

## Chapter 20.22 - OVERLAY ZONES

### Sections:

- 20.22.010 Purpose of Overlay Zones
- 20.22.020 Airport Environ (/AE) Overlay Zone
- 20.22.030 High Speed Rail (/HSR) Overlay Zone
- 20.22.040 Urban Residential (/UR) Overlay Zone

### 20.22.010 Purpose of Overlay Zones

- A. **General.** Overlay zones establish additional standards and regulations to specific areas, in addition to the requirements of the underlying base zoning district.
- B. **Conflicts.** Whenever a requirement of an overlay zone conflicts with a requirement of the underlying base zoning district, the overlay zone shall control. When two or more overlay zone requirements conflict, the Director of Development Services shall determine the appropriate requirement.

### 20.22.020 Airport Environ (/AE) Overlay Zone

- A. **Purpose.** The Airport Environs (/AE) overlay zone identifies areas in the City of Merced where additional requirements apply to ensure the compatibility of land uses and development with operations at the Merced Regional Airport.
- B. **Applicability.** The /AE overlay zone applies to land within the City of Merced designated as an Airport Influence Area in the Airport Land Use Compatibility Plan (ALUCP) for the environs of the Merced Regional Airport.
- C. **Land Use Regulations.** All development projects and land use actions proposed within the /AE overlay zone shall comply with the compatibility criteria specified in the ALUCP, excluding those criteria specifically overruled by the City Council in a manner consistent with Public Resources Code Section 21676.



### 20.22.030 High Speed Rail (/HSR) Overlay Zone

**RESERVED**

### 20.22.040 Urban Residential (/UR) Overlay Zone

- A. Purpose.** The /UR overlay zone is intended to encourage high quality residential development in Merced's downtown and other urban neighborhoods. The overlay zone identifies permitted residential building types that reflect the traditional scale and character of these neighborhoods. These building types are permitted in addition to the use allowed by the underlying base zoning district. The /UR overlay zone increases choices for property owners and residents, promotes high quality design, and supports a vibrant and welcoming downtown area.
- B. Site Plan Review or Minor Use Permit Required.** A Site Plan Review or Minor Use Permit shall be required per Table 20.22-1 for the construction of permitted residential building types that do not conform to the standards of the base zoning district.
- C. Building Types.**
- 1. Building Type Defined.** A building type is a particular kind of structure with its own recognizable identity. Building types are defined primarily by their form (mass, scale, and design) with building function being of secondary importance.
  - 2. Permitted Building Types.** Permitted residential building types in the /UR overlay zone are based on the underlying base zoning district. Table 20.22-1 (Permitted Residential Building Types) identifies permitted residential building types in the /UR overlay zone by residential zoning district.

**TABLE 20.22-1 PERMITTED RESIDENTIAL BUILDING TYPES**

Key	Base Zoning District			
<b>SP</b> Site Plan Review Permit Required				
<b>M</b> Minor Use Permit Required				
<b>X</b> Use Not Allowed				
	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>
Small Lot Single-Family Homes	M	M	M	M
Carriage Homes	M	M	M	M
Side Yard Homes	M	M	M	M
Duplexes, Triplexes, and Fourplexes ("Mansion Apartments")	X	M	M	M
Rosewalk	SP	SP	SP	SP
Bungalow Court	SP	SP	SP	SP
Townhomes	SP	SP	SP	SP
Side Yard Apartments	X	X	M	M
Courtyard Apartments	X	X	M	M
Live/Work	X	X	SP	SP

## D. Development Standards

1. **General.** The development standards that apply to building types in the /UR overlay zone shall be as specified in this section. If the standards in this chapter conflict with the underlying base zoning district, this section shall govern.



2. **Standards for All Residential Building**

**Types.** Following standards shall apply to all permitted building types.

- a. **Orientation.** Front entrances to buildings shall face onto or be clearly visible from a public street or alley.
- b. **Corner Lots.** Buildings on corner lots shall feature well-articulated facades for each street frontage.
- c. **Pathways.** A pathway shall connect the adjacent public sidewalk to a building's front entry.



