

ROYAL WOOD VILLAS (Duplexes)– Development Stds.

(Table 20.40.050) (Nov. 6, 2023)

LOT AND DENSITY STANDARDS FOR PD-1-3 (Minimums)

Lot Area _____ 1500 s.f. min.

Lot Width _____ 25 ft.

Lot Width (Corner Lots) _____ 25 ft.

Lot Depth _____ 60 ft. min.

PRIMARY STRUCTURE STANDARDS (Minimum Setbacks)

Front _____ 9 ft.

Side Yard _____ 5 ft.

Side Yard (Street Side) _____ 5 ft.

Rear Yard _____ 5 ft.

Garage Opening Facing Alley _____ 16 ft.

Garage Backing Space _____ 6' to Property Line with 20' Alley For 26' of backing space

Note: Duplexes will share a Lot Line in middle of structure for 'Zero' Lot Line construction

BUILDING HEIGHT

Feet _____ 30+/- ft. (Section 20.62.020)

Stories _____ 2 (Section 20.62.020)

Lot Coverage _____ 65% min. (960 s.f. footprint)

PARKING

Two (2) off-street spaces/dwelling (Section 20.40.050(B))

LANDSCAPE & IRRIGATION

Per Merced Municipal Code (Chapter 17.60 & 20.36)

ARCHITECTURE/DESIGN GUIDELINES

Per Small Lot Residential Design Guidelines (Section 20.040.050)