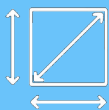


PROPERTY RIGHTS & ALLOWED USES



The Naked Value of Any
Property Lies in Its
Entitlement Rights...

This property allows
construction of up to:



11634^{sqft}
MAX FLOOR AREA

[See More](#)

THE GOOD NEWS REPORT

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Analysis of maximum development potential within zoning constraints

DOWNLOADABLE MEDIA

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GLOSSARY OF TERMS

Glossary of Terms used throughout the report, with definitions

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A

DIMENSIONS & SETBACKS

51.00' X 191.30'
LOT DIMENSIONS

9695^{sqft}
LOT AREA

R-1 - Single-Family Residential
ZONING

Required minimum distance between building and property lines.

SETBACK	DISTANCE	WHAT IT MEANS
Front Yard	20 ^{ft}	Distance from street/front property line
Side Yards	5 ^{ft} Each	Distance from side neighbors (both sides)
Rear Yard	15 ^{ft}	Distance from rear property line

B

ALLOWABLE USES

Land uses permitted under the R-1 zoning classification.

PERMITTED BY RIGHT (Code section in brackets)

List may be truncated due to length. Consult Zoning Code for complete listing.

- Single-family dwelling [§18.12.040(A), §18.12.040(B)]
- Accessory agricultural structures [§18.12.040(A), §18.32.030(A)]
- Farm animal keeping/raising [§18.12.040(A), Title 7]
- Row crops [§18.12.040(A), §18.12.040(B)]
- Employee housing, agricultural (up to 12 units or 36 employees) [§18.60.090, §18.12.040(A)]
- Parks and playgrounds [§18.12.020]
- Family childcare facilities, small [§18.60.150]
- Schools (public) [§18.12.020]
- Accessory dwelling unit (ADU) [§18.12.040(B), Ch. 18.62]
- Accessory uses and structures (garage, shed, swimming pool, tennis court) [Ch. 18.32, §18.60.020]
- Community care facility (6 or fewer residents) [§18.12.020]
- Employee housing, residential (6 or fewer residents) [§18.60.090]
- Home occupations [§18.60.070]
- Subdivision sales office [§18.60.280]
- Temporary residence [§18.60.130]

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CONDITIONAL USE PERMIT REQUIRED (Code section in brackets)

Uses not permitted by right as discussed above may require issuance of a Conditional Use Permit by the responsible governmental agency.

- Community center [§18.12.020]
- Family childcare facilities, large [§18.60.150]
- Places of assembly (200 people or less) [§18.60.210]
- Places of assembly (more than 200 people) [§18.60.210]
- Schools (private) [§18.12.020]
- Mobile home parks [§18.60.110]
- Community care facility (more than 7 residents) [§18.12.020]
- Short-term rentals [§18.60.270]

ACCESSORY USE PERMIT REQUIRED (Code section in brackets)

Uses not permitted by right as discussed above may require issuance of a Accessory Use Permit by the responsible governmental agency.

- Accessory structures [Ch. 18.32]

C

ADU REGULATIONS

The following highlights regulations applicable to the construction of an ADU on your property. Always consult with the Planning Department, applicable governmental agencies, and qualified professionals before proceeding with any development project.

LOCAL ADU REGULATIONS

Accessory Dwelling Unit (ADU) Regulations in Merced, Merced County, CA

Code Reference: Ch. 18.62 (Accessory Dwelling Units)

Allowed Zones: All residential zones except M-H; MU zone also included per §18.62.020

Allowed on SF Lot: Yes — 1 JADU + 1 ADU (attached, converted, or detached) per §18.62.070A

Allowed on MF Lot: Yes — Converted: up to 25% of existing units; Detached: up to 2 per §18.62.070B

Maximum Size (Detached): 1,200 sq ft per §18.62.080A.2.a

Maximum Size (Attached): 50% of living area or 1,200 sq ft, whichever is less per §18.62.080A.2.b

Maximum JADU Size: 500 sq ft per §18.62.080A.2.c and §18.62.100C

Height Limit: 16 ft detached (§18.62.080A.1.a); 18 ft near transit (§18.62.080A.1.b); 25 ft attached (§18.62.080A.1.d)

Setbacks: Side: 4 ft (§18.62.080A.3.b/d); Rear: 4 ft (§18.62.080A.3.b/d); Front: not specified

Parking Requirements: 1 space per ADU or per bedroom, whichever is less; many exemptions per §18.62.090A-B

Owner Occupancy: Not required for ADUs; required for JADUs per §18.62.100F

Approval Type: Ministerial review, Zoning Clearance per §18.62.050A; rental term = 30 consecutive days per §18.62.080A.6

CALIFORNIA STATE ADU LAW

California Government Code §66310 et seq. (formerly §65852.2) establishes statewide minimum standards for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). Local jurisdictions may not impose requirements more restrictive than state law.

