

# APARTMENT COMPLEX on CARDELLA

## Proposed Development Standards

(Table 20.40.050) (Nov. 20, 2025)

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

Lot Area (Residential) \_\_\_\_\_ 8.76 Acres  
Lot Area (Future Commercial) \_\_\_\_\_ 2.00 Acres  
Total \_\_\_\_\_ 10.76 Acres  
Density \_\_\_\_\_ 18 Units per Acre

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### **PRIMARY STRUCTURE STANDARDS** (Minimum Setbacks)

Typical Setback all sides \_\_\_\_\_ 20 ft. min. from property lines

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### **BUILDING HEIGHT**

Feet \_\_\_\_\_ +/- 38 ft.  
Stories \_\_\_\_\_ 2 & 3

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### **PARKING**

1.5 Spaces for each 2 bedroom (164 Spaces) / 2 Spaces for each 3 bedroom (112 Spaces)  
Total Parking Req'd. \_\_\_\_\_ 276 Spaces  
Total Parking Provided \_\_\_\_\_ 311 Spaces

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### **LANDSCAPE & IRRIGATION**

Per Merced Municipal Code

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### **ARCHITECTURE/DESIGN GUIDELINES**

Per Merced Municipal Code