

GOVERNING MORGAN HILL 2035 GENERAL PLAN TEXT

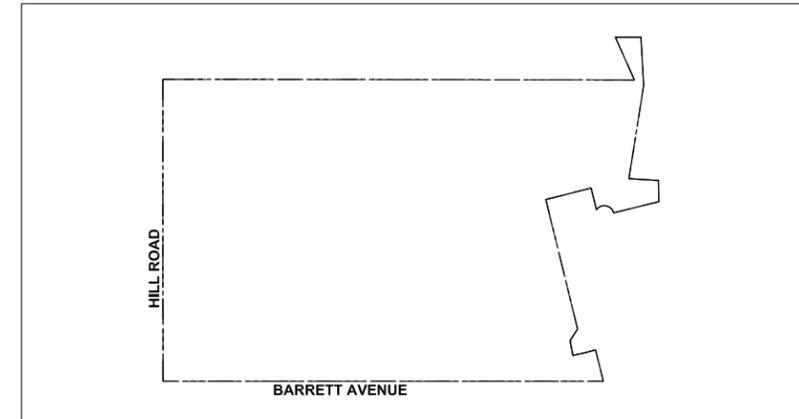
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Residential Detached Medium. Residential Detached Medium areas allow detached homes on smaller lots, including courtyard homes, manufactured homes, and small-lot single-family homes. Secondary dwelling units are allowed under this designation. Up to 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 (7.3 ACRES)*
NET ACREAGE: 69.43 - 7.3 = 62.13

* SOME EXISTING UTILITY EASEMENTS MAY BE ABANDONED WITH PROPOSED DEVELOPMENT



STEP 3: DRAINAGE CORRIDOR (1.08 ACRES)
NET ACREAGE: 62.13 - 1.08 = 61.05



STEP 4: PUBLIC AND PRIVATE OPEN SPACE, AND SCHOOL DEDICATION (10.13 ACRES)**
NET ACREAGE: 61.05 - 10.13 = 50.92

** GENERAL PLAN NET ACREAGE DEFINITION DOES NOT INCLUDE PRIVATE OPEN SPACE



STEP 5: TRAIL AND RESIDENTIAL ATTACHED MEDIUM LAND USE AREA (2.83 ACRES)
NET ACREAGE: 50.92 - 2.83 = 48.09

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

NET DENSITY: 286/48.09 = 5.95 DWELLING UNITS PER NET ACRE, WHICH LIES WITHIN THE EXISTING RESIDENTIAL DETACHED MEDIUM LAND USE CATEGORY

EXHIBIT 2 GENERAL PLAN DENSITY CALCULATION

for
NEW HORIZONS

MORGAN HILL, CALIFORNIA

FOR MORGAN HILL DEVCO

JULY 30, 2020

JOB NUMBER: 202013

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302