


2098 G St, Merced, CA 95340-3934, Merced County

	Beds N/A	Baths N/A	Sale Price N/A	Sale Date N/A
	Bldg Sq Ft 1,680	Lot Sq Ft 1,785,960	Yr Built 1990	Type FARMS

OWNER INFORMATION			
Owner Name	Flanagan Investments	Tax Billing Zip	95340
Mail Owner Name	Flanagan Investments	Tax Billing Zip+4	3934
Tax Billing Address	2098 G St	Owner Occupied	Yes
Tax Billing City & State	Merced, CA		

LOCATION INFORMATION			
Zip Code	95340	Comm College District Code	Merced
Carrier Route	C007	Census Tract	14.01
Zoning	A-R	Neighborhood Code	061-061
School District	Merced Un		

TAX INFORMATION			
APN	061-320-015-000	Lot	33
Tax Area	083028		
Legal Description	BRAD #2 LOT 33&34 ETC 28/7/14		

ASSESSMENT & TAX			
Assessment Year	2020	2019	2018
Assessed Value - Total	\$573,828	\$562,577	\$551,547
Assessed Value - Land	\$573,828	\$562,577	\$551,547
YOY Assessed Change (\$)	\$11,251	\$11,030	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2018	\$5,797		
2019	\$6,354	\$557	9.61%
2020	\$6,676	\$322	5.07%
Special Assessment		Tax Amount	
Merced City SD Bond		\$434.38	
Groundwater Sustainability Fee		\$231.04	
Merced Uhsd Bonds		\$195.10	
Merced College Mer Bonds		\$67.14	
Mosquito Abatement		\$10.00	
Total Of Special Assessments		\$937.66	

CHARACTERISTICS			
County Land Use	Farm/Farm	Quality	Good
Universal Land Use	Farms	Garage Type	Garage
Lot Acres	41	Garage Sq Ft	430
Lot Area	1,785,960	Parking Type	Type Unknown
Style	L-Shape	Construction Type	Wood Frame/Cb
Building Sq Ft	1,680	Year Built	1990
Gross Area	1,680	Effective Year Built	1990
Stories	1	# of Buildings	1

ESTIMATED VALUE	
Value As Of	08/09/2021

LAST MARKET SALE & SALES HISTORY				
Owner Name	Flanagan Investments			
Recording Date	12/08/2006	12/08/2006	11/07/2000	06/04/1997
Sale Date	08/14/2006	08/14/2006	10/13/2000	
Nominal	Y	Y	Y	Y

Buyer Name	Flanagan Investments	Flanagan John T & Roberta G	Littlefield Trust	Flanagan 1988 Trust
Seller Name	Flanagan John T & Roberta G	Flanagan 1988 Living Trust	Flanagan Molly R	Flanagan John T & Roberta G
Document Number	82939	82938	38556	18015
Document Type	Quit Claim Deed	Quit Claim Deed	Grant Deed	Deed



Chapter 18.12 – Residential Zones (R-R, R-1, R1-5000, R-2, R-3, R-4, M-H)

Contents:

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18.12.010 – Purpose of Residential Zones

A. The purpose of this Chapter is to achieve the following:

1. Provide a range of residential zones with appropriate site location criteria and high-quality development standards subject to Community Plans.
2. Promote a suitable environment for single- and multi-family living and allow community-oriented uses (i.e., schools, churches, parks, and playgrounds).
3. Ensure compatibility of residential zones with adjacent land uses.

