

2.8.2 Patio Homes

The single family detached patio homes may be built to an average of 5.5 to 6.5 dwelling units per gross acre. This product type can take on a variety of forms; zero-lot line units, small lot detached units and "Z" lot units. Variations in lot sizes, configurations and densities may be permitted. Densities for the various housing types may fall above or below the density range, as shown on Table 2.1 on page 8, provided that the total units fall within the total dwelling unit range for the single family detached patio home category. Ancillary units, such as carriage houses, are encouraged in the patio homes land use designation.

Carriage houses are ancillary units built over detached garages to the rear of lots and are accessed by alleys or side yard driveways. The units will be calculated as 3/4 of a unit per lot for density requirements. This is a deviation from current City practice which would calculate ancillary unit as 1 dwelling unit. The Merced Villages Design Guidelines calculates ancillary units as 3/4 of a unit per lot due to the probable use by an elderly or teenage family member of the primary unit. Carriage houses shall be an allowed use in the patio homes designation and may be requested at the time of tentative maps for individual villages. The total number of carriage homes allowed shall be based upon the ultimate densities of the overall patio homes area, with the total units of 2,171 being the cap for the patio home designation.

Typical layouts for patio homes and patio homes with carriage units are illustrated on the following pages. These layouts and dimensions are examples only and do not represent specific standards. The underlying standards consistent with the proposed density shall apply to all patio home lots, with the following exemptions. Chapter 20.12 of the City Zoning Ordinance, R-2 District, shall be exempted for lot area, setbacks and yard requirements. Lot area shall be a minimum of 3,500 square feet per unit and minimum lot width shall be 35 feet for an interior lot and 40 feet for a corner lot. Lot depth shall be a minimum of 82 feet. Interior yards for the unit may be reduced to a minimum of 4 feet for one yard with a minimum of 10 feet between units. Detached garage units may have zero setback in an interior property line condition and 5 feet on an exterior lot. Front yard setbacks shall be a minimum of 20 feet from the public right-of-way for garages and 15 feet for living areas. Patio homes shall require conditional use permit review at the time of a subdivision pro-posal consistent with the City of Merced P-D ordinance. Acceptable building materials for patio homes may include stucco, masonry, and architectural grade wood siding. Acceptable roof materials may include tile, wood shake and architectural composition shingles.