



A How-to Guide: Building a Duplex or Triplex on Infill Properties in the City of Merced



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CREDITS

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PART 1 INTRODUCTION

PART 1. INTRODUCTION

Increasing the availability of affordable and plentiful housing options communitywide is critical to improving the quality of life for Merced residents. “Low Density Multi-Family Infill Housing” is one approach to accommodating more housing, where unused and underutilized lands within existing development patterns are developed with a variety of smaller residential housing structures like duplexes and triplexes. To this end, the City of Merced is undertaking many efforts focused on encouraging infill housing.

The development of this guide, **A How-to Guide: Building a Duplex or Triplex on Infill Properties in the City of Merced** is a direct result of the City of Merced’s efforts related to easing the process of developing smaller residential units and stimulating additional inventory of affordable housing options. The City of Merced has created this guide in addition to **Pre-Approved Duplex and Triplex Construction Plan Sets** and the supplemental **Duplex/Triplex Design Model Workbook** to assist property owners, builders, developers, and residents through the development process. The development of these tools has been informed by the City of Merced’s **Infill Housing Study** which evaluates the suitability of unused and underutilized lands throughout the city and identifies the parcels where these units can best be built.

Together, these tools form the City’s **Pre-Approved Duplex and Triplex Program** with the overarching goal of increasing housing choice and encouraging affordability by design. The rest of this guide provides a step-by-step approach to follow, offering information and guidance on duplex and triplex basics, regulations, design considerations, and permitting.

DUPLEX/TRIPLEX PROGRAM = FREE PLANS!

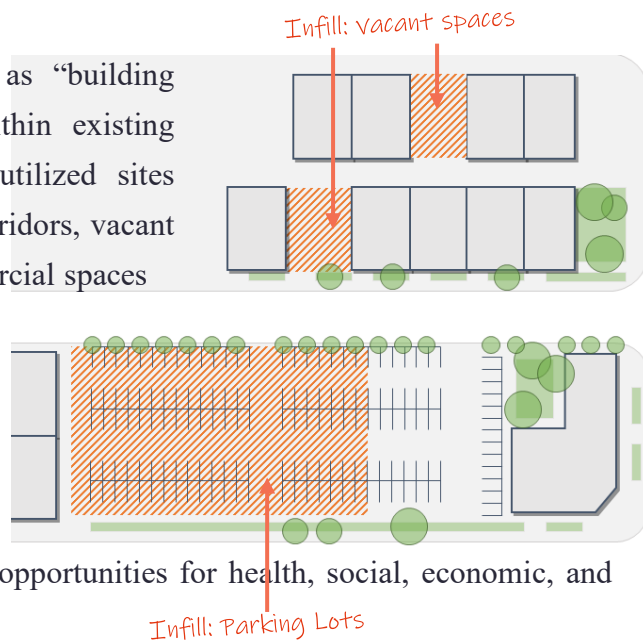




PART 2
INFILL HOUSING
OPPORTUNITIES
IN THE CITY OF MERCED

PART 2. INFILL HOUSING OPPORTUNITIES IN THE CITY OF MERCED

Generally, **Infill Development** is defined as “building within unused and underutilized lands within existing development patterns.” Unused and underutilized sites could include parking lots in commercial corridors, vacant homes in residential areas, and vacant commercial spaces in downtown areas. These sites are usually near existing infrastructure (think: sidewalks, utilities) and are closer to jobs, services, and amenities than “greenfield” sites on the edge of town. Filling the “gaps” created by unused or underutilized land can bring new opportunities for health, social, economic, and environmental benefits.



Recent efforts to encourage Low-Density Infill Housing

The City of Merced recognizes infill development as an important planning approach to address community needs related to housing supply and affordability. Smaller residential homes such as Accessory Dwelling Units (ADUs), Duplexes and Triplexes, offer one solution to increasing housing supply. These types of residential structures are considered low-density, “house-scale” buildings that can accommodate different needs including multigenerational families, remote workers, an aging population while preserving unique neighborhood characteristics.



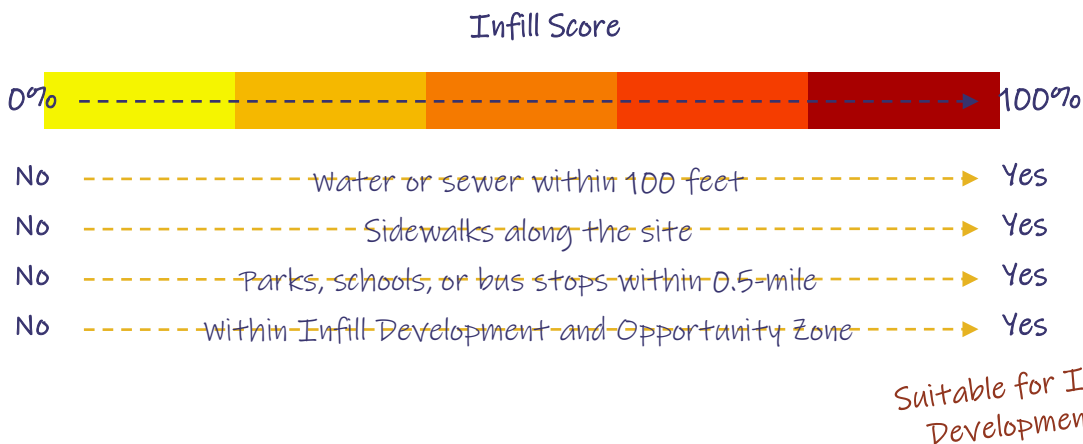
The City of Merced is actively working to remove barriers to developing housing of all types. The City recently adopted changes to its Zoning Ordinance to allow smaller residential homes, i.e., ADUs, duplexes, and triplexes, in more zone districts, streamline approval processes, remove outdated provisions, and allow exceptions to design standards. The City also updated and expanded its **Infill Development and Opportunity Zone** within the central area of the city which allows a 50 percent reduction in impact fees for eligible properties and projects.