B. The purpose of the individual residential uses and the way they are applied are as follows.

1. **R-R Rural Residential Zone.** The purpose of the R-R Rural-Residential Zone is to provide areas for rural residential development, hobby farming, and limited animal raising operations with less than a full range of urban services. It is intended that this zone typically serve as a transitional area between denser urban communities and agricultural uses, allowing one to three dwelling units per acre. This zone implements the Agriculture Residential (AR) and Very Low Density Residential (VLDR) land use designations in the General Plan.
2. **R-1 Single-Family Residential Zone.** The purpose of the R-1 Single-Family Residential Zone is to provide a full range of urban services and reserve appropriately located areas for single-family living with low population densities consistent with sound standards of public health, welfare, and safety. It is the intent of this zone to protect the residential characteristics of an area and to promote a suitable environment for family life. This zone implements the Very Low Density Residential (VLDR), and Low Density Residential (LDR) land use designations in the General Plan.
3. **R-1-5000 Single-Family Residential Zone.** The purpose of the R-1-5000 Single-Family Residential Zone is to provide a full range of urban services and reserve appropriately located areas similar to the R-1 Zone for single-family living at slightly higher population densities consistent with sound standards of public health, welfare, and safety. It is the intent of this zone to protect the residential characteristics of an area and to promote a suitable environment for family life. This zone implements Medium Density Residential (MDR) in some community plans and implements the Low Density Residential (LDR) land use designation in the General Plan.
4. **R-2 Two-Family Residential Zone.** The purpose of the R-2 Two-Family Residential Zone is to provide for areas with a full range of urban services for two residential dwellings per parcel in the form of two detached single-family dwellings, duplexes, town houses, and other forms of medium-density residential development, and to maintain a residential character similar to that found in single-family neighborhoods. The intent is to ensure compatibility of duplex-type development with surrounding multi- and single-family residences and the local neighborhoods. This zone implements the Medium Density Residential (MDR) land use designation in the General Plan.
5. **R-3 Multi-family Residential Zone.** The purpose of the R-3 Medium-Density Multi-family Residential Zone is to provide areas for residential neighborhoods consistent with the Medium-Density standards of the General Plan (typically up to 15 dwelling units per gross acre) and with a full range of urban services. This zone provides for both rental and ownership housing opportunities which are often an affordable alternative to single-family neighborhoods. Dwelling types may include grouped or clustered multi-family dwellings (i.e., duplexes, triplexes, townhouses, apartments), and other multi-family attached dwelling units (i.e., condominiums). It is intended that new development in this zone use innovative site planning, provide on-site recreational amenities, encourages walking and connectivity to surrounding land uses and be located near major community facilities, business centers, public transportation, and/or major streets. This zone implements the Medium Density Residential (MDR) land use designation in the General Plan.
6. **R-4 Multi-family Residential Zone.** The purpose of the R-4 High-Density Multi-family Residential Zone is to provide areas for residential neighborhoods consistent with the High-Density standards of the General Plan (typically up to 33 dwelling units per gross acre) and with a full range of urban services. Dwelling types may include grouped or clustered multi-family dwellings (i.e., duplexes, triplexes, apartments), and other multi-family attached dwelling units, including boarding and rooming houses. It is intended that new development in this zone use innovative site planning, provide

on-site recreational amenities and be located near major community facilities, business centers, and/or major streets. This zone implements the High Density Residential (HDR) land use designation in the General Plan.

7. **M-H Single-Family Mobile Home Residential Zone.** The purpose of the M-H Single-Family Mobile Home Residential Zone is to provide areas for residential living designed exclusively for mobile/manufactured home dwelling units and tiny homes not on a permanent foundation within an Urban Community where public water and sewer are available and with a full range of urban services. This zone implements the Medium-Density Residential (MDR) land use designation in the General Plan.

