

Land Use Image	CHICO 2030 GENERAL PLAN Land Use Designations/Corresponding Descriptions
Residential and Residential Mixed Use Designations ❖ <i>Adds Residential Mixed Use designation</i>	
	Rural Residential (RR) <ul style="list-style-type: none"> This land use is intended to be located along the edge of the City and/or SOI, where urban development meets the rural portions of the region. Large, ranchette-style homes on minimum 5-acre lots are the predominant use with farming activities allowed. Allowable density 0 – 0.2 dwelling units/acre – average assumed is 0.1 units per gross acre.
	Very Low Density Residential (VLDR) <ul style="list-style-type: none"> This land use can provide a smooth transition between the rural areas of the City and the more intensively developed neighborhoods or be located inside urban development at carefully selected locations. Allowable density 0.2 – 2 dwelling units/acre – average assumed is 1 unit per gross acre.
	Low Density Residential (LDR) <ul style="list-style-type: none"> This land use category represents the traditional single-family neighborhood with a majority of single-family detached homes. This is the predominant land use category of the City's neighborhoods. Allowable density 2.01 – 6 dwelling units/acre – average assumed is 5 units per gross acre.
	Medium Density Residential (MDR) <ul style="list-style-type: none"> This land use category is generally characterized by single-family detached homes on smaller lots, single-family attached (e.g., town homes, condominiums, brownstones), and small apartment complexes. Allowable density 6.01 – 14 dwelling units/acre – average assumed is 8 units per gross acre.
	Medium High Density Residential (MHDR) <ul style="list-style-type: none"> This land use category provides a transition between traditional single family neighborhoods and high density, major activity, and job centers. Dwelling types may include townhouses, garden apartments, and other forms of multi-family housing. Allowable density 14.01 – 22 dwelling units/acre– average assumed is 15 units per gross acre.

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	<p>High Density Residential (HDR)</p> <ul style="list-style-type: none"> • This land use category represents the most urban residential category available. The predominant style of development is larger multi-family housing complexes, including apartments and condominiums. Vertical mixed-use projects with residential use are typically developed in the high-density range. Parking may include surface lots or structured parking. • Allowable density 20 – 50 dwelling units/acre – average assumed is 26 units per gross acre.
	<p>Residential Mixed Use (RMU)</p> <ul style="list-style-type: none"> • This new land use category is characterized by predominantly residential development at medium densities. It allows for commercial or office uses to be co-located on the same property either vertically or horizontally. It does not preclude solely residential development within the category, but rather encourages a mixing of uses. • Allowable density 10 – 20 dwelling units/acre– average assumed is 12 units per gross acre.
	<p>Residential Mixed Use – High Density (RMUHD)</p> <ul style="list-style-type: none"> • This new land use category is characterized by predominantly residential development at high densities. It allows for commercial or office uses to be co-located on the same property either vertically or horizontally. It does not preclude solely residential development within the category, but rather encourages a mixing of uses. • Allowable density 20 – 60 dwelling units/acre– average assumed is 30 units per gross acre.
	<p>Special Mixed Use (SMU)</p> <ul style="list-style-type: none"> • This land use designation provides for development of a mix of residential and non-residential uses subject to approval of a regulating plan. • Allowable density 7 – 35 dwelling units/acre – average assumed is 12 units per gross acre.

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Commercial and Commercial Mixed Use Designations:

- ❖ *Eliminates existing Downtown and Visitor Service designations*
- ❖ *Adds Neighborhood Commercial, Regional Commercial, Commercial Mixed Use, and Downtown Retail Mixed Use*



Neighborhood Commercial (NC)

- This land use category is intended to serve daily shopping needs of residents living in surrounding neighborhoods. Typical uses include small to medium sized grocery stores, drug stores, dry cleaners, and coffee shops. This category also allows for the integration of office, public/quasi-public, but does not typically include residential development.



Mixed Use Neighborhood Core (MUNC)

- This land use category accommodates 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. Residential uses are allowed above ground floor services in the medium and medium high density range.
- Allowable density 6 – 22 dwelling units/acre – average assumed is 14 units per gross acre.








Community Commercial (CC)




- This land use category provides retail services, restaurant, and entertainment uses for a broader community market. Typical uses include a combination of general retail, restaurant, and office uses. This category may also include large retail stores, lodging, entertainment, public/quasi-public, and indoor and outdoor recreational facilities.







Commercial Services (CS)

- This land use designation is intended to provide sites for commercial business not permitted in other commercial areas because they attract high volumes of vehicle traffic and may have adverse impacts on other uses. Allowable uses include automobile sales and services, building materials, nurseries, agricultural equipment rentals, contractors' yards, wholesaling, warehousing, storage, and similar uses. Offices not accessory to a permitted use and retail uses are excluded, except small restaurants, and convenience stores are to be allowed as ancillary uses, subject to appropriate standards.

