

Chapter 20.40 - SMALL LOT SINGLE-FAMILY HOMES

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20.40.010 Purpose

The purpose of small lot single-family home provisions is to allow for increased flexibility in the design of new residential development in a manner that increases housing choices for residents, utilizes land resources efficiently, and ensures a high quality neighborhood.

20.40.020 Location

Small lot single-family homes may be proposed in Residential Planned Development (RP-D), Inner Village Residential (R-IV), Outer Village Residential (R-OV), and Low Medium Density Residential (R-2) zoning districts. The City may determine that a proposed small lot single-family home subdivision is not allowed where public facilities and services are insufficient for the proposed development.



20.40.030 Permits Required

Small lot single-family homes shall require approval of a Conditional Use Permit. All subdivisions of land shall receive permits and approvals required by Title 18 (Subdivisions) of the Merced Municipal Code.

20.40.040 Use Regulations

A small lot single-family home may be developed with only those uses allowed in the zoning district applicable to the site.

20.40.050 Development Standards and Guidelines**A. Basic Standards.**

1. Development standards for small lot single-family homes shall be established for each development with the approval of the Conditional Use Permit. In general, small lot single-family homes should comply with the City's most recent edition of the *Small Lot Single-Family Home Design Guidelines*, Table 20.40.050 (Development Standards for Small Lot Single-Family Homes), and other standards and guidelines in this chapter, unless otherwise specified in the Conditional Use Permit. The *Guidelines* provide for two types of lots:
 - a. PD-1-4 Designation: Lots between 40 feet and 50 feet in width
 - b. PD-1.3 Designation: Lots between less than 40 feet but no less than 30 feet in width.
2. Small lot single-family homes shall also comply with Section 20.22.040 (Urban Residential Overlay Zone) if those same individual residential building types (as illustrated in Figures 20.22-1 through 20.22-11) are proposed, unless otherwise specified in the Conditional Use Permit.

B. Parking Standards

1. All required parking spaces shall be set back a minimum of 20 feet from the front property line and/or sidewalk, whichever is closer.
2. Shared driveway access between two adjacent parcels is allowed when the garages are set back behind the primary residential unit or recessed so the



home's entry elevation retains a dominant visual appearance.

3. Two on-site parking spaces shall be provided per unit with at least one being covered. Spaces in the driveway shall count toward this requirement.

C. Other Standards and Guidelines.

Small lot single-family homes should comply with the guidelines for façade design, open space, service area, lane (alley), parking configurations, driveway access, fencing, public streets, and architectural features in the City's most recent edition of the *Small Lot Single-Family Home Design Guidelines*, available under separate cover from the City Planning Division, unless otherwise specified in the Conditional Use Permit.

TABLE 20.40.050 DEVELOPMENT STANDARDS FOR SMALL LOT SINGLE-FAMILY HOMES

	PD-1-3	PD-1-4	Additional Standards
Lot and Density Standards (Minimums)			
Lot Area	3,000 sq. ft.	5,000 sq. ft.	-
Lot Width	30 ft.	40 ft.	-
Lot Width (Corner Lots)	35 ft.	45 ft.	
Lot Depth	65 ft.	75 ft.	
Primary Structure Standards			
Setbacks (min.)	As determined through the Conditional Use Permit Process.		
Height (max.)			
Feet	40 ft.	40 ft.	Section 20.62.020
Stories	3	3	Section 20.62.020
Lot Coverage	60%	60%	-