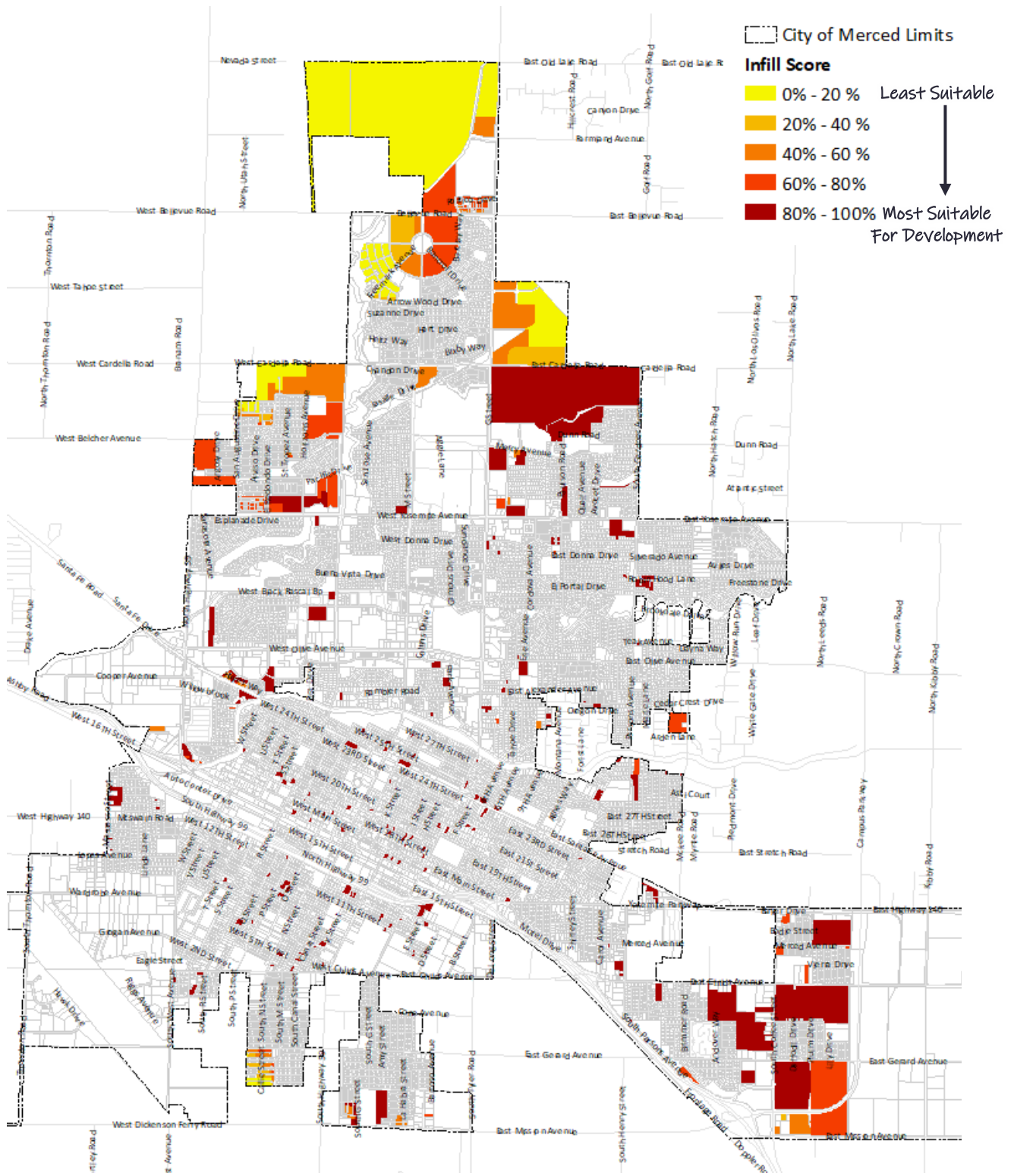
These efforts have culminated in two new City of Merced programs, the Pre-Approved ADU Program ([Link to Webpage](#)) and the **Pre-Approved Duplex/Triplex Program**, offering pre-reviewed and approved construction plan sets for a variety of low-density housing types available at no cost to the participant. These programs – paired with zoning reform – are intended to encourage more infill housing while reducing the overall cost and time it takes from idea conception to final inspection.



Opportunity Sites for Low-Density Infill Housing

To help identify opportunity sites for low-density infill housing, the City of Merced conducted an **Infill Housing Study** ([Link to Study](#)) which evaluates the suitability of unused and underutilized lands throughout the city and identifies the parcels where these housing types can best be built. The Study identifies 1,081 unused and underutilized parcels, “infill sites,” that total approximately 1,778 acres. The evaluation of these sites focused on seven criteria: availability of existing infrastructure (water, sewer, and sidewalks, proximity to amenities (parks, schools, and bus stops), and available cost incentives (Infill Development and Opportunity Zone). The higher the score, the better suited the site is for development.







PART 3

THE BASICS: DEFINITIONS, REGULATIONS, AND DESIGN CONSIDERATIONS

PART 3. THE BASICS: DEFINITIONS, REGULATIONS, AND DESIGN CONSTRUCTION

The following section provides an overview of definitions, regulations, and design considerations to keep in mind as you start to conceptualize the development of your property with a duplex or triplex.



Definitions: How are Duplexes and Triplexes Defined in the City of Merced?

The fundamental distinction between a Duplex and Triplex is the number of units within the residential structure. Each unit within these building types provides complete, independent living facilities including permanent provisions for living, sleeping, eating, cooking, and sanitation.



What is a **Duplex**?

A Duplex is a small detached residential structure that has two separate residences or units. The separate units have a single foundation and roof. They can be side-by-side or stacked vertically (i.e., one unit above the other), each with an entry from the street. The City of Merced recognizes duplexes to be “Two-Family Dwelling” or “Duplex Home.”



What is a **Triplex**?

A Triplex is a small-to-medium sized detached residential structure that consists of three separate residences or units. The separate units have a single foundation and roof. They can be side-by-side or stacked (i.e., one unit above the other). Depending on the layout, entries may be separate or shared. The City of Merced recognizes triplexes to be a “Multiple-family Dwelling.”



Locations Allowed: Where Are Duplexes and Triplexes Allowed in the City of Merced?

Duplexes and Triplexes are allowed in specific areas in the City of Merced. These specific areas, or “zone districts” are established and regulated by the City of Merced Zoning Ordinance ([Link to Zoning Ordinance](#)). Find your property on the City of Merced Zoning Map ([PDF](#)) to determine your property’s zone district, then check the table *Zone Districts Where Duplexes and Triplexes Are Allowed* on Page 9.



Permit Types: How Are Duplexes and Triplexes Permitted in the City of Merced?