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	<p>Commercial Mixed Use (CMU)</p> <ul style="list-style-type: none"> • This new land use category encourages the integration of retail and service commercial uses with office and/or residential uses. In mixed-use projects, commercial use is the predominant use on the ground floor. Parking for mixed-use projects may be combined or separated, depending on the characteristics of the project. This listing may also include hospitals and other public/quasi-public uses. • Allowable density 6 – 20 dwelling units/acre – average assumed is 6 units per gross acre.
	<p>Downtown Retail Mixed Use (DRMU)</p> <ul style="list-style-type: none"> • This new land use category encourages the integration of retail uses with service commercial, office, and/or residential uses. Retail uses are required on the ground floor, but the others may be included in a vertical (preferred) or horizontal configuration. It does not preclude solely retail development within the category. • Allowable density 20 – 60 dwelling units/acre – average assumed is 20 units per gross acre.
	<p>Regional Commercial (RC)</p> <ul style="list-style-type: none"> • This new land use category provides for a horizontal or vertical mix of integrated retail, office, and residential uses that serve both the entire City and the region. Large retail stores, restaurants, public/quasi-public uses, and entertainment venues are common. • Allowable density 6 – 20 dwelling units/acre – average assumed is 6 units per gross acre.
<p>Office, Mixed Use Jobs, and Industrial Designations:</p> <ul style="list-style-type: none"> ❖ <i>Eliminates existing Industrial Park designation</i> ❖ <i>Replaces Office with Office Mixed Use</i> ❖ <i>Adds Industrial Office Mixed Use</i> 	
	<p>Office Mixed Use (OMU)</p> <ul style="list-style-type: none"> • This new land use category the integration of commercial and/or residential use in conjunction with office use of a site. In any case, office uses are the predominant use, but others may be included in a vertical or horizontal configuration. • Allowable density 6 – 20 dwelling units/acre – average assumed is 6 units per gross acre.
	<p>Industrial Office Mixed Use (IOMU)</p> <ul style="list-style-type: none"> • This new land use category is intended to designate property for a wide range and combination of office and light industrial development. The designation is intended for the seamless integration of office and light industrial uses with supporting retail and service uses. Offices may be developed in an office park setting, but most office and light industrial development stands

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	<p>alone. Commercial and other support services may be integrated vertically and/or horizontally, but the predominant use is office and/or light industrial.</p>
	<p>Manufacturing and Warehouse (M&W)</p> <ul style="list-style-type: none"> This land use is intended to provide and protect industrial lands for the full range of manufacturing, agricultural and industrial processing, general service, and distribution uses. Unrelated retail and service commercial uses that could be more appropriately located elsewhere in the City would not be permitted.
<p>Public, Open Space, and Resource Designations</p> <p>❖ <i>Adds Resource Management – Habitat Conservation Plan</i></p>	
	<p>Public Facilities and Services (PFS)</p> <ul style="list-style-type: none"> This land use category includes sites for schools, governmental offices, airport, and other facilities that have a unique public character and typically require at least two acres of land.
	<p>Park (P)</p> <ul style="list-style-type: none"> This land use category is designed to be used for both active and passive recreational activities, such as parks, lakes, golf courses, and trails. Land within this category may also be used for detention basins, creek ways, and other more passive uses when collocated next to active recreational uses or when open spaces serve two uses, such as a ball field in the summer and a detention basin in the winter.
	<p>Open Space Conservation (OSC)</p> <ul style="list-style-type: none"> This land use category includes sensitive habitats including oak and riparian woodlands, wetlands, creekways, riparian corridors, groundwater recharge areas, power transmission line corridors, areas providing range for Eastern Tehama Deer herds and other hillside areas, viewshed management areas, and areas subject to flooding which are not areas for agriculture. Areas with sensitive biotic habitats included in this classification are further classified as Resource Conservation Areas (RCAs), Resource Management Areas (RMAs); or Butte County Meadowfoam (BCMs)

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	<p>Open Space Resource Management (OSRM)</p> <ul style="list-style-type: none"> This designation includes orchards and cropland, grasslands, and very low density rural residential areas, not to exceed one housing unit per 20 or 40 acres, provided that one housing unit may be built on each existing parcel. Agriculture is permitted with fewer restrictions on keeping animals than in the residential classifications. Agricultural processing facilities also are allowed, subject to performance standards for compatibility. This classification will also accommodate any greenbelts and/or urban buffer areas.
	<p>Resource Management - Habitat Conservation Plan (RM – HCP)</p> <ul style="list-style-type: none"> This new land use category is similar to open space conservation, but designates areas that are identified as highly sensitive for development under the Butte County Habitat Conservation Plan.
	<p>Creekside Greenway (CG)</p> <ul style="list-style-type: none"> This land use category designates lands along for City's creeks for open space buffer.
	<p>Water (W)</p> <ul style="list-style-type: none"> This land use category designates bodies of water within the Chico Planning Area.