

Chapter 20.02 - PURPOSE

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20.02.010 Title and Authority

- A. Title 20 of the Merced Municipal Code shall be known and officially cited as the “Merced City Zoning Ordinance” and referred to in this title as “the Zoning Ordinance.”
- B. The Zoning Ordinance is adopted pursuant to the authority contained in Section 65850 of the California Government Code.

20.02.020 Purpose of the Zoning Ordinance

- A. **General.** The Zoning Ordinance is adopted to implement the Merced General Plan and to protect the public health, safety, and general welfare of the Merced community.
- B. **Specific.** The Zoning Ordinance is intended to:
 - 1. Promote orderly and beneficial development that supports a high quality of life in Merced.
 - 2. Utilize land resources efficiently.
 - 3. Provide public infrastructure and services in a cost-effective manner.
 - 4. Protect the character and stability of residential areas.
 - 5. Promote good connections between existing and planned urban areas.
 - 6. Expand transportation choices for residents, including walking, biking, and riding transit.
 - 7. Protect the economic vitality of commercial areas by promoting commercial development that contributes to a high quality design environment.
 - 8. Stimulate economic growth, investment, and quality jobs for Merced residents.
 - 9. Increase housing choices for residents.
 - 10. Provide high quality parks, recreational uses, and other public amenities.



20.02.030 Relationship to the General Plan

The Zoning Ordinance implements the goals and policies of the Merced General Plan by regulating the uses of land and structures within the City.

20.02.040 Responsible for Administration

The Zoning Ordinance shall be administered by the Merced City Council, the Planning Commission, the Site Plan Review Committee, and the Director of Development Services or their designees as established in Chapter 20.64 (Administrative Responsibility).

20.02.050 Applicability of the Zoning Ordinance



- A. Applicability to Property.** The Zoning Ordinance applies to all land, uses, and structures within the Merced city limits and to property for which applications for annexation and/or subdivisions have been submitted to the City of Merced.
- B. Governmental Agencies.** Any governmental agency shall be exempt from the provisions of this title only to the extent that such property may not be lawfully regulated by the City of Merced.
- C. Compliance with Regulations.** No land shall be used and no structures built, occupied, modified, moved, or destroyed except in accordance with the provisions of the Zoning Ordinance.
- D. Conflicting Regulations.** Where conflict occurs with other City regulations or with State or federal laws, higher law shall control over lower law unless local variation is permitted. Where conflicting laws are of equal stature, the more restrictive provision shall control unless otherwise specified in the Zoning Ordinance or in State or federal law.
- E. Relation to Prior Ordinances.** The provisions of this title supersede all prior Zoning Ordinances codified in Title 20 of the Merced Municipal Code and any amendments. No provision of this title shall validate any land use or structure established, constructed or maintained in violation of the prior Zoning Ordinance, unless such validation is specifically authorized by this title and is in conformance with all other regulations.
- F. Enforcement.** The Zoning Ordinance shall be enforced in the manner determined to be the most appropriate, which may include, but not be limited to, the procedures as established in Merced Municipal Code Title 1 (General Provisions) as well as any other procedures available in State or federal law.

