



City of Merced Zoning Ordinance

TABLE OF CONTENTS

PART 1 – ENACTMENT AND APPLICABILITY

Chapter 20.02 – Purpose	1
20.02.010 Title and Authority	1
20.02.020 Purpose of the Zoning Ordinance	1
20.02.030 Relationship to the General Plan	2
20.02.040 Responsible for Administration	2
20.02.050 Applicability of the Zoning Ordinance	2
Chapter 20.04 – Interpretation.....	3
20.04.010 Purpose	3
20.04.020 Authority	3
20.04.030 Rules of Interpretation.....	3
20.04.040 Procedures for Interpretation/Determinations.....	6
Chapter 20.06 – Zoning Districts and Map	7
20.06.010 Purpose	7
20.06.020 Zoning Districts	7
20.06.030 Zoning Map	10



PART 2 – ZONING DISTRICT STANDARDS

Chapter 20.08 – Residential Zoning Districts	11
20.08.010 Purpose of the Residential Zoning Districts.....	11
20.08.020 Land Use Regulations for Residential Zoning Districts	12
20.08.030 Development Standards for Residential Zoning Districts.....	16
20.08.040 Additional Dwelling Units on R-1 Lots	20A
20.08.050 Rural Residential (R-R) Zoning District.....	20B
Chapter 20.10 – Commercial Zoning Districts.....	21
20.10.010 Purpose of the Commercial Zoning Districts	21
20.10.020 Land Use Regulations for Commercial Zoning Districts.....	22
20.10.030 Development Standards for Commercial Zoning Districts	25
Chapter 20.12 – Industrial Zoning Districts	33
20.12.010 Purpose of the Industrial Zoning Districts	33
20.12.020 Land Use Regulations for Industrial Zoning Districts	33
20.12.030 Development Standards for Industrial Zoning Districts	36
Chapter 20.14 – Downtown Zoning Districts	41
20.14.010 Purpose of the Downtown Zoning Districts.....	41
20.14.020 Land Use Regulations for Downtown Zoning Districts	42
20.14.030 Development Standards for Downtown Zoning Districts.....	45
Chapter 20.16 – Urban Village Zoning Districts	51
20.16.010 Purpose of the Urban Village Zoning Districts.....	51
20.16.020 Land Use Regulations for Urban Village Zoning Districts	53
20.16.030 Development Standards for Urban Village Zoning Districts.....	55





Chapter 20.18 – Public Use And Agricultural Zoning Districts	59
20.18.010 Purpose of the Public Use and Agricultural Zoning Districts	59
20.18.020 Land Use Regulations for the Public Use and Agricultural Zoning Districts	60
20.18.030 Development Standards for Public Use and Agricultural Zoning Districts	63
Chapter 20.20 – Special Use Zoning Districts.....	65
20.20.010 Urban Transition (U-T) Zoning District.....	65
20.20.020 Planned Development (P-D) Zoning Districts	66
Chapter 20.22 – Overlay Zones.....	73
20.22.010 Purpose of Overlay Zones	73
20.22.020 Airport Environ (/AE) Overlay Zone	73
20.22.030 High Speed Rail (/HSR) Overlay Zone.....	73
20.22.040 Urban Residential (/UR) Overlay Zone.....	74



PART 3 – GENERAL REGULATIONS

Chapter 20.24 – Height Measurement and Exceptions	89
20.24.010 Height Measurement	89
20.24.020 Exceptions	90
Chapter 20.26 – Setback Measurement and Projections	91
20.26.010 Setback Measurement	91
20.26.020 Projections	92
Chapter 20.28 – Accessory Structures	93
20.28.010 General Requirements	93
20.28.020 Residential Accessory Structures	93
20.28.030 Non-Residential Accessory Structures	96
Chapter 20.30 – Walls and Fences	97
20.30.010 Measurement of Fence and Wall Height	97
20.30.020 Height Limits	98
20.30.030 Corner Vision Triangles	102
20.30.040 Materials	103
Chapter 20.32 – Interface Regulations	105
20.32.010 Purpose	105
20.32.020 Definitions	105
20.32.030 Site Plan Review	105
20.32.040 Exceptions	108