Depending on your property’s zone district and proposed structure type – Duplex or Triplex – special planning permits may be required prior to a building permit. In some cases, a Design Review Permit will also be required for properties located in certain portions of downtown Merced. *Zone Districts Where Duplexes and Triplexes Are Allowed* on Page 9 summarizes where (what zone district) and how (what planning permit type) these structures are allowed in the city.

Zone Districts Where Duplexes and Triplexes Are Allowed

<p>Key P – Permitted Use (Building Permit Only) SP – Site Plan Review Permit Required C – Conditional Use Permit Required X – Use Not Allowed</p>	Zoning District			
Residential Zoning Districts (Chapter 20.08)				
Residential Uses	R-1	R-2	R-3	R-4
Duplex	P*	P	P	P
Triplex	X	C [4]	P	P
Notes:				
*One duplex home per lot is permitted in the R-1 zoning district when specific standards are met. See MMC Section 20.08.020(B) for the standards.				
[4] Permitted only on lots fifteen thousand (15,000) square feet or greater with five (5) or more units and at least three thousand (3,000) square feet per unit.				
Commercial Zoning Districts (Chapter 20.10)				
Residential Uses	C-O	C-N	C-C	
Duplex	X	X	X	
Triplex	C	C	P	
Downtown Zoning Districts (Chapter 20.14)				
Residential Uses	D-COR	D-O	D-CM	
Duplex	X	X	X	
Triplex	P	P	SP	
Urban Village Zoning Districts (Chapter 20.16)				
Residential Uses	R-OV	R-IV	C-V	
Duplex	P	P [3]	X	
Triplex	X	P [3]	P [1][3]	
Notes:				
[1] Prohibited as a single use unless approved with a conditional use permit. Permitted as part of a residential mixed-use project.				
[3] Must meet minimum density requirements of ten (10) dwelling units/acre.				



Development Standards and Regulations: What Standards and Regulations Are Applicable to Duplexes and Triplexes in the City of Merced?

Every development project will be required to meet specific development standards and regulations based on the property’s zone district. These standards and regulations range from setbacks – how far structures should be from property lines – to height requirements, driveway lengths, landscaping, parking, design standards, and more. See *A Quick Guide to Development Standards and Regulations* below for where you can find more information based on your property’s zone district.

A Quick Guide to Development Standards and Regulations	
Zone District	Regulations and Standards
Residential Zoning Districts	Section 20.08.030
Commercial Zoning Districts	Section 20.10.030
Downtown Zoning Districts	Section 20.14.030
Urban Village Zoning Districts	Section 20.16.030

Note: Depending on the size, location, and development proposed, exceptions may apply. For assistance and official determination, contact the City of Merced Planning Division at (209) 385-6858 or planningweb@cityofmerced.org.



Special Requirements and Considerations: What Special Requirements and Considerations May be Applicable to Duplexes and Triplexes in the City of Merced?

There may be special requirements and considerations applicable to your property that may affect the design or cost of your development. Review *Potential Requirements and Considerations Applicable to Your Property* as a starting point. We recommend discussing your project and property with City staff to avoid any surprises that may impact your development. For assistance and official determination, contact the City of Merced Planning Division at (209) 385-6858 or planningweb@cityofmerced.org.

Potential Requirements and Considerations Applicable to Your Property

Special Requirement	Considerations
Floodplains and Flood zones	Is your property in a floodplain or flood zone? If it is, special design and insurance requirements will apply. See MMC Chapter 17.48 – Flood Damage Prevention for details.
Expansive Soils	Does your property have expansive soils? Depending on your property’s underlying soils, special design requirements for footings and foundation may apply. A Soils Moisture and Compaction Test and Report is required by the City, to be done by a Soils Engineer and reviewed by an inspector after footings and foundation are dug, prior to placing rebar.
Offsite Improvements	Depending on the location and scale of development, the City may require “offsite improvements,” which means construction or reconstruction within the public right-of-way. These improvements may include street construction – grading, pavement, curb and gutter, sidewalk, and drainage facilities – or storm drainage or flood control facilities to control runoff from the property. If improvements are required, they will be identified during the City’s review of the development project and will be “conditioned,” or applied to the project. Approval of the project may be contingent on meeting these requirements.
Impact Fees	Impact fees are required for new developments to provide new or expanded public services. For residential development, impact fees are calculated per unit. The amount of the impact fee is adjusted annually beginning January of each year. The fees will be assessed during the City’s review of the development project and will be “conditioned,” or applied to the project. Fees will be due prior to the issuance of building permits. Note: if your property falls within the City’s Infill Development and Opportunity Zone in the central area of the city, then you may be eligible for a 50 percent reduction in impact fees.



PART 4

Application and Permitting Process

PART 4 APPLICATION AND PERMITTING PROCESS

An overview of the application and permitting process is provided on the following pages. There may be special planning permits required based on your property's zone district and proposed structure type – Duplex or Triplex – that will need to be submitted prior to a building permit. *Zone Districts Where Duplexes and Triplexes Are Allowed* on Page 9 summarizes where (what zone district) and how (what permit type) these structures are allowed in the city. See *A Quick Guide to Permit Types* on Page 19 for more information.



