

3.3.3 Summary of General Plan Land Use Designations

The Land Use chapter establishes the proposed general distribution and extent of land uses within the City of Merced and its SUDP. This section contains the Land Use Diagram and a summary of the Land Use Designations for the *Merced Vision 2015 General Plan*. (More detailed definitions can be found in Section 3.9.) This section was developed in compliance with Section 65302(a) of the California Government Code.

The following Land Use Designation descriptions define the Land Use Areas depicted on the Land Use Diagram of this General Plan. These General Plan Land Use Designations describe the extent of the uses of land within the Merced Urban Planning Area including standards of population density and building intensity (**Table 3.2**) as required by Section 65302(a) of the California Government Code.

RESIDENTIAL

RR (Rural Residential) [1 to 3 dwelling units per acre (du/ac)]

To provide single family homes on large lots in a semi-rural environment, and as a buffer between agricultural land and other environmentally sensitive or resource areas and the City's urbanized areas.

LD (Low Density Residential) (2 to 6 du/ac)

To provide single family residential dwellings served by City services throughout the City. Primarily single-family detached housing, but options such as condominiums and zero-lot-line units can be developed.

LMD (Low-Medium Density Residential) (6 to 12 du/ac)

To provide duplexes, triplexes, four-plexes, condominiums, zero-lot-line as well as single-family detached units on appropriately sized lots.

HMD (High-Medium Density Residential) (12 to 24 du/ac)

To provide areas for multi-family development such as apartments, higher density triplex/fourplex units and condominiums.

HD (High Density Residential) (24 to 36 du/ac)

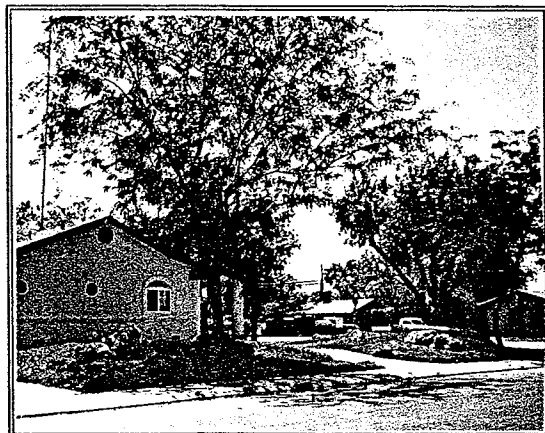
To provide for the highest multi-family residential densities typically found only in limited areas of the City.

RMH (Mobile Home Park Residential) (6 to 10 du/ac)

To provide designated areas within the City for the establishment of Mobile Home Park residential environments.

VR (Village Core Residential) (7 to 30 du/ac for a minimum average of 10 du/ac)

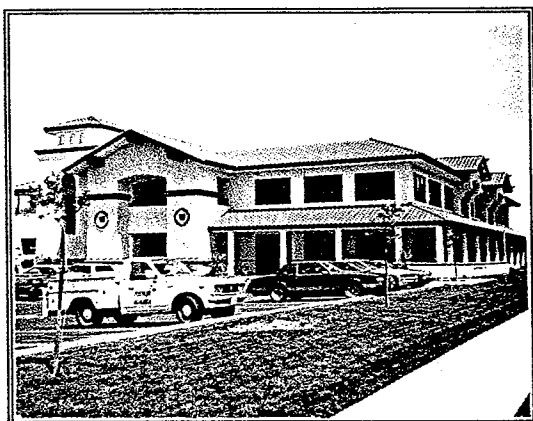
To provide for the development of mixed-use, medium-density urban "village" centers in the undeveloped portions of the Merced SUDP.



COMMERCIAL

CO (Commercial Professional Office)

To provide for a wide range of office commercial uses within the City. The array of relatively small-scale office activities range from professional uses (such as medical, dental, law, engineering, counseling, and architecture) to typical commercial/business office activities like real estate agencies and insurance agencies, financial institutions (banks, and savings and loans), and travel agencies.



CN (Neighborhood Commercial)

To provide sites for retail shopping areas, primarily in shopping centers, containing a wide variety of businesses including retail stores, eating and drinking establishments, commercial recreation, auto services, etc., to serve residential neighborhoods.

CV (Convenience Commercial)

To provide sites for small 1- to 5-acre centers with mini-markets, fast food restaurants, small specialty shops, video rentals, coin laundries, beauty salons, and small professional offices, to serve convenience shopping needs of the surrounding neighborhood.



RC (Regional/Community Commercial)

To provide community and regional commercial centers to serve the full depth and variety of retail goods, general merchandise, apparel, and home furnishings, with one or more major department stores as key tenants.