Chapter 20.34 – Creek Buffers 109

20.34.010 Purpose 109

20.34.020 Applicability..... 109

20.34.030 Land Use Regulations..... 110

20.34.040 Performance Standards 111

20.34.050 Coordination with Other Regulatory Agencies 112

Chapter 20.36 – Landscaping 113

20.36.010 Purpose 113

20.36.020 Applicability..... 113

20.36.030 Water Efficient Landscaping Ordinance 113

20.36.040 Landscape and Sprinkler Plans..... 114

20.36.050 Required Landscape Areas..... 115

20.36.060 Landscape Standards 116

Chapter 20.38 – Parking and Loading..... 119

20.38.010 Purpose 119

20.38.020 Applicability..... 119

20.38.030 Required Parking Spaces..... 124

20.38.040 General Requirements 126

20.38.050 Parking Reductions 127

20.38.060 Parking Assessment Districts 129

20.38.070 Parking Design and Development Standards..... 131

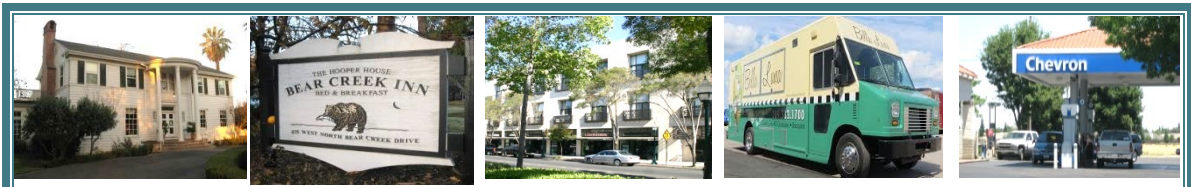
20.38.080 Bicycle Parking 135

20.38.090 Off-Street Loading..... 138





Chapter 20.40 – Small Lot Single-Family Homes	141
20.40.010 Purpose	141
20.40.020 Location.....	141
20.40.030 Permits Required	141
20.40.040 Use Regulations	141
20.40.050 Development Standards and Guidelines	142
Chapter 20.42 – Accessory Dwelling Units	145
20.42.010 Purpose and Applicability	145
20.42.020 Application Process and Review and Nonconforming Conditions ...	145
20.42.030 Type and Number of ADUs and Site and Design Standards	146
20.42.040 Occupancy Standards and Fee Requirements	148C
20.42.050 Standards for Junior Accessory Dwelling Units (JADUs)	148D
20.42.060 Standards for Tiny Homes on Wheels (THOWs)	148E
Chapter 20.44 – Special Land Use Regulations	149
20.44.010 Alcoholic Beverage Sales for Off-Premises Consumption	149
20.44.020 Food Trucks in Fixed Locations	150
20.44.030 Bed and Breakfast	151
20.44.040 Check Cashing Establishments.....	152
20.44.050 Community Gardens	152
20.44.060 Fraternities/Sororities.....	153
20.44.070 Gas and Service Stations.....	154
20.44.080 Live/Work.....	155
20.44.090 Recycling Facilities	157
20.44.100 Outdoor Displays of Merchandise	159
20.44.110 Photovoltaic Energy Systems and Public Utility Distribution Lines ..	160
20.44.120 Single Room Occupancy.....	161
20.44.130 Underground Storage Tanks	162
20.44.140 Wrecking and Salvage Establishments.....	162
20.44.150 Emergency Shelters	163
20.44.160 Tobacco Sales Prohibited Near Schools.....	164
20.44.170 Commercial Cannabis Businesses	165





