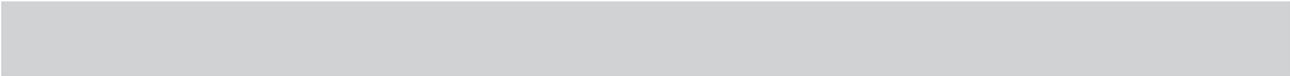


# Single-Family Residential

	<b>Introduction</b>	
	<b>Objectives</b>	<b>3</b>
	<b>Site Planning</b>	
	<b>A. Circulation</b>	<b>5</b>
	<b>B. Lot Layout</b>	<b>6</b>
	<b>C. Grading &amp; Drainage</b>	<b>10</b>
	<b>D. Utility Location</b>	<b>12</b>
	<b>Building Design</b>	
	<b>A. Scale &amp; Massing</b>	<b>13</b>
	<b>B. Roof Forms</b>	<b>14</b>
	<b>C. Entries, Doorways &amp; Windows</b>	<b>15</b>
	<b>D. Articulation</b>	<b>17</b>
	<b>E. Materials &amp; Color</b>	<b>19</b>
	<b>F. Gutters, Downspouts,         Utilities &amp; Building Identification</b>	<b>20</b>
	<b>G. Ancillary Structure Design</b>	<b>21</b>
	<b>H. Energy Conservation</b>	<b>22</b>
	<b>Landscape Design</b>	
	<b>A. Planting Areas &amp; Hardscape Design</b>	<b>25</b>
	<b>B. Use of Trees</b>	<b>26</b>
	<b>C. Project Entry</b>	<b>27</b>
	<b>D. Irrigation &amp; Water Conservation</b>	<b>28</b>
	<b>E. Walls &amp; Fencing</b>	<b>29</b>
	<b>F. Lighting</b>	<b>30</b>



### Single-Family Residential

Single-family neighborhoods are the fundamental building blocks that comprise the physical City and define its form and character. Since residents spend a great deal of time in their individual neighborhoods, and often identify more strongly with those areas than with the City as a whole, the physical design of these neighborhoods should be thoughtfully considered. These guidelines are intended to identify the fundamental attributes of single-family neighborhoods and provide guidance with respect to neighborhood context and basic design elements. Characteristics to be considered include the way in which a building is located on a site, how it relates to adjacent homes and the street, and its basic mass, form, and articulation.

This chapter provides guidelines for the design of single-family development in all areas of the City with the exception of Specific Plan areas where site-specific guidelines take precedent. The Valley Transportation Authority (VTA) Community Design & Transportation Best Practices Manual was endorsed by the City Council October 22, 2003, and is another resource available for site design. The provisions of this section apply to any addition, exterior remodeling, relocation or construction of a single-family home(s) requiring a design permit within the City.



These guidelines are intended to:

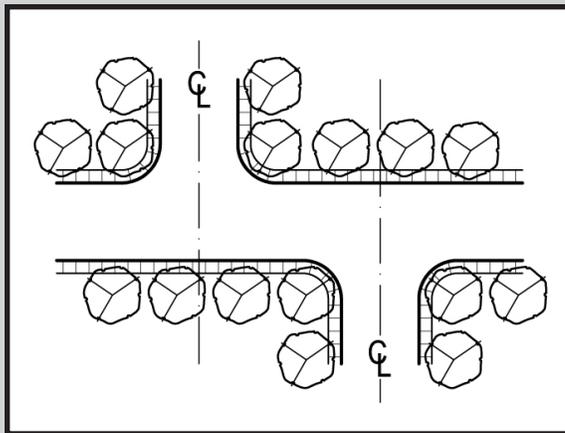
- a. Encourage quality architecture with visual variety and interest.
- b. Encourage well-designed neighborhoods that age well over time.
- c. Protect natural features characteristic of Morgan Hill through sensitive site planning.
- d. Ensure thoughtfully designed open space areas are incorporated into developments.
- e. Enhance public safety.



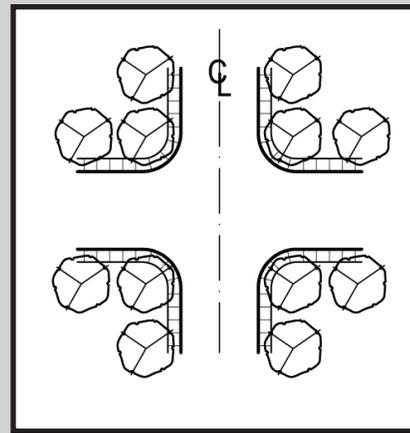
## A. Circulation

**Intent:** Create an efficient circulation system which accommodates various regular transportation modes (walking, biking, private automobile and public transit) in a safe and unified manner.

- Local streets and access-ways interior to projects should be designed for use primarily by local residents and discourage fast through traffic by using curvilinear roads, traffic calming designs, or traffic control devices. (RDCS point criterion)
- Street layouts should avoid undesirable layouts such as double frontages, off-set intersections, utility easements in rear or side yards of private property, or developable land locked property. (RDCS point criterion)
- Projects should provide for the future extension of streets for direct access or circulation to adjacent properties by providing one or more stubs or other improvement internal to the project. The future street extension(s) must be consistent with the General Plan or other adopted Specific Plans. (RDCS point criterion)



NOT RECOMMENDED



RECOMMENDED

- Interior streets and/or drive aisles should be designed to meet all city safety and parking standards and allow for a looping pattern of circulation, while maintaining a pedestrian friendly neighborhood with sidewalks and strong pedestrian and bike connections. (RDCS point criterion)
- The creation of short blocks between existing and/or proposed streets should be avoided. A short block is considered to be less than 252' from center line to center line of streets. (RDCS point criterion)
- When possible, access to a project should be provided from at least two separate streets. (RDCS point criterion)
- Refer to the Valley Transportation Authority (VTA) Community Design & Transportation Best Practices Manual for additional guidelines for street layout and circulation.

## B. Lot Layout

**Intent:** Development layouts shall be designed to provide meaningful open space, limit the repetitive tract appearance and minimize the dominance of garage doors on the street scene.

