

K. RESIDENTIAL ARCHITECTURAL DESIGN CRITERIA

1. Residential Criteria

a. Introduction

The goal of MORGAN HILL is to facilitate residential projects which exhibit excellence in design and provide a variety of housing opportunities. It is envisioned that the architecture for these neighborhoods will be created through thoughtful analysis and sensitive consideration of the development's theme and the constraints, opportunities, and characteristics of each neighborhood pursuant to the following guidelines. Each neighborhood shall provide diversity in design through considerate attention to architectural character and floor plan livability. Architectural diversity should be created by manipulating building materials, colors, and textures, in conjunction with architectural features (e.g. roofs, windows, doors, fascias, trim), rather than by designing buildings that vary greatly in architectural styles. All architecture shall enhance and enrich the community theme.

b. Architectural Concept

Architecture within MORGAN HILL shall evoke early California heritage by utilizing materials, forms and color. Each neighborhood in MORGAN HILL should have a distinctive architectural product type and/or style associated with it. This will ensure that each residential development within MORGAN HILL will have a strong, coherent identity resulting in an aesthetically pleasing community. Possible architectural product types and/or styles are illustrated on Figures IV-10, IV-11, IV-12 and IV-12A. The following descriptions and referenced graphics provide an overview of the general architectural styles desired for MORGAN HILL. Again, it should be emphasized that individual character and interpretation are encouraged, but the following standards and guidelines should be followed to achieve the overall design theme.

c. Building Mass, Form, and Scale

Buildings in MORGAN HILL, as a general rule, should be designed low to the ground and blend in with their surroundings (see Figure IV-12, *Conceptual Elevation Medium Density Residential, 8,000 S.F. Lots*). The apparent mass of buildings should be reduced through the application of one or more of the following techniques:

- Reduce large expanses of flat walls.
- Utilize projections and recesses to provide shadow and relief at exterior walls and roof areas.
- Patio walls and balconies should be used to break up exterior walls.
- Combine one and two-story architectural elements.
- Utilize one-story edging on two story elements.
- Provide overhead structures at entries.
- Use simple roof forms, provide interest by joggling the rooflines, varying plate lines and roof heights.
- Maintain a strong indoor/outdoor relationship.

- ❑ Windows and doors should be recessed to provide depth. Accent trim and color, divided window lights, and raised panels are examples of detailing that provide individuality and interest. Awnings are permitted if they are consistent with the overall architectural style of the building. Metal awnings are prohibited.
- ❑ Garage doors are a major visual element. Because garages are a major element in most structures, garage doors shall be fully integrated into design of the architecture. They should be simple in design and recessed from adjacent walls. Applied decoration should be minimized, but accent colors are encouraged to complement the architecture and to provide visual variety along streetscapes. Staggered setbacks, attached garages, and side-loaded garages are encouraged to further vary the streetscape.
- ❑ Balconies, if utilized, break up wall masses, and take advantage of views. Chimneys should be used as an architectural form but should be simple in design. Materials should match or compliment those used on the main buildings.
- ❑ Project walls and fencing are discussed elsewhere in these guidelines; however, private walls and fencing should be consistent with community wall themes and compatible with the architectural style of the buildings. Foreground plantings, vines, and espaliers are strongly encouraged to soften long stretches of walls and fencing.
- ❑ Mechanical equipment such as air conditioning equipment, soft water tanks, gas meters and electric meters should be screened from public view from project streets.
- ❑ Gutters and down spouts should be concealed or, if exposed, designed as a continuous architectural feature painted to match the adjacent building surface. All flashing, sheet metal, vent stacks and pipes shall be painted to match the adjacent building surface. Skylights should be designed as an integral part of the roof. Their location and color should relate to the building. Solar panels are encouraged and should be integrated into the roof design, flush with roof slopes. Frames should be colored to complement the roof. Support solar equipment shall be enclosed and screened from view.
- ❑ Patio trellises, pergolas and other exterior structures are encouraged to soften building masses, provide shade and define spaces. As with main buildings, clean forms are encouraged, utilizing materials and colors complementary to building architecture and project design themes.

d. Building Elevations

It should be assumed that buildings facing streets, project entries, and major open spaces in MORGAN HILL will be seen from all angles and therefore will need to be well-detailed and distinctly articulated. Special priority should be given to front and side elevations of structures located on corner lots, and also to rear facades that can be seen above community walls adjacent to open space areas (see Figure IV-13, *Rear Building Elevations*). Likewise, major rear and side building entrances should receive treatment similar to front/main building entrances. In addition, long stretches of unbroken exterior walls are discouraged in favor of articulated elevations with projections, recesses, windows, doors, and specialized architectural detailing.