(Ord. No. 1976, 2019)

18.12.020 – Residential Zone Land Uses and Permit Requirements

- A. **Table 2-3 Residential Zone Allowed Uses and Permit Requirements.** Table 2-3 indicates the uses allowed within each residential zone and any permits required to establish the use, in compliance with ARTICLE 6 (Permit Processing Procedures) and ARTICLE 7 (Zoning Code Administration).
- B. **Additional Regulations.** Where the last column in the Table 2-3 includes a chapter or section number, the regulations in the referenced chapter or section shall apply to the use. Provisions in other sections of this Zoning Code may also apply.
- C. **Definitions.** See ARTICLE 8 (Definitions) for land use definitions and explanations.
- D. **Zoning Clearance required.** Each land use specified in the following land use table as allowed with a “P” as a use permitted-by-right that involves/contains construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require the issuance of a Zoning Clearance in compliance with Chapter 18.128 (Zoning Clearance).
- E. **Uses not Listed.** Residential uses not listed below may be reviewed by the Director to determine if they are similar to those listed and appropriate in this zone and if so, what type of permit is required, in compliance with Section 18.04.040 (Uses Not Classified).

Table 2-3 Residential Zone Allowed Uses and Permit Requirements	Residential Zones Permit Requirements							Additional Regulations
	P A CUP TUP -	Allowed by Right Administrative Permit (Chapter 18.114) Conditional Use Permit (Chapter 18.116) Temporary Use Permits (Chapter 18.124) Not allowed						
Land Use (see Article 8 for land use definitions)		R-1 R-1- 5000	R-2	R-3	R-4	M-H		
Agricultural								
Accessory Agricultural Structures	P	P	P	P	P	-	18.12.040 (A) 18.32.030 (A)	
Farm Animal Keeping/Raising	P	P	-	-	-	-	18.12.040 (A) Title 7	
Row Crops	P	P	P	P	P	-	18.12.040 (A) 18.12.040 (B)	
Employee Housing, Agricultural (up to 12 units or 36 employees)	P	P	P	P	P	P	18.60.090 18.12.040 (A)	
Educational, Institutional, Public Assembly, and Recreational								
Community Center	CUP	A	A	A	A	-		
Family Childcare Facilities, Small	P	P	P	P	P	-	18.60.150	
Family Childcare Facilities, Large	A	A	A	A	A	-	18.60.150	
Parks and Playgrounds	P	P	P	P	P	-		
Places of Assembly (capacity for 200 people or less in the main assembly area)	A	A	A	A	A	-	18.60.210	
Places of Assembly (capacity for more than 200 people in the main assembly area)	CUP	CUP	CUP	CUP	CUP	-	18.60.210	
Schools (Private)	CUP	CUP	CUP	CUP	CUP	-		
Schools (Public)	P	P	P	P	P	-		
Residential								

Table 2-3 Residential Zone Allowed Uses and Permit Requirements	Residential Zones Permit Requirements						
	P A CUP TUP -	Allowed by Right Administrative Permit (Chapter 18.114) Conditional Use Permit (Chapter 18.116) Temporary Use Permits (Chapter 18.124) Not allowed					
Land Use (see Article 8 for land use definitions)		R-1 R-1- 5000	R-2	R-3	R-4	M-H	Additional Regulations
Accessory Dwelling Unit	-P	P	P	P	-P	-	18.12.040 (B) Chapter 18.62
Accessory Uses and Structures (garage, shed, swimming pool, tennis court)	P	P	P	P	P	P	Chapter 18.32 18.60.020
Additional Residential Unit	A	-	-	-	-	-	18.60.080
Community Care Facility (six or less residents)	P	P	P	P	P	P	
Community Care Facility (more than seven residents)	A	A	A	A	A	A	
Employee Housing, Residential (six or less residents)	P	P	P	P	P	P	18.60.090
Home Occupations	P	P	P	P	P	P	18.60.070
Mobile Home Parks	-	CUP	CUP	CUP	CUP	P	18.60.110
Multi-family Dwellings (5 units or less)	-	-	-	P	P	-	
Multi-family Dwellings (6 units or more)	-	-	-	A	A	-	
Short Term Rentals	A	A	A	A	A		18.60.270
Single-Family Dwellings	P	P	P	P	P	P	18.12.040 (A) 18.12.040 (B)
Single-Room Occupancy Units (SRO)	-	-	-	P	P	-	18.60.120
Subdivision Sales Office	P	P	P	P	P	P	18.60.280
Temporary Residence	P	P	P	P	P	P	18.60.130
Truck Parking	A	-	-	-	-	-	18.12.040 (B)
Service							
Public Utility Facilities	CUP	-	-	-	-	-	
Transportation and Communication							
Wireless Telecommunication Towers (100 feet or less in height)	A	-	-	-	-	-	Chapter 18.68
Wireless Telecommunication Towers (greater than 100 feet in height)	CUP	-	-	-	-	-	Chapter 18.68

