



CITY OF CHICO OFFICIAL PLANNING DIRECTOR INTERPRETATION

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

Applicable Code Section: **19.37.140 Incentives for maintenance or development of landmark property.**

Discussion: Subsection "A" of the referenced code section, *Modification of Development Standards*, lists various code requirements for which the Director may approve modifications when doing so advances the purpose of Chapter 19.37 (Historic Preservation). These listed code requirements include: setbacks, open space, parking, site coverage and height. The purpose of Chapter 19.37, is in part:

- To promote the general welfare by providing for the protection and perpetuation of historical structures;
- To encourage compatible development that preserves historic resources; and
- To incentivize property owners to maintain and protect historic structures.

Requiring further development on existing landmark properties to meet minimum residential density requirements, particularly within the R3 zoning district, is not consistent with the purpose of Chapter 19.37 because historic structures typically occupy the primary building location on such properties and several additional units are typically necessary to meet the minimum density for the zoning district. Providing flexibility in meeting minimum density requirements where additional development is proposed on an existing landmark property is consistent with the purpose of Chapter 19.37.

Interpretation:

It is hereby determined that "minimum residential density" shall be included on the list of code requirements for which the Director may approve modifications under Chico Municipal Code Section 19.37.140(A).

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



Mark Wolfe, Community Development Director

Date: August 14, 2015