Size Limits

- Detached ADU: Up to 1,200 sq ft (state minimum allowance)
- Attached ADU: Up to 1,200 sq ft or 50% of primary dwelling living area, whichever is less
- Local agencies must allow at least an 800 sq ft ADU regardless of lot size or FAR limits
- JADU: Maximum 500 sq ft, must be within existing or proposed single-family dwelling

Setback Requirements

- Detached ADU: 4 ft side and rear setbacks (state maximum local agencies can require)
- ADU above garage: 4 ft side and rear setbacks
- Garage conversion: No setback required for existing legally permitted structure
- ADU within existing footprint: No additional setbacks required

Height Limits

- Detached ADU: 16 ft minimum allowance (local agencies must permit)
- ADU above garage: 18 ft minimum allowance
- Within 1/2 mile of major transit: 18 ft minimum (2 stories if detached)
- Attached ADU: 25 ft or zone maximum, whichever is lower

Parking Requirements

- No parking required if within 1/2 mile of public transit stop
- No parking required if within 1 block of car share vehicle
- No parking required for ADU conversions of existing space
- No replacement parking required when converting garage to ADU
- Otherwise: Maximum 1 space per ADU (may be tandem, in setbacks)

Number Allowed

- Single-family lot: 1 ADU + 1 JADU (both permitted by right)
- Multi-family lot: Up to 25% of existing units as conversions (minimum 1) + 2 detached ADUs
- SB 9 lots: ADUs may be combined with lot split provisions

Other Requirements

- Owner occupancy: Not required for ADUs; may be required for JADUs
- Rental term: Minimum 30 days (no short-term vacation rentals)
- Sale: ADU cannot be sold separately from primary residence (except AB 1033 provisions)
- Approval: Ministerial (no discretionary review); 60-day approval timeline
- Impact fees: Exempt for ADUs under 750 sq ft; proportional for larger ADUs
- Fire sprinklers: Not required unless required for primary residence

D

DEVELOPMENT POTENTIAL

Percentage of lot used in potential development scenario



Buildable Area: Single-floor footprint as % of lot | Setback Loss: Lot area consumed by required setbacks | Width/Depth Usage: Usable dimension vs. total

E

POTENTIAL DEVELOPMENT SCENARIO

Required minimum distance between building and property lines

PARAMETER	VALUE	EXPLANATION
Stories	2 stories	estimated
Building Height	30ft	Maximum allowed height per zoning code
Max Floor Area	11634 ^{sqft}	Maximum interior space across all floors
Buildable Area	5817 ^{sqft}	Maximum buildable lot area (may be subject to coverage limits)
FAR Achieved	1.20	Floor Area Ratio = Total Floor Area/Lot Area

F

CONSIDERATIONS

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The Good News - In Naked Truth

Factors that may influence design decisions for this property

Lot coverage is limited to 60% of the lot (5,817 sq ft), which is smaller than the 6,345 sq ft available inside the setbacks. Building placement has flexibility within the larger envelope, but the building footprint itself is capped.

Setbacks consume approximately 40% of the lot area, shaping building placement while still allowing flexibility within the permitted design envelope.

Narrow side setbacks (5.0 ft) may limit window placement on neighboring walls, while still allowing effective light, ventilation, and privacy solutions.

Height allowance (30.0 ft) may permit vaulted ceilings or rooftop features, supporting flexibility in interior volume and roof design.

Buildable width (41.0 ft) may favor front-to-back room arrangements, supporting efficient planning and flexible interior layouts.

Consider a multi-story development to optimize site utilization.

Conduct geotechnical and environmental due diligence to confirm site suitability.

Verify utility capacity and connection requirements to ensure adequate service for the development.

Review neighborhood context and applicable design guidelines; some areas may have restrictions such as historic preservation limits or oversight by architectural review boards.

Consult with a qualified architect and planning consultant to guide design and regulatory compliance.

