

Chapter 20.16 - URBAN VILLAGE ZONING DISTRICTS

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20.16.010 Purpose of the Urban Village Zoning Districts

A. General. The urban village zoning districts are intended to promote the development of high quality neighborhoods in new growth areas of Merced. These neighborhoods are characterized by a mixture of land uses that enable residents to easily walk and bike to a variety of destinations. A diversity of housing types, including single-family homes and multi-family housing, expand affordable housing options for all income levels. A network of interconnected streets allows for safe and convenient circulation that minimizes traffic congestion on major roadways. The location, type, and intensity of new development support increased transit use and expands transportation options for residents and workers. Development in the urban villages zoning districts supports a high quality design environment with a distinctive sense of place enjoyed by residents, workers, and visitors.

The urban village zoning districts implement the urban village concept in the General Plan. This concept envisions urban villages consisting of three components: A commercial or mixed-use commercial core, an inner village residential area, and an outer village residential area. The basic form of the urban village concept is illustrated in Figure 20.16-1.



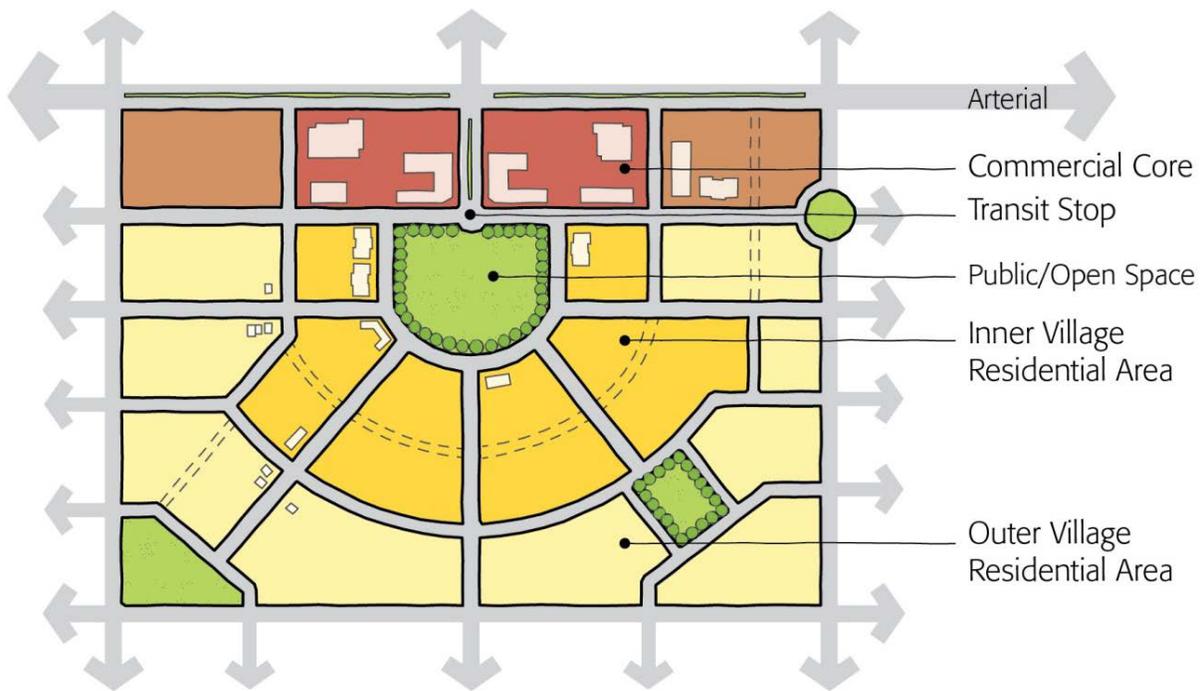
B. Inner Village Residential (R-IV). The R-IV zoning district allows for higher density residential development within an urban village. The R-IV zoning district accommodates a range of housing types, including apartments, townhomes, and other forms of multi-family housing. The R-IV zoning district supports higher density housing located in close proximity to transit, employment uses, and commercial areas. The R-IV zoning district also may function as a buffer between village commercial areas and surrounding lower-density residential neighborhoods.

C. Outer Village Residential (R-OV). The R-OV zoning district allows for lower density residential uses within an urban village. Typical housing types within the R-OV zoning district include single-family homes, duplex homes, and second units. The R-OV zoning district accommodates single-family neighborhoods located in close proximity to public amenities such as parks and schools as well as neighborhood-serving retail and service uses.

