if it is determined by the ~~building and development services~~public works director that two driveways are needed to provide safe access for traffic entering and leaving the parcel because of sight distance and geometric design considerations.

3. Driveway Alignments - Commercial Development. Where commercial parcels are not large enough to allow accesses on opposite sides of the street to be aligned, the center of driveways not in alignment shall be offset a minimum of 150 feet on all collector roads, and 300 feet on all major and arterial roads. Greater distances may be required, if needed, for left-turn storage lanes. Exceptions to these standards shall be subject to the approval of the ~~building and development services~~public works director.

D. Driveway Width and Length.

1. Residential zoning districts. Driveway dimensions in the residential zoning districts shall be consistent with Title 18R (Design Criteria and Improvement Standards). The minimum length of a single-family driveway shall be 20 feet to permit a vehicle to park in the driveway without blocking the sidewalk. Where access to a garage, carport, or open parking space is perpendicular (90 degrees) to the driveway, a minimum 24-foot deep unobstructed back-out area shall be provided.

2. Commercial and Manufacturing Zoning Districts. Driveway dimensions shall be consistent with Title 18R (Design Criteria and Improvement Standards).

E. Clearance from Appurtenances. The nearest edge of any driveway curb cut shall be at least 3 feet from the nearest property line, except where the review authority has approved a shared driveway between two parcels, the centerline of a fire hydrant, utility pole, drop inlet, and/or appurtenances, traffic signal installations, light standards, or other facilities. The nearest edge of any driveway shall also be at least 5 feet from the nearest projection of this type of installation.

F. Sight Distance at Driveways. At least 150 feet of clear sight distance shall be provided for all access onto local streets, 250 feet for collector streets, and 450 feet for arterial streets, or as approved by the ~~building and development services~~public works director.

G. Fire Department Access. For multi-family residential and non-residential development, minimum clear turning radii shall be provided within parking lot and access aisles for Fire Department vehicles.

H. Signs. All exits from parking lots shall be provided with adequate traffic control as approved by the ~~building and development services~~public works director. (Ord. 2442)

19.70.090 Off-street loading space requirements.

A. [NO CHANGES]

B. Development Standards for Off-Street Loading. All new Off-street loading areas shall be provided in the following manner:

1. Dimensions. Required freight and equipment loading spaces shall be not less than 15 feet in width for side loading and unloading applications, or 12 feet in width for rear-only loading and unloading applications.~~25 feet in length, with 14 feet of vertical clearance.~~

2. - 7. [NO CHANGES]

Chapter 19.74 SIGNS

Section:

19.74.010	Purpose
19.74.020	Applicability
19.74.030	General Provisions
19.74.040	Definitions
19.74.050	Sign review
19.74.060	Exemptions from sign approval
19.74.070	Comprehensive sign program
19.74.080	Prohibited signs
19.74.090	Nonconforming signs
19.74.100	Abandoned signs
19.74.110	General provisions for all signs
19.74.120	Standards for specific types of signs
19.74.130	Portable signs
19.74.140	Sign standards by zoning district

19.74.050 Sign review.

A. Review Required. To ensure compliance with the regulations of this chapter, sign review and approval by the Department shall be required to erect, move, alter, apply, paint, or reconstruct any sign except for signs that are exempt from permits in compliance with Section 19.74.060. Sign approvals are subject to the administrative review provisions of Chapter 19.18 (Site Design and Architectural Review). In most instances, a building permit will be required to erect a sign. In these instances, the permit will be issued by the ~~and Development Services~~Public Works Department after review and approval by the Director.

B. [NO CHANGES]

19.74.080 Prohibited signs.

The following signs are inconsistent with the purposes and standards of this chapter and are, therefore, prohibited in all zoning districts:

A. - O. [NO CHANGES]

P. Signs erected in a location or manner which obstructs a required sight distance area or otherwise creates a traffic hazard as determined by the ~~Building and Development Services~~Public Works Director; and

Q. [NO CHANGES]

Chapter 19.76 STANDARDS FOR SPECIFIC LAND USES

Section:

19.76.010	Purpose
19.76.020	Accessory uses and structures
19.76.030	Adult entertainment businesses
19.76.040	Animal keeping
19.76.050	Bed and breakfast inns
19.76.060	Large family day care homes
19.76.070	Drive-in and drive-through facilities
19.76.080	Garage and yard sales <u>Reserved.</u>
19.76.090	Gas stations
19.76.100	Guest houses
19.76.110	Mobile homes/manufactured housing
19.76.120	Outdoor retail sales and activities
19.76.130	Second dwelling units
19.76.140	Single room occupancy (SRO) facilities
19.76.150	Small-lot subdivisions
19.76.170	Temporary dwellings
19.76.180	Infill Residential Flag Lots
19.76.190	Community gardens
19.76.200	Businesses which sell alcohol

19.76.020 **Accessory uses and structures.**

A. - D. [NO CHANGES]

**TABLE 5-9
REQUIRED SETBACKS FOR DETACHED ACCESSORY USES AND STRUCTURES**

Single-Family Detached Homes		
Accessory Use/Structure	Type of Setback (1)	Required Setback (2)
Gazebo, trellis , greenhouse, patio cover, storage shed, workshop, recreation room	Side Street side Rear	3 ft. 10 ft. or as required for main structure. 5 ft.; 0 ft. for structures adjacent to an alley.
Garage or carport (3)	Front Side Street side Rear	20 ft. 4 ft. 10 ft. or as required for main structure. 5 ft.; garage may be located on rear property line abutting an alley

Single-Family Detached Homes		
Accessory Use/Structure	Type of Setback (1)	Required Setback (2)
		where the Director determines that adequate turning radius and backup area will be provided.
Swimming pool, spa, pool and spa equipment, outdoor play equipment, stationary barbecue, fire pit, air conditioning equipment, ground-based antennas, <u>ground-mounted solar arrays</u>	Side Street side Rear	3 ft. As required for main structure. 3 ft. (See also 19.60.090 F.4)
Multi-Family, Attached/Detached		
Air conditioning equipment, pool and spa equipment, ground-based antennas	Side Street side Rear	3 ft. As required for main structure. 3 ft.
Gazebo, <u>trellis</u> , greenhouse, patio cover, storage shed, workshop, recreation room	Side Street side Rear	3 ft. 10 ft. or as required for main structure. 5 ft.
Garage or carport (3)	Front Side Street side Rear	20 ft. 4 ft. 10 ft. or as required for main structure. 5 ft.
Swimming pool, spa, outdoor play equipment (See also 19.60.090 F.4)	Front Side Street side Rear	5 ft. 3 ft. As required for main structure. 5 ft.
Stationary barbecue, fire pit	Front Side Street side Rear	3 ft. 3 ft. 3 ft. 3 ft.

Notes:

- (1) Where a parcel is situated so that the front, side, or rear property lines are not readily determinable, required setbacks shall be established by the Director.
- (2) In no case shall a structure, projection, or equipment be placed or occur beyond the property lines of the subject parcel. No accessory structures shall be located in a front yard setback or closer than 10 feet from any property line adjoining a public street.
- (3) Garages and carport entrances must be setback 20 feet from property lines adjoining public streets.

19.76.040 Animal keeping.

A. - D. [NO CHANGES]

E. Site Requirements.

1. The number of animals which may be kept on a parcel is limited, as shown in Table 5-10, by the parcel's site area, exclusive of occupied structures and structures required by this section. Animals may be kept within an enclosure anywhere within the site area and are not required to have access to the entire site area.

2. Bulls, cows, goats, hogs, horses, pigs, and sheep shall not be kept within 25 feet of any side property line, nor within 50 feet of any adjacent street or occupied residences; and

3. Small animals shall not be kept within 20 feet of any occupied residences on adjacent parcels and may be kept within 10 feet of the owner's occupied residence. Roosters shall not be allowed in the RS, R1, and TND zoning districts.

4. Storage of food for animal keeping shall be kept in sealed containers located in a dry, secure environment that prevents disturbance or infestation from stray animals, vermin, insects or any other source of contamination.

(Ord. 2223, Ord. 2358 §16, Ord. 2440 §49)

**TABLE 5-10
MINIMUM SITE AREA REQUIRED FOR ANIMALS**

Land Use	Type of Animal Allowed	Minimum Site Area Required
Large Animals	Horses, cattle, or hogs	8,000 sq.ft. per animal
	Sheep or goats	2,000 sq.ft. per animal
	Other allowed large animals	2,000 sq.ft. per animal
Small Animals	Poultry, rabbits, <u>miniature pot-bellied pigs</u> , and other similarly allowed small animals	100 sq.ft. per animal not within 20 feet of occupied residences on adjacent parcels; 10 sq. ft. per animal within 10 feet of owner's residence.