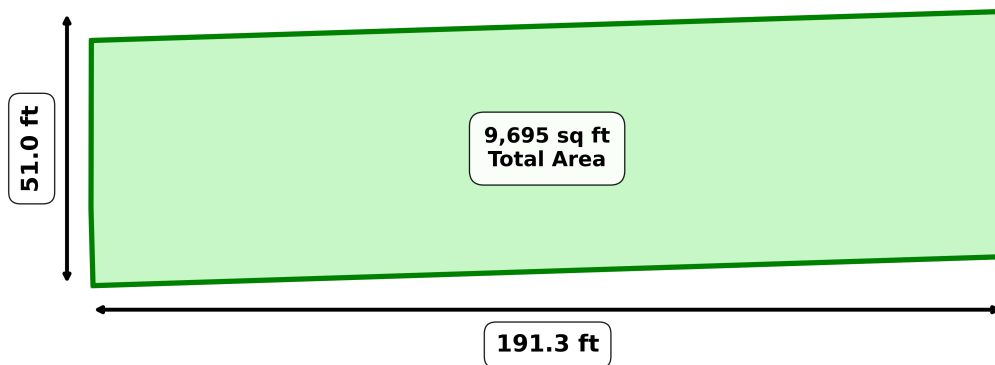
Verify current zoning with local planning department to ensure alignment with development potential.

DISCLAIMER: This analysis is based on spatial database information and standard zoning requirements. Actual development potential may be subject to additional restrictions including overlay zones, CC&Rs, Planned Development standards and regulations, Specific Plan standards and regulations, easements, environmental regulations, hillside regulations, and building codes. In cases where Planned Development or Specific Plan standards are unavailable, overarching and/or like zoning districts may be utilized. This report is for informational purposes only. Always consult with the Planning Department, applicable governmental agencies, and qualified professionals before proceeding with any development project.

G

PROPERTY OUTLINE

Property Outline - Parcel 057251021000
51.0' x 191.3' (9,695 sq ft)

