

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 | <p>Exterior Yard – Minimum 20 Ft.</p> <p>Interior Yard Setback – One Yard - Minimum 10 Ft.</p> <p>Other Yards – Minimum 6 Ft.*</p> <p>*Minimum 10-foot setback for structures over 25 ft. in height; 1 additional foot setback for each additional 5 ft. in height.</p> <p>Projections – architectural features may project a maximum of 5 Ft. into an exterior yard setback.</p> <p>All other projections shall comply with Table 20.26-1 of the Zoning Ordinance.</p> |
| 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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| Building Design & Building Materials | <p>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.</p> <p>All paint colors shall be approved by the Director of Development Services or his/her designee at the building permit stage.</p> <p>If mechanical equipment is mounted to the roof, it shall be screened from public view.</p> <p>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.</p> |
| Parking | <p>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:</p> <p>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.</p> <p>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).</p> <p>In consideration for providing affordable housing units, an additional reduction of up to 6% in the required parking spaces shall be allowed.</p> <p>(Continued on next page.)</p> |

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| Parking | <p>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).</p> <p>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.</p> <p>Bicycle parking spaces shall be provided as required by Zoning Ordinance Section 20.38.080.</p> <p>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.</p> |
| Fencing | <p>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.</p> <p>Pedestrian access shall be provided to Loughborough Drive and Meadows Avenue and between Parcels A, B, and C.</p> <p>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.</p> |
| Private Outdoor Space | <p>Each unit shall be provided with a usable outdoor that is a minimum of 40 square feet.</p> <p>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.)</p> |

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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 | <p>Medical/Dental Clinic including all uses as shown in Table 20.10-1 for property Zoned Commercial Office (C-O).</p> <p>All uses are subject to the review process specified in Table 20.10-1.</p> |

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| Building Height | 40 Ft. |
| Setback Requirements | <p>Exterior Yard – Minimum 20 Ft.</p> <p>Interior Yard Setback – One Yard - Minimum 10 Ft. Other Yards – Minimum 6 Ft.*</p> <p>*Minimum 10-foot setback for structures over 25 ft. in height; 1 additional foot setback for each additional 5 ft. in height.</p> <p>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.</p> |
| Building Design & Building Materials | <p>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.</p> <p>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.</p> <p>All paint colors shall be approved by the Director of Development Services or his/her designee at the building permit stage.</p> <p>If mechanical equipment is mounted to the roof, it shall be screened from public view.</p> <p>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.</p> |

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| Parking | <p><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></p> <p>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.</p> <p>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).</p> <p>In consideration for providing affordable housing units, an additional reduction of up to 6% in the required parking spaces shall be allowed.</p> <p>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).</p> <p>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.</p> <p>Bicycle parking spaces shall be provided as required by Zoning Ordinance Section 20.38.080.</p> <p><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></p> |

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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. |