

## Chapter 20.06 - ZONING DISTRICTS AND MAP

### Sections:

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### 20.06.010 Purpose

This chapter identifies the zoning districts that apply to land within the Merced City limits and establishes the official Merced Zoning Map.

### 20.06.020 Zoning Districts

- A. Base Zoning Districts.** Merced is divided into zoning districts that implement the General Plan Land Use Map as shown in Table 20.06-1.

**TABLE 20.06-1 BASE ZONING DISTRICTS**

Zoning District Symbol	Name of Zoning District	General Plan Land Use Designations
<b>Residential Zoning Districts</b>		
<b>R-R</b>	Rural Residential	Rural Residential (RR)
<b>R-1</b>	Low Density Residential	Low Density Residential (LD)
<b>R-2</b>	Low Medium Density Residential	Low Medium Density Residential (LMD)
<b>R-3</b>	Medium Density Residential	High Medium Density Residential (HMD)
<b>R-4</b>	High Density Residential	High Density Residential (HD)
<b>R-MH</b>	Mobile Home Residential	Mobile Home Park Residential (RMH)

Zoning District Symbol	Name of Zoning District	General Plan Land Use Designations
<b>Commercial Zoning Districts</b>		
C-C	Regional/Central Commercial	Regional/Community Commercial (RC)
C-G	General Commercial	General Commercial (CG)
C-T	Thoroughfare Commercial	Thoroughfare Commercial (CT)
C-N	Neighborhood Commercial	Neighborhood Commercial (CN)
C-SC	Shopping Center Commercial	
C-O	Office Commercial	Commercial/Professional Office (CO)
B-P	Business Park	Business Park (BP)
<b>Industrial Zoning Districts</b>		
I-L	Light Industrial	Industrial (IND)
I-H	Heavy Industrial	
<b>Downtown Zoning Districts</b>		
D-COR	Downtown Core	Regional/Community Commercial (RC)
D-O	Downtown Office	
D-CM	Downtown Commercial	
<b>Urban Village Zoning Districts</b>		
R-IV	Inner Village Residential	Village Residential (VR)
R-OV	Outer Village Residential	
C-V	Village Commercial	Neighborhood Commercial (CN) or Regional/Community Commercial (RC)

Zoning District Symbol	Name of Zoning District	General Plan Land Use Designations
<b>Public Use and Agricultural Zoning Districts</b>		
P-OS	Parks and Open Space	Open Space-Park/Recreation (OS-PK); Public/Government (P/G); and School (SCH)
P-F	Public Facility	
P-PK	Public Parking District	
A-G	Agriculture	Agricultural (AR)
<b>Other Zones</b>		
U-T	Urban Transition	N/A
P-D	Planned Development	N/A

**B. Overlay Zones.** The Zoning Ordinance and Zoning Map include the overlay zones shown in Table 20.06-2. Overlay zones impose additional regulations on properties beyond what is required by the underlying base zoning district. See Chapter 20.22 for regulations that apply to Overlay zones.

**TABLE 20.06-2 OVERLAY ZONES**

Zoning District Symbol	Name of Overlay Zones
/HSR	High Speed Rail
/AE	Airport Environ
/UR	Urban Residential



### 20.06.030 Zoning Map

- A. Adoption.** The City Council hereby adopts the Merced Zoning Map (“Zoning Map”), which establishes the boundaries of all base zoning districts and overlay zones provided for in the Zoning Ordinance.
- B. Incorporation by Reference.** The Zoning Map, including all legends, symbols, notations, references, and other information shown on the map, is incorporated by reference and made a part of the Zoning Ordinance.
- C. Location.** The Zoning Map is kept, maintained, and updated by the Development Services Department, and is available for viewing by the public at the Department and on the official City of Merced website. The digital version of the Zoning Map for the City of Merced is maintained online by the Merced County Association of Governments.
- D. Replacement of Official Zoning Map.** In the event the official zoning map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the City Council may, by resolution, adopt a new official zoning map which shall supersede the prior official zoning map. The new official zoning map may correct drafting or other errors or omissions in the prior official zoning map, but no such correction shall have the effect of amending the original zoning ordinance or any subsequent amendment thereof. The new official zoning map shall be identified by the signature of the Mayor, attested by the City Clerk, and bear the seal of the City under the following words: “This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted (*insert date of previous map adoption*) of the City of Merced, California.”

