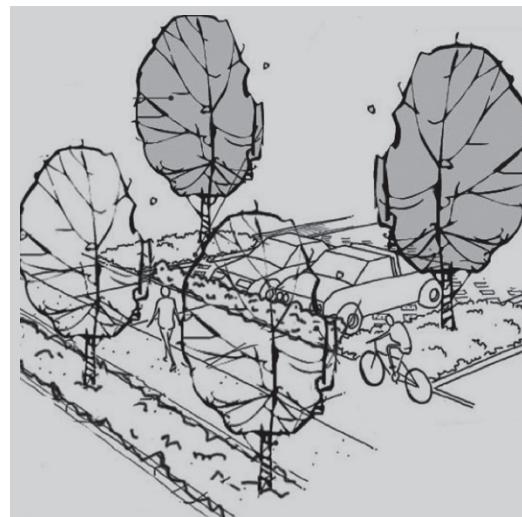




# Morgan Hill Architectural Review Handbook



**Draft February 2008**



# Morgan Hill Architectural Review Handbook



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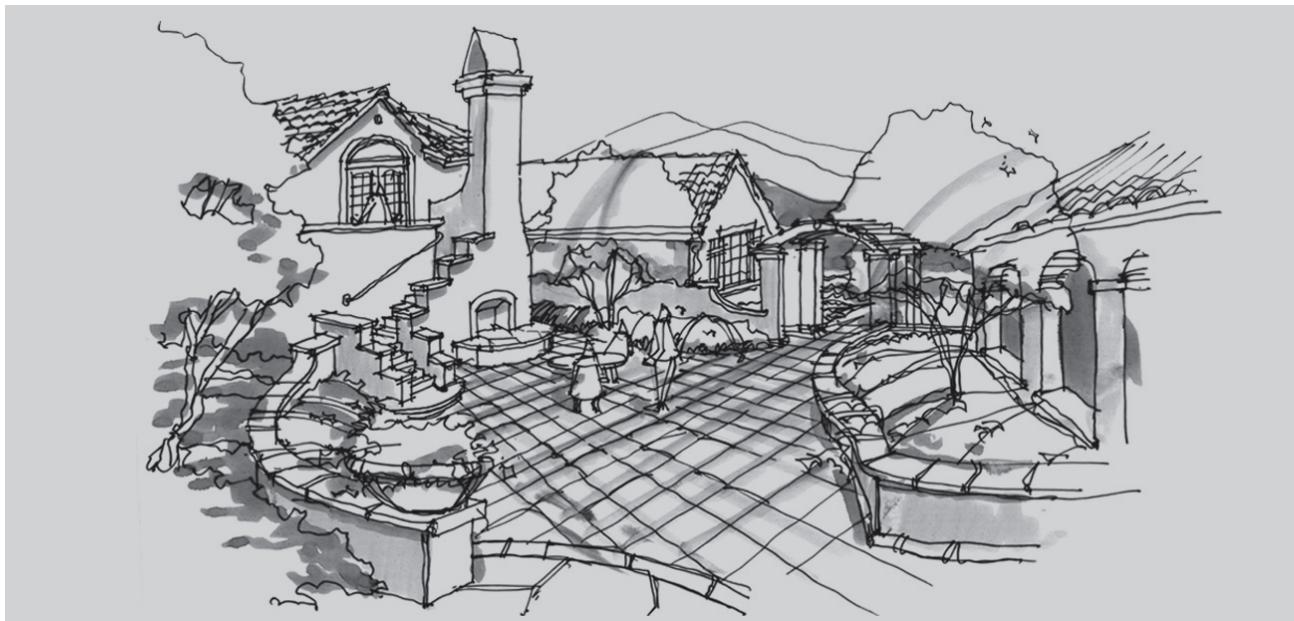
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## Background

The City of Morgan Hill is located approximately 12 miles south of San Jose and 10 miles north of Gilroy. US Highway 101 splits the community in an east west direction but also provides regional access and visibility through three highway exits (Tennant Ave., Dunne Ave. and Cochrane Rd). The City of Morgan Hill has a unique geographical setting that combines hillsides with open space which is reflective of its rich agricultural past. The City of Morgan Hill desires to preserve its small-town character while diversifying the local economy through commercial and industrial development. Growth and redevelopment is expected, but it shall occur as an enhancement to the Morgan Hill community. The City of Morgan Hill requires high quality development which creates and maintains a quality image which is unique to Morgan Hill and will distinguish the City from neighboring communities. To define the community's goal for an exceptional built environment, guidelines have been assembled within this handbook. These guidelines define the City's expectation and design minimums through the use of text, photos, and illustrations.



## Applicability

All new buildings, exterior renovation of existing buildings and site alterations are subject to the standards and guidelines within this handbook. The standards and guidelines within this document will be applied by the City through the design review process. The design review process includes City staff, the Architectural and Site Review Board, Planning Commission and City Council. The guidelines will serve as a basis for evaluating proposals for quality of design. The City's design review process is designed to encourage the highest level of design quality, while at the same time provide the flexibility necessary to encourage creativity on the part of the project designers. Individual standards of the handbook may be waived by the Architectural and Site Review Board when findings can be made that a project is in substantial conformance with the intent of these guidelines and it is determined that the merits of the overall project are not compromised by such action. The overall objective is to ensure that the intent and spirit of the guidelines are followed. The guidelines supplement but do not override ADA, Title 24, and/or additional requirements set forth in applicable local and state building codes and regulations. All buildings, sites and uses are required to comply with all applicable zoning and performance standards once constructed.

## Organization and Content

To assist the property owners and design professionals in meeting the City's expectations for exceptional design, the City's design guidelines have been assembled within this handbook. Each topic within the handbook has been clearly labeled within the document. Guidelines are defined by the City as follows:

**Guidelines** -- give general direction and are suggestive in nature.

For ease of use the document has been divided into four guideline categories: Single-family residential, multi-family residential, commercial/industrial, and gateways. In the commercial/industrial chapter, the guidelines pertain to both commercial uses and industrial uses unless noted otherwise.

No single architectural theme is being promoted, but rather the emphasis is to promote variety. Many of the styles and patterns shown in the following pictures and graphic illustrations represent a concept of recommended building elements and details as opposed to thematic images. Caution should be exercised when considering architectural styles that have recently become popular (i.e. "trendy"), but have not yet stood the test of time.!

**RDCS Criterion** --The City's Residential Development Control System (RDCS) is a competitive application process that is required for all types of residential developments exceeding a single dwelling unit. The RDCS competition is based on a set of scoring criteria. Development proposals with the highest scores within the RDCS competition can proceed with the development process. Projects which do not score high enough, have to re-compete in subsequent competitions.

To assist designers in preparing well designed residential submittals that will also meet the scoring requirement of the RDCS, the notation "RDCS Point Criterion" appears after design criteria within the Single-Family and Multi-Family sections of the design review handbook. A full list of scoring criteria and complete information on the RDCS can be found in Chapter 18.78 of the Morgan Hill Municipal Code.

**Appendix** -- Through out the handbook references are made to other documents which offer supporting information or additional standards. Web sites or contact information for the references within the handbook can be found within the Appendix.