- The creation of public or private common useable open space is encouraged where neighborhood home owners associations or other acceptable private maintenance entity can be used to coordinate their use and maintenance. (RDCS point criterion)
- Locate streets and arrange units to provide park/open space area that is aggregated into large meaningful area(s) that are conveniently located within the development. (RDCS point criterion)
- Open space buffer areas of a minimum of 30' in width should be provided adjacent to freeway or arterial streets. (RDCS point criterion)



*Example of homes fronting onto common parkway.*

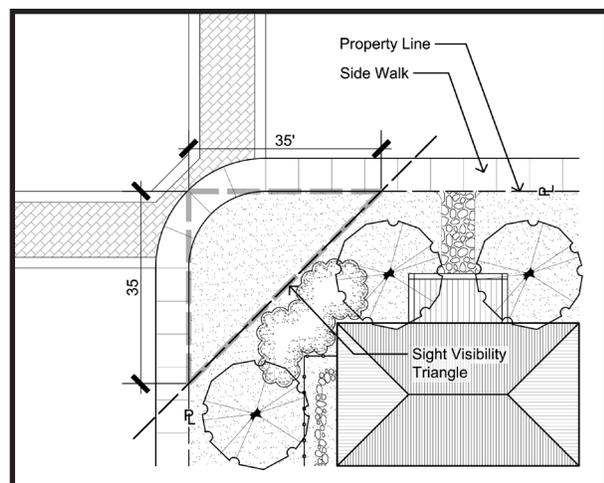
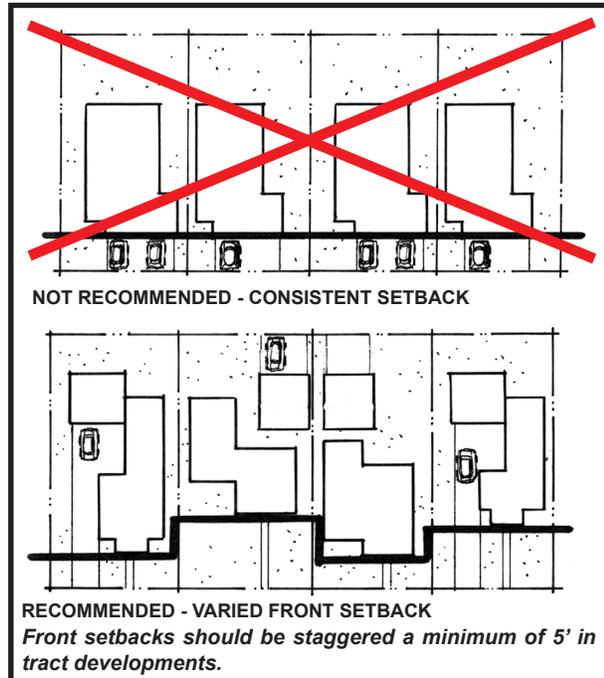


*Pedestrian access at the end of cul-de-sacs encourage walkable neighborhoods.*

- Cul-de-sacs should provide pedestrian and bicycle access to adjacent neighborhoods and land uses where connections are available.
- Project layouts should provide convenient access to public or private parks internal to the project where appropriate through the use of bicycle and pedestrian pathways. (RDCS point criterion)
- Accessibility to existing or proposed public parks and open space areas outside the project boundary is encouraged. (RDCS point criterion)
- Avoid creating lots which require driveways greater than 150' in length for access. (RDCS point criterion)
- Climatic factors such as prevailing winds, shade trees, window and door orientation, and the positioning of buildings on the site should be coordinated to maximize energy conservation.

## B. Lot Layout (Continued)

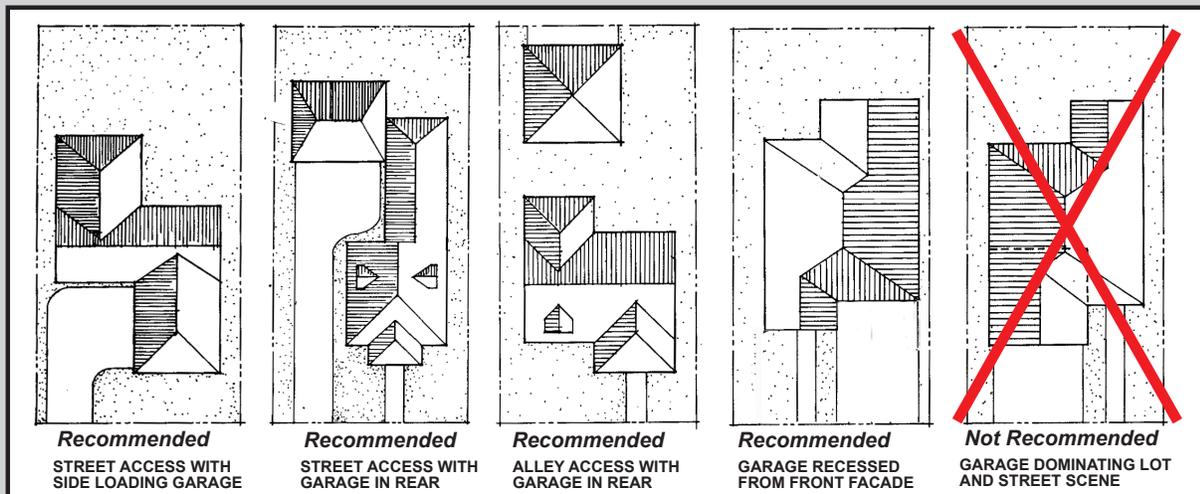
- A sufficient transition in lot sizes, or building sizes should be provided within the site plan design to allow compatibility between existing and proposed neighborhoods. (RDCS point criterion)
- Locate streets, design lots, and arrange units to enhance neighborhood security by arranging a minimum of 75% of the units so that entrances are visible from the public right of way or private circulation areas. (RDCS point criterion)
- Projects which include below market rate units should place the units at corner locations and distribute them evenly throughout the project.
- Bicycle and pedestrian pathways shall be located in areas no less than 20' wide, with an average width of 30' (for the entire length of the path). Pathways should be paved or provided with other suitable durable surface and a minimum of 7' in width, and should be designed to not appear as another vehicular travel lane. (RDCS point criterion)
- Avoid the creation of sharp angled lots which waste land and constitute poor building sites. (RDCS point criterion)
- A minimum 5' front setback variation should be provided between adjacent units. Ideally, projects should also provide side yards at least 20% in excess of the minimum required to avoid crowding and to enhance spatial relationships. (RDCS point criterion)
- A minimum 5' rear setback variation should be provided between adjacent units. (RDCS point criterion)
- A 4' variation in standard lot widths (excluding cul-de-sac lots) should be provided. (RDCS point criterion)
- Adjacent to pedestrian crossings or intersections, properties should provide a "Sight Visibility Triangle" to increase visibility. Building structures, fences, walls and landscaping should not be higher than 3' within the Sight Visibility Triangle.