Application and Permitting Process Overview

Step 1. Determine Your Property's Zoning and Allowable Uses

Step 2. Review the Applicable Standards and Regulations

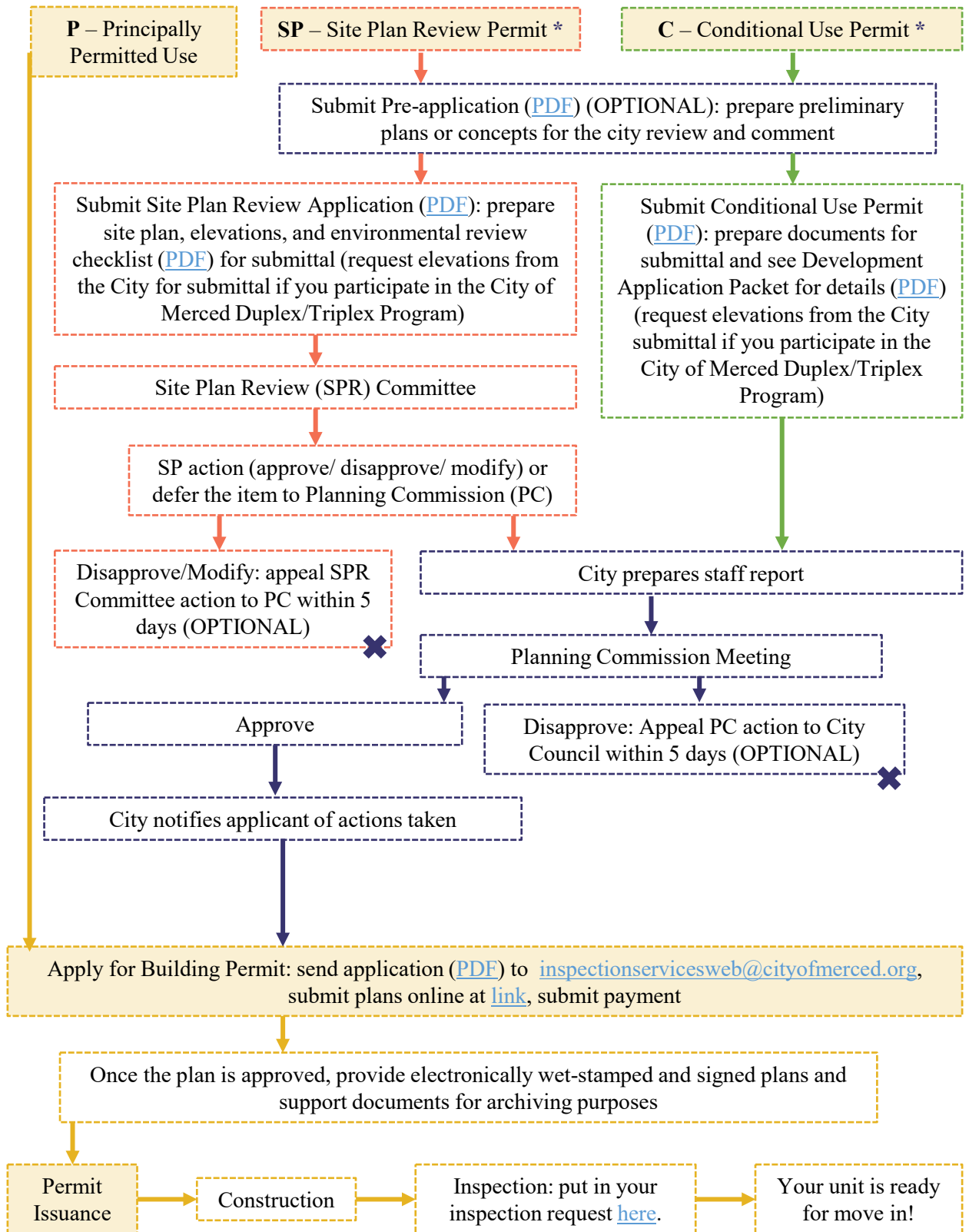
Step 3. Identify the Permit Application Types Required for Your Proposed Use/Structure

Step 4. Hire Architectural/Design/Engineering Professional for Site and Building Design (note: save time and money by participating in the **Pre-Approved Duplex/Triplex Program**, See Pages 16-24)

Step 5. Prepare and Submit Planning Land Use Entitlement Application if Required (note: pre-application is encouraged, please consult the Planning Department)

Step 6. Once the Planning process is complete and your project is approved, move forward with preparing and submitting a Building Permit Application (note: save time and money by participating in the **Pre-Approved Duplex/Triplex Program**, See Pages 12-16)

The Permitting Process





Preparing an Application

There are different submittal requirements based on the permit type required for your proposed development. Below is *A Quick Guide to Permit Types*, providing hyperlinks for where to find more information on the City of Merced’s website including details and descriptions of what each permit entails as well as links to each application form. Depending on the size, location, and development proposed, other permits may be required. For assistance and official determination, contact the City of Merced Planning Division at (209) 385-6858 or planningweb@cityofmerced.org.

A Quick Guide to Permit Types		
Permit Type	Quick Links	
	Further Reading	Application Forms
Building Permit	Duplex Plans Triplex Plans	Building Permit Application
Site Plan Review Permit	Section 20.68.050	Site Plan Review Application
Conditional Use Permit	Section 20.68.020	Development Application
Design Review Permit	Section 20.68.030	Design Review Application



PART 5
Pre-Approved
Duplex/Triplex Program

PART 4. PRE-APPROVED DUPLEX/TRIPLEX PROGRAM

As part the **Pre-Approved Duplex/Triplex Program**, the City of Merced has developed construction plan sets for duplexes and triplexes that have been pre-reviewed and approved through the City’s plan check process. These plans are available at no cost to the participant to be submitted with a Building Permit Application, helping to reduce design costs and the overall time it takes to receive building permit approval for these types of residential structures.



Why Participate in the Program

1. Save on architectural, design, and engineering costs

The plan sets include floor plans, elevations, and construction drawings – except for roof framing and truss calculations – helping reduce overall costs for architectural, design, and engineering services.

2. Enjoy a streamlined building permit process

The plan sets have been pre-reviewed and approved by the City, so you’ll save time and money on the time it takes to review and approve your building permit. **Bonus:** since the plans have been pre-reviewed and approved by the City, you’ll also save costs on plan check fees.

3. Don’t sweat the details

The plan sets already meet building code requirements and won’t require any additional building design (except for roof framing and truss calculations, which would be handled by the lumber company that you utilize for roof construction materials).



How to Participate in the Program

Step 1. Consult with the City

Before getting started, it is recommended that you consult with the City of Merced to discuss how the program can best serve your development needs. The City can help identify what regulations and permitting processes are applicable to your property based on zoning and the proposed development type. Contact the City of Merced Planning Division at (209) 385-6858 or planningweb@cityofmerced.org to discuss your options and to receive further assistance. Be sure to reference the Pre-Approved Duplex/Triplex Program.

Step 2. Choose Your Layout and Style

The Program offers free pre-reviewed and approved construction plan sets for new construction duplexes and triplexes in four size options with a choice between three design styles. The floor plans and elevations are shown in detail in the **Duplex and Triplex Design Model Workbook**. When narrowing down the option(s) that will work best for your property, keep in mind the requirements and design considerations outlined in **Part 3. The Basics: Definitions, Regulations, and Design Considerations** on Pages 6-11. You'll need to review the applicable requirements based on your property's zoning, while keeping in mind site layout details like circulation, parking, and landscaping.

