

**Merced Gateway
Residential Design Standards
Vesting Tentative Map #1333**

The design standards have been outlined to ensure design consistency within the community and should be followed for all site plan and design review.

Traditional Front-Loaded Lots

All lots are shown as Traditional Front-Loaded Lots and the following design standards shall apply to these lots.

1. Lot & Setback Standards

a. Low Medium Density Residential

- i. Single- & Two-Story Single Family Detached Homes with a max height of 32'
- ii. Each home will have at least two-car garage, and two 18-foot-deep parking spaces for a standard sized vehicle in driveway. Must have 18-foot setback from front property line to garage door
- iii. House Setbacks
 - Front Yard – 10'
 - Interior Side Yard – 5
 - Rear Yard – 7'

b. High Medium Density Residential

- i. Two Story Single Family Detached Homes with a max height of 32'
- ii. Each home will have at least one-car garage, and one 18-foot-deep parking space for a standard sized vehicle in driveway. Must have 18-foot setback from front property line to garage door
- iii. House Setbacks
 - Front Yard – 10'
 - Interior Side Yard – 5
 - Rear Yard – 12'
- c. Side yards will have a 6' tall privacy fence between each home. Fences must not block the clear vision triangle (per Merced Municipal Code) of a public right of way or a driveway.

2. *Architectural Standards*

- a. Each plan shall have a minimum of three different architectural styles.
- b. Plans shall incorporate a mixture of exterior finishes including stucco, stone, brick, siding & tile.
- c. Each plan shall have three different color scheme options.
- d. Roofs will be either tile, composition and may incorporate metal roofs where required for architectural authenticity.
- e. Window trim and grids shall be standard on all front and rear of homes.
- f. Corner lots shall have enhanced elevations.