Site Visibility Triangle Diagram

## B. Lot Layout (Continued)

- To minimize the dominance of garage doors on the street facade, garage placement shall vary. At least 25% of residences shall have side loading, detached, or rear garage layouts or two car garages with tandem parking space to accommodate a third vehicle inside the garage. (RDCS point criterion)



*Garages should not dominate the street facade. The image illustrates different opportunities for placement of a garage in relationship to the street edge, however other design alternatives are possible.*

- Project layouts should arrange buildings, access-ways, parking areas and open space to minimize the use of sound walls next to the freeway, the railroad tracks, arterial or collector streets. (RDCS point criterion)
- Developments shall be designed to give individuals maximum privacy within and outside homes. In addition to the required 5' variation in front setback, site layout techniques for privacy include alternating the placement of windows, rear yard outdoor patio areas and entrances and consideration of fence height in relation to grade changes. (RDCS point criterion)
- Projects utilizing side loading garages should avoid 3 car garages.

## B. Lot Layout (Continued)

- An opportunity to provide alley or private drive aisle access should be explored on lots under 10,000 square feet. This is intended to provide the maximum landscaping at the street edge as well as front facades dominated by porches and entries instead of garage doors.
- Refer to the Valley Transportation Authority (VTA) Community Design & Transportation Best Practices Manual for additional guidelines for lot layout.
- Decorative pavement is encouraged in lieu of asphalt in alleys.

LANDSCAPED PARKWAY



ALLEY ACCESS TO GARAGES



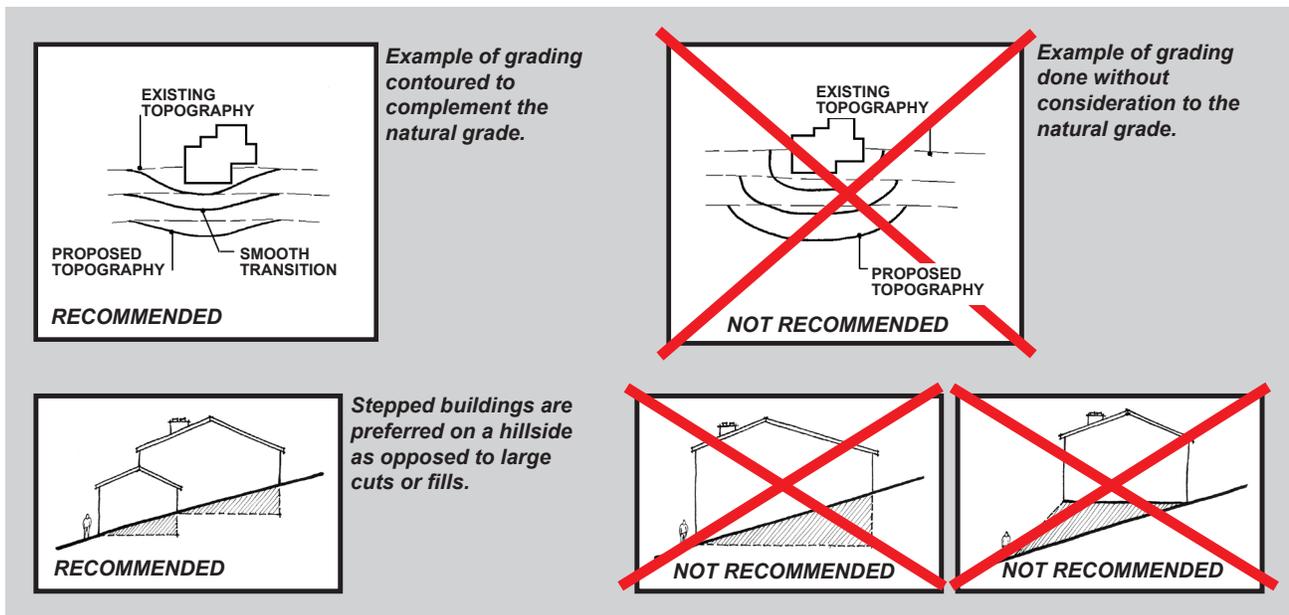
*A landscaped parkway at the street edge created a buffer between the sidewalk and the street, and garage access from an alley creates a desirable street scene.*