Pre-Approved Plan Options

Layouts

- 1 Bed / 1 Bath Duplex – 1,414 SF
- 2 Bed / 1 Bath Duplex – 1,916 SF
- 1 Bed / 1 Bath Triplex – 2,158 SF
- 2 Bed / 1 Bath Triplex – 2,409 SF

Styles

- “Canoga” – Board & Batten
- “Lena” – Mission Revival
- “Reseda” – Cottage Style

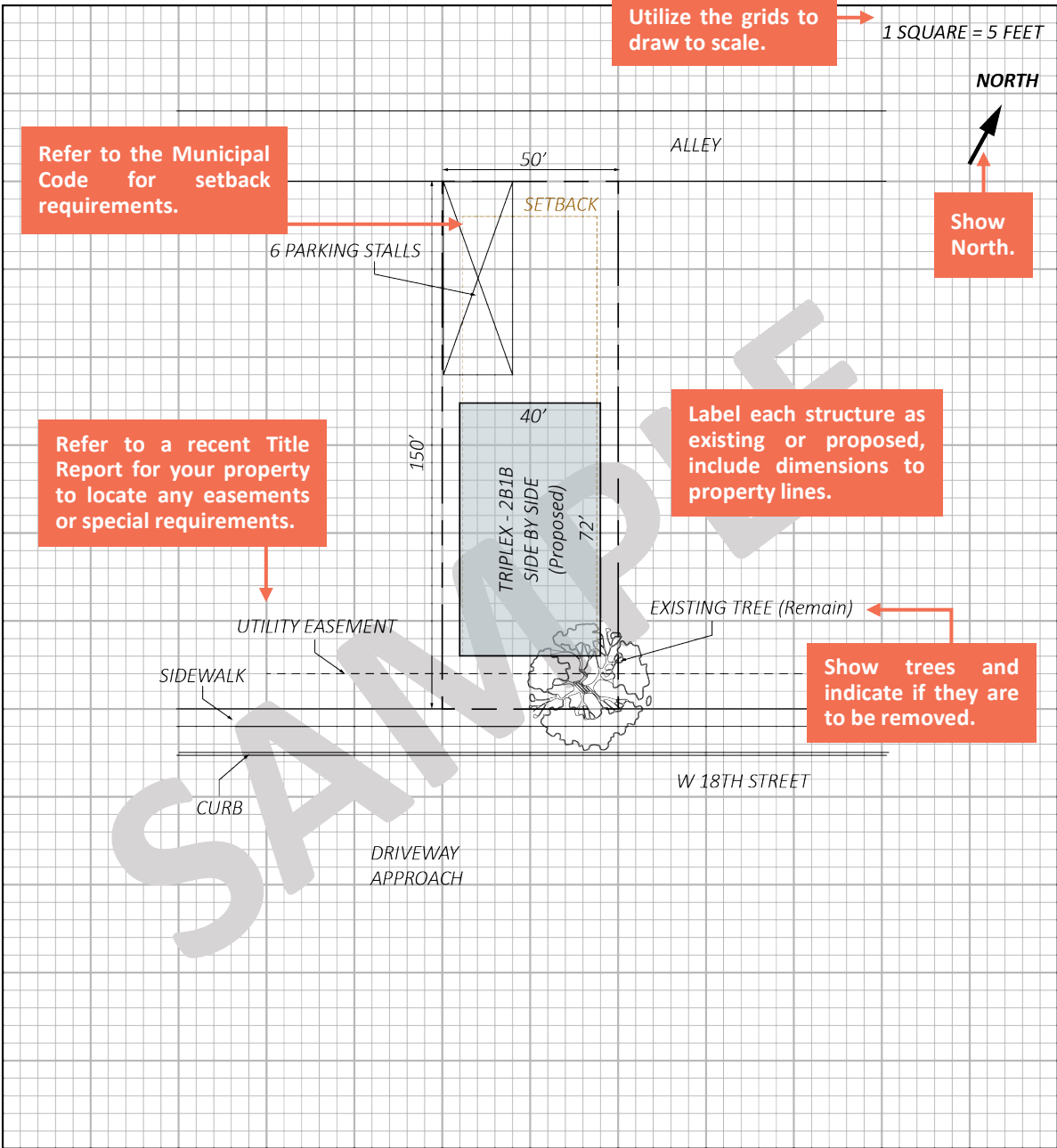
To ensure that the layout you choose fits within your lot, draw a Plot Plan! See instructions on drawing a Plot Plan on Page 20, Plot Plan Template. Also see example plot plans of real parcels within the City of Merced on Pages 21-24. The plot plan is also one of the submittal items required for the Building Permit Application, described in Step 3.

Step 3. Prepare Your Application Package

The pre-reviewed and approved construction plan sets are intended to be included in your Building Permit Application. However, floor plans and elevations are available should your property and proposed development type require a special planning permit (e.g., Site Plan Review or Conditional Use Permit) as described in **Part 3. The Basics: Definitions, Regulations, and Design Considerations** on Pages 6-11. Refer to **Part 4. Application and Permitting Process** outlined on Pages 17-20 for submittal requirements based on the permit type. The pre-reviewed and approved construction plan sets include the following plans/reports.

Building Permit Submittal	
Plans/Reports Offered	Responsibility of Applicant
<ul style="list-style-type: none"> ✓ Floor Plan ✓ Elevations ✓ Foundation Plan ✓ Electrical Plan ✓ Mechanical Plan ✓ Plumbing Plan ✓ Title 24/Green Code and Energy Analysis ✓ Detail Plan Sheet ✓ Shearwall/Braced Wall Plan ✓ Disabled Access Detail Sheet (Triplexes Only) 	<ul style="list-style-type: none"> <input type="checkbox"/> Permit Application <input type="checkbox"/> Electronic Plan Submittal Checklist <input type="checkbox"/> Site Plan <input type="checkbox"/> Soils Compaction Reports <input type="checkbox"/> Roof Framing Plan and Truss Calculations <input type="checkbox"/> Other Miscellaneous Reports, Documents, and Fees as required <input type="checkbox"/> Building Permit Fees <input type="checkbox"/> Impact Fees

CITY OF MERCED DUPLEX/TRIPLEX PRE-APPROVED PROGRAM - PLOT PLAN TEMPLATE



PROPERTY OWNER: XXX PHONE NUMBER: 000-000-0000

SITE ADDRESS: 211 W 18th Street , MERCED, CA 95340

APN: 000-000-000 LOT SIZE: 7,500 SQUARE FEET

LOT DIMENSIONS: 50 ft. x 150 ft.
 PROPOSED DUPLEX SIZE:
 PROPOSED TRIPLEX SIZE: 749 Square Feet

CONCEPTUAL SITE LAYOUT: DUPLEX SIDE-BY-SIDE (1,439 SF.)

