

DEVELOPMENT STANDARDS FOR
PLANNED DEVELOPMENT (P-D) #8
SITE UTILIZATION PLAN REVISION #12

SOUTHEAST CORNER OF LOUGHBOROUGH DR AND MEADOWS AVENUE	
MULTI-FAMILY STANDARDS	
DESIGN CATEGORY	DESIGN/DEVELOPMENT STANDARD
Density	24 to 36 dwelling units/acre for this project
Land Use	High Density Residential uses including all uses as shown in Table 20.08-1 for property Zoned R-4. All uses are subject to the review process specified in Table 20. 80-1.
Building Height	40 ft.
Maximum Lot Coverage	65%
Minimum Distance Between Main Buildings	10 ft.
Setback Requirements	Exterior Yard – Minimum 20 Ft. Interior Yard Setback – One Yard - Minimum 10 Ft. Other Yards – Minimum 6 Ft.* *Minimum 10-foot setback for structures over 25 ft. in height; 1 additional foot setback for each additional 5 ft. in height. Projections – architectural features may project a maximum of 5 Ft. into an exterior yard setback. All other projections shall comply with Table 20.26-1 of the Zoning Ordinance.
Building Design & Building Materials	All building designs shall be consistent with the elevations provided and approved with Site Utilization Plan Revision #12 for Planned Development (P-D) #8, unless otherwise approved by the Director of Development Services. (Continued on next page.)

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DESIGN CATEGORY	DESIGN/DEVELOPMENT STANDARD
Building Design & Building Materials	All materials shall be of high-quality and be consistent or better than those provided and approved with Site Utilization Plan Revision #12 for Planned Development (P-D) #8, unless otherwise approved by the Director of Development Services. All paint colors shall be approved by the Director of Development Services or his/her designee at the building permit stage. If mechanical equipment is mounted to the roof, it shall be screened from public view. At the discretion of the Director of Development Services, all design and/or material changes may be referred to the Site Plan Committee for approval.
Parking	As part of an affordable housing project with at least 50% of the total number of units designated for low- and very low-income tenants, the following shall apply: The parking provided throughout the site on Parcels A, B, and C may be combined to meet the parking requirements for the entire project. The parking spaces for the Clinic (Parcel C) may be counted towards the parking requirement for the multi-family uses. Due to the proximity of bus stops to the site, a 5% reduction in parking is allowed in accordance with Zoning Ordinance Section 20.38.050 (E). In consideration for providing affordable housing units, an additional reduction of up to 6% in the required parking spaces shall be allowed. (Continued on next page.)

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Parking	Vehicular parking spaces, with the exception of compact spaces, shall have a width of 9 feet and a depth of not less than 18 feet (including a 2-foot overhang beyond the curb or wheel stop). Compact Parking spaces are allowed with a minimum width of 8.0 feet and a minimum depth of 16 feet. A maximum of 25% of the total parking spaces may be compact spaces. Bicycle parking spaces shall be provided as required by Zoning Ordinance Section 20.38.080. If a project is constructed that does <u>not</u> provide affordable housing, all parking shall be provided as required by Zoning Ordinance Section 20.38.
Fencing	Fencing along Loughborough Drive and Meadows Avenue shall be of high-quality materials, such as wrought-iron or tubular steel. Side-yard fencing along the eastern and southern property lines may be wood or other material approved by the Director of Development Services. Pedestrian access shall be provided to Loughborough Drive and Meadows Avenue and between Parcels A, B, and C. If the project has gated vehicular access, a minimum 20-foot stacking distance at each entrance shall be provided and all gates shall meet the requirements of the Fire and Police Departments for emergency access.
Private Outdoor Space	Each unit shall be provided with a usable outdoor that is a minimum of 40 square feet. Private outdoor space shall be screened with solid or near-solid fencing/railings. However, front porch areas do not have to be screened. (Continued on next page.)

