

## Chapter 20.18 - PUBLIC USE AND AGRICULTURAL ZONING DISTRICTS

### Sections:

**20.18.010 Purpose of the Public Use and Agricultural Zoning Districts**

**20.18.020 Land Use Regulations for the Public Use and Agricultural Zoning Districts**

**20.18.030 Development Standards for Public Use and Agricultural Zoning Districts**

### 20.18.010 Purpose of the Public Use and Agricultural Zoning Districts



**A. Parks and Open Space (P-OS).** The P-OS zoning district provides areas for public parks and recreational facilities to serve existing and future residents.

**B. Public Facility (P-F).** The P-F zoning district provides areas for land uses and facilities owned and operated by governmental agencies.



**C. Public Parking District (P-PK).** The P-PK zoning district provides a location for parking lots that are available for use by the public at no cost for minimum periods of time in each 24-hour period.



**D. Agriculture (A-G).** The A-G zoning district provides space for continued agricultural uses within the City of Merced's City limits. This zone replaces the previous A-1-20 zoning district and applies to all land zoned A-1-20 within the City. Minimum size of an A-G district is 20 acres.



**20.18.020 Land Use Regulations for the Public Use and Agricultural Zoning Districts**

- A. Permitted Land Uses.** Table 20.18-1 identifies land uses permitted in the Public Use and Agricultural zoning districts.

**TABLE 20.18-1 PERMITTED LAND USES IN THE PUBLIC USE AND AGRICULTURAL ZONING DISTRICTS**

Key		Zoning District				
<b>P</b> Permitted Use		<b>P-OS</b>	<b>P-F</b>	<b>P-PK</b>	<b>A-G [11]</b>	<b>Additional Regulations</b>
<b>M</b> Minor Use Permit Required						
<b>SP</b> Site Plan Review Permit Required						
<b>C</b> Conditional Use Permit Required						
<b>X</b> Use Not Allowed						
RESIDENTIAL USES						
Residential Care Facilities, Small		<b>X</b>	<b>X</b>	<b>X</b>	<b>P [2]</b>	
Single-Family Dwellings		<b>X</b>	<b>X</b>	<b>X</b>	<b>P [2]</b>	
COMMUNITY USES						
Cemeteries and Mausoleums		<b>C [1]</b>	<b>C</b>	<b>X</b>	<b>C</b>	
Colleges and Trade Schools		<b>X</b>	<b>C</b>	<b>X</b>	<b>C [2]</b>	
Community Assembly		<b>X</b>	<b>C</b>	<b>X</b>	<b>X</b>	
Cultural Institutions		<b>C [1]</b>	<b>C</b>	<b>X</b>	<b>C [2]</b>	
Day Care Home Facilities, Small (8 or less children)		<b>X</b>	<b>X</b>	<b>X</b>	<b>P [2]</b>	
Day Care Home Facilities, Large (9 to 14 children)		<b>X</b>	<b>X</b>	<b>X</b>	<b>P [2]</b>	
Day Care Centers		<b>X</b>	<b>M</b>	<b>X</b>	<b>X</b>	
Golf Courses		<b>C</b>	<b>C</b>	<b>X</b>	<b>C</b>	
Government Offices		<b>X</b>	<b>P</b>	<b>X</b>	<b>X</b>	
Hospitals		<b>X</b>	<b>C</b>	<b>X</b>	<b>X</b>	
Instructional Services		<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	
Medical Offices and Clinics		<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	
Public Safety Facilities		<b>C</b>	<b>P</b>	<b>X</b>	<b>X</b>	
Schools, Public or Private		<b>X</b>	<b>C</b>	<b>X</b>	<b>C</b>	
Social Assistance Services		<b>X</b>	<b>C</b>	<b>X</b>	<b>X</b>	