CONCEPTUAL ELEVATION -
MEDIUM DENSITY
(5,000 - 5,500 S.F. MINIMUM LOTS)



ELEVATIONS



PLAN VIEW

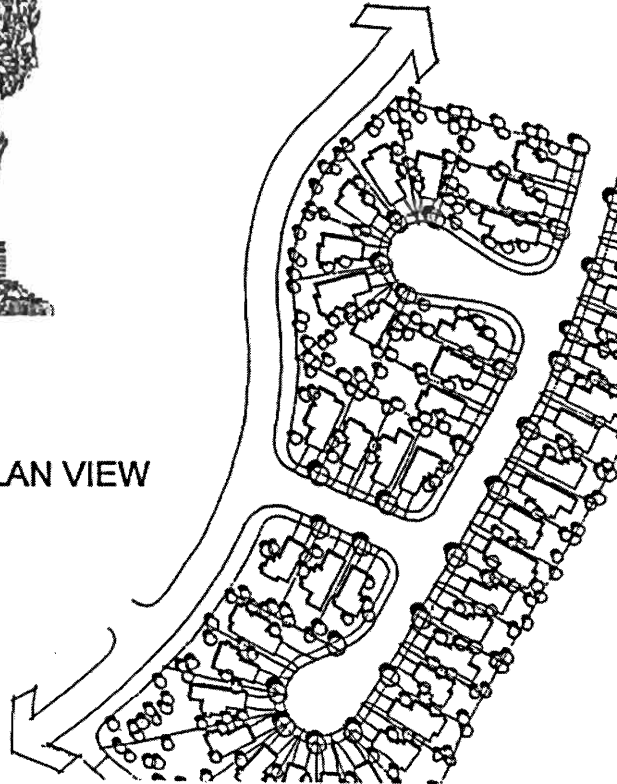


FIGURE IV-10



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CONCEPTUAL ELEVATION -
MEDIUM DENSITY
(6,000 - 7,000 S.F. MINIMUM LOTS)



ELEVATIONS

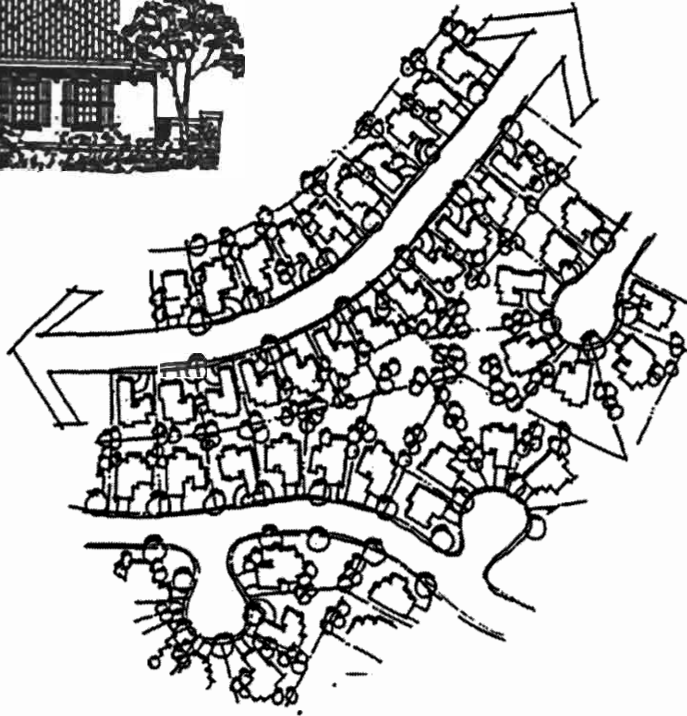
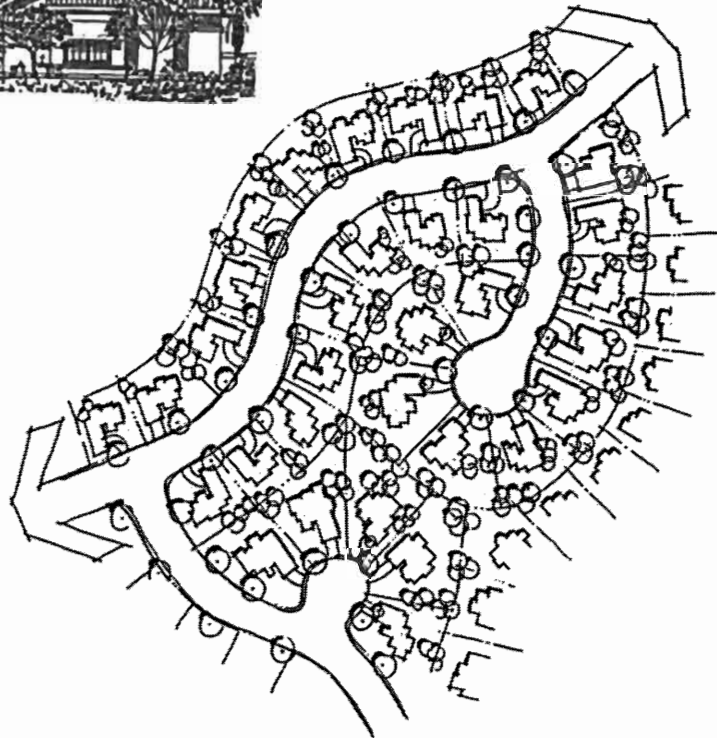