CITY OF MERCED PRE-APPROVED DUPLEX/TRIPLEX PROGRAM

SITE INFORMATION


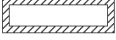

APN: 031-301-022
 PROPERTY ADDRESS: 912 WEST 13TH STREET,
 MERCED, CA 95341
 SITE AREA (GROSS): +/- 7,501 SQUARE FEET
 CURRENT LAND USE: VACANT (UNDEVELOPED)
 ZONING: R-3-1.5
 PLANNED LAND USE: HIGH MEDIUM DENSITY
 RESIDENTIAL

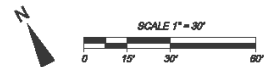
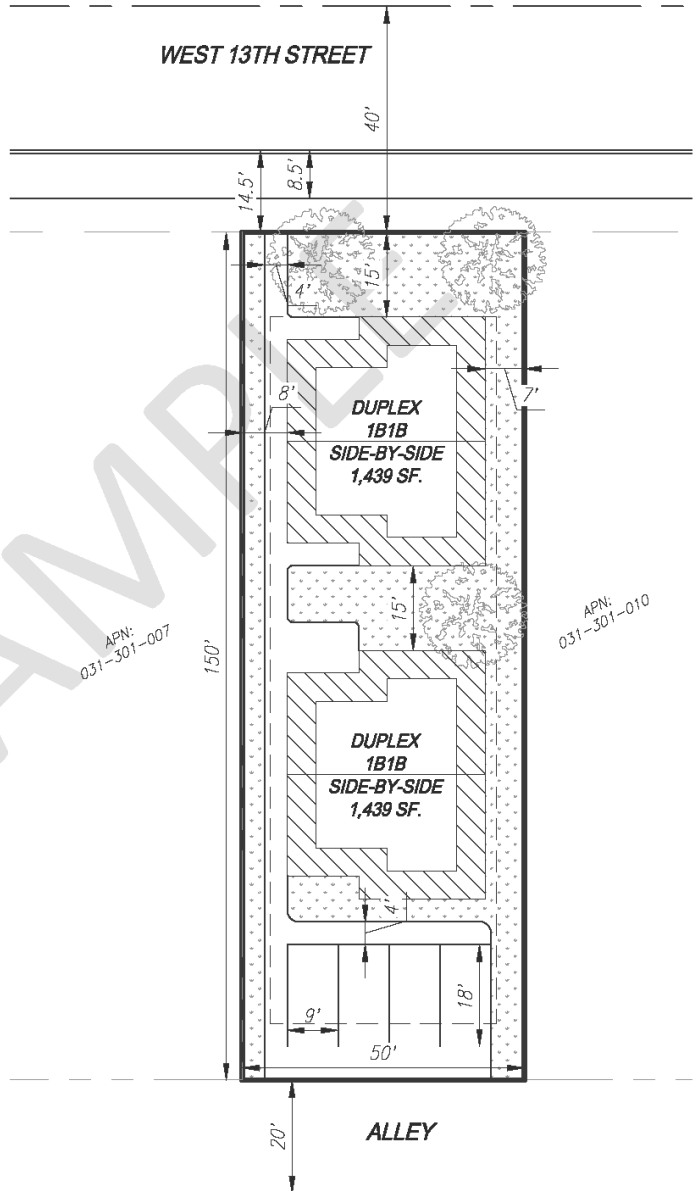
PROPOSED DEVELOPMENT

PROPOSED USE: MULTI-FAMILY RESIDENTIAL
 (DUPLEXES)
 PROPOSED UNITS: 4 UNITS
 DENSITY: 23.2 UNITS PER ACRE
 LOT COVERAGE: 38.4%
 BUILDING HEIGHT: 20 FEET, 1 STORY.

PARKING
 REQUIRED PARKING STALLS : 4 PARKING STALLS
 PROPOSED PARKING STALLS : 4 PARKING STALLS

LEGEND

- — — — — EXISTING RIGHT-OF-WAY
- — — — — EXISTING ROAD CENTERLINE
- — — — — PROPERTY LINE
- — — — — EXISTING PARCEL LINE
- — — — — SETBACKS PER MUNICIPAL CODE
-  PROPOSED LANDSCAPING
-  PROPOSED STRUCTURE
-  PROPOSED TREE



CONCEPTUAL SITE LAYOUT: DUPEX END-TO-END (1,916 SF.)

CITY OF MERCED PRE-APPROVED DUPEX/TRIPLEX PROGRAM

SITE INFORMATION








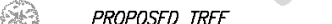
APN: 032-043-001
 PROPERTY ADDRESS: 960 WEST 11TH STREET,
 MERCED, CA 95341
 SITE AREA (GROSS): +/- 7,450 SQUARE FEET
 CURRENT LAND USE: VACANT (UNDEVELOPED)
 ZONING: R-1-6
 PLANNED LAND USE: LOW DENSITY RESIDENTIAL

