

## 6 LAND USE DESIGNATIONS

This section describes the City of Chico General Plan land use designations and associated densities that will apply in the Northwest Chico Specific Plan Area.

Figure 6-1 maps the General Plan land use designations in the Plan Area. Table 6-1 provides an overview of allowable development intensities for each land use designation. Table 6-2 shows the amount of acreage of each land use designation in the Plan Area. Additional information can be found in the City's General Plan.

### *A. Low Density Residential*

A majority of the Plan Area will be designated Low Density Residential. This designation allows 2.01 to 6 units per gross acre (5.3 to 15 persons per gross acre), except that planned development may be allowed at 7 units per gross acre. This classification is mainly intended for detached single-family dwellings, but attached single-family units may be permitted, provided each unit has ground-floor living area and private outdoor open space. The average density assumed for plan build out, based on General Plan built out assumptions, is 4.5 units per gross acre.

### *B. Medium Density Residential*

Medium Density Residential will be mapped in several key areas in the Plan Area, including the Webb Homes property east of Highway 99 and the North Pacific Holding Group parcel west of the Esplanade between Nord Highway and Innsbrook Way. This designation also applies to the mobile home parks in the Plan Area. The designation allows 5.5 to 14 units per gross acre (9.6 to 33.6 persons per gross acre). Dwelling types may include attached or detached single-family housing, duplexes, triplexes and townhouses. The average density assumed for build out calculations is 10 units per gross acre.

*C. Medium-High Density Residential*

The Medium High Density Residential designation will apply to a number of parcels along the Esplanade, adjacent to commercial areas, as well as a portion of the parcel just north of Nord Highway adjacent to the designated commercial area. This designation allows 14.1 to 22 units per gross acre (31.0 to 48.4 persons per gross acre). Dwelling types may include townhouses, garden apartments, and other forms of multi-family housing. The average density assumed for build out calculations is 17 units per gross acre.

*D. Mixed-Use Neighborhood Core*

This designation will be mapped at several key areas along the Esplanade to create nodes of neighborhood-serving retail, civic uses and housing. This designation allows businesses, institutions and service organizations serving the daily needs of nearby residents. Allowable uses include retail shops, small-scale financial, business and personal services and small-scale restaurants. Upper-story residential uses are permitted, subject to appropriate standards and a maximum limit of 22 units per gross acre. As described in more detail in Chapter Seven, limitations on the size and location of parking, coupled with building orientation and design standards, will ensure that a pedestrian-oriented environment is created in these areas.

TABLE 6-1 **NORTHWEST CHICO SPECIFIC PLAN GENERAL PLAN LAND USE DESIGNATIONS**

<b>Land Use Designation</b>	<b>Allowable Density/Intensity</b>
Low Density Residential	2.01 – 6 dwelling units per gross acre
Medium Density Residential	5.5 – 14 dwelling units per gross acre
Medium-High Density Residential	14.01 – 22 dwelling units per gross acre
Mixed-Use Neighborhood Core	14.01 – 22 dwelling units per gross acre
Community Commercial	Maximum 22 dwelling units per gross acre
Commercial Service	n/a
Parks and Creekside Greenway	n/a
Manufacturing and Warehousing	n/a
Public Facilities and Services	n/a

*E. Community Commercial*

This designation already exists in the Plan Area on parcels located on the northwest corner of Eaton Road and the Esplanade. No other mapping of this designation will occur in the Plan Area. Community Commercial Service allows a wide range of retail uses, including shopping centers or mixed-use development.

*F. Commercial Service*

This designation already exists in the Plan Area on a parcel located at the intersection of Hicks Lane and Highway 99, on the northeast corner. No other mapping of this designation will occur in the Plan Area. Commercial Service

allows uses that attract high volumes of vehicle traffic, including automobile sales, building material sales, storage, warehousing and similar uses.

#### *G. Parks and Creekside Greenway*

The neighborhood park at the intersection of Powerline Drive and Center Street will be mapped with the Parks land use designation. The location of the smaller neighborhood park east of Highway 99 has not been determined yet, but future development in that area must accommodate a neighborhood park, as described in Chapter Four. Creekside Greenway is currently mapped along Sycamore and Mud Creeks until Nord Highway. The designation will continue along Mud Creek through the Plan Area.

#### *H. Manufacturing and Warehousing*

The existing light industrial area on Leora Court will stay as light industrial. No other mapping of this designation will occur in the Plan Area. This designation is intended to provide and protect industrial lands for the full range of manufacturing, agricultural and industrial processing, general service, and distribution uses. Performance standards in the Zoning Ordinance will minimize potential environmental impacts.