CT (Thoroughfare Commercial)

To accommodate auto-oriented commerce and the needs of people traveling on highways. Large recreational facilities and some "heavy commercial" uses are also common. Typical uses include motels, gas stations, truck stops, restaurants, automobile sales, auto repair shops, bowling alleys, driving ranges, skating rinks, souvenir shops, carwashes, and plant nurseries.

CG (General Commercial)

To provide areas for general commercial uses which are land-intensive commercial operations, involving some light manufacturing, repair, or wholesaling of goods. Typical activities include lumberyards, automobile wrecking yards, farm equipment or mobile home sales, and building supplies and machine shops.

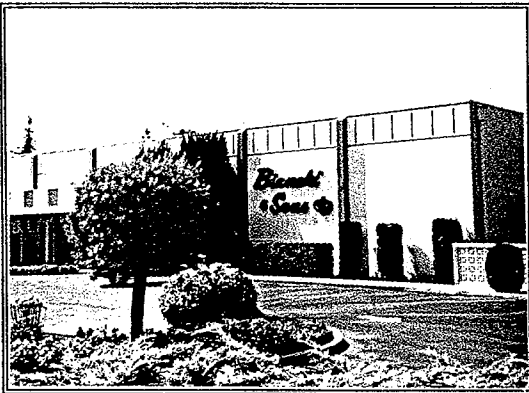
INDUSTRIAL

IND (Industrial)

This designation provides for the full range of industrial activities, including but not limited to manufacturing, food processing, trucking, packing, and recycling, as well as related office and production facilities.

BP (Business Park)

To provide areas for a mix of commercial, office, and industrial uses with shared access and parking facilities. Uses could include a wide variety of light manufacturing, warehousing, office and service business activities.



RESERVE

RES-R (Residential Reserve)

To provide areas for future urban density residential expansion within the Merced SUDP. This classification, along with the other reserve classifications described below, is to be combined with an interim use classification, such as Agriculture, which maintains existing use practices in the area but establishes expected future uses based on need.

COM-R (Commercial Reserve)

To provide areas for future commercial expansion within the Merced SUDP.

IND-R (Industrial Reserve)

To provide areas for future industrial expansion within the Merced SUDP.

BP-R (Business Park Reserve)

To provide areas for future business park expansion within the Merced SUDP.

AI (Area of Interest)

In accordance with the Merced County General Plan, this designation is applied to areas located outside the City's SUDP proximate to City territory, but not currently planned for annexation or City service, whose development may impact City planning efforts.

OTHER

P/G (Public/Government)

To provide public facilities such as schools, fire stations, police stations, public buildings (libraries, courthouse, public offices, etc.) and similar types of public uses and facilities.



OS-PK (Open Space-Park/Recreation)

To provide public and private open space for outdoor recreation both passive and active. OS-PK areas may be designated in areas containing public parks, golf courses, greens, commons, playgrounds, landscape areas and similar types of public and public open spaces.

Table 3.2
Standards of Population Density and Building Intensity

Land Use Designation	Zoning	Residential Density (Units/Gross Acre)	Average Net Floor Area Ratio (FAR)	Residential Average Persons/Housing Unit	Population Person/Acre (Range)
Residential					
Rural (RR)	P-D**	1.0 to 3.0		3.02	3.0-9.1
Low Density (LD)	R-1-5, R-1-6, R-1-10, R-1-20	2.0 to 6.0		3.02	6.0-18.1
Low-Medium Density(LMD)	R-2	6.1 to 12.0		3.02	18.4 to 36.2
High-Medium Density (HMD)	R-3-1.5, R-3-2	12.1 to 24.0		3.02	36.5 to 72.5
High Density (HD)	R-4	24.1 to 36.0		3.02	72.8 to 108.7
Mobile Home Park (RMH)	R-MH	6.0 to 10.0		3.02	18.1 to 30.2
Village Core Residential (VR)	RP-D**	7.0 to 30.0 (Avg. 10.0)		3.02	21.1 to 90.6
Commercial					
Commercial/Professional Office (CO)	C-O		0.50		
Neighborhood (CN)	C-N		0.35		
Convenience (CV)	P-D		0.35		
Regional/Community (RC)	C-C		0.35 to 6.0		
Thoroughfare (CT)	C-T		0.35		
General (CG)	C-G		0.35		
Business Park	P-D**		0.40		
Industrial	I-L, I-H		0.30 to 0.50		
Reserve*					
Residential	A-1-20	2.0 to 6.0*		3.02*	6.0-18.1*
Commercial	A-1-20		0.35*		
Industrial	A-1-20		0.30 to 0.50*		
Business Park	A-1-20		0.40*		
Area of Interest	A-1-20		0.10*		
Other					
Public/Government (P/G)	All				
Open Space-Park/ Recreation Facility (OS-PK)	All		0.10		

*Does not apply until area is redesignated from "Reserve."

**New Zoning District(s) may be created for these land uses.