- d. **Parking and**

**Access.**

- (1) **Alley-Loaded Buildings.**

For buildings served by an alley, vehicle access to the lot is allowed only through the alley. When an alley is present, vehicle parking areas, including garages, carports, and surface parking spaces, shall be set back from the front lot line a minimum of 50 percent of the total lot depth and screened from the public street. Utilities, above ground equipment, trash containers, and other services shall be accessed only through the alley.

- (2) **Front-Loaded Buildings.**

For front-loaded buildings without an alley, vehicle parking area, including garages, carports, or surface parking spaces, shall be set back a minimum of 5 feet from the front façade of the building.

3. **Standards for Individual Residential Building Types.** Individual building types within the /UR overlay zone shall comply with standards described below. Diagrams of building types are for illustrative purposes only and do not establish or imply any requirements not specified in the text or tables of this section.

a. **Small Lot Single-Family Homes.**

- (1) **Definition.** Small lot single-family homes are detached residential structure on a small lot. (This can include zero-lot line homes.)

**FIGURE 20.22-1**

**SMALL LOT SINGLE-FAMILY HOME EXAMPLE**



- (2) **Standards.** Small lot single-family homes shall comply with the development standards shown in Table 20.22-2, unless otherwise approved through the Minor Use Permit or Site Plan Review Permit process.

**TABLE 20.22-2 DEVELOPMENT STANDARDS FOR SMALL LOT SINGLE-FAMILY HOMES**

	Minimum	Maximum
<b>Parcel Standards</b>		
Width	30 ft.	100 ft.
Length	75 ft.	150 ft.
<b>Building Standards</b>		
Setbacks		
Exterior	15 ft. [1]	25 ft.
Interior, Side	4 ft.	-
Interior, Rear	25 ft. [2]	-
Height	-	35 ft.

**Notes:**

[1] Front porches may be setback 10 ft. from the front property line.

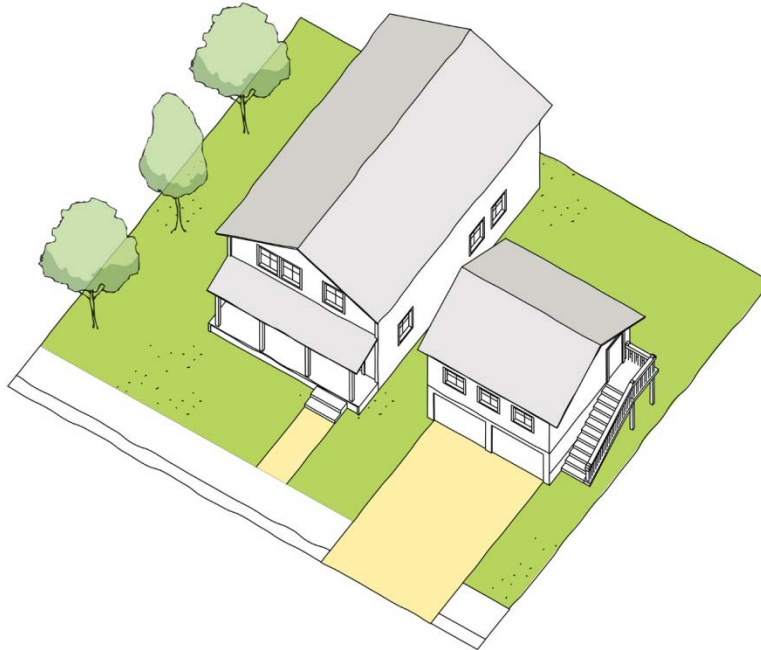
[2] The minimum rear setback shall be 5 feet when abutting an alley.

b. **Carriage Homes.**

- (1) **Definition.** An accessory dwelling unit located above a detached or semi-detached garage structure.

**FIGURE 20.22-2**

**CARRIAGE HOMES EXAMPLE**



- (2) **Standards.** Carriage homes shall comply with the development standards shown in Table 20.22-3, unless otherwise approved through the Minor Use Permit or Site Plan Review Permit process.

