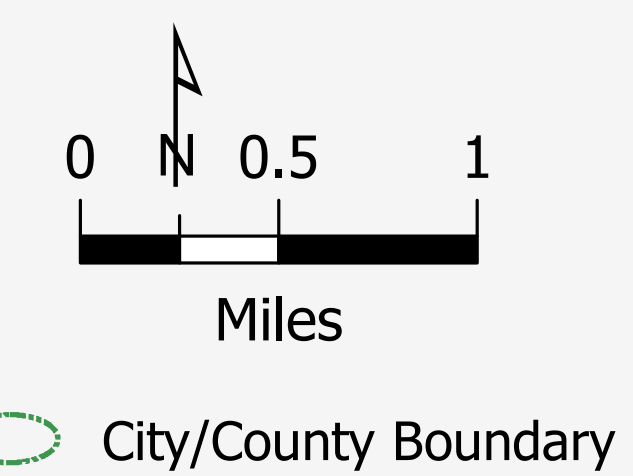
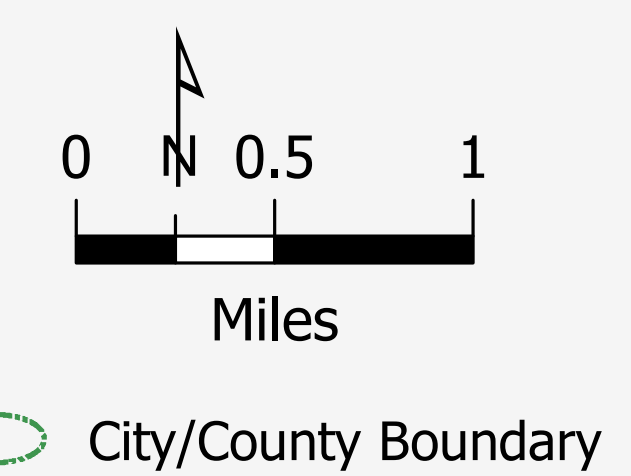


City of Chico Zoning/Pre-Zoning Map

City of Chico Zoning/Pre-Zoning Overlay Map



Adopted by Ordinance No. 2428 November 1, 2011
Amending Ordinances

Ord.	Adopted	Ord.	Adopted	Ord.	Adopted	Ord.	Adopted	Ord.	Adopted
2432	5/18/2012	2438	7/9/2023						
2436	11/6/2012	2497	3/15/2024						
2441	6/4/2013	2604	10/15/2024						
2456	2/3/2015								
2457	4/7/2015								
2458	4/21/2015								
2476	1/9/2016								
2477	2/16/2016								
2484	6/21/2016								
2495	4/18/2017								
2517	10/2/2018								
2518	10/2/2018								
2533	8/6/2019								
2534	8/6/2019								
2566	8/3/2021								
2568	9/7/2021								
2569	11/16/2021								

City of Chico Zoning Districts

- Residential Districts**
 - RS-3 Suburban Residential 3 acre min.
 - RS-2 Suburban Residential 2 acre min.
 - RS-1 Suburban Residential 1 acre min.
 - RS-20 Suburban Residential 20,000 sq ft min.
 - R1-15 Low Density Residential 15,000 sq ft min.
 - R1-10 Low Density Residential 10,000 sq ft min.
 - R1 Low Density Residential
 - R2 Medium Density Residential
 - R3 Medium-High Density Residential
 - R4 High Density Residential
 - RMU Residential Mixed Use
- Commercial/Office Districts**
 - OR Office Residential
 - OC Office Commercial
 - CN Neighborhood Commercial
 - CC Community Commercial
 - DS Downtown South
 - DN Downtown North
 - CS Services Commercial
 - CR Regional Commercial
- Manufacturing/Industrial Districts**
 - ML Light Manufacturing
 - MG General Manufacturing
 - IOMU Industrial Office Mixed-Use
- Airport Districts**
 - A Airport
 - AP Airport Public Facilities
 - AC Airport Commercial
 - AM Airport Manufacturing
- Special Purpose Districts**
 - TND Traditional Mixed Use
 - SPA Special Planning Area
 - PQ Public/Quasi Public Facilities
 - OS2 Secondary Open Space
 - OS1 Primary Open Space

City of Chico
Sphere of Influence
City SOI Boundary

Disclaimer
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City of Chico Zoning Overlays

- Overlay Zones**
 - Landmark (-L)
 - Planned Development (-PD)
 - Resource Constraint (-RC)
 - Special Design Considerations (-SD)
 - Corridor Opportunity Site (-COS)
 - Fraternity and Sorority (-FS)
 - Foothill Development (-FDSFD)
- Aircraft Operations**
 - AOA Runway Protection Zone
 - AOB1 Approach/Departure and Sideline Zones
 - AOB2 Extended Approach/Departure Zones
 - AOC Traffic Patterns (City Discretion - Apply C1 or C2)
 - C1 average parcel size of 5 acres
 - C2 4 units per acre
 - AOD Other Airport Environs

City of Chico
Sphere of Influence
City SOI Boundary

OVERLAY ZONES
The overlay zoning districts regulate development and new land uses, in addition to the standards and regulations of the primary zoning districts, where important site, neighborhood, or area characteristics require particular attention in project planning including the "Special Development Areas" in the General Plan. CMC 19.52.010 (A)

Aircraft operations (-AO) overlay zones are based upon specific zones or surfaces defined in the air space above the each airport (Chico Municipal, Ranchoero) and its surroundings, in compliance with the Butte County ALUCP, State law, and the Federal aviation regulations. CMC 19.52.030 (A)

DECEMBER 1, 2024