## C. Grading & Drainage

**Intent:** Encourage grading and drainage solutions that have a natural appearance and minimize drainage problems.

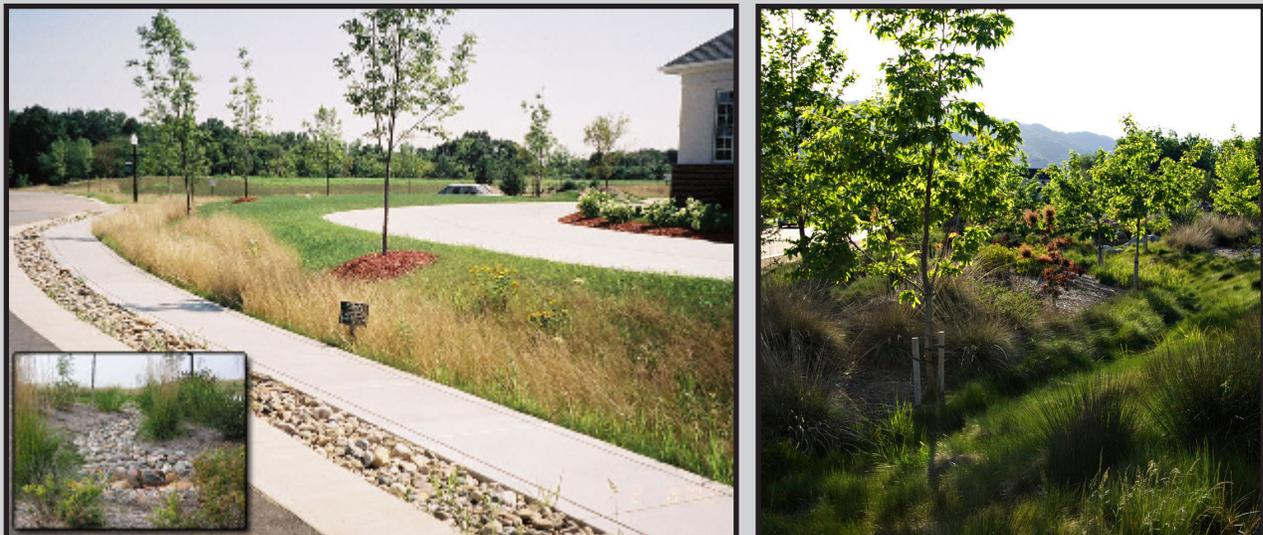
- Excess soil beyond minimum required to provide positive drainage should be off hauled.
- Building pad heights should be no more than 2' above natural grade. (RDCS point criterion)
- Retaining walls above 4' are discouraged.
- New development should incorporate open space buffers adjacent to waterways. Trails, pedestrian pathways and/or bikeways should be included within the open space buffer, either as reflected in the City Park and Bikeways Master Plan or when reasonable and appropriate.
- Development should be in substantial conformance with the User Manual of Guidelines and Standards for Land Use Near Streams, August 2006 as amended.



- All cuts and fills shall be at a 2:1 slope or less unless stabilized by a retaining wall or cribbing as approved by the City Engineer or Chief Building Official.
- Structural retaining walls which are part of a building and more than 18" (measured from immediate grade) should be textured and colored to complement building surface or landscaping.
- Development on hillside lots should accommodate a majority of the grade differential by stepping the building to reflect the slope of the natural topography.
- Excessive cut and fill should be avoided by following natural contours.
- Slopes should be rounded and contoured to blend with the existing terrain and to minimize grade differentials with adjacent streets and properties.
- Grading should retain as much natural vegetation (especially trees) as possible.
- Use of cripple walls and raised foundations should be used in areas within flood plains.

## C. Grading & Drainage (Continued)

- Controlled drainage of stormwater should be directed away from buildings.
- Permanent public/off-site storm-drainage detention facilities are generally not available. Projects should plan for on-site storm water detention as required by the City Engineer.
- Projects are highly encouraged to share storm water detention facilities when capacity is available. (RDCS point criterion)
- Grading should coordinate with drainage methods of adjacent properties and should minimize differentiation in pad heights between the subject property and adjacent properties.
- Storm water detention ponds should be designed as a landscape feature.



*Landscaped areas designed to capture and filter stormwater.*

- Any construction activity that results in a land/ soil disturbance of one acre or which that is part of a larger common plan of development that in total disturbs more than one acre, should obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit No CAS000002 for Discharges of Storm Water Associated with Construction Activity (General Permit).
- An erosion and sediment control plan will be required prior to any physical development of property. Erosion control should be planned between October 15th and May 1st, and sediment control should be planned year round for the life of a project. Said plans should meet the minimum standards and specification of the California Storm Water Quality Association (CASQA) Storm Water Best Management Practice (BMP) Handbook.

## D. Utility Location

*Intent: Minimize visual impacts of utilities.*

- New on-site transformers should be installed underground unless precluded by physical limitations of the project site.
- Utilities and connections that must be located above ground should not interfere with or adversely affect access, visibility, appearance, or the character of the structures in the vicinity.
- Developers should work with utility companies to locate cable phone boxes and junction boxes to allow planting / screening from street view and view from residences.
- Solar heating equipment and satellite dish antennas need not be screened, but should be located on the roof or in a rear or side setback area and must be as unobtrusive as possible.



**NOT RECOMMENDED** - Exposed utilities create a cluttered look to the front yard of this house and have not been adequately screened from view.

## A. Scale & Massing

*Intent: Encourage well proportioned homes that reduce the mass and scale of the building.*

- Building massing should include variation in wall planes (project and recess) and wall height (vertical relief) as well as roof forms and heights (silhouettes) to reduce the perceived scale of the building.
- Scale and proportions should be in keeping with the architectural style of the building.



*Different roof heights and wall planes reduce the scale of this home.*

Building Design



*The perceived massing of this home is reduced by enlarging the front setback, and providing multiple roof forms and variations in the wall planes.*



*Projecting and recessed wall planes, a trellis structure, recessed openings, and an exposed chimney enhance the facade of this home.*

- Surface detailing should not serve as a substitute for well integrated and distinctive massing.
- Massing should minimize garage door prominence.
- A mix of single-story and two-story homes should be provided to create variation in mass and building height along streets. (Refer to the image on page 14)



*The recessed garage and projecting entry feature reduces the impact of the garage door to the street scene.*

## B. Roof Forms

**Intent:** Encourage roof forms that will add interest to the street scene and minimize a repetitive tract development appearance.

- Project designs should provide authentic representations of architectural styles and details.
- In tract developments, multiple roofline styles shall be incorporated throughout the project, e.g., gabled, hipped, dormers.
- Varying roof forms/changes in roof plane should be used on all building elevations visible from a public street.



*The roof form helps to define the architectural style of the homes.*



*Multiple roof forms, changes in roof planes within an individual building, as well as mixing single-story buildings with 2-story homes creates pleasant variety along the street.*

- Roof overhangs should be sized appropriately to the desired architectural style.
- Gable and shed roof combinations are encouraged to create varying roof forms.



