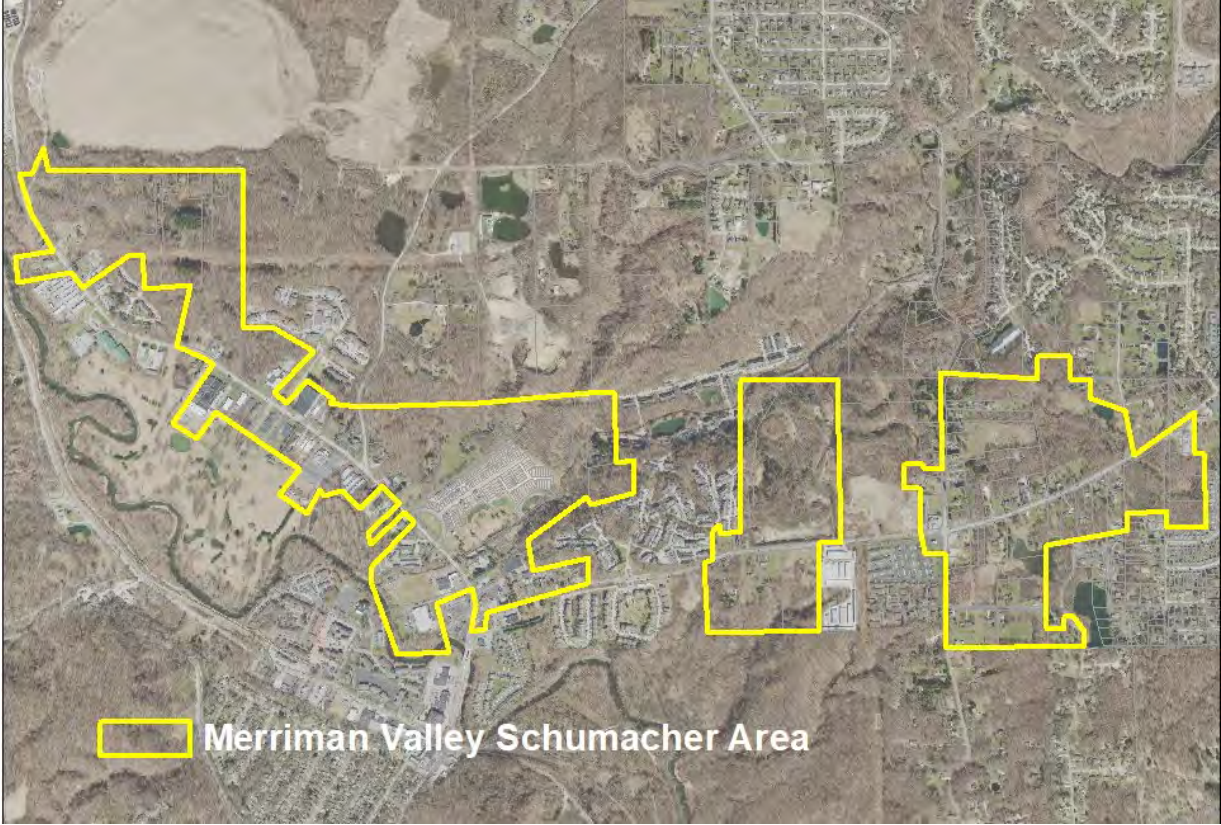


**3-26-24 Merriman Valley Schumacher Code - Revised Pages**

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# Div. 2.1. Applicability

All activity filed after the effective date of this Code must comply with the standards in this Chapter, as further specified below.

## 2.1.1. General Applicability

A. Standards apply based on the type of activity proposed, as shown in the table below. For all zoning districts, the standards apply as shown in the table below. For items where "standards do not apply", refer to regulations in Title 3, **Table 1132-2, Title 4, Subsection 1142.02** and other applicable regulations in the Development Code.

		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Major Renovation	Maintenance & Repair
Sec. 2.5.2	Site Width	●	○	○	○	○	○	○
Sec. 2.5.3	Dwelling Units per Lot	●	○	○	○	●	●	○
Sec. 2.5.4	Coverage	●	●	●	○	●	○	○
Sec. 2.5.5	Streetscape	●	●	●	○	○	○	○
Sec. 2.5.6	Blocks	●	○	○	○	○	○	○
Sec. 2.5.7	Setbacks	●	●	○	○	○	○	○
Sec. 2.5.8	Transitions	●	●	●	○	●	●	○
Sec. 2.5.9	Building Frontage	●	●	○	○	○	○	○
Sec. 2.5.10	Parking Location	●	●	●	○	○	○	○
Sec. 2.5.11	Massing	●	●	○	○	○	○	○
Sec. 2.5.12	Ground Story	●	●	○	○	○	○	○
Sec. 2.5.13	Transparency	●	●	○	●	○	○	○
Sec. 2.5.14	Entrances	●	●	○	●	○	●	○

● = Standards apply    ○ = Standards do not apply

B. The applicability in the Table above may be further limited in the applicability provisions for each set of standards in *Div. 2.5, Rules of Interpretation*.