#### *I. Public Facilities and Services*

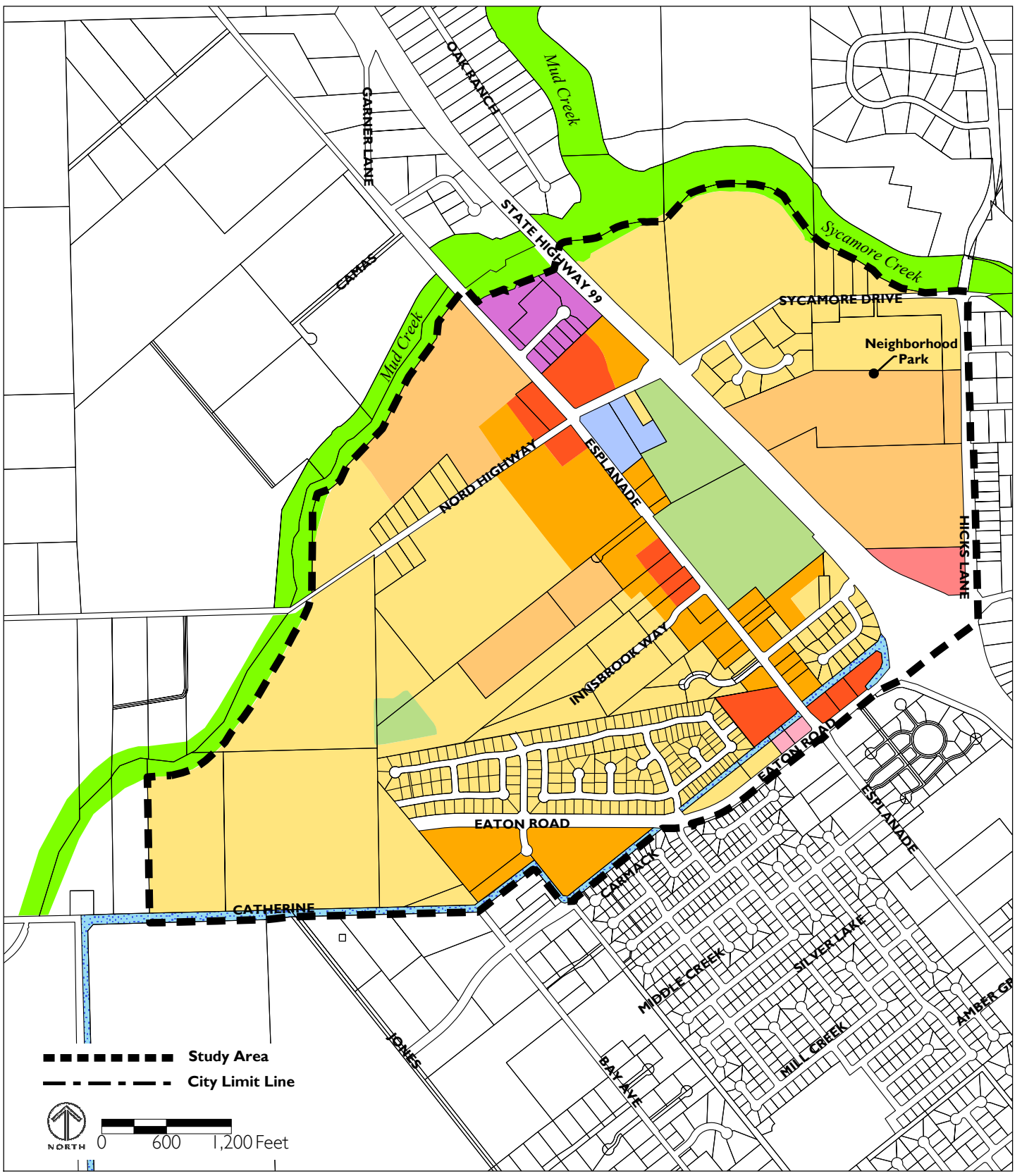
This designation is for schools, government offices, airports and other public facilities that typically require at least two acres of land. In the Plan Area, this designation only applies to the existing Shasta Elementary School.

CITY OF CHICO  
 NORTHWEST CHICO SPECIFIC PLAN  
 FINAL  
 LAND USE DESIGNATIONS

TABLE 6-2 **GENERAL PLAN LAND USE DESIGNATION BY ACREAGE**

<b>Land Use Designation</b>	<b>Acreage in Plan Area</b>
Low Density Residential	340 acres
Medium Density Residential	100 acres
Medium-High Density Residential	66 acres
Mixed-Use Neighborhood Core	23 acres
Community Commercial	1 acre
Commercial Service	6 acres
Manufacturing and Warehousing	12 acres
Parks	42 acres
Public Facilities and Services	6 acres
Creekside Greenway	15 acres
<b>Total</b>	<b>614 acres</b>

Note: This table does not include existing roadways, other public rights-of way or land dedicated to the SUDAD.













- |  |  |
|--|--|
|  Low Density Residential (2.01-6 du/ac)           |  Community Commercial       |
|  Medium Density Residential (4.01-14 du/ac)       |  Public Facility & Services |
|  Medium-High Density Residential (14.01-22 du/ac) |  Creekside Greenway         |
|  Commercial Services                              |  Park                       |
|  Mixed-Use Neighborhood Core                      |  SUDAD                      |

FIGURE 6-1

**GENERAL PLAN  
LAND USE MAP**