*Several gable roofs at different heights and facing different directions contributes to an interesting facade.*

### C. Garage Entries, Doorways & Windows

*Intent: Encourage quality architecture with well articulated entries, doorways, and windows.*

- Window type, material, shape, and proportion should complement the architectural style of the building.
- Building entrances should be visible from the street and emphasized using lighting, landscaping, and architecture.
- Any faux shutters should be proportionate to window openings.



*The window openings reflect the architectural style of this house.*



**RECOMMENDED** - Faux shutters are sized to match the corresponding opening and shape.



**NOT RECOMMENDED** - Skinny shutters are not in proportion with the openings.

- Windows should be articulated through the use of details such as recessing, sills, trim, kickers, shutters or awnings that are authentic to the architectural style of the building.



*Workable shutters can reduce the heat gain within the building.*



*Wood shutters, forms, and trim complement the Spanish style architecture.*

### C. Garage Entries, Doorways & Windows (Continued)

- The main entrance to a home should be clearly identifiable.
- To enhance privacy, windows on side elevations should be staggered so as not to be positioned directly opposite of the windows in the adjacent structure.
- Divided or staggered garages are encouraged to help minimize the visual impact of large garage doors.



*The projecting roofline and columns help to define the building's architectural style and emphasizes the building entry.*



*The projecting balcony and recessed door plane of the garage door reduces its visual impact.*



*Recessed garage door with panels and windows.*

- Garage doors should be articulated with panels and/or windows to articulate these large planes.
- Provide a variety of garage doors and match architectural style.
- Roof forms, trellises, and balconies should be located directly above the garage door to help minimize the impact of garage doors on the street scene.



*This configuration reduces the view of the garage from the street by rotating the third garage bay. Windows on the front facade of the garage creates the appearance of a livable space.*



*Balconies located above garages*

## D. Articulation

*Intent: Ensure quality residential developments that are well articulated on all sides.*

- The highest level of articulation should occur on the front façade and facades visible from public streets, such as corner lots; similar complementary massing, materials, and details are to be incorporated into other building elevations.
- Architectural elements such as overhangs, recessed or projecting balconies, verandas, porches, recessed windows, trellises, projections, awnings, insets, material and texture variation should be used to create shadow patterns that contribute to a buildings character and add visual interest.



*The porch element and column detail helps to articulate the facade.*



*There are many techniques to articulate a facade including adding projecting elements, recessing windows, deep overhangs and exposed rafter tails.*

- Building elements and details should be consistent with the chosen architectural style.



*Projecting window trim and a porch adds to this home's character.*

## D. Articulation (Continued)

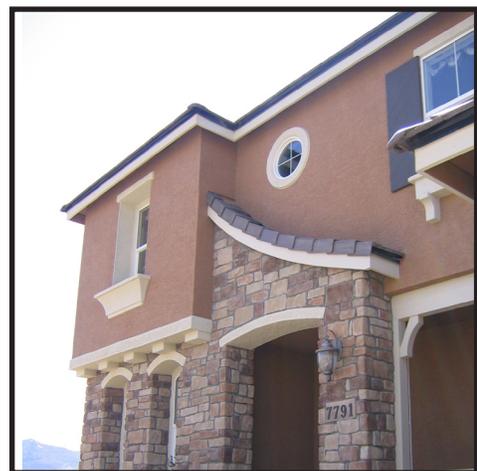
- Architectural details and materials on lower walls that relate to human scale should be utilized (such as arches, trellises, or awnings).



*The trellis structure and stone base gives the building a human scale.*



*The balconies, covered porch, recessed garage door, and projecting wall planes help to break up the building facade.*

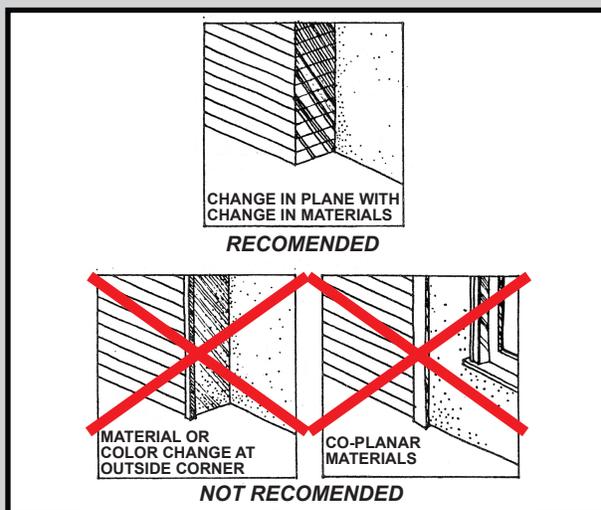


*Multiple materials, a window pop-out, shutters, and built-up window sills create a well articulated facade.*

## E. Materials & Color

**Intent:** Provide direction for appropriate use of materials and colors to create higher quality neighborhoods.

- Noncombustible siding should be used on at least 75% of the total units and comprise at least 50% of the siding of an individual unit. (RDCS scoring criterion)
- Material changes should occur at intersecting planes, or other logical locations preferably at inside corners of changing wall planes or where architectural elements intersect such as a chimney, pilaster, projection, or fence line.
- Projects of three or more homes should provide a minimum of three distinctly different color palettes.



*Transitioning materials at inside corners gives them a more substantial appearance making them appear integral to the structure.*

- Where appropriate to the architectural style, materials and textures should vary between the base and body of a building to break up large wall planes and add visual base to the building.
- Materials, textures and colors should be used to enhance different parts of a building's façade. Heavier materials should be used lower on the building elevation to form the building base.
- Contrasting but complementary colors should be used for trim, windows, doors, and key architectural elements.