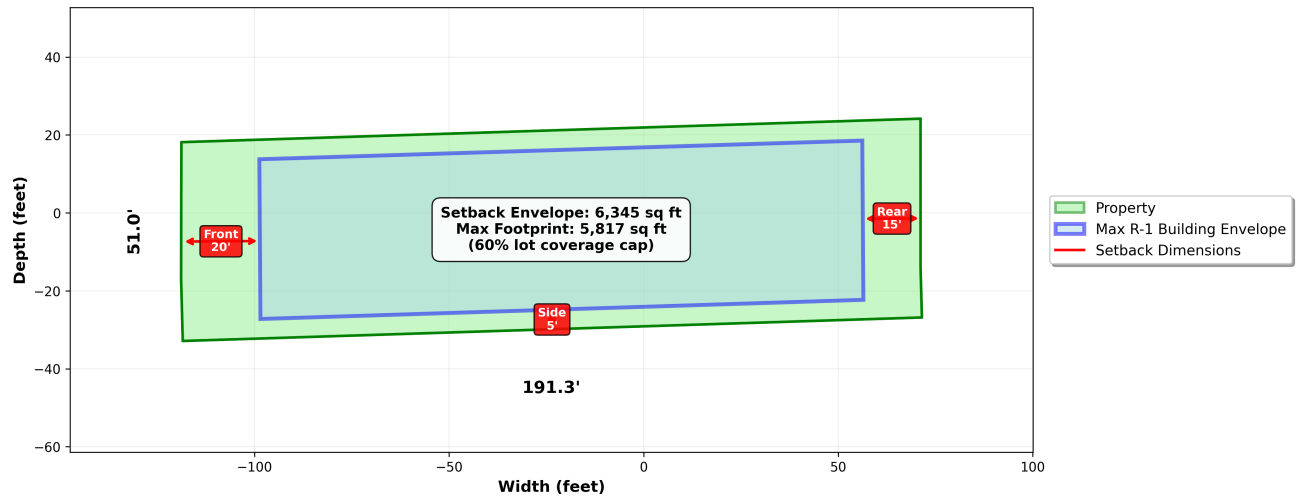


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SITE PLAN

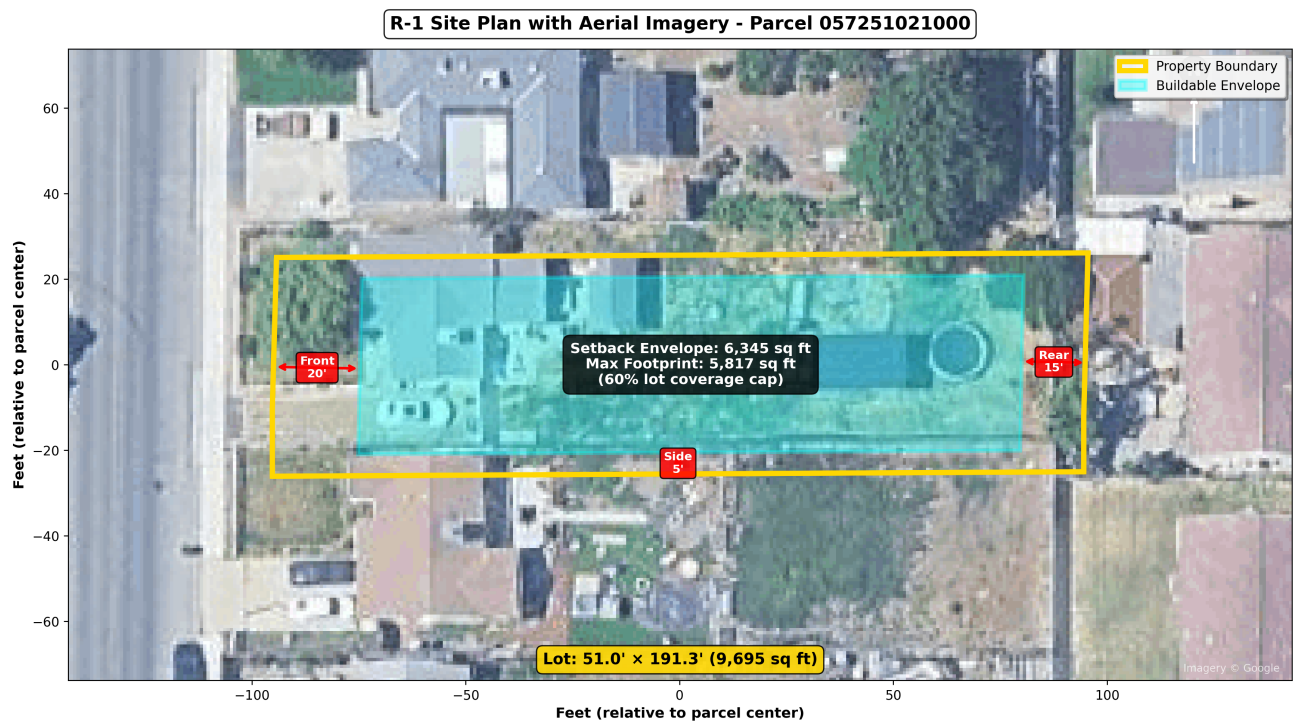
R-1 Zoning Site Plan - Parcel 057251021000
Lot Size: 51.0' x 191.3' (9,695 sq ft)