FIGURE IV-11

CONCEPTUAL ELEVATION -
MEDIUM DENSITY
(8,000 S.F. MINIMUM LOTS)



ELEVATIONS



PLAN VIEW

FIGURE IV-12

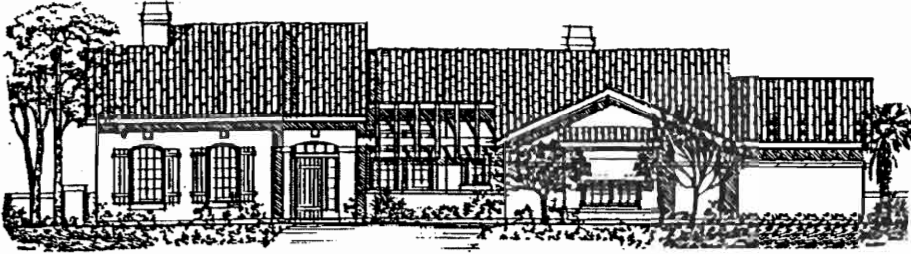


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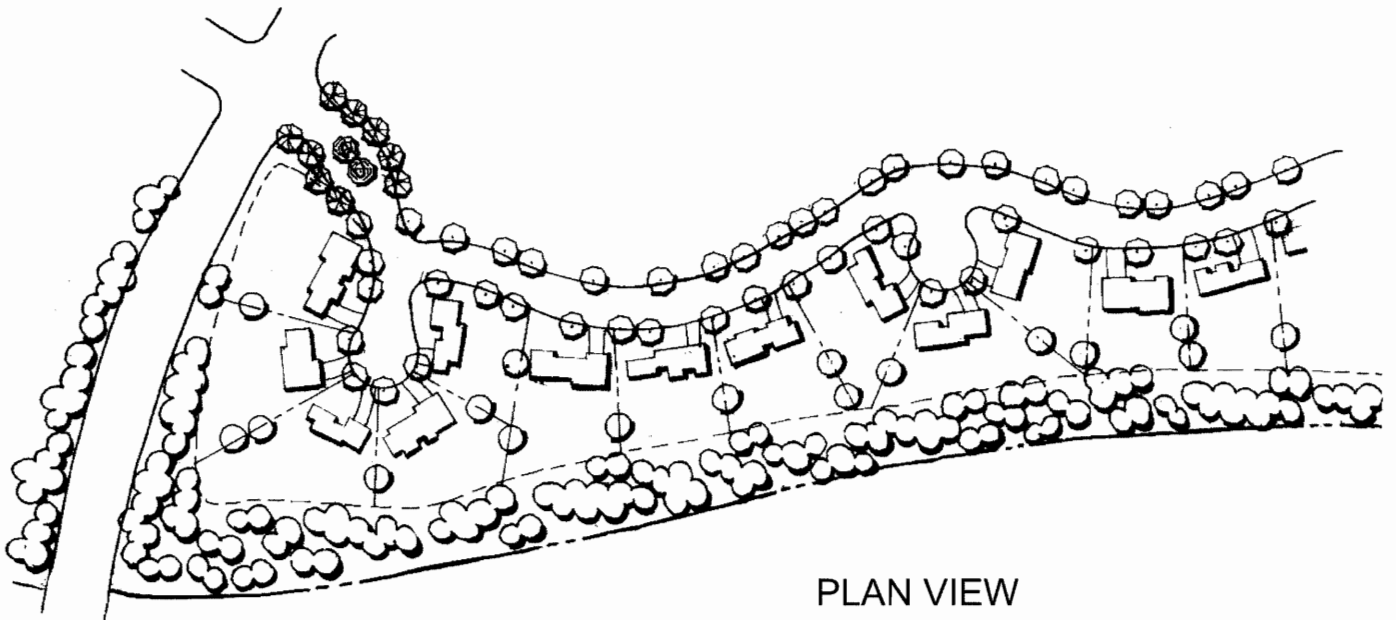
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CONCEPTUAL ELEVATION -
VERY LOW DENSITY
(22,000 S.F. MINIMUM LOTS)