**TABLE 20.22-3 DEVELOPMENT STANDARDS FOR CARRIAGE HOMES**

	Minimum	Maximum
<b>Parcel Standards</b>		
Width	40 ft.	100 ft.
Length	50 ft.	150 ft.
<b>Building Standards</b>		
Setbacks		
Exterior, Front [1]	10 ft.	15 ft.
Exterior, Street Side	10 ft.	-
Interior, Side	10 ft.	-
Interior, Rear	5 ft.	-
Height	-	30 ft. and 2 stories

Notes: [1] 20 feet required for driveways.

c. **Side Yard Homes.**

- (1) **Definition.** An alley-loaded single dwelling unit with one active side yard.

**FIGURE 20.22-3**

**SIDE YARD HOMES EXAMPLE**



- (2) **Standards.** Side yard homes shall comply with the development standards shown in Table 20.22-4, unless otherwise approved through the Minor Use Permit or Site Plan Review Permit process.

**TABLE 20.22-4 DEVELOPMENT STANDARDS FOR SIDE YARD HOMES**

	Minimum	Maximum
<b>Parcel Standards</b>		
Width	40 ft.	100 ft.
Length	50 ft.	150 ft.
<b>Building Standards</b>		
Setbacks		
Exterior, Front	10 ft.	15 ft.
Interior, Rear	5 ft.	-
Side, Inactive	3 ft.	-
Side, Active, and Street Side	20 ft. for at least 50% of building façade; 10 ft. for remaining wall length	-
Height	-	35 ft.

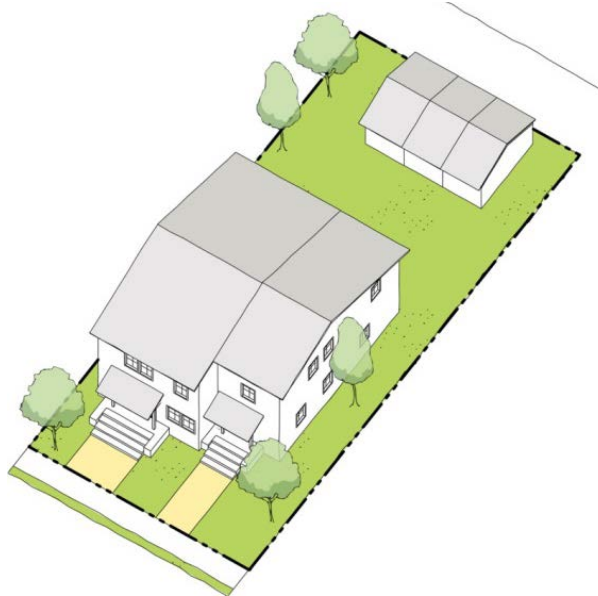
- (3) **Pedestrian Access.** The main entry to a side yard house shall be through either the building façade facing the active side yard or the front street-facing façade.
- (4) **Frontage.** The building façade fronting the active side yard shall feature a porch; and the active side yard shall front the street on a corner lot.

d. **Duplexes, Triplexes, and Fourplexes.**

- (1) **Definition.** A residential structure that contains 2 to 4 dwelling units that are either stacked or placed side-by-side and appear as a large single-family house.

**FIGURE 20.22-4**

**DUPLEXES, TRIPLEXES, AND FOURPLEXES EXAMPLE**



- (2) **Standards.** Duplexes, triplexes, and fourplexes shall comply with the development standards shown in Table 20.22-5, unless otherwise approved through the Minor Use Permit or Site Plan Review Permit process.

**TABLE 20.22-5 DEVELOPMENT STANDARDS FOR DUPLEXES, TRIPLEXES, AND FOURPLEXES**

	Minimum	Maximum
<b>Parcel Standards</b>		
Width	50 ft.	120 ft.
Length	75 ft.	150 ft.
<b>Building Standards</b>		
Setbacks		
Exterior, Front	10 ft.	15 ft.
Exterior, Street Side (For Corner lot)	10 ft.	-
Interior, Side	5 ft.	-
Interior, Rear	15 ft. [1]	-
Height	-	35 ft.

Notes: [1] The minimum rear setback shall be 5 feet when abutting an alley.



e. **Rosewalk.**

- (1) **Definition.** A grouping of detached dwelling units arranged in two rows on either side of a common green.

