



CITY OF CHICO OFFICIAL PLANNING DIRECTOR INTERPRETATION

Authority: **Chico Municipal Code Section 19.02.030 (Procedures for interpretations)**

Applicable Code Sections: **Section 19.70.060(C)(3) "Dimensions for Private Garages"**

Discussion: The referenced Code Section requires in part that two-car garages maintain an interior dimension of at least 20 feet by 20 feet. This dimension ensures sufficient area for parking two full-sized vehicles. While enclosed parking is not required for most single family uses, the Code's Small Lot Subdivision standards require garages which may be either attached or detached. When attached, the Code requires that such garages provide parking for two vehicles.

Application of the two-car garage requirement along with the Code's dimensional standards for these garages does not recognize the Code's allowance of compact spaces, which may constitute up to 50% of the spaces required for residential uses, nor does it acknowledge that water heaters and other fixtures are often present in garages. To ensure that use of compact spaces is not inadvertently precluded by operation of the Code's two-car garage dimensional standards, this Interpretation is necessary.

Interpretation:

19.70.060(C)(3) is to be interpreted as follows:

"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 by this Code be a "compact" space, water heaters, laundry facilities 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."

This Official Interpretation is effective immediately and will require an amendment to Title 19 Land Use and Development Regulations.



Stephen Peterson, Planning Services Director

Date: January 12, 2009