## 2.1.2. Project Types

### A. New Construction

Any activity that includes the construction of a new building or structure, except accessory structures in Neighborhood Districts. For accessory structures in Neighborhood Districts, please refer to Item G, Maintenance & Repair in this subsection.

### B. Addition

Any substantial expansion or enlargement of an existing building or structure. Includes activity that increases the floor area or the height of an enclosed space within an existing building.

### C. Site Modification

Any substantial modification to a site, including landscaping, trees, fencing, walls, lighting, grading, flatwork, and parking lots including resurfacing and restriping of existing parking lots.

### D. Facade Modification

Any substantial change to the exterior envelope of a building. Includes changes to any of the following: the facade of a building; the amount of exterior foundation wall that is exposed above finished grade; or an architectural element (including a balcony, porch or deck) attached to a facade. Includes any change to a facade that goes beyond the definition of maintenance and repair.

### E. Change of Use

A change in use or a modification of an area designed and intended for a specific use from the previously approved use. Includes a change in the principal use of any portion of a building, site or lot from one of the uses specified in *Div. 3.3, Use Standards* to another. Includes the expansion of floor area, site area or lot area dedicated to a use or an increase in the intensity of a use, such as an increase in seating capacity or the number of persons in care.

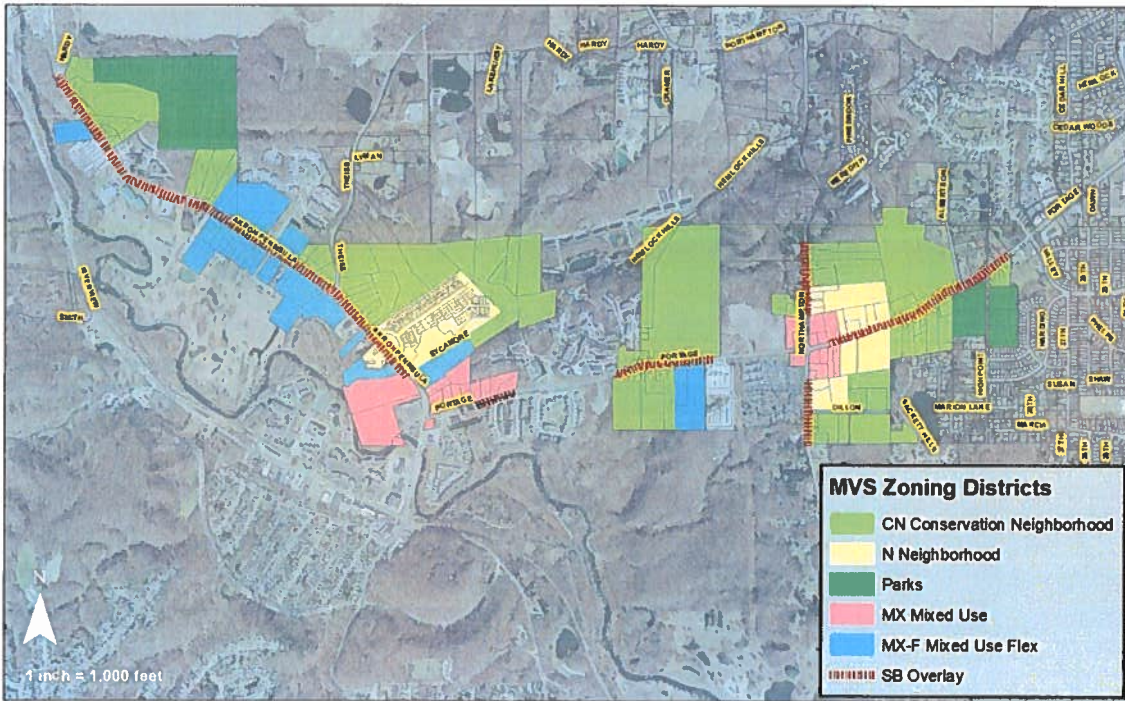
### F. Major Renovation (Interior)

Modification of the interior of any building or structure that does not expand the building or structure, but includes more than 50% of the floor area of any story of the structure. Does not include interior modifications to meet fire, life safety, and handicapped requirements, regardless of the amount of floor area included. Includes any change that goes beyond the definition of maintenance and repair.

