

**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. Single & Two Story Single Family Detached Homes with a max height of 32'
- b. Each home will have at least a one-car garage, and one parking space for a standard sized vehicle in driveway. Must have 20 foot setback from front property line to garage door
- c. House Setbacks
 - Front Yard – 10'
 - Side Yard – 3'-6"
 - Rear Yard – 15'
- d. Side yards will have a 6' tall privacy fence between each home.

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.