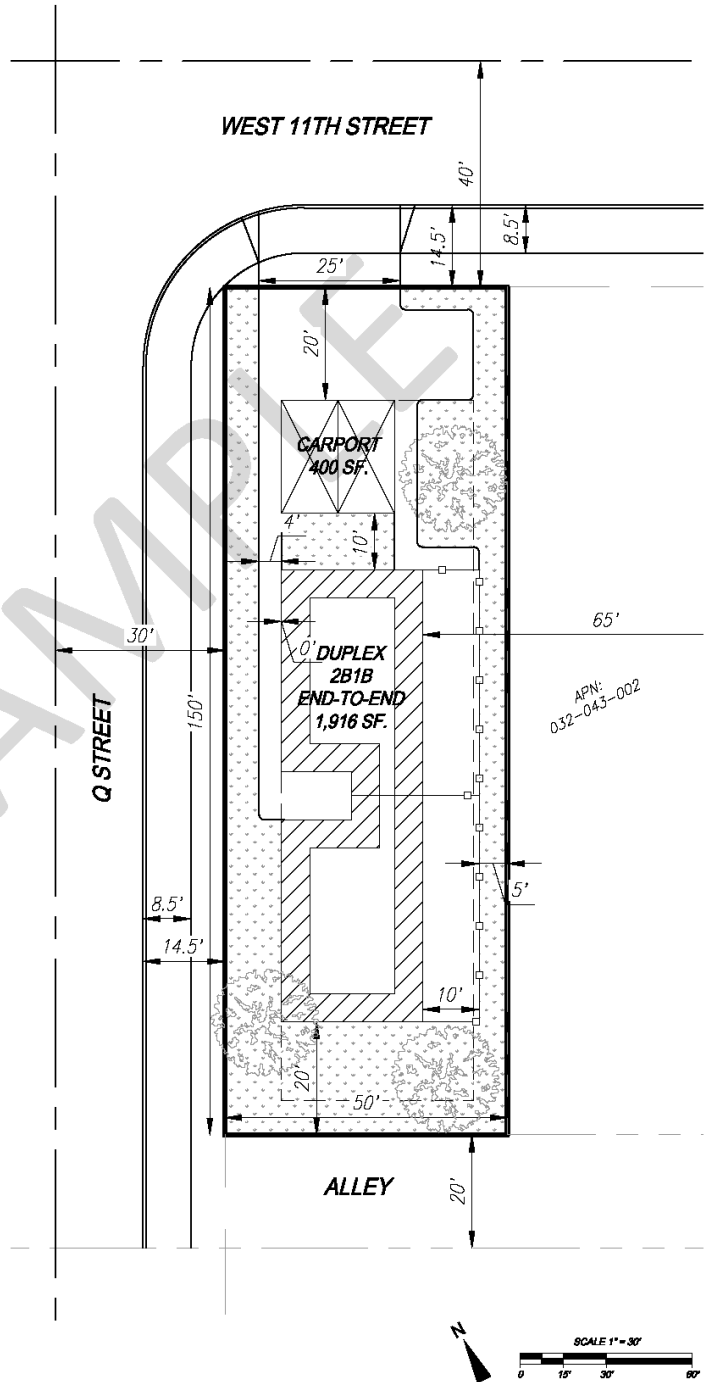
PROPOSED DEVELOPMENT

PROPOSED USE: MULTI-FAMILY RESIDENTIAL
 (DUPEX)
 PROPOSED UNITS: 2 UNITS
 DENSITY: 11.8 UNITS PER ACRE
 LOT COVERAGE: 31.1%
 BUILDING HEIGHT: 20 FEET, 1 STORY.

PARKING
 REQUIRED PARKING STALLS : 2 PARKING STALLS
 PROPOSED PARKING STALLS : 2 PARKING STALLS

LEGEND

-  EXISTING RIGHT-OF-WAY
-  EXISTING ROAD CENTERLINE
-  PROPERTY LINE
-  EXISTING PARCEL LINE
-  SETBACKS PER MUNICIPAL CODE
-  PROPOSED LANDSCAPING
-  PROPOSED STRUCTURE
-  PROPOSED TREE



CONCEPTUAL SITE LAYOUT: TRIPLEX SIDE-BY-SIDE (2,158 SF.) & END-TO-END (2,409 SF.)

CITY OF MERCED PRE-APPROVED DUPLEX/TRIPLEX PROGRAM

SITE INFORMATION

APN: 032-121-005
 PROPERTY ADDRESS: 2766 BRANCO AVENUE,
 MERCED, CA 95340
 SITE AREA (GROSS): +/- 15,002 SQUARE FEET
 CURRENT LAND USE: VACANT (UNDEVELOPED)
 ZONING: C-N
 PLANNED LAND USE: NEIGHBORHOOD COMMERCIAL


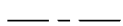






PROPOSED DEVELOPMENT

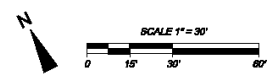
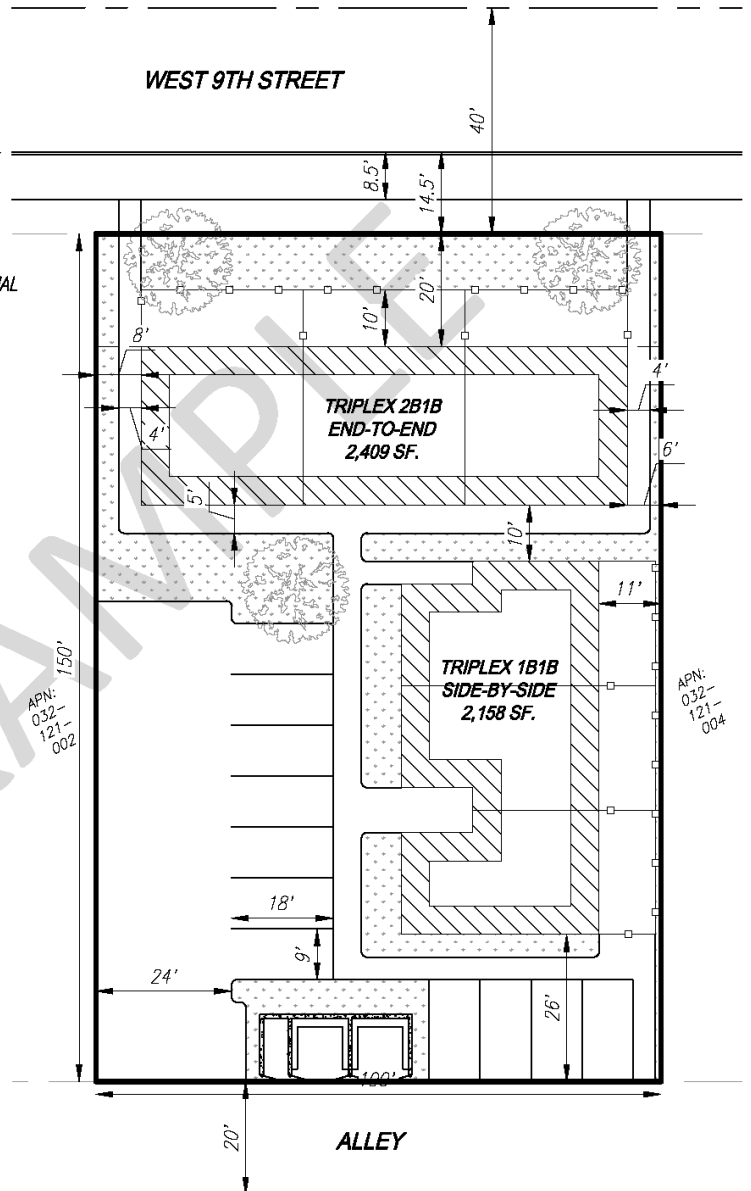
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
 (TRIPLEXES)
 PROPOSED UNITS: 6 UNITS
 DENSITY: 17.4 UNITS PER ACRE
 LOT COVERAGE: 30.4%
 BUILDING HEIGHT: 20 FEET, 1 STORY.