Chapter 20.46 – Residential Design Standards 169

20.46.010	Purpose	169
20.46.020	Design Standards for Single-Family Dwellings and Mobile Homes ..	169
20.46.030	General Design Standards for Multi-Family Dwellings	171
20.46.040	Specific Design Standards for Multi-Family Dwellings.....	173

Chapter 20.48 – Home Occupations..... 175

20.48.010	Purpose	175
20.48.020	Categories	175
20.48.030	Permits Required	175
20.48.040	Standards	176
20.48.050	Suspension of Permit	178

Chapter 20.50 – Temporary Uses and Structures 179

20.50.010	Purposes.....	179
20.50.020	Temporary Uses Allowed By Right.....	179
20.50.030	Temporary Uses Requiring a Permit.....	180
20.50.040	Sidewalk Dining.....	182
20.50.050	Temporary Use Permit.....	182





Chapter 20.52 – Nonconforming Parcels, Uses, and Structures..... 183

20.52.010	Purpose	183
20.52.020	Applicability.....	183
20.52.030	General.....	184
20.52.040	Nonconforming Parcels.....	184
20.52.050	Nonconforming Use of Land	185
20.52.060	Nonconforming Use of Structures	185
20.52.070	Nonconforming Structures	186
20.52.080	Maintenance and Repair.....	188
20.52.090	Findings	188

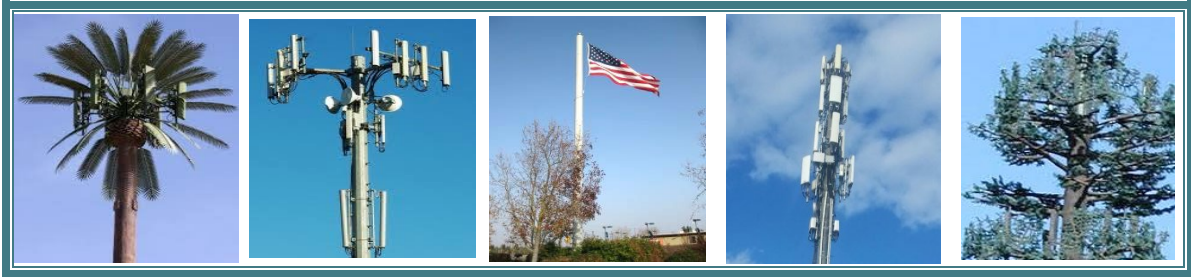
Chapter 20.54 – Condominiums 189

20.54.010	Purpose	189
20.54.020	Definitions.....	189
20.54.030	Conditional Use Permit	190
20.54.040	Organizational Documents	192
20.54.050	Building and Site Standards	193

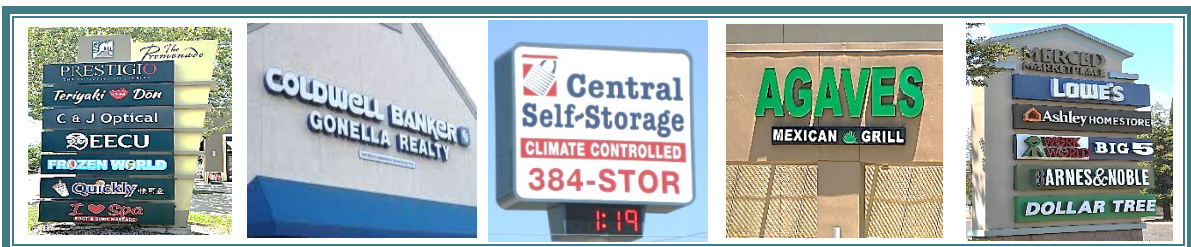
Chapter 20.56 – Density Bonus..... 195

20.56.010	Purpose	195
20.56.020	Density Bonus; Incentives	195
20.56.030	Land Donation.....	198
20.56.040	Child Care Facilities	200
20.56.050	Condominium Conversions.....	201
20.56.060	Affordability and Development Standards	201
20.56.070	Modifying Development Standards as an Incentive.....	203
20.56.080	Application Requirements and Review.....	205
20.56.090	Density Bonus Housing Agreement	208
20.56.100	Density Bonus for Mixed Use Projects.....	210