Key		Zoning District				
<b>P</b> Permitted Use		<b>P-OS</b>	<b>P-F</b>	<b>P-PK</b>	<b>A-G [11]</b>	<b>Additional Regulations</b>
<b>M</b> Minor Use Permit Required						
<b>SP</b> Site Plan Review Permit Required						
<b>C</b> Conditional Use Permit Required						
<b>X</b> Use Not Allowed						
COMMERCIAL USES						
Bars and Nightclubs	<b>X</b>	<b>X</b>	<b>C [3]</b>	<b>X</b>		
Banks, Retail	<b>X</b>	<b>X</b>	<b>P [3]</b>	<b>X</b>		
Commercial Recreation, Indoor	<b>X</b>	<b>X</b>	<b>C [3]</b>	<b>X</b>		
Commercial Recreation, Outdoor	<b>C</b>	<b>X</b>	<b>X</b>	<b>C [4]</b>		
Hotels and Motels	<b>X</b>	<b>X</b>	<b>P [3]</b>	<b>X</b>		
Office, Professional	<b>X</b>	<b>X</b>	<b>P [3]</b>	<b>X</b>		
Parks and Recreational Facilities	<b>P</b>	<b>P</b>	<b>X</b>	<b>P [2]</b>		
Personal Services	<b>X</b>	<b>X</b>	<b>P [3]</b>	<b>X</b>		
Restaurants	<b>X</b>	<b>X</b>	<b>P [3][8]</b>	<b>X</b>		
Retail, General	<b>X</b>	<b>X</b>	<b>P [3]</b>	<b>SP[6]</b>		
Retail, with Alcohol Sales ( <i>Less than 20,000 Square Feet in Building Size</i> )	<b>X</b>	<b>X</b>	<b>C [3]</b>	<b>X</b>		
Wholesale Horticultural Nurseries	<b>X</b>	<b>X</b>	<b>X</b>	<b>C</b>		
Vehicle Parts and Accessories Sales	<b>X</b>	<b>X</b>	<b>P [3]</b>	<b>X</b>		
Vehicle Sales and Rental	<b>X</b>	<b>X</b>	<b>P [3]</b>	<b>X</b>		
INDUSTRIAL USES						
Manufacturing and Processing, Light	<b>X</b>	<b>X</b>	<b>X</b>	<b>C [7]</b>		
Warehousing, Wholesaling, and Distribution	<b>X</b>	<b>X</b>	<b>X</b>	<b>C [7]</b>		
AGRICULTURE AND NATURAL RESOURCE USES						
Agricultural Processing	<b>X</b>	<b>X</b>	<b>X</b>	<b>C [7]</b>		
Animal Raising and Production	<b>X</b>	<b>X</b>	<b>X</b>	<b>P [9]</b>	Chapter 6.04	
Crop Cultivation	<b>X</b>	<b>X</b>	<b>X</b>	<b>P</b>		
TRANSPORTATION, COMMUNICATION, AND UTILITY USES						
Parking Facilities	<b>C [1]</b>	<b>C</b>	<b>P [5]</b>	<b>X</b>		
Recycling Facilities (All Types)	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	Sec. 20.44.090	
Transportation Terminals	<b>X</b>	<b>C</b>	<b>X</b>	<b>X</b>		
Utilities, Major	<b>X</b>	<b>C</b>	<b>X</b>	<b>C</b>		
Utilities, Minor	<b>M</b>	<b>M</b>	<b>X</b>	<b>C [10]</b>		
Wireless Communications Facilities	See Chapter 20.58					

**Notes:**

- [1] Permitted only as part of a larger park or recreation use.
- [2] Permitted only when associated with an agricultural use which constitutes the primary use on the property.
- [3] Permitted only when part of a multistory structure that provides on-site public parking area equal to or greater than the square footage of the parcel minus the required setbacks and driveway approaches.
- [4] Permitted uses only include outdoor recreational facilities with minor improvements and public stables for riding academies, which is subject to animal density requirement.
- [5] Minimum of 55 percent of the parking space are available for use by the public at no charge for a minimum of 4 hours during every 24-hour period; and a maximum of 45 percent of the parking spaces are available for lease to neighboring businesses to meet the parking requirements for those businesses.
- [6] Limited to one stand for the display and sale of produce raised on the premises. More than one stand may be allowed upon approval of a Site Plan Review Permit.
- [7] Conditional use only includes packing facilities of products raised on the premises.
- [8] Fast-food restaurants prohibited.
- [9] The use must conform with the regulations in Merced Municipal Code Chapter 6.04 (Animal Control).
- [10] Conditional Use Permit is required only for the water storage and reservoir for the agricultural uses; Minor Use Permit is required for all other uses.
- [11] Also applies to land zoned A-1-20.



**20.18.030 Development Standards for Public Use and Agricultural Zoning Districts**

**A. General Standards.** Table 20.18-2 identifies development standards that apply to all parcels and structures located in public use and agricultural zoning districts.

**TABLE 20.18-2 DEVELOPMENT STANDARDS FOR PUBLIC USE AND AGRICULTURAL ZONING DISTRICTS**

	Standard by Zoning District			
	P-OS	P-F	P-PK	AG [4]
LOT AND INTENSITY STANDARDS (MIN.)				
Lot Area	1,000 sq. ft.			20 acres
Lot Width	25 ft.			300 ft.
Lot Depth	50 ft.			300 ft.
Lot Area per Dwelling Unit	-	-	-	20 acres
PRIMARY BUILDING STANDARDS				
Setbacks (min.)				
Exterior	[1]	[2]	0 ft.	40 ft.
One Interior	[1]		0 ft.	25 ft.
Other Interior	[1]		0 ft.	20 ft.
Height (max.) [5]				
Feet	40 ft. [5]		60 ft. [5]	35 ft. [5]
OTHER STANDARDS				
Accessory Structure Height	See Section 20.28			
Lot Coverage (max.)	-	-	-	2%
Separation Between Structures	As required by the California Building Code			15 ft. [3]
Off-Street Parking	See Section 20.38			

**Notes:**

- [1] Minimum required setbacks shall be the same as the abutting zoning district. Multiple setback standards may be applied to different parts of the lot if multiple zoning districts are adjacent.
- [2] 15 feet of setback required if adjacent to a residential zoning district and/or use.
- [3] Minimum separation requirement shall apply between dwelling units, between dwelling unit and building for agricultural use, and between buildings for agricultural use.
- [4] Also applies to land zoned A-1-20.
- [5] Increases in height may be approved by a Site Plan Review Permit.