**FIGURE 20.22-5****ROSEWALK EXAMPLE**

- (2) **Standards.** Rosewalk shall comply with the development standards shown in Table 20.22-6, unless otherwise approved through the Minor Use Permit or Site Plan Review Permit process.

**TABLE 20.22-6 DEVELOPMENT STANDARDS FOR ROSEWALK**

	Minimum	Maximum
<b>Parcel Standards</b>		
Width	100 ft.	150 ft.
Length	100 ft.	150 ft.
<b>Building Standards</b>		
Setbacks		
Exterior	15 ft.	25 ft.
Interior	5 ft.	-
Between Structures on Lot	8 ft.	-
Structure Front (common green)	15 ft.	30 ft.
Height	-	35 ft.



f. **Bungalow Court.**

- (1) **Definition.** A grouping of detached single-family homes arranged around a shared courtyard that is typically perpendicular to the street.

**FIGURE 20.22-6****BUNGALOW COURT EXAMPLE**

- (2) **Standards.** Bungalow Courts shall comply with the development standards shown in Table 20.22-7, unless otherwise approved through the Minor Use Permit or Site Plan Review Permit process.

**TABLE 20.22-7 DEVELOPMENT STANDARDS FOR BUNGALOW COURT**

	Minimum	Maximum
<b>Parcel Standards</b>		
Width	100 ft.	200 ft.
Length	100 ft.	300 ft.
<b>Building Standards</b>		
Setbacks		
Exterior, Front	10 ft.	15 ft.
Exterior, Side (Corner lots only)	10 ft.	25 ft.
Interior, Side	10 ft.	-
Interior, Rear	15 ft. [1]	
Between Structures on Lot	8 ft.	-
Structure Front (common green)	15 ft.	30 ft.
Height	-	35 ft.

**Notes:** [1] The minimum rear setback shall be 5 feet when abutting an alley.

(3) **Pedestrian Access.**

- a) The primary pedestrian entry to a bungalow court shall be provided from a public sidewalk adjacent to the central courtyard.
- b) The main entry to each unit shall face either the central courtyard or a public street.

(4) **Central Courtyard.**

- a) The central courtyard shall be a shared space accessible to all building residents.
- b) Pathways shall be provided from each unit to the central courtyard and from the central courtyard to a public sidewalk adjacent to the site.
- c) The central courtyard shall be visible from the primary street frontage.
- d) The amount of impervious surface in central courtyard shall not exceed 50 percent of the total courtyard area.



g. **Townhomes.**

- (1) **Definition.** A single-family home attached to one or more other single-family homes in a linear arrangement.

**FIGURE 20.22-7****TOWNHOMES EXAMPLE**

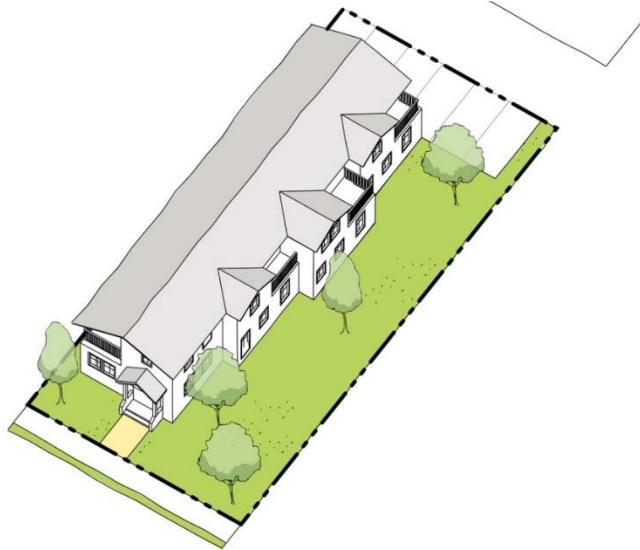
- (2) **Standards.** Townhomes shall comply with the development standards shown in Table 20.22-8, unless otherwise approved through the Minor Use Permit or Site Plan Review Permit process.