19.76.070 Drive-in and drive-through facilities.

Any retail trade or service use providing drive-in or drive-through facilities shall be designed and operated to effectively mitigate problems of air pollution, congestion, excessive pavement, litter, noise, and appearance in the following manner:

A. [NO CHANGES]

B. Drive-through aisles shall have a minimum 15-foot interior radius at curves and a minimum 12-foot width. Each drive-through entrance and exit shall be at least 100 feet from an intersection of public rights-of-way, measured at the closest intersecting curbs, and at least 25 feet from the curb cut on the adjacent property, unless otherwise approved by the Director. Also, each entrance to an aisle and the direction of flow shall be clearly designated by signs and/or pavement markings or raised curbs outside of the public right-of-way.

C. - H. [NO CHANGES]

19.76.080 ~~**Reserved. Garage and yard sales.**~~

~~Garage and yard sales are an accessory use in all residential zoning districts and on properties with the TND designations NE and NG subject to the following operational standards:~~

~~A. No single garage or yard sales event shall last more than three consecutive days;~~

~~B. Garage and yard sales are limited to two events in any 12-month period for each property;~~

~~C. Items offered for sale shall be limited to personal property, not acquired for resale, owned by the residents of the dwelling where the sale is to be conducted; and~~

~~D. One on-site sign advertising the sale is allowed only during the sale, in compliance with Chapter 19.74 or Chapter 19.92, as applicable.~~

~~(Ord. 2185, Ord. 2358 §19)~~

19.76.100 **Guest houses.**

A guest house may have direct access to the main dwelling but shall not provide any required housing features of the main dwelling. A guest house is intended to provide temporary ~~living (30 days or less)~~ quarters within a detached residential accessory structure, located on the same premises with the main dwelling, for use by guests of the occupants of the premises, and shall not be rented or otherwise used as a separate dwelling.

A. Purpose. The purpose of this section is to regulate the placement, size, use, and allowance of guest houses within the City.

B. Development Standards. The location and construction of guest houses shall comply with the following standards:

1. Only one guest house shall be allowed on a single parcel of record;
 2. The guest house shall:
 - a. Not be provided with separate metered utilities or a separate address;
 - b. Not contain more than one bathroom ~~facility~~;
 - c. Not contain a kitchen or other cooking facilities, including a microwave oven, hot plate, or toaster oven;
 - d. Not exceed 250 square feet of livable floor area;
 - e. Not exceed the allowable site coverage for the zoning district;
 - f. Not be separately rented or leased from the main dwelling, whether compensation is direct or indirect;
 - g. Be designed to ensure visual harmony, consistency, and compatibility with the main dwelling on the site and with other residential structures in the area; and
 - h. Not exceed 15 feet in height or be more than one story. A use permit approved in compliance with Chapter 19.24 may authorize a greater height when the guest house is proposed over a one-story structure, including a detached garage, and when the guest house will provide visual harmony, consistency, and compatibility with the main dwelling.
- (Ord. 2185, Ord. 2440 §53)

19.76.110 **Mobile homes/manufactured housing.**

Mobile homes and manufactured housing units may be located outside of mobile home parks only when installed on and secured to an approved permanent perimeter foundation~~permanent foundation system~~.

(Ord. 2185)

19.76.120 Outdoor retail sales and activities.

Outdoor sales and equipment rental establishments, where the business is not conducted entirely within a structure or enclosed area, shall comply with the following standards:

A. Temporary Outdoor Retail Sales and Activities. The temporary outdoor display of merchandise shall comply with the following standards:

1. Temporary Uses. Temporary outdoor sales are subject to Chapter 19.22 (Temporary Uses).

2. Duration of Sales. The sales shall be of a temporary nature, lasting not longer than a total of six months.

3. Maximum Sales Area. The area devoted to temporary outdoor sales shall not exceed the following:

a. CC and CN and ML districts: 2 1/2 percent of the gross floor area of the structure occupied by the business; and

b. CS and CR ~~distreits~~districts: 5 percent of the gross floor area of the structure ~~occipied~~occupied by the business.

B. [NO CHANGES]

C. General Requirements. The following requirements shall apply to all (temporary and permanent) outdoor retail sales and activities:

1. Signs. There shall be no signs visible from the public street in addition to those allowed by Chapter 19.74 (Signs).

2. Height of Displayed Materials. The outdoor display of merchandise shall not exceed a height of 7 feet above finished grade for a single display item. Stacked displays may not exceed a height of 6 feet above finished grade.