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Private Outdoor Space	Materials shall be compatible with the building materials.
Safety and Defensible Space	Placement of windows and doors should facilitate neighborhood surveillance of their neighbor's entryways. This may be accomplished by providing windows near the entryway, a peep-hole in the door, electronic surveillance equipment, or other means approved by the Planning Department.
Mechanical Screening	Mechanical equipment may be allowed on the building roof, but shall be screened from public view. Any mechanical equipment mounted on the ground shall also be screened from public view.
Signing	Signing shall comply with the Merced Municipal Code Section 17.36.572, as applicable, and the North Merced Sign Ordinance as applicable.
General Design Standards as required by Section 20.46.030 of the City of Merced Zoning Ordinance	The Project shall comply with these requirements, except as permitted by other design standards approved by Site Utilization Plan Revision #12 to P-D #8.
Specific Design Standards as required by Section 20.46.040 of the City of Merced Zoning Ordinance	The Project shall comply with these requirements, except as permitted by other design standards approved by Site Utilization Plan Revision #12 to P-D #8.
COMMERCIAL OFFICE (CLINIC) STANDARDS	
DESIGN CATEGORY	DESIGN/DEVELOPMENT STANDARD
Land Use	Medical/Dental Clinic including all uses as shown in Table 20.10-1 for property Zoned Commercial Office (C-O). All uses are subject to the review process specified in Table 20.10-1.

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Building Height	40 Ft.
Setback Requirements	Exterior Yard – Minimum 20 Ft. Interior Yard Setback – One Yard - Minimum 10 Ft. Other Yards – Minimum 6 Ft.* *Minimum 10-foot setback for structures over 25 ft. in height; 1 additional foot setback for each additional 5 ft. in height. Projections – architectural features may project a maximum of 5 Ft. into an exterior yard setback. All other projections shall comply with Table 20.26-1 of the Zoning Ordinance.
Building Design & Building Materials	All building designs shall be consistent with the elevations provided and approved with Site Utilization Plan Revision #12 for Planned Development (P-D) #8, unless otherwise approved by the Director of Development Services. All materials shall be of high-quality and be consistent or better than those provided and approved with Site Utilization Plan Revision #12 for Planned Development (P-D) #8, unless otherwise approved by the Director of Development Services. All paint colors shall be approved by the Director of Development Services or his/her designee at the building permit stage. If mechanical equipment is mounted to the roof, it shall be screened from public view. At the discretion of the Director of Development Services, all design and/or material changes may be referred to the Site Plan Committee for approval.

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Parking	<u>If a medical/dental clinic or other use that provides services for the proposed affordable housing development is constructed and the affordable housing development designates at least 50% of the total number of units for low- and very low-income tenants, As part of an affordable housing project with at least 50% of the total number of units designated for low- and very low-income tenants, the following shall apply:</u> The parking provided throughout the site on Parcels A, B, and C may be combined to meet the parking requirements for the entire project. The parking spaces for the Clinic (Parcel C) may be counted towards the parking requirement for the multi-family uses. Due to the proximity of bus stops to the site, a 5% reduction in parking is allowed in accordance with Zoning Ordinance Section 20.38.050 (E). In consideration for providing affordable housing units, an additional reduction of up to 6% in the required parking spaces shall be allowed. Vehicular parking spaces, with the exception of compact spaces, shall have a width of 9 feet and a depth of not less than 18 feet (including a 2-foot overhang beyond the curb or wheel stop). Compact Parking spaces are allowed with a minimum width of 8.0 feet and a minimum depth of 16 feet. A maximum of 25% of the total parking spaces may be compact spaces. Bicycle parking spaces shall be provided as required by Zoning Ordinance Section 20.38.080. <u>If the project constructed on the portion of the site designated for the clinic does not serve the proposed affordable housing development, or if the proposed</u>

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Parking	<u>housing development does not designate at least 50% of the total number of units for low- and very low-income tenants</u> If a project is constructed that does not provide affordable housing, all parking shall be provided as required by Zoning Ordinance Section 20.38.
Mechanical Screening	Mechanical equipment may be allowed on the building roof, but shall be screened from public view. Any mechanical equipment mounted on the ground shall also be screened from public view.
Signing	All signing shall comply with the North Merced Sign Ordinance.