ELEVATIONS



PLAN VIEW

FIGURE IV-12A



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REAR BUILDING ELEVATION

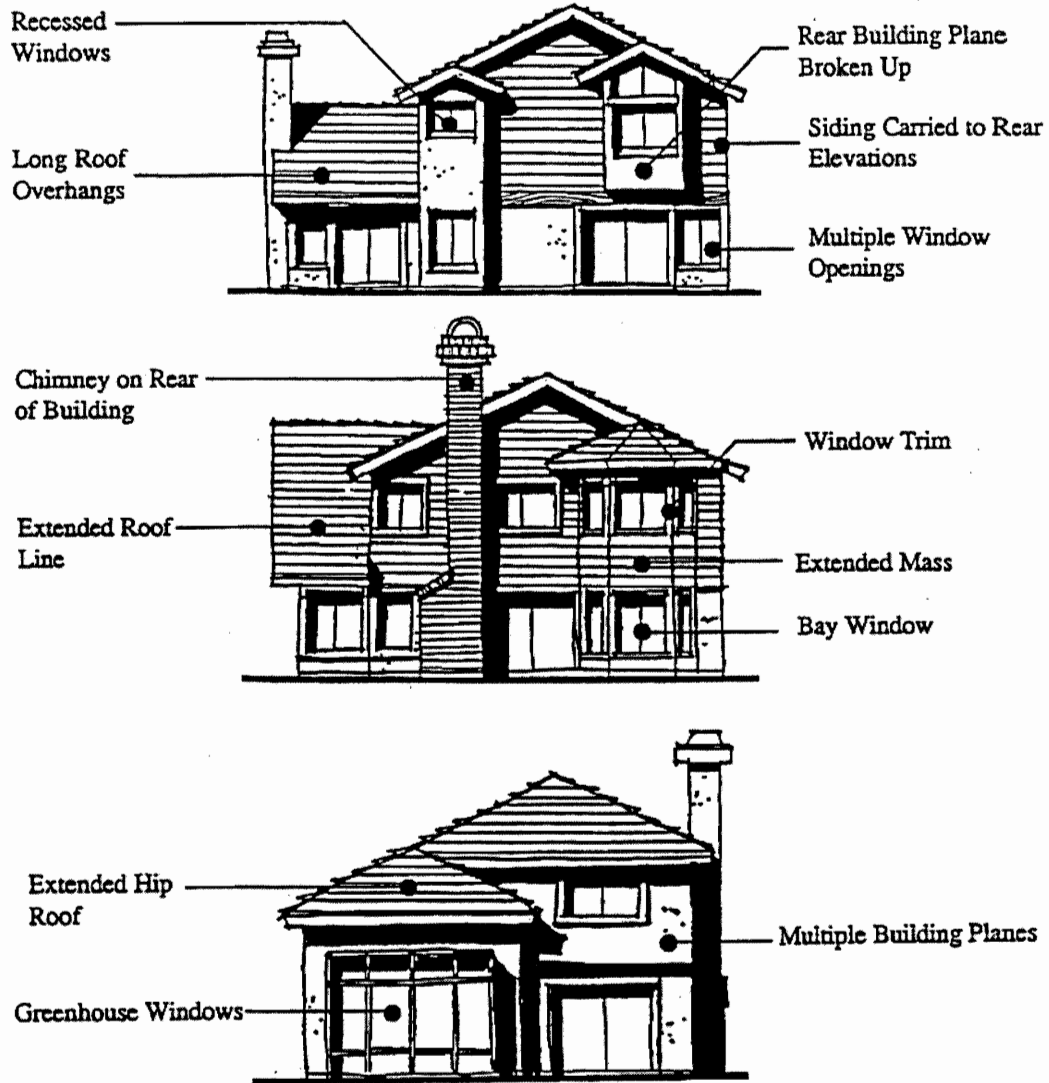


FIGURE IV-13

e. Building Materials and Colors

Building materials and colors shall complement the natural, climatic, and built environment of MORGAN HILL. If desired, materials may be left in their natural state and allowed to weather and blend into the natural environment. All materials may be durable and require little maintenance. Large expanses of flat, windowless wall planes that are not articulated by materials or color are discouraged in all zones. Use of widely varying and contrasting materials should be limited. Contrasting materials may be employed in areas in which special emphasis is desired such as building entrances and patios. Masonry and brick may be used to provide vertical and horizontal accents (e.g., chimneys, architectural banding) on buildings. Paints and stains shall be subdued and limited primarily to soft pastels, neutral colors, grays, and light to medium earth tones with selected contemporary accent colors and pure hues limited to moldings, doors, window frames, fascias, awnings, shutters, cornices, and accent trim. Contrasting materials, textures, and colors may be used to add emphasis to entry areas and significant architectural features. Wood may be treated with transparent stains or paints.

1) **Acceptable Building Materials: All Zones.** Acceptable building materials include, but are not limited to, the following:

- Wood siding, including rough sawn wood.
- Board and batten.
- Concrete, including tinted and stamped concrete.
- Concrete tile roofing.
- High quality composition roof materials.
- Stucco or plaster finish.
- Stucco-covered block, including walls.
- Rock and stone.
- Brick and used brick, in natural browns, tans, beiges, and subdued shades of red.
- Mission tile roofing.

2) **Conditionally Acceptable Materials.** Stucco is acceptable in all zones provided that it is integrally incorporated into the architecture on two or more elevations of the structure and is not finished with a heavy texture.

