



CITY OF CHICO OFFICIAL PLANNING DIRECTOR INTERPRETATION

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

Applicable Code Section(s): **Section 19.02.020 Rules of interpretation E (2):
Applicable Standards and Permit Requirements.
This Interpretation amends Section 19.040.020 F
("Definitions, 'F'") of Title 19.**

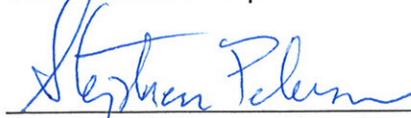
Discussion: The Code's definition of Gross Floor Area excludes features such as "...any crawl space, area used exclusively for vehicle parking or loading, breezeway, attic without floor, and an open porch, deck, balcony, or terrace." Such spaces are incidental to the use of a structure, and so are properly excluded. With regard to multi-story buildings, such spaces should also include staircases between floors, as well as elevator shafts and atriums (which are in effect interior "terraces"). To *not* exclude such features results in excessive parking requirements for multistory buildings as compared to equally sized single story structures.

In order to ensure an equitable application of zoning code parking requirements, prevent construction of unnecessary parking, reduce paving and impervious surfaces, and maximize landscaping opportunities, the following Interpretation is made.

Interpretation:

In multi-story structures, stairways leading from one floor to another, elevator shafts, and atriums are not to be considered part of the building's Gross Floor Area for the purposes of calculating parking demand.

This Official Interpretation is effective immediately.



Stephen Peterson, Planning Services Director

Date: May 29, 2008