Chapter 20.58 – Wireless Communication Facilities	211
20.58.010 Purpose	211
20.58.020 Definitions	211
20.58.030 Exemptions.....	213
20.58.040 Development Standards	214
20.58.050 Permits Required	217
20.58.060 Applications.....	219
20.58.070 Findings	220
Chapter 20.60 – Adult Entertainment Businesses.....	221
20.60.010 Purpose	221
20.60.020 Definitions.....	221
20.60.030 Location.....	222
Chapter 20.62 – Signs.....	223
20.62.010 Purpose.	224
20.62.020 Applicability and Severability.....	225
20.62.030 No Discrimination Against Non-Commercial Speech.	225
20.62.040 Exempt Signs.	226
20.62.050 Prohibited Signs.	227
20.62.060 Required Address Numbers.....	228
20.62.070 Permits Required	228
20.62.080 Sign Design Principles	228
20.62.090 Rules for Sign Measurement.....	229
20.62.100 Sign Standards on Developed Sites By Zone District.	230C





Chapter 20.62 – Signs (Continued)..... 223

20.62.110	Old 99 Overlay District.....	2300
20.62.120	Downtown Overlay District.....	230P
20.62.130	Freeway Overlay District.....	230R
20.62.140	Additional Shopping Center Signs.....	230T
20.62.150	Temporary Building Sign Standards.....	230W
20.62.152	Temporary Freestanding Sign Standards.....	230W
20.62.160	Illumination Standards for Signs.....	230X
20.62.170	Sign Regulations on Undeveloped or Developing Sites.....	230Y
20.62.180	Signs Placed in Windows.....	230Y
20.62.190	Signs in Public Rights-of-way.....	230Z
20.62.200	Comprehensive Master Sign Program.....	230Z
20.62.210	Offsite Temporary Signs for Residential Subdivisions.....	230AA
20.62.220	Historic Signs.....	230BB
20.62.230	Signs with Manual Changeable Copy.....	230BB
20.62.240	Signs with Electronic Changeable Copy.....	230CC
20.62.250	Digital Display Signs.....	230DD
20.62.260	Flags and Flagpoles.....	230DD
20.62.270	Search Lights and Klieg Lights.....	230EE
20.62.280	Wall Mural Placement and Design Criteria.....	230EE
20.62.290	Off-premises Signs in City Right-of-way.....	230EE
20.62.300	Non-conforming Signs.....	230FF
20.62.310	Billboards.....	230FF.
20.62.320	Maintenance of Signs.....	230FF
20.62.330	Hazardous Signs.....	230GG
20.62.340	Abandoned or Obsolete Signs.....	230GG
20.62.350	Illegal Signs.....	230GG
20.62.360	Enforcement.....	230GG
20.62.370	Definitions.....	230HH





PART 4 – PERMITS AND ADMINISTRATION

Chapter 20.64 – Administrative Responsibility	231
20.64.010 Purpose	231
20.64.020 Planning Agency.....	231
20.64.030 City Council	231
20.64.040 Planning Commission.....	233
20.64.050 Site Plan Review Committee.....	233
20.64.060 Director of Development Services	234
Chapter 20.66 – Permit Application and Review	235
20.66.010 Purpose	235
20.66.020 Application Preparation and Filing	235
20.66.030 Application Fees.....	236
20.66.040 Application Review	237
20.66.050 Project Evaluation and Staff Reports	238
20.66.060 Environmental Review	238
20.66.070 Applications Deemed Withdrawn.....	238
Chapter 20.68 – Permit Requirements.....	239
20.68.010 Purpose	239
20.68.020 Conditional Use and Minor Use Permits.....	239
20.68.030 Design Review Permit	241
20.68.040 Minor Modification	245
20.68.050 Site Plan Review Permit	246
20.68.060 Special Project Permit.....	248
20.68.070 Variance	249





