

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
AMENDING TITLE 20 “ZONING” OF THE
MERCED MUNICIPAL CODE**

**THE CITY COUNCIL OF THE CITY OF MERCED DOES ORDAIN
AS FOLLOWS:**

SECTION 1. FINDINGS AND PURPOSE. The City Council finds and declares as follows:

A. The City of Merced Zoning Ordinance was adopted in the early 1960s and has not been comprehensively updated since that time.

B. This amended Zoning Ordinance represents a complete redesign and modernization of the Zoning Ordinance to make it easier to use and understand for the general public and to provide specific guidance to make the development process simpler and faster. The goal of these changes is to facilitate the City’s overall growth and development and enhance the community’s overall appearance, access to services, and economic health.

C. The amended Zoning Ordinance addresses a wide range of issues, including allowed land uses in each zoning district, development standards (including setbacks, minimum lot sizes, maximum heights of buildings and fences), procedures for development permits, and land use definitions.

D. A copy of the Public Review Draft of the Zoning Ordinance was released in September 2015 and has been available for download since that time on the City’s website at:

https://www.cityofmerced.org/depts/cd/planning/zoning_ordinance_update.asp

SECTION 2. AMENDMENT OF TITLE 20, “ZONING.” “Title 20, Zoning” is amended to read as found in Exhibit A, Public Review Draft of Merced Zoning Ordinance (dated September 2015), and as amended in Exhibit B, “Proposed Changes to the Merced Zoning Ordinance Public Review Draft (dated June 2016).

SECTION 3. ENVIRONMENTAL REVIEW. An environmental review checklist has been filed for this project, and a draft negative declaration (Initial Study #16-20) has been prepared (i.e., no further environmental review would be required) under the California Environmental Quality Act.

SECTION 4. SEVERABILITY. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 5. PUBLICATION. The City Clerk is directed to cause a summary of this Ordinance to be published in the official newspaper at least once within fifteen (15) days after its adoption showing the vote thereon.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Merced on the ____ day of _____, 2016, and was passed and adopted at a regular meeting of said City Council held on the ____ day of _____, 2016, by the following called vote:

AYES: **Council Members:**

NOES: **Council Members:**

ABSTAIN: **Council Members:**

ABSENT: **Council Members:**

APPROVED:

Mayor

ATTEST:
STEVE CARRIGAN, CITY CLERK

BY: _____
Assistant City Clerk

(SEAL)

APPROVED AS TO FORM

Ken Rojas 7/21/16
City Attorney **Date**