3) **Discouraged Materials: All Zones.** The following list includes building materials that are discouraged but not strictly prohibited for use in MORGAN HILL:

- Blue or green tiled roofs.
- Brightly painted steel roofs, excepting painted steel accent trim which is permitted.
- Copper and galvanized metal.
- Fiberglass.
- Painted brick and stone, excepting stucco-covered masonry and painted concrete block or slump block walls which are permitted.
- Aluminum or vinyl/plastic siding.

f. Roofs

Roofs should serve as major structural and architectural design elements. A variety of roof types are permitted and encouraged with MORGAN HILL. Roofs shall reflect the selected neighborhood or product type architectural concept and respond to the style, materials and scale of the building. Roof overhangs are encouraged; they provide essential shade and are also aesthetically pleasing. Solar panels and skylights may be installed in all zones of MORGAN HILL, provided that they are designed as an integral part of the roof form.

1) RESIDENTIAL DWELLINGS; PRIMARY/MAJOR STRUCTURES

- A variety of roof types is encouraged including hip roofs, gable roofs, and shed roofs. Roof pitches of 3:12 to 6:12 are permitted.
- Mansard, Gambrel, and flat roofs are not permitted for use in MORGAN HILL.
- Roof heights and planes should vary to create interplay between the roof and the walls of the structure.
- Acceptable roofing materials in all residential zones include, but are not limited to, clay tile, concrete tile, and composition shingles.
- Unacceptable roofing material in all residential zones are wood shakes and shingles.

2) ACCESSORY STRUCTURES

Accessory structures shall have roofs or similar and/or compatible materials as primary/major structure. There is no minimum roof pitch required for accessory structures. Flat roofs on accessory structures are permitted in all zones in MORGAN HILL.

3) ROOFING MATERIALS AND COLORS

Roofing trim materials should be of similar materials and complementary colors. Acceptable materials in all zones include clay and concrete tile and composition roofs. Wood roofing materials are prohibited for fire safety reasons. Roof vents and appurtenances shall be painted to match the roof color in all Residential Zones.

g. Chimneys

Chimneys should act as major vertical elements in the architecture. Caps on chimneys shall have low profiles; they should not be visually distracting. Acceptable building materials include stone veneer, brick (including used brick), stucco, and wood.