Chapter 20.70 – Public Notice and Hearings..... 251

20.70.010	Purpose	251
20.70.020	Notice of Hearing	251
20.70.030	Scheduling of Hearing	253
20.70.040	Hearing Procedure	253
20.70.050	Recommendation by Planning Commission	253
20.70.060	Decision and Notice	254
20.70.070	Effective Date of Decision	254

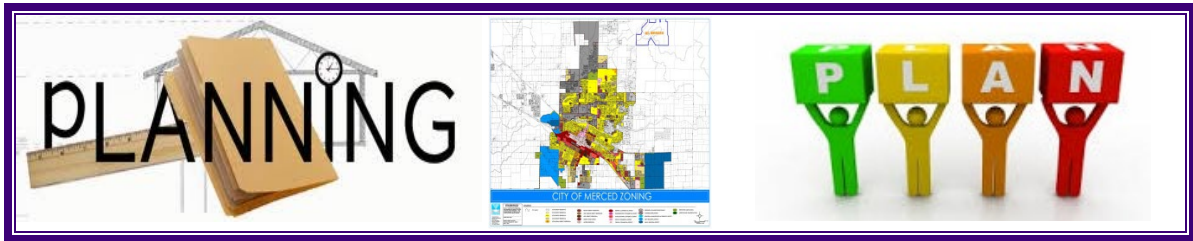
Chapter 20.72 – Post-Decision Procedures..... 255

20.72.010	Purpose	255
20.72.020	Issuance of Permits	255
20.72.030	Performance Guarantees.....	255
20.72.040	Legislative Action Agreement	256
20.72.050	Changes to an Approved Project	257
20.72.060	Time Limits and Extensions.....	258
20.72.070	Permit Revocation.....	258
20.72.080	Resubmittals	260
20.72.090	Permits to Run with the Land	260

Chapter 20.74 – Appeals 261

20.74.010	Purpose	261
20.74.020	Appeal Subjects and Jurisdiction	261
20.74.030	Filing and Processing of Appeals.....	261
20.74.040	Judicial Review	262





Chapter 20.76 – Covenants for Easements..... 263

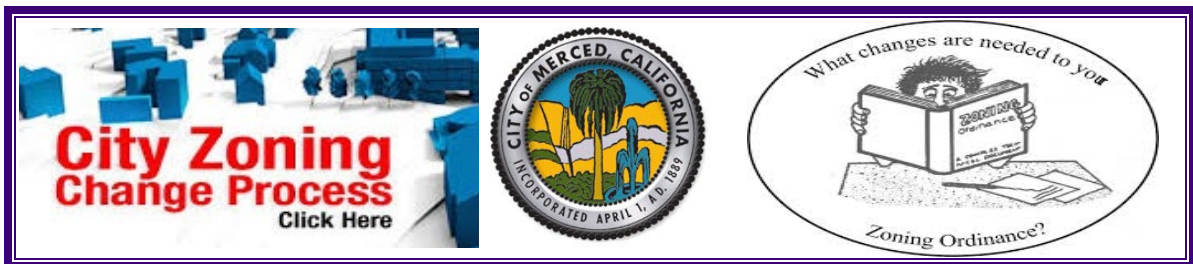
20.76.010	Purpose	263
20.76.020	Applicability.....	263
20.76.030	Procedures	264
20.76.040	Content of Covenant.....	264
20.76.050	Release of Covenant	265