D. Village Commercial (C-V). The C-V zoning district functions as the center of activity within an urban village. The C-V zoning district accommodates a diversity of land uses, including commercial, residential, and civic uses. Development in the C-V zoning district supports a pedestrian-friendly environment and encourages the use of transit. Local streets, sidewalks, and bicycle paths provide safe and convenient access to the C-V zoning district from surrounding residential neighborhoods. The C-V zoning district meets the day-to-day shopping needs of area residents and provides a central gathering place for the use and enjoyment of surrounding neighborhoods.



FIGURE 20.16-1 URBAN VILLAGE CONCEPT (SAMPLE LAYOUT)



20.16.020 Land Use Regulations for the Urban Village Zoning Districts

A. Table 20.16-1 identifies land uses permitted in the Urban Village zoning districts.

TABLE 20.16-1 PERMITTED LAND USES IN THE URBAN VILLAGE ZONING DISTRICTS

Key	Zoning District				Additional Regulations
	R-OV	R-IV	C-V		
P Permitted Use					
M Minor Use Permit Required					
SP Site Plan Review Permit Required					
C Conditional Use Permit Required					
X Use Not Allowed					
RESIDENTIAL USES					
Single Family Dwellings	P	C [3]	X		
Duplexes	P	P [3]	X		
Multiple Family Dwellings	X	P [3]	P [1][3]		
Secondary Dwelling Units	P	P [3]	X		Chapter 20.42
Live/Work Units	C	M [3]	P [1]		Sec. 20.44.080
Group/Transitional/Supportive Housing	X	SP [3]	P [1]		
Residential Care Facilities, Small (6 or Less)	P	P	X		
Residential Care Facilities, Large (More than 6 residents)	C	C	C [1]		
Residential Mixed Use	X	C [3]	SP [3]		
Single-Room Occupancy	X	SP [3]	SP [1][3]		Sec. 20.44.120
COMMUNITY USES					
Community Assembly	C	C	C		
Colleges and Trade Schools	X	C	C		
Community Gardens	C	C	SP		
Cultural Institutions	C	C	P		
Day Care Centers	SP	M	M		
Day Care Home Facilities, Small (1-8 children)	P	P	P		
Day Care Home Facilities, Large (9-14 children)	P	P	P		
Government Offices	X	X	P		
Instructional Services	X	X	P		
Parks and Recreational Facilities	P	P	P		
Public Safety Facilities	C	C	C		
Schools, Public or Private	C	C	C		
Social Assistance Services	X	X	SP		

Key	Zoning District			
	R-OV	R-IV	C-V	Additional Regulations
P Permitted Use				
M Minor Use Permit Required				
SP Site Plan Review Permit Required				
C Conditional Use Permit Required				
X Use Not Allowed				
COMMERCIAL USES				
Banks, Retail	X	X	P	
Bars and Nightclubs	X	X	C	
Business Support Services	X	X	M	
Check Cashing/Payday Loan Establishments	X	X	C	Sec. 20.44.040
Commercial Recreation, Indoor	X	X	SP	
Construction, Maintenance, and Repair Services	X	X	C	
Drive-Through and Drive-Up Sales	X	X	SP	
Funeral Parlors and Mortuaries	X	X	C	
Gas and Service Stations	X	X	C	Sec. 20.44.070
Hookah Lounges	X	X	C	
Hotels and Motels	X	X	P	
Office, Professional	X	X	P	
Pawn Shops	X	X	C	
Personal Services	X	X	P	
Retail, General	X	C [1]	P	
Retail, with Alcohol Sales (<i>Less than 20,000 Square Feet in Building Size</i>)	X	X	C	
Retail, with Alcohol Sales (<i>More than 20,000 Square Feet in Building Size</i>)	X	X	P	
Restaurants	X	X	P	
Tattoo Parlors	X	X	M	
Vehicle Sales and Rental	X	X	C	
TRANSPORTATION, COMMUNICATION, AND UTILITY USES				
Recycling Facilities				Sec. 20.44.090
Reverse Vending Machines	P	P	P	
Small Collection Facilities	X	X	M	
Parking Facilities	X	X	C	
Transportation Terminals	X	X	C	
Utilities, Major	C	C	C	
Utilities, Minor	P	P	P	
Wireless Communications Facilities	See Chapter 20.58			

Notes:

- [1] Prohibited as a single use unless approved with a Conditional Use Permit. Permitted as part of a residential mixed-use project.
- [2] All activities, including the overnight boarding of animals, shall occur indoors.
- [3] Must meet minimum density requirements of 10 dwelling units/acre.

20.16.030 Development Standards/Guidelines for Urban Village Zoning Districts

A. Development Standards. Table 20.16-2 identifies development standards that apply in the Urban Village zoning districts.