**TABLE 20.22-8 DEVELOPMENT STANDARDS FOR TOWNHOMES**

	Minimum	Maximum
<b>Building Standards</b>		
Setbacks		
Exterior	None	15 ft.
Interior, Side	None	None
Interior, Rear	5 ft.	-
Height	None	35 ft.

h. **Side Court Apartments.**

- (1) **Definition.** A 2- to 3-story structure that contains multiple dwelling units and most of its dwelling units facing an active side yard.

**FIGURE 20.22-9****SIDE COURT APARTMENTS EXAMPLE**

- (2) **Standards.** Side court apartments shall comply with the development standards shown in Table 20.22-9, unless otherwise approved through the Minor Use Permit or Site Plan Review Permit process.
- The side courtyard shall be a shared space accessible to all building residents.
  - Pathways shall be provided from each unit to the side courtyard and from the side courtyard to a public sidewalk adjacent to the site.

**TABLE 20.22-9 DEVELOPMENT STANDARDS FOR SIDE COURT APARTMENTS**

	Minimum	Maximum
<b>Building Standards</b>		
Setbacks		
Exterior, Front	10 ft.	20 ft.
Interior, Rear	15 ft. [1]	-
Side, Inactive	4 ft.	-
Side, Active and Street	20 ft.	-
Height	-	35 ft.

**Notes:** [1] The minimum rear setback shall be 5 feet when abutting an alley.

i. **Courtyard Apartments.**

- (1) **Definition.** A grouping of attached dwelling units arranged to share one or more central courtyard.

**FIGURE 20.22-10****COURTYARD APARTMENTS EXAMPLE**

- (2) **Standards.** Courtyard apartments shall comply with the development standards shown in Table 20.22-10, unless otherwise approved through the Minor Use Permit or Site Plan Review Permit process.

**TABLE 20.22-10 DEVELOPMENT STANDARDS FOR SIDE COURT APARTMENTS**

	Minimum	Maximum
<b>Building Standards</b>		
Setbacks		
Exterior, Front	<b>10 ft.</b>	<b>20 ft.</b>
Exterior, Side	<b>10 ft.</b>	-
Interior, Side	<b>5 ft.</b>	-
Interior, Rear	<b>15 ft. [1]</b>	-
Height	-	<b>35 ft.</b>

**Notes:** [1] The minimum rear setback shall be 5 feet when abutting an alley.



- (3) **Pedestrian Access.** The primary entry to individual units or the interior lobby of a courtyard apartment building shall be through the central courtyard.
- (4) **Central Courtyard.**
- a) The central courtyard shall be a shared space accessible to all building residents.
  - b) Pathways shall be provided from each unit to the central courtyard and from the central courtyard to a public sidewalk adjacent to the site.
  - c) The central courtyard shall be visible from the primary street frontage.
  - d) The amount of impervious surface in central courtyard shall not exceed 50 percent of the total courtyard area.
  - e) The central courtyard shall be at least 30 feet in width.
- (5) **Frontage.** The active side yard shall front the street on a corner lot.



j. **Live/Work.**

- (1) **Definitions.** Attached dwelling units that are used jointly for commercial and residential purposes.

**FIGURE 20.22-11****LIVE/WORK EXAMPLE**

- (2) **Standards.** Live/work shall comply with the development standards shown in Table 20.22-11, unless otherwise approved through the Minor Use Permit or Site Plan Review Permit process.

**TABLE 20.22-11 DEVELOPMENT STANDARDS FOR LIVE/WORK**

	Minimum	Maximum
<b>Parcel Standards</b>		
Width	25 ft.	50 ft.
Length	100 ft.	150 ft.
<b>Building Standards</b>		
Setbacks		
Exterior, Front	0 ft.	25 ft.
Exterior, Side	15 ft.	25 ft.
Interior, Side	5 ft.	-
Interior, Rear	25 ft. [1]	
Height	-	35 ft.

Notes: [1] The minimum rear setback shall be 5 feet when abutting an alley.



(3) **Pedestrian Access.**

- a) The main entrance to the ground floor work space shall be accessed directly from and face a public street.
- b) Dwelling unit shall be located above the work space, and accessed from a separate entrance.