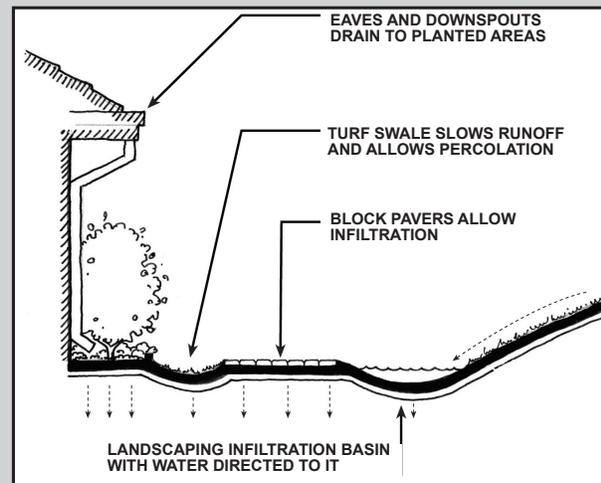
*Material should continue around the entire building as opposed to wrapping the corner and ending at a trim piece.*

## F. Gutters, Downspouts, Utilities & Building Identification

**Intent:** Provide design direction for functional building elements.

- All vents, gutters, downspouts, flashing, and electrical panels shall be painted to match the surface to which attached, unless used as a major design element, in which case the color is to be consistent with the overall color scheme of the building.
- Electrical meters, cable boxes, junction boxes, and irrigation controllers shall be either designed as an integral part of the building on a rear or side elevation or otherwise screened from public view.
- Street addresses shall be a minimum of 4" in height and should be displayed in contrast with their background such that they are easily visible to approaching emergency vehicles. Illuminated address numbers and painted reflective curb numbers are encouraged. (RDCS scoring criterion)
- Discharge from gutters and downspouts should not flow directly across pedestrian walkways. Water should be directed to permeable areas for percolation or discharged into a project's drainage system.

- Gutters and downspouts should be decorative, and should not appear as a "tacked on" afterthought.
- Non-decorative externally mounted gutters and downspouts should be avoided on elevations facing a public right of way.



*Downspouts should drain into permeable surfaces and planted areas to reduce runoff.*

## G. Ancillary Structure Design

*Intent: Minimize impact of ancillary structures in neighborhoods.*

- The design of ancillary structures such as secondary dwelling units, guest houses, cabanas, workshops, detached garages, and storage sheds, should be architecturally compatible with the main structure.
- Group mail boxes should not be located within a front yard area. Group mail boxes should be located within park or common areas or other unobstructive locations which provides adequate parking and pedestrian access.



*Complementary common mailbox enclosures enhance sense of community.*



*Mailbox structure designed to complement character of homes.*

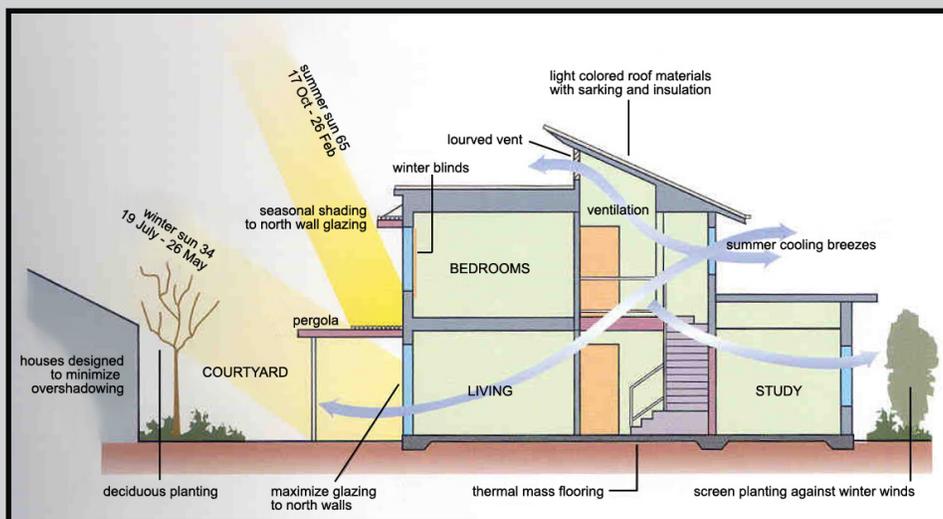
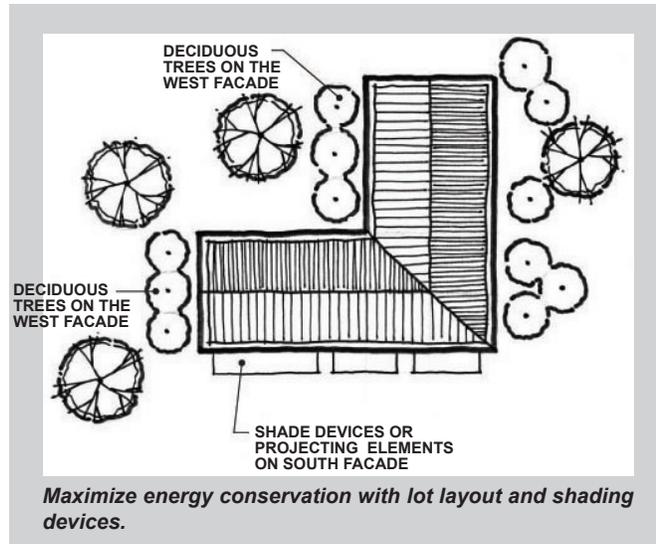
- Enclosures around common mailboxes should be provided. Enclosures should be designed similar to or complementary in form, material, and color to the surrounding residential buildings.

## H. Energy Conservation

**Intent:** Conservation of energy through lot layout, building design and construction techniques. Refer to the "Build It Green" check list.

### Heating & cooling

- Buildings should be designed to minimize mechanical heating and cooling. Sunlight should be used for direct heating and illumination wherever possible.
- Natural ventilation and shading should be used to cool a building. Active and passive solar heating is encouraged.
- The use of two separately zoned high-efficiency heating systems in units over 3000 square feet, is encouraged. The heating systems must be high efficiency gas furnaces with 90% efficiency rating or greater. (RDCS point criterion)
- Homes that utilize alternate energy sources, such as solar hot water, alternative power generation, solar space heating or other energy saving methods are highly encouraged.
- EPA "Energy Star" labeled windows with low e-coatings should be utilized.
- All homes are encouraged to use energy-efficient features under the P.G.&E. New Homes Program. These features include tight construction and tightly sealed ducts; energy-saving windows; improved insulation; super efficient heating and air conditioning systems. (Installation of a HERS (Home Energy Rating System) certified heating and air conditioning (HVAC) system with all duct work tested and certified to achieve a certified to achieve a minimum 3% savings in the home energy budget). (RDCS point criterion)
- Light exterior roof colors should be used to reflect the sun's heat. (RDCS criterion)



## H. Energy Conservation (Continued)

### Water conservation

- Household water conservation is encouraged through innovative building techniques that result in reduced water waste, and which exceed current city and state standards. For example, re-circulating hot water system with demand pumping, or other water saving plumbing systems or features are highly encouraged.