3. Relationship to Main Use. Outdoor sales shall be directly related to a business establishment on the parcel. The use of the property shall comply with the standards for the zoning district.

4. Review and Approval Required. Any use proposing permanent outdoor merchandise display or other outdoor business activities shall be subject to review and approval ~~by the Zoning Administrator~~, in compliance with Chapter 19.18 (Architectural Review) 24 (Use Permits).

5. Outdoor Storage Areas. Outdoor storage areas are subject to the regulations of Section 19.60.060(H)(3) (Outdoor Storage and Work Yards). Temporary outdoor storage areas are not subject to screening requirements.

D. [NO CHANGES]

19.76.130 Second dwelling units.

The following permit requirements and development standards shall apply to second dwelling units.

A. [NO CHANGES]

B. [NO CHANGES]

C. Development Standards.

1. - 8.

9. Vehicle access. Vehicle access to a second unit may be from a street or an alley.

a. Alley access. When a second dwelling unit will be located on a site served by an alley, the second dwelling unit shall maintain its primary vehicular access from the alley. ~~Such alley access shall be improved per city standards or alternatively, an in lieu fee paid. Such alley access shall be from an alley which is a minimum of 15 feet wide and is paved and improved with storm drainage facilities in a manner consistent with standards adopted by the public works department. For parcels located on the street access terminus of an alley, paving shall be provided along the alley frontage and street approach. An alley improvement fee may be paid in lieu of installing any of the improvements described above.~~ Second dwelling units located on the street-access terminus of alleys shall be sited to ensure adequate site distance clearance.

b. Vehicle access from street frontage. Driveway surfaces installed to provide vehicle access from a street to a second dwelling unit located on the rear of a parcel shall be constructed with permeable-surface, all-weather materials or shall otherwise be constructed to retain runoff on site. New driveways that extend beyond the rear of the primary dwelling unit shall consist of two tire strips or be otherwise designed to be of permeable-surface, all-weather material.

10. - 13. [NO CHANGES]

19.76.170 Temporary dwellings.

A ~~use temporary dwelling unit~~ permit may be issued by the ~~Director pursuant to Chapter 19.22.040 Zoning Administrator~~ to allow a temporary dwelling facility, including a detached mobile or manufactured home which is nonmotorized and not permanently attached to a foundation, to be placed on a legal parcel in all residential zoning districts for the purpose of caring for an ill, convalescent, or otherwise disabled relative or friend, subject to the following:

A. - D. [NO CHANGES]

E. The temporary unit shall provide complete independent living facilities, including provisions for cooking, eating, living, sleeping, and sanitation, unless otherwise approved by the ~~Zoning Administrator~~ Director.

F. The initial term of the ~~use~~ permit shall be for one year. After the first year, the Director may authorize one year extensions upon verification that the approved occupants continue to reside on the premises in a manner which necessitates extended use of the temporary unit, and upon determining that use of the temporary unit continues to meet the purpose and criteria of this section.

G. - H. [NO CHANGES]

I. The temporary unit shall be subject to setback requirements for an accessory structure, except that the ~~Director Zoning Administrator~~ may require additional site requirements when necessary to mitigate any identified adverse impacts upon neighboring residents.

J. The ~~temporary dwelling unit use~~ permit shall expire immediately if the persons requiring care for any reason cease to reside in the temporary dwelling. Following expiration, the temporary dwelling facility shall be removed within 120 days.

19.76.180 Infill Residential Flag Lots

A. [NO CHANGES]

B. [NO CHANGES]

~~C. Pre-application Meeting Required. Prior to submitting an application which would create an infill residential flag lot, the applicant shall conduct a neighborhood meeting to review the project design. The applicant shall mail a written notice of that meeting, in a form acceptable to the director, to all residents and property owners within 300 feet of the property proposed to be subdivided at least 10 days prior to the neighborhood meeting.~~

~~DC. Standards. Infill residential flag lots may be approved in the RS, R1 and R2 zoning districts through a parcel map or tentative subdivision map by the Planning Commission are allowed in the RS, R1 and R2 zoning districts when they comply with the standards in this section, in addition to any other applicable City standards:~~

1. - 8. [NO CHANGES]

~~DE. Planned Development Permit Required if Standards Not Met. The creation and development of infill residential flag lots which do not meet all standards listed above may be allowed with approval of a planned development permit (Chapter 19.28).~~