(Ord. No. 1976, 2019; Ord. No. 1990, 2020)

18.12.030 – Residential Zone Development Standards

- A. **Table 2-4 Residential Zone Development Standards.** The intent of the residential zone development standards table is to clearly and precisely establish the basic site and structure regulations that apply to all developments in each of the residential zones. The table also indicates where additional site and structure requirements, including, but not limited to, off-street parking, landscaping, signing, fences and obstructions, and performance standards, apply to residential zones.
- B. **Increased Setbacks Use Permits.** The setbacks listed below may be increased for those uses requiring an Administrative or Conditional Use Permit when it is determined by the Commission or Director, as applicable, that increased setbacks are necessary to make the use compatible with surrounding properties and uses.
- C. **Density.** Maximum density standards shall be consistent with the General Plan or applicable community plan.
- D. **Zoning Map.** The boundaries, designations, and locations of the zones established by this Zoning Code shall be shown on the map(s) entitled "Zoning Map for Merced County" and referred to in this Zoning Code as the Zoning Map. Any additional maps (e.g., setback map) adopted shall also be a part of this Zoning Code by reference. This Zoning Code, together with the Zoning Map, is hereby adopted in compliance with current State planning, zoning, and development

laws. Changes in the boundaries of any identified zones shall be made by ordinance in compliance with Chapter 18.142 (Amendments).

Table 2-4 Residential Zone Development Standards							
Development Feature (minimum unless otherwise indicated)	P-F (no public sewer/water)	R-R (with public sewer/water)	R-1	R-1-5000	R-2/R-3/R-4	M-H	Additional Regulations
Parcel Area (minimum square feet) area required for each NEWLY CREATED parcel.							
Interior Parcel	1 net ac.	14,520	6,000	5,000	6,000	4,000	18.12.040 (A)
Corner Parcel	1 net ac.	14,520	6,400	6,000	6,400	4,500	18.12.040 (A)
Parcels Shall Front a Publicly Maintained Street	No	No	Yes	Yes	Yes	Yes	18.12.040 (A)
Setbacks (minimum) Property lines are measured in feet, with those adjacent to the street measured from the face of the curb, adopted plan line, or edge of right-of-way.							
Front	50	30	20	15	20	10	18.12.040 (A) 18.12.040 (B)
Side (Interior Side)	15	10	5	5	5 / 12	3	18.12.040 (B)
Side (Facing Street)	50	30	20	15	20	10	
Rear (Main Structure)	25	20	15	15	15	5	18.12.040 (B)
Rear (Accessory Structure)	5	5	5	5	5	5	
Parcel Depth, Width, and Coverage (maximum) area measured in feet							
Parcel Width at Front Parcel Line (Interior Parcel)	125	80	60	50	60	40	
Parcel Width at Front Parcel Line (Corner Parcel)	125	80	65	60	65	50	
Parcel Width at Front Parcel Line (Cul-de-sac or Bulb Connection Parcel)	60	50	45	40	45	35	
Minimum Parcel Depth	None	None	100	None	100	80	
Maximum Depth: Width Ratio	3:1	3:1	3:1	3:1	3:1	3:1	
Maximum Structure Coverage (percentage)	40	60	60	60	70	80	
Height (maximum) measured in feet							
Height (Main Structure)	35	30	30	30	R-2: 45 R-3: 60 R-4: 60	15	
Height (Accessory Structure)	35	15	15	15	15	15	
Additional Regulations							
Accessory Structures	Chapter 18.32						
Animal Confinement Facilities	Chapter 18.64						
Fences, Walls, and Hedges	Chapter 18.34						
Landscaping	Chapter 18.36						
Off-Street Parking Regulations and Design Standards	Chapter 18.38						
Performance Standards	Chapter 18.40						
Sign Regulations	Chapter 18.44						

