

**CITY OF CHICO  
OFFICIAL PLANNING DIRECTOR INTERPRETATION**



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

Applicable Code Sections: **Section 19.76.020 (D) (Commercial and Industrial Accessory uses and structures).**

Discussion: The referenced Code section limits the size of all commercial and industrial accessory uses and structures to no more than 10% of the gross floor area of the primary use, or 500 square feet, whichever is less. In those cases where the accessory use is storage, this limitation is at odds with Table 4-6, which allows Outdoor Storage as a principally or conditionally permissible primary use in the CS (Community Service) and CC (Community Commercial) zoning districts, respectively. (Outdoor Storage is permissible in no other commercial zoning districts.) Regulation of outdoor storage is, in the case of the CS district, limited to screening and lot coverage standards. In the CC district, regulation occurs through the Use Permit process.

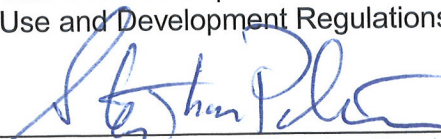
Thus, on one hand, the Code allows intensive use of CS and CC properties for outdoor storage as a primary use, but when that same land use (storage) becomes accessory to some other use, or when the use is enclosed in a building, its intensity limited.

There appears to be no uniform public purpose or benefit advanced by limiting certain types of storage (i.e., accessory or indoor) to a maximum of 500 square feet, and not limiting others (i.e., outdoor) in the CS and CC districts. In some cases, absent any such purpose or benefit, and given the potential for this code anomaly to negatively impact local businesses, Code Section 19.76.020(D), may unnecessarily hamper the City's efforts to retain these businesses and thereby ensure the strength of Chico's economy.

Interpretation:

To provide consistency with code sections which allow intensive use of CC and CS zoned properties for outdoor storage, Section 19.76.020(D) shall continue to provide regulations for accessory storage as a principally permitted use. Accessory storage beyond that permitted by 19.76.020(D) may be permitted in the CC and CS districts with approval of a Use Permit.

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

  
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Stephen Peterson, Planning Services Director

Date: August 5, 2009