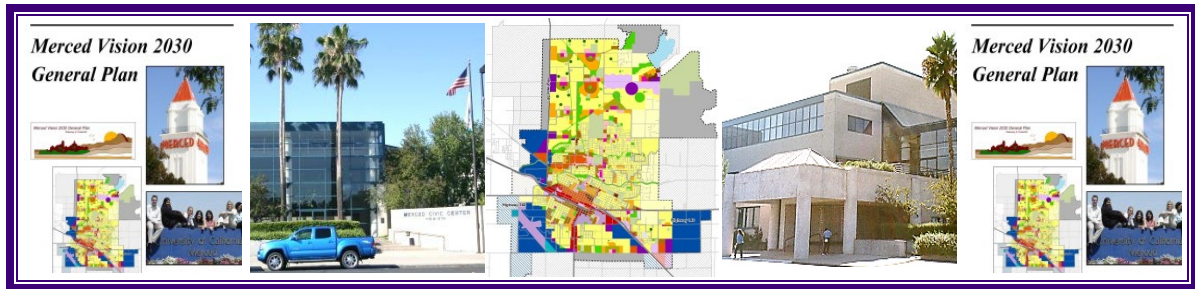
Chapter 20.78 – Conditional Zoning..... 267

20.78.010	Purpose	267
20.78.020	General.....	268
20.78.030	Initiation of Development.....	268
20.78.040	Amendments to Conditions	268
20.78.050	Subsequent Rezoning.....	268
20.78.060	Compliance and Enforcement	268

Chapter 20.80 – Zoning Ordinance Amendments..... 269

20.80.010	Purpose	269
20.80.020	Initiation.....	269
20.80.030	Application	270
20.80.040	Planning Commission Hearing and Action.....	270
20.80.050	City Council Hearing and Action	271
20.80.060	Effective Dates	271





Chapter 20.82 – General Plan Amendments 273

20.82.010	Purpose	273
20.82.020	Initiation	273
20.82.030	Application	274
20.82.040	Planning Commission Hearing and Action	274
20.82.050	City Council Hearing and Action	274
20.82.060	Effective Dates	275
20.82.070	Timing of Amendments.....	275

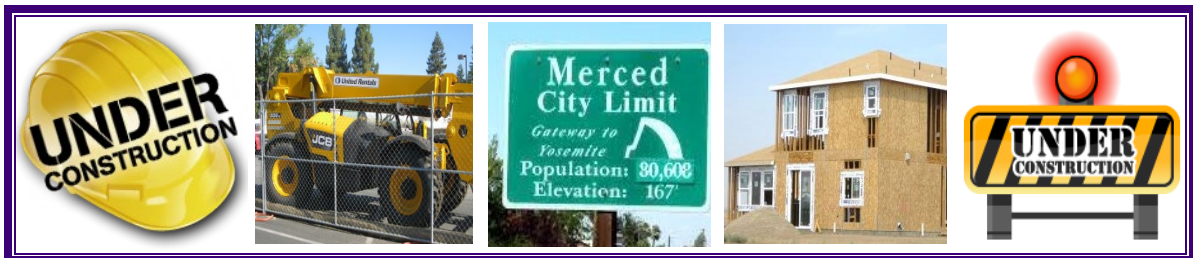
Chapter 20.84 – Reasonable Accommodations 277

20.84.010	Purpose	277
20.84.020	Review Authority	277
20.84.030	Application Submittal and Review	278
20.84.040	Decision	279
20.84.050	Post-Decision Procedures	281
20.84.060	Amendments.....	282





Chapter 20.86 – Development Agreements	283
20.86.010 Purpose	283
20.86.020 Applicability.....	284
20.86.030 Review Authority	284
20.86.040 Application Submittal and Review	284
20.86.050 Public Notice and Hearings	284
20.86.060 Planning Commission Action	284
20.86.070 City Council Action	285
20.86.080 Finding.....	285
20.86.090 Conditions of Approval	285
20.86.100 Content of the Development Agreement.....	286
20.86.110 Recordation.....	286
20.86.120 Effect of Development Agreement.....	286
20.86.130 Periodic Review.....	287
20.86.140 Amendment or Termination	287
20.86.150 Pre-Annexation Development Agreements.....	288





PART 5 – GLOSSARY (DEFINITIONS)

Chapter 20.90--Glossary (Definitions)	289
20.90.010 Purpose	289
20.90.020 Definitions.....	289