ROOF ELEMENTS

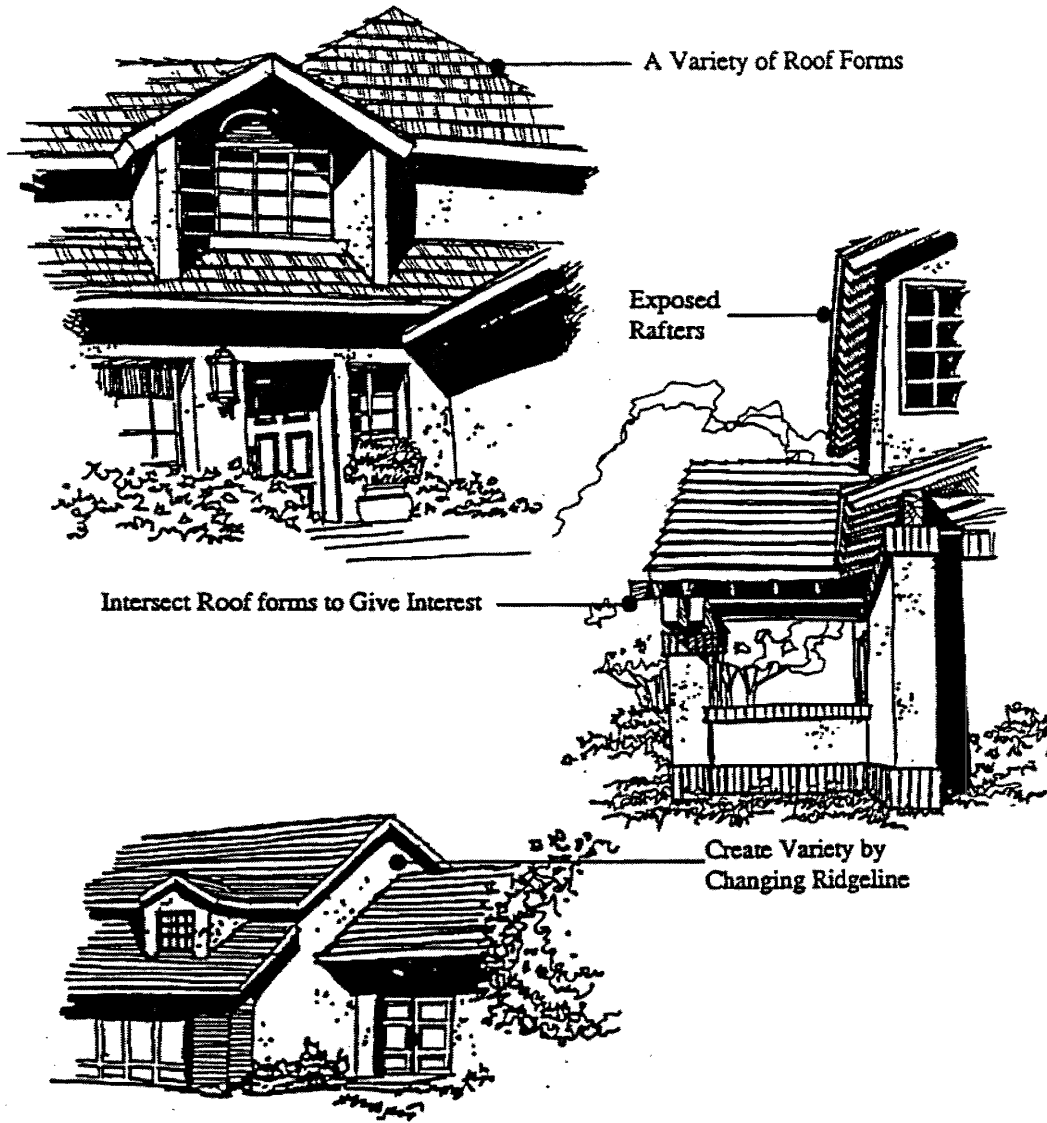


FIGURE IV-14



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ROOF OVERHANGS

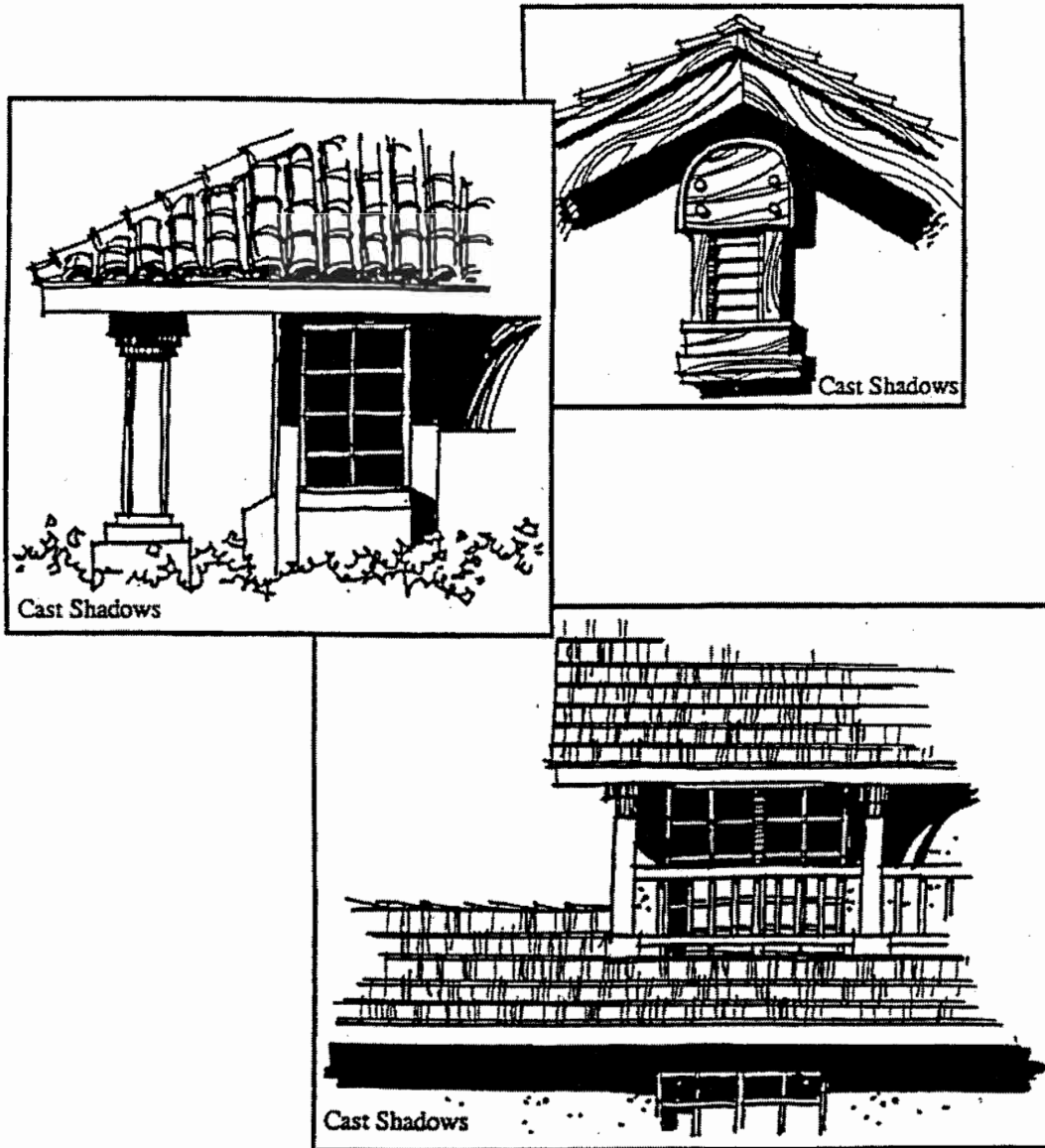


FIGURE IV-15



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TYPICAL CHIMNEY CAPS

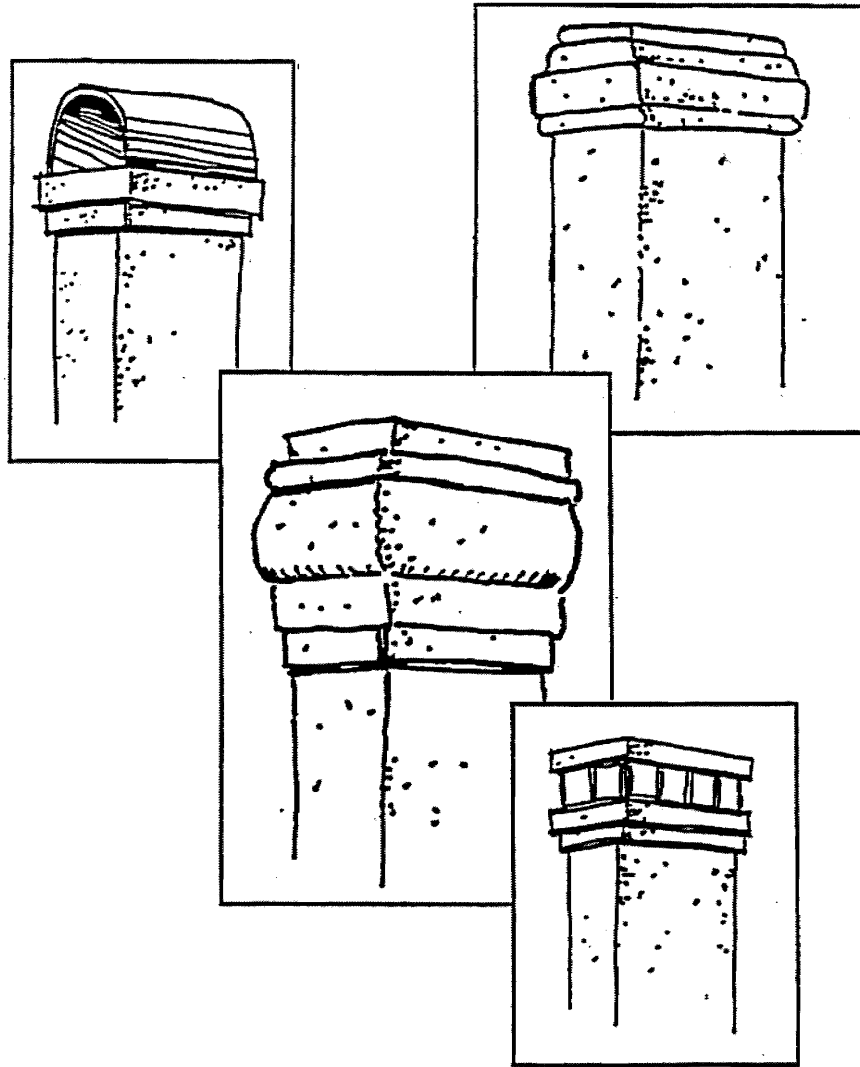


FIGURE IV-16



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h. Doors and Windows

By varying the spacing, sizes, shapes and locations of door and window openings in building facades, structures may be made more visually interesting and attractive. However, care must be taken to avoid too much variety or the end result will be a chaotic, cluttered, building facade. It is especially important to vary the placement of doors and windows on buildings located in close proximity to each other in the same development. In addition, windows and doors may be recessed into or projected out of structures to emphasize important areas of the building.

To further enhance the individual identity of each structure, pot shelves, window boxes, and built-in planters may be utilized. However, all such containers must be easily accessible for plant maintenance. Window frames, mullions, and door frames shall be color coordinated with the rest of the building. Decorative wrought iron grills on windows are discouraged. Doors may be somewhat ornate and include inset panels, carvings, and window panes. Pediments should not be used above windows or doors.

i. Garages

Garage setbacks may be varied in order to enhance the streetscape scene. Garages shall be constructed of materials compatible with the architectural style of the adjacent primary structures.

j. Porches, Arcades, Entryways and Garages

Entrances to buildings shall be clear and easily recognizable. Covered entrances, porches, and arcades are desirable because they serve to identify entrances and provide shelter from the sun and inclement weather. A protected entrance is not only functional, but also produces a sense of privacy. Front entrances should be designed as significant architectural features. Porches and entryways may be used to visually break up large, monolithic buildings into smaller units more in keeping with the desired human scale of MORGAN HILL. Porches may be used on buildings of two or more stories as a transition from nearby single story structures to other taller structures. Porches may be constructed of wood, stucco, stone, brick, and other similar materials. Wrought iron railings are acceptable.