Table 2-4 Residential Zone Development Standards							
Development Feature (minimum unless otherwise indicated)	R-R (no public sewer/water)	R-R (with public sewer/water)	R-1	R-1-5000	R-2/R-3/R-4	M-H	Additional Regulations
Solid Waste and Recycling Materials Storage	Chapter 18.46						

(Ord. No. 1976, 2019; Ord. No. 1990, 2020)

18.12.040 – Other Applicable Residential Zone Regulations

In addition to the standards specified in ARTICLE 3 (Regulations Applicable to All Zones) and ARTICLE 4 (Standards for Specific Land Uses), the following standards shall be applicable in the specific residential zones:

A. General Residential Regulations.

1. **Agricultural Uses.** Agricultural uses in Residential Zones are interim uses and are only permitted until 75 percent of the abutting parcels are subdivided and/or developed. This includes the following uses:

- a. **Accessory Farm Structures.** Structures are limited to a maximum of 600 square feet and shall meet the setback requirements of the zone in which the parcel is located.
- b. **Farm Animal Keeping/Raising.**
 1. Up to two animals, or up to five birds (other than household pets) are permitted per parcel. Director approval is required for additional on-site animals and a minimum of two acres is required.
 2. Farm animal keeping/raising is not allowed as an accessory use to a residential use in the R-1 and the R-1-5000 Residential Zones.

c. **Row Crops.**

2. Development Standards.

- a. **Front Setback.** The front setback is measured from the existing or adopted street right-of-way line (ultimate width of the existing street).
- b. **Minimum Parcel Size.** Where on-site wastewater treatment systems or septic systems are used on each parcel, County of Division of Environmental Health requirements shall be met. This requirement applies to both interior and corner lots.
- c. **Access Easements.** Access easements are prohibited in residential zones where parcels are required to front a publicly maintained street.

3. Single-Family Dwellings.

- a. Single-Family dwellings shall be conventional construction or manufactured off-site and placed on a permanent foundation. Two dwellings are permitted in the R-2 Zone and three or more dwellings in the R-3 and R-4 zones based on consistency with the density standards of the General Plan or applicable community plan.
- b. **Agricultural Setback Requirement for Residential Uses.** New residential dwellings and/or other habitable structures in residential developments in a designated urban community adjacent to agricultural designated lands shall be set back so as to provide a physical separation of 200 feet, as measured from the dwellings or other habitable structures, to any abutting parcels used for agricultural production. "Agricultural Production," as used herein, means either an existing agricultural operation or an agricultural operation that would be a reasonable anticipated use. The agricultural setback may include roads, parking, trails, creeks, canals, and landscape features. Exceptions to agricultural setback requirements may be permitted with approval of a variance, in compliance with Chapter 18.126 (Variances and Minor Deviations).
- c. Tiny homes shall be considered single-family dwellings and shall be placed on a permanent foundation system.