TABLE 20.16-2 PARCEL AND INTENSITY STANDARDS IN URBAN VILLAGE ZONING DISTRICTS

	Standard by Zone		
	R-OV	R-IV	C-V
Parcel Area (min.)	3,000 sq.ft.	3,000 sq.ft.	7,500 sq.ft.
Parcel Width (min.)	30 ft.	30 ft.	50 ft.
Parcel Depth (min.)	100 ft.	100 ft.	150 ft.
Residential Density (Average Minimum)	4 du/acre	10 du/ac	10 du/ac
Residential Density (max.)	12 du/acre	36 du/acre	36 du/acre
Floor Area Ratio (max.)	-	-	2.5
Setbacks			
Exterior (min.)	15 ft. [1]	0 ft.	0 ft.
Interior Rear	10 ft.	10 ft.	0 ft. [2]
Interior Side	5 ft.	5 ft.	0 ft. [2]
Height (max.)	35 ft.	40 ft. [3]	40 ft.[3]

Notes:

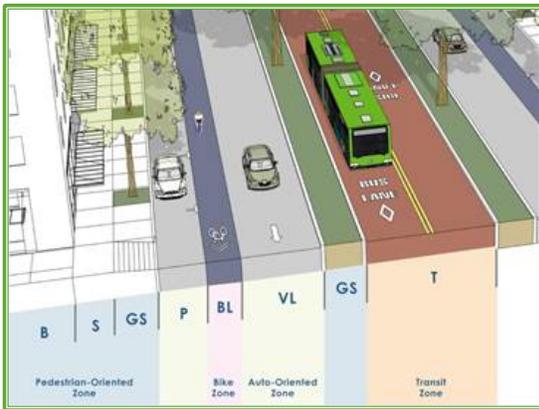
- [1] Porches may be setback a minimum of 10 ft. from the front property line.
- [2] 10 ft. min. from property line adjacent to a single-family home.
- [3] Height limit only applies where directly adjacent to residential zones. In those cases, an increase in height may be approved with a Site Plan Review Permit.



B. Additional Standards and Guidelines. Proposed projects within Urban Village zoning districts shall comply with the following additional standards and guidelines. Further guidance for residential and commercial development within Urban Villages is provided in Chapter 6—Urban Design of the *Merced Vision 2030 General Plan*.

1. Land Use and Intensity.

- a. R-OV zoning districts shall be located no more than one mile from a neighborhood-serving commercial use or a C-V zoning district.
- b. R-IV zoning districts shall be located within a ¼ mile walking distance of a neighborhood-serving commercial use or a C-V zoning district.
- c. The average minimum density of all residential uses shall be no less than 4 du/acre for the R-OV zoning district and 10 du/acre for the R-IV zoning district.



2. Transportation Options.

- a. R-IV zoning districts shall be located within ¼ mile of an existing or planned bus service.
- b. R-OV and R-IV zoning districts shall have direct access to a neighborhood-serving commercial zoning district without having to cross a street designated as a “Minor Arterial” or higher order street.

3. Housing. Each R-IV zoning district shall allow for the development of the following housing types with no single housing type making up more than 50 percent of the total number of housing units in the zoning district.

- a. Single-family homes on lots of 4,500 square feet or smaller.
- b. Second units
- c. Duplexes
- d. Multi-family dwellings
- e. Live/Work Units
- f. Single-Room Occupancy (SRO) units



4. Street Network.

- a. A network of interconnected collector and local streets shall provide direct connections into the C-V zoning district from the R-OV and R-IV zoning districts. In no case shall trips to internal destinations within a square mile area bound by arterials be forced onto an arterial street.
- b. Interconnected pedestrian and bicycle paths shall be provided throughout the C-V, R-IV, and R-OV zoning districts.
- c. Bicycle/pedestrian connections are provided at the end of at least 50 percent of all cul-de-sacs.
- d. A minimum of 50 percent of all blocks within an R-OV or R-IV zoning district shall be no more than 500 feet in length.



5. Village Commercial Guidelines. The following guidelines shall apply in the C-V zoning district only.



a. The principal entry of the building should front a public space, such as a street, park, or plaza, and not a parking lot. Buildings should be as close to the sidewalk as possible to promote a walkable environment.

b. There should be no instances of surface parking located between a building and an exterior property line.

c. There should be no unarticulated/blank building walls exceeding 25 feet in length facing a collector or higher order street.

d. All ground-floor building walls of non-residential uses that face a collector or higher order street should provide transparent windows or doors with views into the building for a minimum of 50 percent of the building width.

e. Mixed use, office, and residential uses are encouraged on the upper stories of commercial buildings within the C-V zoning district.

