

## **Chapter 20.32 - INTERFACE REGULATIONS**

### **Sections:**

**20.32.010 Purpose**

**20.32.020 Definitions**

**20.32.030 Site Plan Review**

**20.32.040 Exceptions**

### **20.32.010 Purpose**

This chapter establishes special permit requirements for projects proposed near to existing land uses that might be negatively impacted by the new use. These requirements are intended to protect existing ~~residential-single-family~~ neighborhoods and to ensure that new development is designed in a manner to minimize negative impacts on nearby uses to the greatest extent possible to promote harmonious and orderly development, and the stability of land values and investments.

### **20.32.020 Definitions**

The following terms when used in this chapter are defined as follows:

- A. A parcel is “abutting” another parcel if it is located immediately adjacent to another parcel and shares at least one property lot line.
- B. A parcel is “across from” another parcel if any of its property lines when extended across the street or alley touch the parcel on the other side of the street.
- C. A parcel is “developed” if there is a minimum of 20 percent lot coverage and the parcel contains a land use legally conforming to the zoning district within which it is located.

### **20.32.030 ~~Site Plan Review~~Minor Use Permit**

- A. A proposed use in a “High Impact” zoning district shall require a ~~Site Plan Review~~ Minor Use Permit if it is abutting or across from a developed parcel in a “Low Impact” zoning district. For example, if a proposed use is located in the ~~R-3C-T~~ zoning district and is abutting or across from a parcel in the R-1 zoning district, then a ~~Site Plan Review~~ Minor Use Permit is required. Table 20.32-1 lists out all cases that require a ~~Site Plan Review~~ Minor Use Permit pursuant to this chapter. Figure 20.32-1 illustrates the concept.

~~B. A Site Plan Review Permit (with a public hearing and public notice per Section 20.68.050.E and Chapter 20.70) shall also be required for a proposed use in a High Impact zoning district that is abutting or across from either:~~

- ~~1. A developed parcel that is zoned Planned Development with a use similar to a permitted use within the corresponding Low Impact zoning district; or,~~
- ~~2. A parcel outside the Merced City limits with a use similar to a permitted use within the corresponding Low Impact zoning district.~~

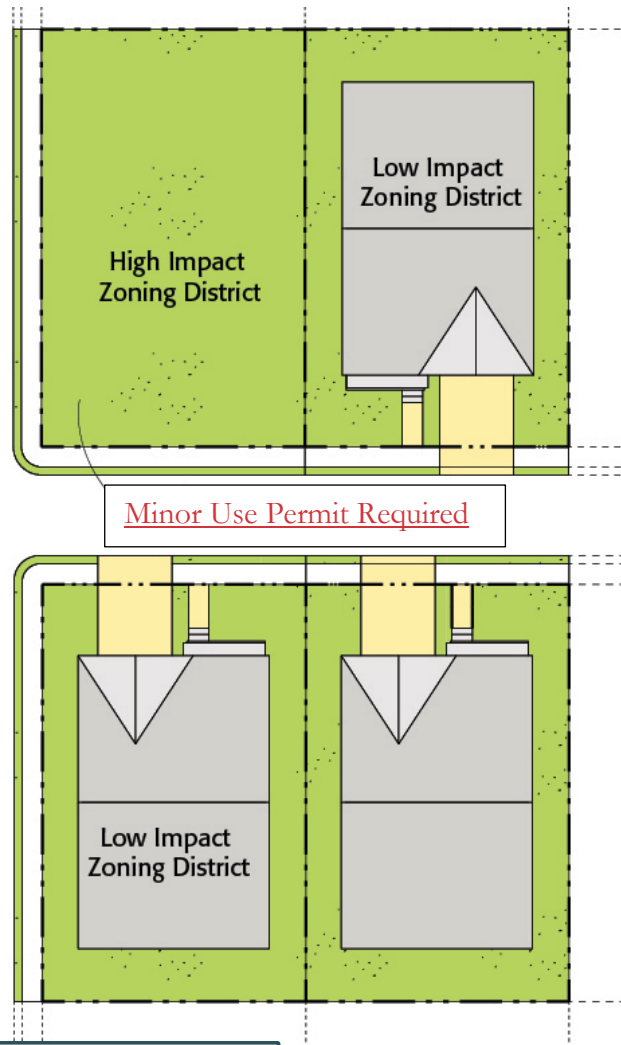
**C.B.** The Director of Development Services may refer any application to the Planning Commission for review and final decision.

**TABLE 20.32-1 ~~SITE PLAN REVIEW~~ MINOR USE PERMIT REQUIRED**

|                            |      | High Impact Zoning District |     |      |     |      |     |      |     |     |     |     |     |     |     |
|----------------------------|------|-----------------------------|-----|------|-----|------|-----|------|-----|-----|-----|-----|-----|-----|-----|
|                            |      | R-3                         | R-4 | R-MH | C-N | C-SC | C-C | D-CM | C-O | C-T | C-G | B-P | I-L | I-H | A-G |
| Low Impact Zoning District | R-1  | ■                           | ■   | ■    | ■   | ■    | ■   | ■    | ■   | ■   | ■   | ■   | ■   | ■   | ■   |
|                            | R-2  | ■                           | ■   | ■    | ■   | ■    | ■   | ■    | ■   | ■   | ■   | ■   | ■   | ■   | ■   |
|                            | R-3  | ■                           | ■   | ■    | ■   | ■    | ■   | ■    | ■   | ■   | ■   | ■   | ■   | ■   | ■   |
|                            | R-4  | ■                           | ■   | ■    | ■   | ■    | ■   | ■    | ■   | ■   | ■   | ■   | ■   | ■   | ■   |
|                            | R-MH | ■                           | ■   | ■    | ■   | ■    | ■   | ■    | ■   | ■   | ■   | ■   | ■   | ■   | ■   |
|                            | C-O  | ■                           | ■   | ■    | ■   | ■    | ■   | ■    | ■   | ■   | ■   | ■   | ■   | ■   | ■   |
|                            | A-G  | ■                           | ■   | ■    | ■   | ■    | ■   | ■    | ■   | ■   | ■   | ■   | ■   | ■   | ■   |

|   |                                                   |
|---|---------------------------------------------------|
| ■ | <del>Site Plan</del> Minor Use Permit Required    |
| ■ | No <del>Site Plan</del> Minor Use Permit Required |



FIGURE 20.32-1 --~~SITE PLAN REVIEW~~MINOR USE PERMIT REQUIREMENT

**20.32.040 Exceptions**

This section shall not apply to parcels across the street if the street is a proposed or existing arterial or higher order street as shown on the General Plan Circulation map.