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SITE PLAN AERIAL VIEW



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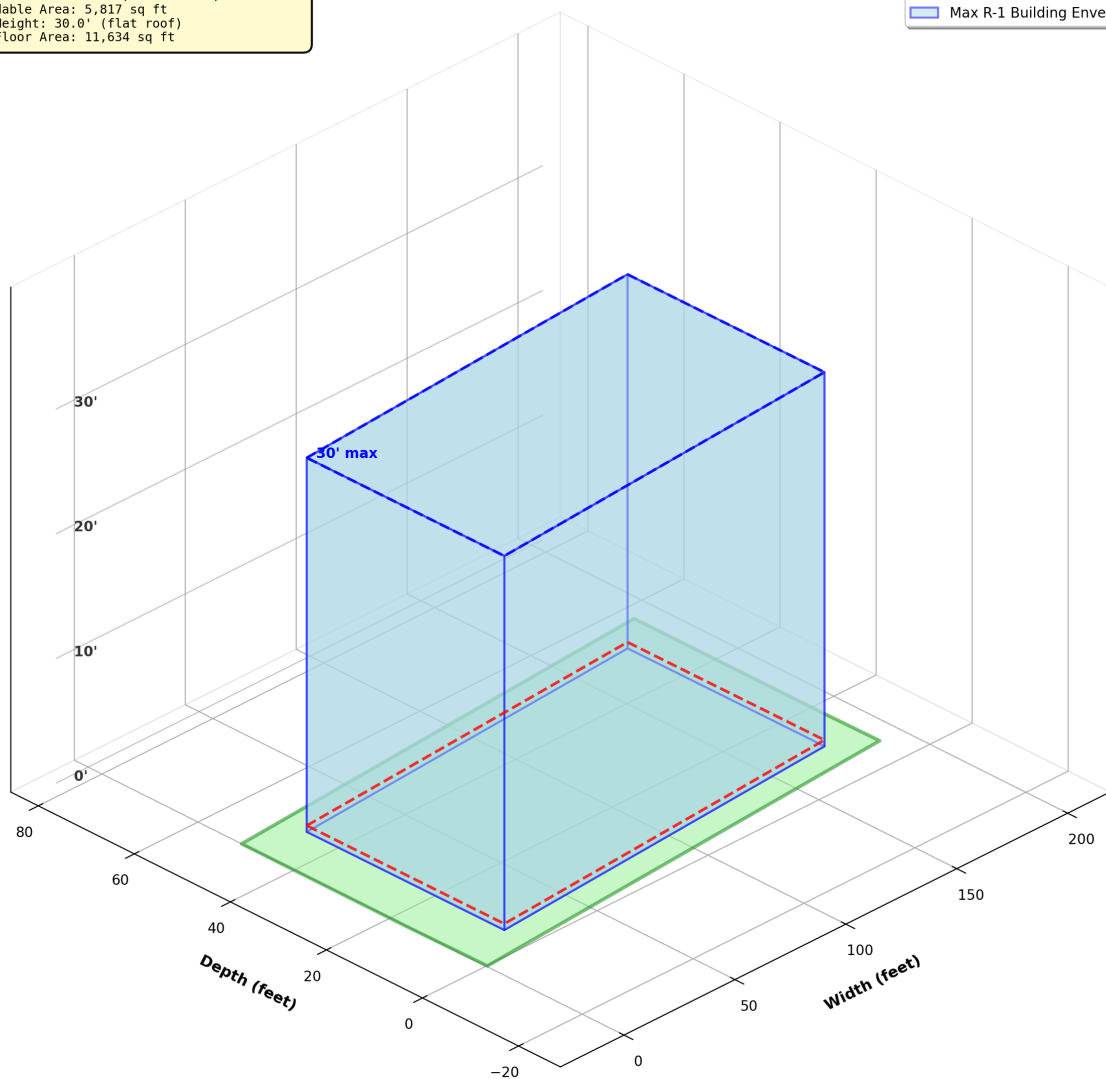
J

3D BUILDING ENVELOPE

Maximum R-1 Building Envelope - Parcel 057251021000 Lot: 51.0' x 191.3' (9,695 sq ft)

Zone: R-1 (Single-Family Residential)
Setbacks: Front 20.0', Sides 5.0', Rear 15.0'
Buildable Area: 5,817 sq ft
Max Height: 30.0' (flat roof)
Max Floor Area: 11,634 sq ft

Property Boundary
Setback Lines
Max R-1 Building Envelope



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GLOSSARY OF TERMS

LOT / PARCEL TERMS

Total Lot Area:

The complete area of the property parcel as recorded in official records, measured in square feet.

Buildable Area:

The portion of the lot where construction is permitted after applying all required setbacks. Also called 'building envelope footprint.'

Lot Width:

The horizontal dimension of the lot, typically measured along the front property line (street-facing).

Lot Depth:

The vertical dimension of the lot, measured perpendicular to the front property line.

SETBACK TERMS

Front Setback:

Required minimum distance between the front property line (usually the street) and any building.

Side Setback:

Required minimum distance between side property lines and any building. Applies to both sides.

Rear Setback:

Required minimum distance between the rear property line and any building.

Setback Loss:

The percentage of total lot area that cannot be built upon due to setback requirements.

DEVELOPMENT METRICS

FAR (Floor Area Ratio):

Total building floor area divided by lot area. A FAR of 1.0 means floor area equals lot size; 2.0 means twice the lot size across multiple floors.

Max Floor Area:

Maximum total interior space permitted, calculated as buildable footprint × number of stories.

Building Height:

Maximum vertical dimension from grade to roof peak or parapet, as defined by local zoning code.

Stories:

Number of floor levels above grade that can be built within height restrictions.

EFFICIENCY METRICS

Buildable Area %:

Buildable footprint as a percentage of total lot area. Shows single-floor building capacity.

Width/Depth Usage:

Percentage of lot width or depth remaining after setbacks are applied.

ECONOMIC TERMS

Est. Construction Cost:

Rough estimate based on maximum floor area x assumed cost per square foot. Actual costs vary significantly by location, materials, and finishes.

Cost/Lot SF:

Construction cost divided by total lot area. Useful for comparing development intensity across different lot sizes.

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