k. Balconies and Overhangs

Balconies and overhangs are desirable elements of a building that provide architectural interest and protection against the sun and inclement weather. Balconies are encouraged since they provide residents with necessary outdoor areas and spaces. Balconies and overhangs add visually to structures by breaking up wall masses, offsetting floors, and creating a sense of human scale. Balconies on residential structures in MORGAN HILL shall have railings of wood, masonry, decorative metal, and/or stucco. Balcony railings may be solid, if desired. Accent tile may be used in moderate amounts. Pipe railings shall not be allowed in residential areas. In all cases, balconies, overhangs, and arcades shall be designed such that the detailing, form, color, and materials are similar and/or compatible to the main structure.

No balcony shall protrude more than ten (10) feet from any primary wall of a residential structure.

TYPICAL WINDOW DETAILS

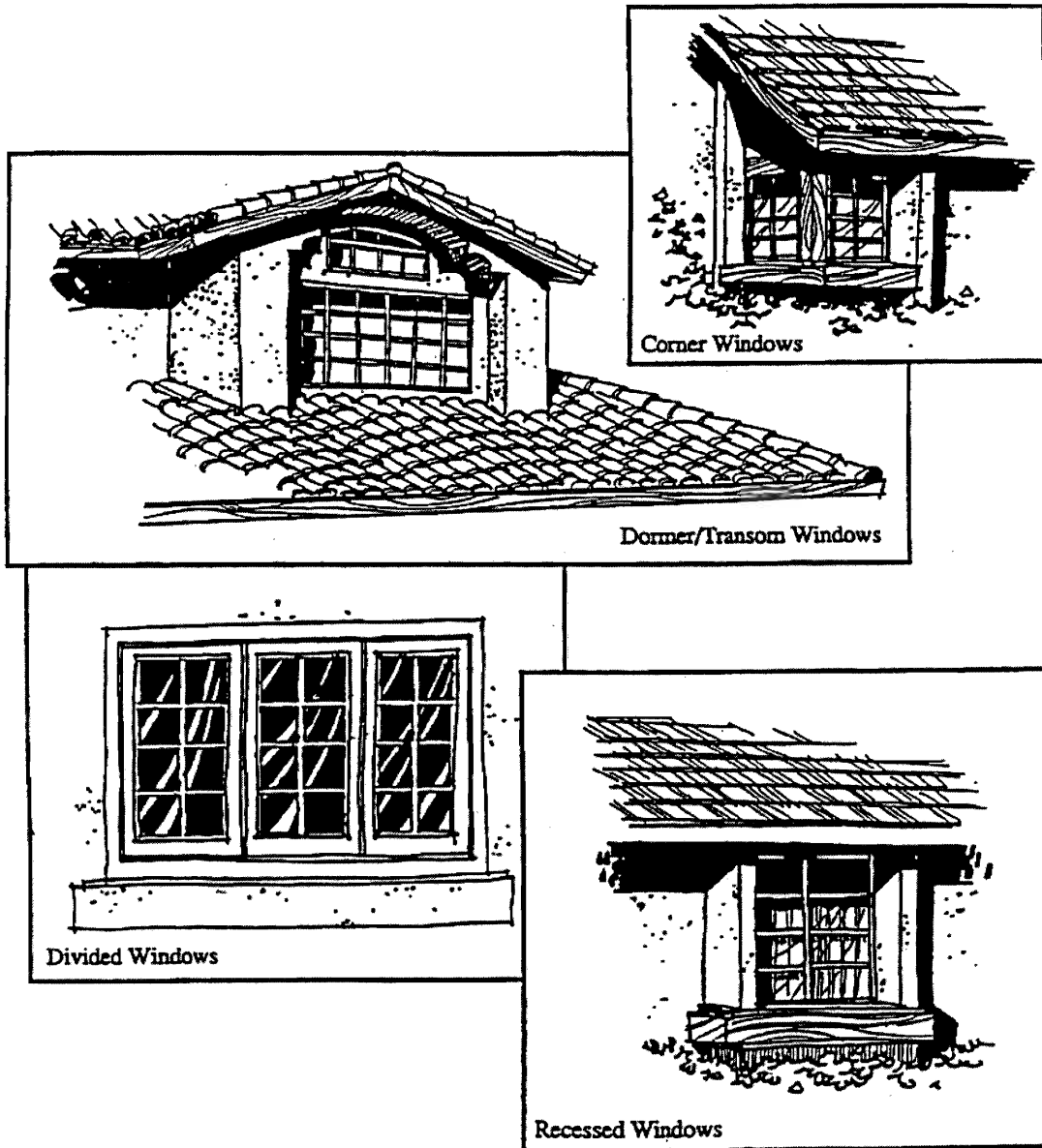


FIGURE IV-17



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