### G. Maintenance & Repair

Activity done to correct the deterioration, decay of, or damage to, any part of a building, structure, or lot, that does not involve a change or modification of the existing design, outward appearance or applicable zoning requirements. In-kind replacement of deteriorated or damaged parts of a building is considered maintenance and repair. Maintenance and repair includes repair of site components such as parking lots or landscaping. **This category shall also include accessory structures in Neighborhood Districts.**

## Div. 2.2. Neighborhood Districts



CN	N
Small lot single-unit homes, duplexes, townhomes.	Small lot single-unit homes, duplexes, townhomes.
2.5 story/35' height (max)	2.5 stories/35' height (max)
60% min. open space required for sites	20% min. open space required for sites

# 2.2.1. CN Conservation Neighborhood

## A. OVERVIEW

A walkable neighborhood environment with a variety of low-intensity housing options (including townhomes, duplexes and single-unit homes on small lots) located with access to adjacent, permanently conserved open space.



## B. SITE REQUIREMENTS

1. Project sites, not individual lots, located within a Conservation Neighborhood District must meet the following dimensional requirements:

District Summary	
Dwelling units per acre (max)	8
Open space required (min)	60%
% of lots abutting open space (min)	40%
Contiguous open space area (min)	60%
Width of open space (min)	50'

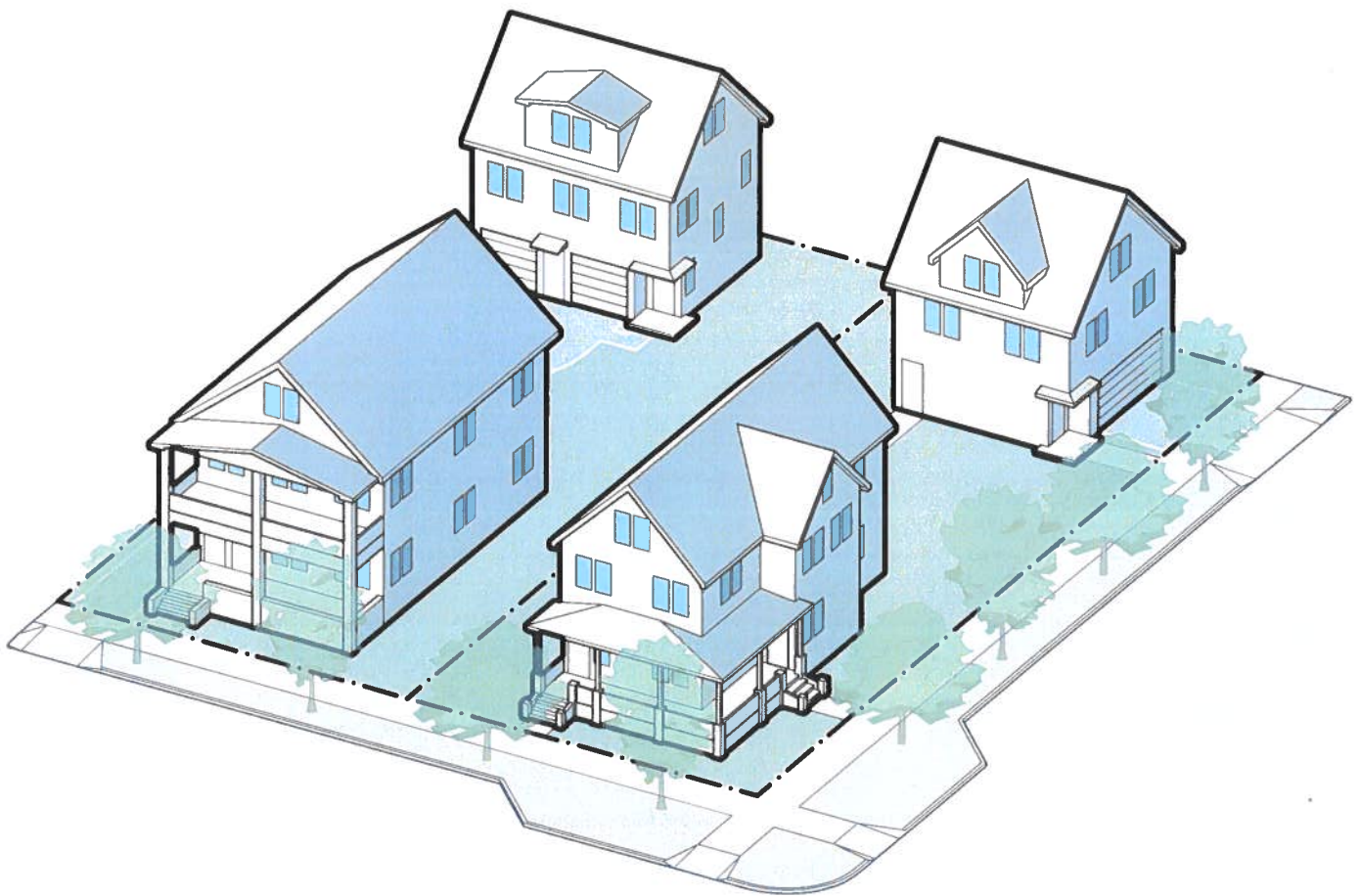
2. Project sites must contain an interconnected system of sidewalks and pedestrian/bicycle trails that allow connection through the open space to adjacent streets, or where not bounded by streets, the adjacent property. Where no trails exist on adjacent property, a trail stub up to the adjacent property line is required.