PARKING

REQUIRED PARKING STALLS : 11 PARKING STALLS
 PROPOSED PARKING STALLS : 11 PARKING STALLS

LEGEND

-  EXISTING RIGHT-OF-WAY
-  EXISTING ROAD CENTERLINE
-  PROPERTY LINE
-  EXISTING PARCEL LINE
-  SETBACKS PER MUNICIPAL CODE
-  PROPOSED LANDSCAPING
-  PROPOSED STRUCTURE
-  PROPOSED TREE



CONCEPTUAL SITE LAYOUT: TRIPLEX END-TO-END (2,409 SF.)

CITY OF MERCED PRE-APPROVED DUPLEX/TRIPLEX PROGRAM

SITE INFORMATION

APN: 031-301-022
 PROPERTY ADDRESS: 912 WEST 13TH STREET,
 MERCED, CA 95341
 SITE AREA (GROSS): +/- 7,501 SQUARE FEET
 CURRENT LAND USE: VACANT (UNDEVELOPED)
 ZONING: R-3-1.5
 PLANNED LAND USE: HIGH MEDIUM DENSITY
 RESIDENTIAL


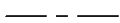






PROPOSED DEVELOPMENT

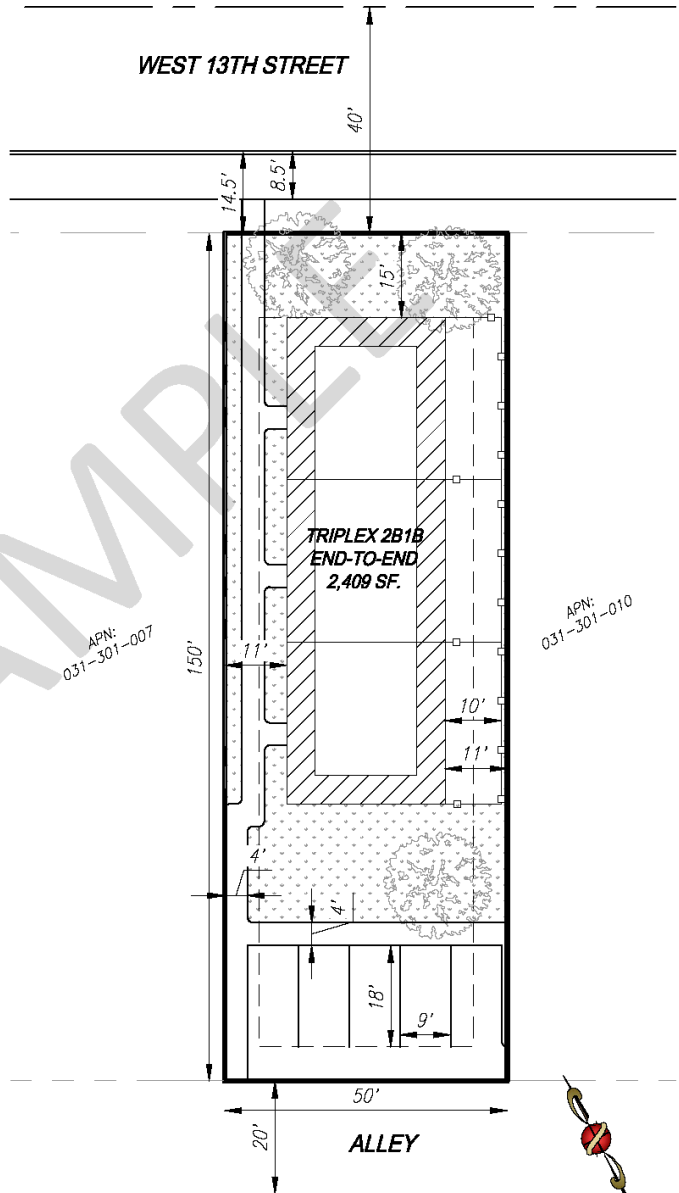
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
 (TRIPLEX)
 PROPOSED UNITS: 3 UNITS
 DENSITY: 17.4 UNITS PER ACRE
 LOT COVERAGE: 38.4%
 BUILDING HEIGHT: 20 FEET, 1 STORY.

PARKING

REQUIRED PARKING STALLS : 5 PARKING STALLS
 PROPOSED PARKING STALLS : 5 PARKING STALLS

LEGEND

-  EXISTING RIGHT-OF-WAY
-  EXISTING ROAD CENTERLINE
-  PROPERTY LINE
-  EXISTING PARCEL LINE
-  SETBACKS PER MUNICIPAL CODE
-  PROPOSED LANDSCAPING
-  PROPOSED STRUCTURE
-  PROPOSED TREE





PART 6

Contacts and Resources

PART 6 CONTACTS AND RESOURCES

Contacts

Planning Division

- To apply for SPR or CUP, send application to planningweb@cityofmerced.org
- For questions regarding SPR, CUP, or determination of whether a planning application is required, call (209) 385-6858 or send an email to planningweb@cityofmerced.org

Inspection Services Division

- To apply for permits electronically, send application to inspectionsservicesweb@cityofmerced.org
- To pay for or pick up a permit, call (209) 385-4773
- To request an inspection, call 209-723-2489 by 4:00 the previous business day.
- For other questions regarding the building permit process, call (209) 385-4773 or send an email to inspectionsservicesweb@cityofmerced.org

Engineering Division

- For questions on sewer, water, and offsite improvements, call (209) 385-6846 or send an email to contactengineering@cityofmerced.org

Tools and Resources

Zoning Map

The City of Merced's Zoning Map is available as a [PDF](#) or [Interactive Mapping Application](#)

Zoning Ordinance

[Link](#)

SPR/CUP Applications and Fee Schedules

All planning application forms, fee schedules, and detailed information for CUP and SPR are available for download on the City of Merced's Planning Division webpage.

- SPR submittal checklist and application form ([PDF](#))
- CUP submittal checklist: check out page 2-3 of the [Development Application Information Packet](#).

Building Application Documents and Materials

All building-related documents and materials are available for download on the City of Merced's [Building Division Downloads webpage](#).

Site Plan Template

See page 5 of the [Development Application Information Packet](#).



A How-to Guide:

Building a Duplex or Triplex on Infill Properties in the City of Merced