

GOVERNING MORGAN HILL 2035 GENERAL PLAN TEXT

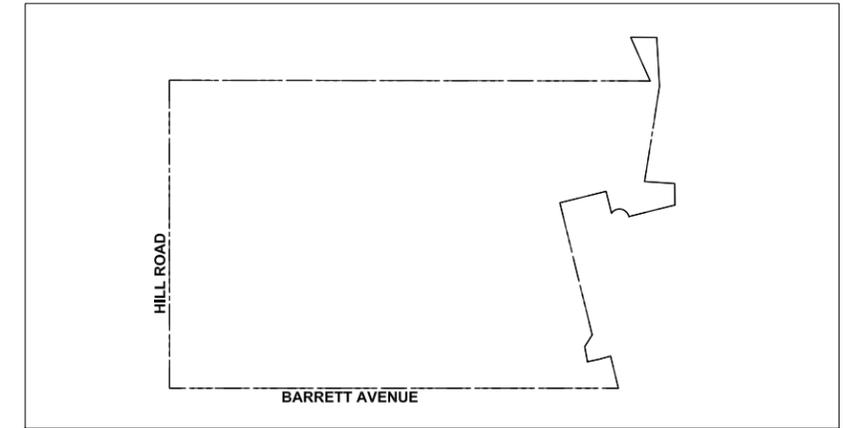
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Residential Detached Medium. Residential Detached Medium areas allow detached homes on smaller lots, including courtyard homes, manufactured homes, and small-lot single-family homes. Secondary dwelling units are allowed under this designation. Up to 25 percent of the total number of units in a project in the Residential Detached Medium designation may be duets. The Residential Detached Medium designation is dispersed throughout the City, often providing a transition from non-residential areas to lower-density neighborhoods. The largest areas with this designation are centered around East Dunne Avenue and West Main Avenue between Highway 101 and the railroad. This designation allows up to 7 units per net acre.

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Acreage, Net. The portion of a site that can actually be built upon, which is the land area remaining after dedication of ultimate rights-of-way for:

- > Exterior boundary streets
- > Flood ways
- > Public parks
- > Utility corridors



STEP 1: GROSS AREA (69.43 ACRES)



STEP 2: UTILITY CORRIDORS (EASEMENTS) AND EXTERIOR STREETS (3.36 ACRES)*
NET ACREAGE: 69.43 - 3.36 = 66.07

* DOES NOT INCLUDE BARRETT AVENUE - EXISTING UTILITY EASEMENTS AND STREET RIGHT-OF-WAY TO BE ABANDONED WITH PROPOSED DEVELOPMENT



STEP 3: DRAINAGE CORRIDOR (1.08 ACRES)
NET ACREAGE: 66.07 - 1.08 = 64.99



STEP 4: PUBLIC OPEN SPACE, AND SCHOOL (5.89 ACRES)**
NET ACREAGE: 64.99 - 5.89 = 59.10

** GENERAL PLAN NET ACREAGE DEFINITION DOES NOT REQUIRE THAT PRIVATE OPEN SPACE BE DEDUCTED



STEP 5: TRAIL AND RESIDENTIAL ATTACHED MEDIUM LAND USE AREA (3.20 ACRES)
NET ACREAGE: 59.10 - 3.20 = 55.90



STEP 6: PUBLIC AND PRIVATE RIGHT-OF-WAY (14.82 ACRES)***
NET ACREAGE: 55.90 - 14.81 = 41.09

***GENERAL PLAN NET ACREAGE DEFINITION DOES NOT REQUIRE INCLUSION OF INTERIOR STREETS, BUT THIS CALCULATION INCLUDES THEM

EXHIBIT 2 GENERAL PLAN DENSITY CALCULATION

for
NEW HORIZONS

MORGAN HILL, CALIFORNIA

FOR MORGAN HILL DEVCO

JULY 30, 2020

REVISED AUGUST 31, 2020

JOB NUMBER: 202013

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NET ACREAGE: 41.09

PROPOSED LOTS WITHIN NET AREA: 286
(INCLUDING 58 DUETS, WHICH IS BELOW THE 25% ATTACHED PRODUCT THRESHOLD)

NET DENSITY: 286/41.09 = 6.96 DWELLING UNITS PER NET ACRE, WHICH LIES WITHIN THE EXISTING RESIDENTIAL DETACHED MEDIUM LAND USE CATEGORY