### Electrical

- All homes are encouraged to have alternative energy sources and power generation providing for at least 50% of the home electricity requirement.
- Low-voltage / high efficiency lighting should be used in the landscape whenever possible.
- Incorporate timers and sensors to avoid unnecessary lighting.
- Renewable energy sources are encouraged for indoor lighting including roof monitors, skylights, or light wells for day lighting upper floors.
- Windows should be located to maximize day lighting and reduce the need for indoor lighting.

### Construction Site

- Scrap dry wall, wood waste, and cardboard should be source separated and recycled. (RDCS point criterion)
- Use low to zero emission volatile organic compounds (VOC) and adhesives if possible. (RDCS point criterion)
- Use certified Forest Stewardship Council (FSC) plywood. (RDCS point criterion)
- Use building insulation with minimum 25% recycled content. (RDCS point criterion)

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## A. *Planting Areas and Hardscape Design*

*Intent: Provide a shady canopy in neighborhoods and create pedestrian scale along streets.*

- A combination of trees, shrubs, and ground cover shall be incorporated into landscaping plans. Minimum sizes are as follows:
  - a. Trees: 15-gallon
  - b. Shrubs: 5-gallon
  - c. Groundcover: 1-gallon
- 24" box-size trees are encouraged, including street trees from a city approved list, with a minimum height of 9' and a spread of 3-4'. The box-size trees should be provided within the development at a ratio of 1 box-size tree per 10 trees provided within the landscape area to be installed by the developer. (RDCS criterion)
- The Community Development Director may authorize a delay in the installation of required landscaping or a required deposit because of water shortages or any other extreme weather condition.
- Finishing treatment such as bark or mulch may be provided as an alternative to groundcover, as long as it is not designed to be a major part of the landscape.



*A landscaped parkway at the street edge provides a buffer for pedestrians and enhances the street frontage.*

- Larger/older trees should be strategically planted to assist new development in looking “established” as quickly as possible.
- Sidewalk placement should be consistent with street standards set forth in the Subdivision Ordinance, Chapter 17.34 of the Municipal Code and the Public Works Department Standards Manual.
- A minimum 5' wide planted parkway should be provided on arterial streets between the street and sidewalk. Parkway should be planted with shade trees that are consistent with the City's Street Tree program to provide a more pleasant pedestrian environment and contribute to streetscape continuity. Street trees should also be planted in the landscape area between the sidewalk and any adjacent wall/fence.
- Walkways should be provided through landscaped areas along paths of likely travel to protect landscaping from foot traffic.
- Plant selections should be in accordance with Chapter 18.73 of the Municipal Code, Water Conserving Landscapes.
- Planting palettes should use a variety of height, textures, and colors.

## A. *Planting Areas and Hardscape Design (Continued)*

- Trees and shrubs should be located and spaced to allow for mature and long-term growth. Trees and shrubs should be selected to minimize root problems.
- To the extent possible, landscaping along street frontages should coordinate with adjacent properties to provide a consistent visual corridor.
- Planting areas should be designed to capture storm water through swales and dry wells.

## B. *Use of Trees*

*Intent: To ensure the appropriate size, shape, type and placement of trees*

- Canopy trees should be strategically used along streets and within all park and open space areas to provide shade and reduce glare and heat buildup.
- Provide root barriers or structural soil when trees are planted 5' or closer to any hardscape element (including curbs, sidewalks, or any other paving). The distance should be measured from center of tree trunk to edge of nearest hardscape or building.
- Flowering trees should be used to provide color and accent entrances.



*Accent trees such as these Crape Myrtles establish and enhance entrances.*

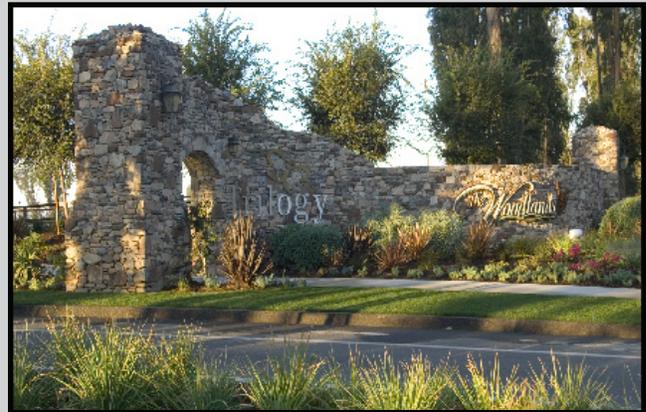


- Trees located around the perimeter of a residential project should have a 30' to 40' canopy potential and be sized at 24" box or larger at time of installation. However, appropriate selection should be also be considered for long term locations adjacent to buildings, fences, walls etc.
- Top pruning should not be used on trees.
- Trees should be planted on both sides of the sidewalk within the landscape area along arterial streets.
- The use of native oaks is strongly encouraged.
- A balance of deciduous and non deciduous trees should be provided.
- Deciduous trees should be used to provide solar control during summer and winter, provide fall color, seasonal flower, and other desired effects. Deciduous trees should be planted along the south facing side of homes or buildings to conserve energy by giving shade in the summer and maximum solar gain in the winter. (RDSCS criterion)
- Landscaping, when used as a screening device, should be of a type which provides a year-round barrier, and should be of trees and shrubs spaced so that any view of objects on the opposite side is effectively obscured.

## C. Project Entry

*Intent: Encourage well thought out project entries.*

- A combination of the following accent features should be incorporated into the project entry: ornamental landscaping, landscaped medians, architectural monuments, decorative walls, signage, and/or enhanced paving.
- Project entry features should reflect the overall architectural identity and character of the project.



