City of Merced Zoning Ordinance

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 – Second Units 145

20.42.010 Purpose 145
20.42.020 Minor Use Permit Required 145
20.42.030 Site and Design Standards 145
20.42.040 Occupancy Standards 148

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 Medical Marijuana 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 177

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 Outdoor Use Permit 182

Chapter 20.52 – Nonconforming Parcels, Uses, and Structures 183

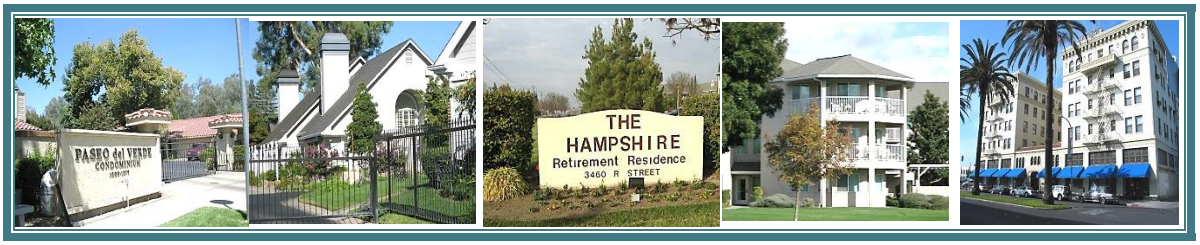
20.52.010 Purpose 183
20.52.020 Applicability 183
20.52.030 General 184
20.52.040 Nonconforming Parcels 184
20.52.050 Nonconforming Use of Land 185
20.52.060 Nonconforming Use of Structures 185
20.52.070 Nonconforming Structures 186
20.52.080 Maintenance and Repair 188
20.52.090 Findings 188

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



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 223
20.62.020 Applicability 223
20.62.030 General Standards 223
20.62.040 Specific Standards by Zoning District 224
20.62.050 Specific Standards by Use 230