



ZONING ORDINANCE AMENDMENT #22-01 (Residential, Commercial, P-D's, Interface, etc.)

City Council Meeting—August 15, 2022

Kim Espinosa, Planning Manager



- In September 2021, City Council gave direction to streamline the production of housing in the City, especially affordable housing.
- In April 2022, City Council adopted a Regional Housing Needs Allocation Unit Production Plan to support the production of affordable housing.
- City will be embarking on major updates to the General Plan, Housing Element, and Zoning Ordinance in 2022-23.
- In the meantime, minor changes could be made to streamline housing production and clean-up various provisions to conform with State law through this amendment.

BACKGROUND

OVERVIEW

Ch #	Chapter Title	Overview of Proposed Changes
20.08	Residential Zoning Districts	Allows duplexes by-right in R-1 zones & amends the design standards (including parking) for duplexes; Allows a variation in lot dimensions for all R-1 districts, not just R-1-6; Clarifies definition of “driveway length;” Allows exceptions for R-1-5 design standards via a Minor Use Permit; and Removes the outdated provisions for “Guest Houses.”
20.10	Commercial Zoning Districts	Changes in level of approval required for various land use categories in Commercial districts; Addition of residential densities to Commercial districts
20.20.020	Planned Development Zoning Districts	Minimum size for Residential P-D’s from 1 acre to 10,000 square feet & for P-D’s from 5 to 3 acres; Establishes default land uses and design standards from the Zoning District matching the General Plan designation; and Allows some approvals via Minor Use Permit instead of a Site Plan Review Permit

OVERVIEW (CONT.)

Ch #	Chapter Title	Overview of Proposed Changes
20.32	Interface Regulations	Changes requirement for Site Plan Review Permits to Minor Use Permit and reduces the number of “Low Impact” (now only R-1) and “High Impact” (now only commercial and industrial) zones.
20.38	Parking and Loading	Parking for accessory dwelling units and duplexes to be reduced to 1 per unit with exceptions per State law
20.46	Residential Design Standards	Allows exceptions to be granted through the Minor Use Permit process; Allows “non-wood or fire-retardant-treated shingles”; and Allows roof-mounted air conditioners with screening.
20.68.050	Permit Requirements--Site Plan Review	Removes references to Interface Regulations for Site Plan Review Permits
20.90	Glossary	Clarifies definitions of “Group Housing” and “Residential Care Facilities” regarding “Recovery Residences”

On July 6, 2022, the Planning Commission held a public hearing and, by a 6-0-1 (6 ayes, 1 absent) vote, Recommended to the City Council Approval of:

- 1) Environmental Review #22-22
(Categorical Exemption)
- 2) Zoning Ordinance Amendment #22-01
with 1 minor modification to MMC
20.46.020(E) regarding wood shake
shingles

PLANNING COMMISSION ACTION

CITY COUNCIL ACTION

After the Public Hearing, the City Council should adopt a motion:

- A. Adopting a Categorical Exemption (Environmental Review #22-22); and,
- B. Introducing Ordinance ___, an Ordinance of the City Council of the City of Merced, CA, Amending Section 20.08 ("Residential Zoning Districts", 20.10 ("Commercial Zoning Districts"), Section 20.20.020 ("Planned Development Zoning Districts"), Section 20.32 ("Interface Regulations"), Section 20.38 ("Parking And Loading"), Section 20.46 ("Residential Design Standards"), Section 20.68.050 ("Permit Requirements—Site Plan Review Permit"), and 20.90 ("Glossary") of the Merced Municipal Code

QUESTIONS?