*Landscaping, natural materials, and an open trellis structures unify the entry signage with the overall development.*

- Project icons, thematic pilasters, special paving treatment, water fountains, and specialty landscaping should be used to unify a project.
- Colored, textured, and permeable paving treatment at entry drives is encouraged to accentuate these areas.

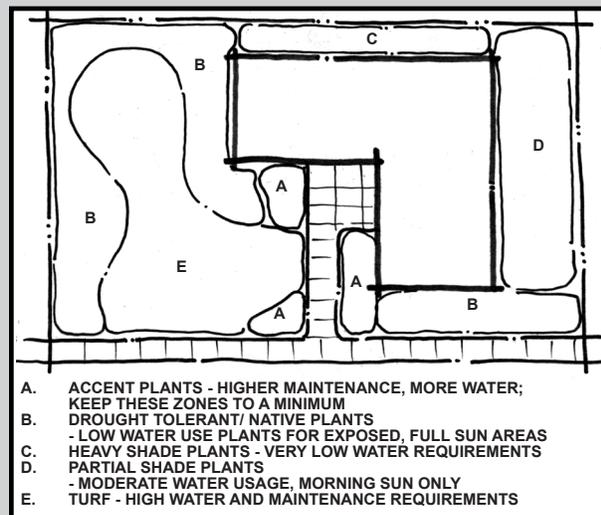
## D. Irrigation & Water Conservation

*Intent: Promote water conserving planting design.*

- Plant selections and irrigation shall be in accordance with Morgan Hill Municipal Chapter 18.73 Water Conserving Landscapes.
- All front yard landscaped areas installed as part of a residential subdivision shall have automatic irrigation systems to ensure plant material survives.
- Irrigation systems should be designed to prevent overspray onto walkways, parking areas, buildings, and fences.
- Water conservation techniques should be incorporated into all landscape plans in accordance with Chapter 18.73 Water Conserving Landscapes. Examples of these techniques include automatic controller, drip irrigation, and matched precipitation rate sprinkler heads. (RDCS criterion)
- Plants should be grouped in high and low hydrozones and coordinated with irrigation plans to minimize use of water and the laying of irrigation tubing.



*Example of native plant grouping that requires low levels of water.*



*Example of a site plan with multiple landscaping zones.*

- Irrigation systems should be designed to apply water slowly to allow plants to be deep watered and reduce runoff. Drip systems should be used in all areas except turf irrigation and small ornamental planting.
- Landscape designers are encouraged to refer to “Water-Conserving Plants Landscapes for the Bay Area,” published by the East Bay Municipal Utility District for a listing of water conserving trees, shrubs, and groundcovers. Other publications include “Success List of Water Conserving Plants and Select California Natives” published by the Saratoga Horticulture Foundation, and Sunset Magazine’s “The Unthirsty 100”, and “Trees & Shrubs for Dry California Landscapes” by Bob Perry.
- Use of indigenous and low water plants in conjunction with an efficient water system, such as drip irrigation, is strongly recommended.
- Provide mulch at a depth of 3” to reduce weeds and protect from heat and cold.

## E. Walls & Fencing

*Intent: Minimize impact of walls along streets.*

- Sound walls located along public streets are discouraged, but where they are determined to be necessary, they should be offset with an average setback of 20' and a minimum setback of 15', measured from the face of curb. Offsets should be a minimum of 5' deep every 50' to 75', depending on the length of the wall.
- Chain link or similar metal wire fencing with slats is prohibited for screening purposes in residential zones.
- All non-transparent perimeter walls and/or fences should be finished and designed to complement project architecture and should be planted with vines, shrubs, and trees to visually soften walls and fences.
- Fences (see above for walls) placed adjacent to a street should be screened with a landscape buffer:
  - a. Minimum 20' (measured from curb) landscape buffer along arterial streets.
  - b. Minimum 10' (measured from curb) landscape buffer along interior streets.



*Shrubs, vines, and potted plants are used to screen the wall. The wall in the photo on the right uses pilasters, a cap, and recessed elements for landscaping and to enhance the elevation.*

- Fences and walls should be constructed as low as possible (maximum 7' for fences) while still performing their screening, noise attenuation, and security functions.
- Where a residential district adjoins an existing parking lot or non residential zoning district, it should be separated by a solid masonry wall not less than 5' nor more than 7' in height.
- Walls on sloping terrain should be stepped to follow the terrain .
- To bring continuity to the overall street scene, similar elements such as color, columns, materials, and cap details should be incorporated on perimeter walls that transition from one development to another.
- A fence or wall, when used as a screening device, should be of solid wood or masonry to effectively eliminate any view of objects on the opposite side below the height of the required fence or wall; if open fencing is installed, it may be built with a uniform screen or with an open work design.

## F. Lighting

**Intent:** Encourage appropriate lighting that will minimize glare issues, yet improve safety.

- Light fixtures should be architecturally compatible with building design.
- Pedestrian light poles along sidewalks or pathways within a project should be between 12' to 15' high.
- All lighting, including security lighting, shall be shielded to minimize glare upon neighboring property and public rights-of-way in compliance with Sections 15.40.310 and 15.40.420 of the Municipal Code. The shield should be painted to match the surface to which it is attached.



*Light Fixtures that Complement Architectural Character.*



*Pedestrian light poles along sidewalks shall be between 12' - 15' high.*

- The quality of light, level of light measured in footcandles, and type of bulb should be consistent with Municipal Code Chapter 18.50.
- Public or private Parks and walkways both should be illuminated with a minimum of one (1) foot candle to ensure safe nighttime conditions.
- Lighting devices within project park and open space areas should be protected by vandalism-resistant covers.
- Lighting levels should not be so intense as to draw attention to the glow or glare of the project site.
- Use latest lighting technology to minimize the intensity of lighting.
- Lighting of building elements and trees is an effective and attractive lighting techniques that is encouraged; however, light sources for wall washing and tree lighting should be hidden.
- Low-voltage / high efficiency lighting should be used in the landscape whenever possible.
- Incorporate timers and sensors to avoid unnecessary lighting.
- Address numbers shall be provided with a light source either internal or external.