



# 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**

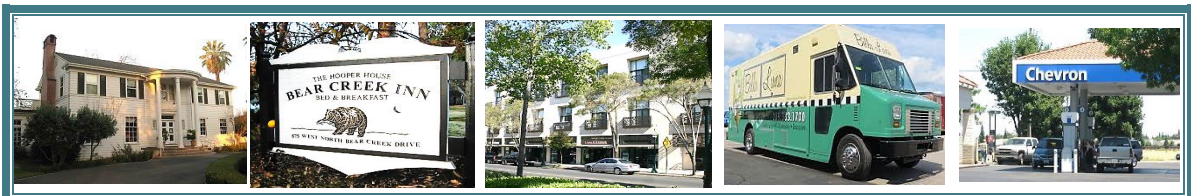
20.40.010 Purpose .....141  
 20.40.020 Location ..... 141  
 20.40.030 Permits Required .....141  
 20.40.040 Use Regulations .....141  
 20.40.050 Development Standards and Guidelines .....142

**Chapter 20.42 – Accessory Dwelling Units..... 145**

20.42.010 Purpose and Applicability .....145  
 20.42.020 Application Process and Review and Non-Conforming Conditions.....145  
 20.42.030 Type and Number of ADUs and Site and Design Standards .....146  
 20.42.040 Occupancy Standards and Fee Requirements ..... 148C  
 20.42.050 Standards for Junior Accessory Dwelling Units (JADUs) ..... 148D  
 20.42.060 Standards for Tiny Homes on Wheels (THOWs) .....148E

**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 Commercial Cannabis Businesses .....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**

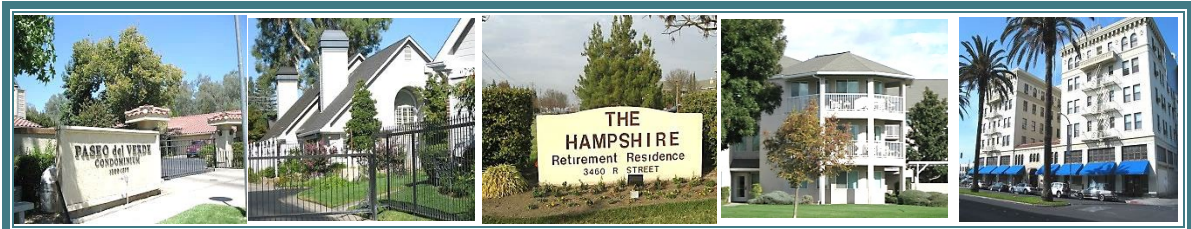
20.52.010 Purpose .....183  
 20.52.020 Applicability .....183  
 20.52.030 General.....184  
 20.52.040 Nonconforming Parcels .....184  
 20.52.050 Nonconforming Use of Land .....185  
 20.52.060 Nonconforming Use of Structures .....185  
 20.52.070 Nonconforming Structures .....186  
 20.52.080 Maintenance 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.....199  
 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  
 20.50.100 Density Bonus for Mixed Use Projects.....210





**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 ..... 224  
 20.62.020 Applicability and Severability..... 225  
 20.62.030 No Discrimination Against Non-Commercial Speech..... 225  
 20.62.040 Exempt Signs ..... 226  
 20.62.050 Prohibited Signs. .... 227  
 20.62.060 Required Address Numbers. .... 228  
 20.62.070 Permits Required ..... 228  
 20.62.080 Sign Design Principles ..... 228  
 20.62.090 Rules for Sign Measurement..... 229  
 20.62.100 Sign Standards on Developed Sites By Zone District. .... 230C





**Chapter 20.62 – Signs (Continued) ..... 223**

20.62.110 Old 99 Overlay District..... 230O

20.62.120 Downtown Overlay District.....230P

20.62.130 Freeway Overlay District..... 230R

20.62.140 Additional Shopping Center Signs.....230T

20.62.150 Temporary Building Sign Standards..... 230W

20.62.152 Temporary Freestanding Sign Standards..... 230W

20.62.160 Illumination Standards for Signs.....230X

20.62.170 Sign Regulations on Undeveloped or Developing Sites.....230Y

20.62.180 Signs Placed in Windows.....230Y

20.62.190 Signs in Public Rights-of-way.....230Z

20.62.200 Comprehensive Master Sign Program.....230Z

20.62.210 Offsite Temporary Signs for Residential Subdivisions..... 230AA

20.62.220 Historic Signs..... 230BB

20.62.230 Signs with Manual Changeable Copy..... 230BB

20.62.240 Signs with Electronic Changeable Copy..... 230CC

20.62.250 Digital Display Signs.....230DD

20.62.260 Flags and Flagpoles.....230DD

20.62.270 Search Lights and Klieg Lights.....230EE

20.62.280 Wall Mural Placement and Design Criteria.....230EE

20.62.290 Off-premises Signs in City Right-of-way.....230EE

20.62.300 Non-conforming Signs .....230FF

20.62.310 Billboards ..... 230FF

20.62.320 Maintenance of Signs .....230FF

20.62.330 Hazardous Signs .....230GG

20.62.340 Abandoned or Obsolete Signs.....230GG

20.62.350 Illegal Signs.....230GG

20.62.360 Enforcement.....230GG

20.62.370 Definitions.....230HH