B. Specific Residential Regulations.

1. R-R Rural Residential Zone.

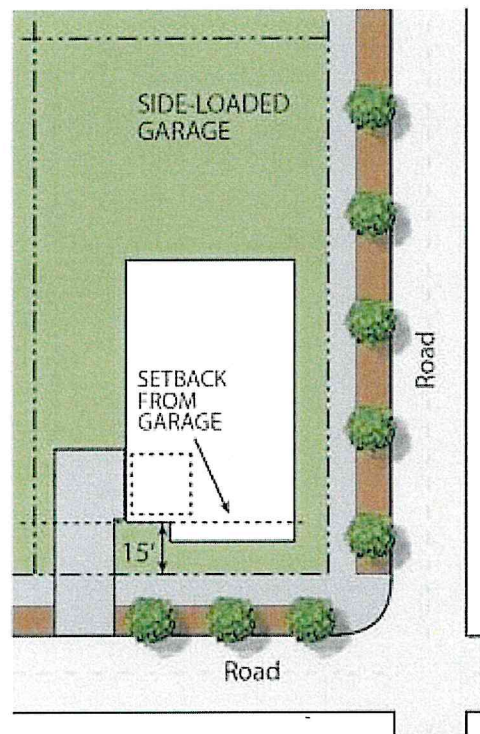
- a. **Agricultural Uses.** Crop, orchard, and vineyard properties shall be one acre or larger.

b. **Truck Parking.** The parking on a regular basis of a single operational commercial truck tractor, not exceeding three tons gross weight and not exceeding one truck tractor, owned and operated by the property owner/tenant and regularly used in his/her business occupation, on the owner's/tenant's home site. Additional operational commercial truck tractors and parking of any trailers are prohibited. The parking of the commercial truck tractor shall be subject to all of the following conditions:

1. The truck tractor shall not be parked in a manner as to obstruct the adjoining property owner's view;
2. Not more than one garage-type structure shall be allowed for repair and parking of the property owner's truck tractor;
3. Truck tractor are not allowed to operate on the property;
4. At no time shall the operation of the commercial truck tractor produce a noise that exceeds the noise standards in Section 18.40.050 (Noise); and,
5. Vehicle repair shall be limited to the property owner's truck tractor.

2. **R-1 Single-Family Residential Zone.** The garage driveway front setback can be 15 feet from the right-of-way only for a side-loading garage.

Figure 2-2: Side-Loading Garage



3. **R-1-5000 Single-Family Residential Zone.** Additional development standards are as follows:

- a. **Front Setback.** Carports and garages facing the front parcel line shall be 20 feet from the right-of-way.
- b. **Rear Setback.** The rear setback may be 10 feet if side setback is 15 feet with outdoor access oriented to the side yard.

4. **R-2 Two-Family Residential Zone.**

- a. **Residential Uses.** A minimum of 200 square feet of open space is required for each dwelling unit.
- b. **Development Standards.**
 - (1) **Front Setback.** The garage driveway can be 15 feet from the right-of-way only for a side-loading garage. See Figure 2-2 (Side-Loading Garage).
 - (2) **Side Setback.** If the dwelling units are two stories and are adjacent to single-family residential zone, then the side setback shall be 12 feet.

5. **R-3 Multi-family Residential Zone.**

- a. **Residential Uses.** A minimum of 200 square feet of open space is required for each dwelling unit.

b. Development Standards.

- (1) **Front Setback.** The garage driveway can be 15 feet from the right-of-way only for a side-loading garage. See Figure 2-2 (Side-Loading Garage).
- (2) **Side Setback.** If the dwelling units are two stories and are adjacent to single-family residential zone, then the side setback shall be 12 feet.

6. R-4 Multi-family Residential Zone.

a. **Residential Uses.** A minimum of 200 square feet of open space is required for each dwelling unit.

b. Development Standards.

- (1) **Front Setback.** The garage driveway can be 15 feet from the right-of-way only for a side-loading garage. See Figure 2-2 (Side-Loading Garage).
- (2) **Separation from Adjacent Single-Family.** A six-foot-high masonry wall shall be built for three or more dwelling units adjacent to single-family residential zone.
- (3) **Side Setback.** If the dwelling units are two stories and are adjacent to single-family residential zone, then the side setback shall be 12 feet.

7. M-H Single-Family Mobile Home Residential Zone. Single-family dwellings shall be a mobile/manufactured with or without a permanent foundation or a tiny home not on a permanent foundation.

(Ord. No. 1976, 2019; Ord. No. 1990, 2020)