## 2.2.2. N Neighborhood

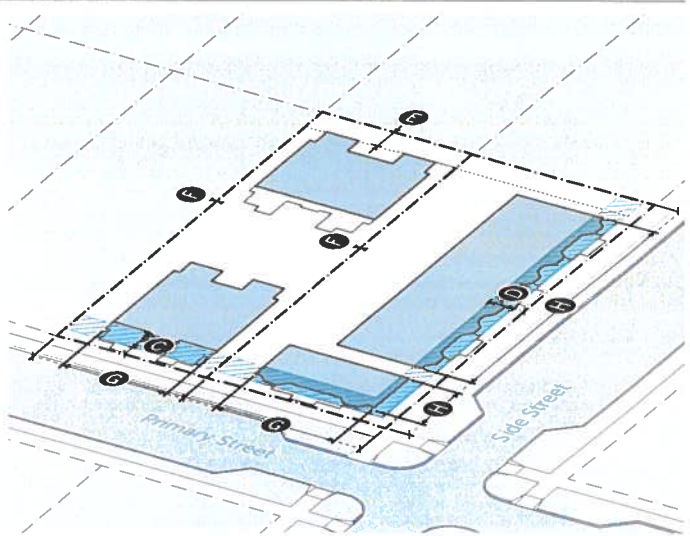
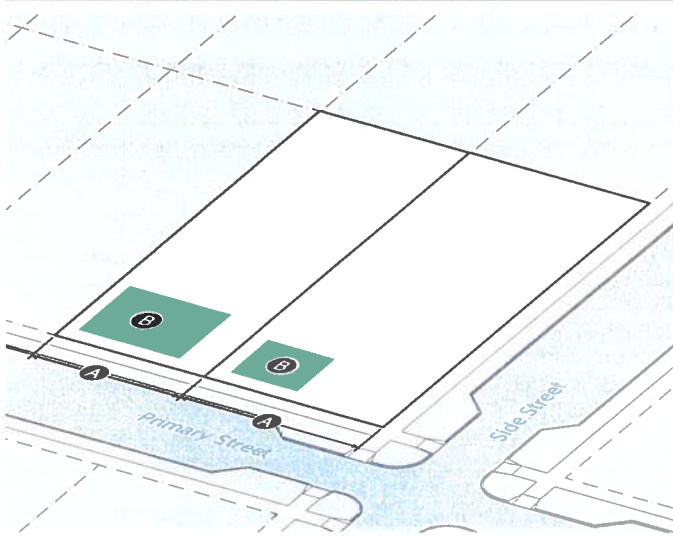
### A. OVERVIEW

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A walkable neighborhood environment with a variety of moderate-intensity housing options (including townhomes and single-family detached homes on small lots) located with access to nearby commercial and other uses.



## A. SITE STANDARDS



<b>1. Site Width</b>	Sec. 2.5.2
<b>A</b> Width (min)	
Front access	40'
Side/rear access	18'
<b>1. Dwelling Units</b>	Sec. 2.5.3
Dwelling units per lot (max)	2
<b>2. Coverage *</b>	Sec. 2.5.4
<b>B</b> Outdoor amenity space (min)	10%
Building coverage (max)	
Less than 5 dwelling units	60%
5 or more dwelling units	70%
<b>3. Streetscape</b>	Sec. 2.5.5
Sidewalk width (min)	6'
Planting area	
Width (min)	6'
Type	Tree lawn
Tree spacing (max)	40' avg. on center
<b>4. Blocks</b>	Sec. 2.5.6
Block perimeter (max)	1800'
Block length (max)	600'

<b>5. Setbacks</b>	Sec. 2.5.7
<b>C</b> Primary street (min/max)	Established Setback Range or 5'/15'
<b>D</b> Side street (min/max)	5'/15'
<b>E</b> Rear (min)	15'
<b>F</b> Side (min)	5'
Between attached units (min)	0'
<b>6. Transitions</b>	Sec. 2.5.8
Transition setback (min)	n/a
Screening type required	n/a
<b>7. Building Frontage</b>	Sec. 2.5.9
<b>G</b> Primary street (min)	65%
<b>H</b> Side street (min)	40%
<b>8. Parking Location</b>	Sec. 2.5.10
Front street yard	Not allowed
Side street yard	Not allowed
Rear yard	Allowed
Side yard	Allowed

\* Overall Site Coverage (max.) 80%

\*\*Maximum dwelling units/acre - 10