

TABLE 7-2
SUMMARY OF ZONE DISTRICT DEVELOPMENT STANDARDS (Option B)

Design Standard	Zoning Districts											PD Non Res	
	SR-3	SR-1	R-1	R-2	R-3	BP	C-1	C-2	M-2	M-1	P-Q		PD Res
Lot Configuration													
Minimum Lot Size	3 ac.	1 ac.	8000 sf	4000 sf	6500 sf	6500 sf	2000 sf	None ³	None ³	None ³	None ³	6,500 ³	None ^{3,5}
Minimum Lot Width	130 ft	130 ft	65 ft	45 ft	50 ft	50 ft	25 ft	25 ft	None ³	None ³	None ³	6,500 ³	None ^{3,5}
Maximum Building Coverage ¹²	10%	15%	50%	55%	60%	60%	60%	60%	70%	60%	50%	11	70%
Minimum Landscaped Open Space ²	None	None	40%	30%	25%	25%	5%	5%	5%	5%	30%	10	10%
Open Space Requirements	-	-	-	-	-	-	-	-	-	-	-	25%	25%
Parking	-	-	-	-	-	-	-	-	-	-	-	10	10
Required Off-Street Spaces	2/du	2/du	2/du	2/du	2/du	2/du	1/200 sf	Code ⁴	Code ⁴	Code ⁴	Code ⁴	2/du	Code ⁴
Surfacing Material	None	None	Pcc/ac ⁵	Pcc/ac ⁵	Pcc/ac ⁵	Pcc/ac ⁵	Pcc/ac ⁵	Pcc/ac ⁵	Pcc/ac ⁵	Pcc/ac ⁵	Pcc/ac ⁵	Pcc/ac ⁵	Pcc/ac ⁵
Building Setbacks & Configurations (In feet)													
Front	50 ⁶	50 ⁶	20	20	20	20	None ⁷	None ⁷	None ⁷	None ⁷	None ⁷	50 ⁵	None ⁷
Rear	20	20	15	15	10	5	None ⁸	None ⁸	None ⁸	None ⁸	None ⁸	15	None ⁸
Side	5	5	5	5	5	5	None ⁸	None ⁸	None ⁸	None ⁸	None ⁸	5	None ⁸
Minimum Distance Between the Buildings	10	10	10	10	10	10	None	None	None	None	None	None	None
Maximum Building Height	35	35	35	35	40	50	50	50	50	50	35	35	50

Footnotes:

- 1 Measured from property line on edge of right-of-way.
- 2 Percentage of total lot area.
- 3 Served by public sewer, or must meet onsite disposal standards.
- 4 Requirements vary by specific use within zone and shall be as set forth in the Butte County Code, Section 24-35.
- 5 Portland cementitious concrete (concrete) or asphaltic concrete.
- 6 Measured from centerline of street, or 20' from property line, whichever is greater.
- 7 Front setback shall be equal to adjacent use for a minimum distance of 50' where abutting an "R" zone.
- 8 5' required if lot abuts an "R" district; if lot is on corner adjacent to an "R" district, side yard shall be 15 feet.

9. The Planned Development (PD) Combining Zone allows for a variety of lot sizes to accommodate the designated yield.

10. Development is to conform to the Site Development Requirements as specified by the North Chico Specific Plan under the Planned Development (PD) Combining Zone.

11. In accordance with Table 7-2(a)

12. Maximum Building Coverage is a total of all structures including detached barns, garages, gazebos, etc.

Table above reflects amendments approved by the Board of Supervisors on August 17, 2004.

Table 7-2 (a)
Max. Building Coverage Limitations for the PD
Combining Zone

NOTE: Maximum Building Coverage is a total of all structures including detached barns garages gazebos etc

Parcel Size	Max Building Coverage
>1-acre	6,530 sq ft
> ¼-acre - ≤1-acre	6,530 sq.ft
> ½-acre - ≤¾-acre	6,530 sq ft.
>1/3-acre - ≤½-acre	5,800 sq ft
>1/4-acre - ≤1/3-acre	4,900 sq ft
6,000 - ≤¼-acre	3,250 sq ft

Table above reflects amendments approved by the Board of Supervisors on August 17, 2004.