CITY OF MORGAN HILL

Special-Regular Meeting Agenda

Planning Commission

Mohammad Habib - Chair
Malisha Kumar - Vice-Chair
Joseph Mueller - Planning Commissioner
Wayne Tanda - Planning Commissioner
Laura Gonzalez-Escoto - Planning Commissioner
Liam Downey - Planning Commissioner
Juan Miguel Munoz-Morris - Planning Commissioner

Tuesday, April 13, 2021 7:00 pm

Virtual Meeting

VIRTUAL MEETING GUIDELINES AND PUBLIC COMMENT

In accordance with Executive Order N-25-20 and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. Physical meetings will not be in the City Council Chamber until further notice.

Planning Commission meetings will be live streamed on Channel 17, on the City's website and on the City's Facebook page. Those members of the community that would like to participate in the meetings remotely may do so by join the virtual meeting at: https://bit.ly/PlanningCommissionMtg or by calling in to: (669) 900-9128, then enter the webinar ID#: 862 0324 6251.

Public comment may be provided in the following ways:

- Join the virtual Planning Commission meeting via the link above, when public comment is opened, raise your virtual hard and be called upon to speak for up to 3 minutes
- Join the virtual meeting by calling in to the number above, dial *9 to raise your hand and *6 when called upon to speak for up to 3 minutes
- Send public comments in writing to the Minutes Clerk at pcpubliccomment@morganhill.ca.gov

* Please note that comments made on Facebook are not considered public comment.

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING AGENDA

Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

OPEN PUBLIC COMMENT PERIOD

Members of the public are entitled to address the Planning Commission concerning any item within the Morgan Hill Planning Commission's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the Planning Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

ORDERS OF THE DAY

CONSENT AGENDA

1. APPROVE THE MARCH 9, 2021 MEETING MINUTES

Recommendation:

Approve Minutes.

2. APPROVE THE MARCH 23, 2021 MEETING MINUTES

Recommendation:

Approve Minutes.

WORKSHOP

3. MONTEREY CORRIDOR FORM-BASED CODE WORKSHOP

Recommendation:

Review, discuss, and provide feedback on the draft Monterey Corridor Form-Based Code and Regulating Plan.

DIRECTOR'S REPORT/ANNOUNCEMENTS

LEGAL BRIEFING

ADJOURNMENT

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the legislative body less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the legislative body. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Commission concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Commission Chambers, and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Commission, but it is very helpful. When you are called, proceed to the podium and the Mayor will recognize you. If you wish to address the Commission on any other item of interest to the public, you may do so during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the Commission.

Persons interested in proposing an item for the Commission agenda should contact a member of the Commission who may plan an item on the agenda for a future Commission meeting. Should your comments require Commission action, your request may be placed on the next appropriate agenda. Commission discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the Commission, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of Commission Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email cityclerk@morganhill.ca.gov.

AMERICANS WITH DISABILITIES ACT (ADA)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (408)779-7259, (408)779-3117 (fax) or by email cityclerk@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

DRAFT

CITY OF MORGAN HILL

Meeting Minutes
Planning Commission

Mohammad Habib	-	*Chair*
Malisha Kumar	-	*Vice-Chair*
Joseph Mueller	-	*Planning Commissioner*
Wayne Tanda	-	*Planning Commissioner*
Laura Gonzalez-Escoto	-	*Planning Commissioner*
Liam Downey	-	*Planning Commissioner*
Juan Miguel Munoz-Morris	-	*Planning Commissioner*

Tuesday, March 9, 2021 7:00 pm

Virtual Meeting

WORKSHOP

A special meeting of the Planning Commission was called Tuesday, March 9, 2021 at 7:00 p.m. for the purpose of conduction a workshop.

CALL TO ORDER

Chair Habib called the meeting to order at 7:00 p.m.

ROLL CALL ATTENDANCE

Attendee Name	Title	Status	Arrived
Mohammad Habib	Chair	Present	
Malisha Kumar	Vice-Chair	Excused	
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Present	
Laura Gonzalez-Escoto	Planning Commissioner	Present	
Liam Downey	Planning Commissioner	Present	
Juan Miguel Munoz-Morris	Planning Commissioner	Present	

Planning Commissioner Kumar notified staff she would not be in attendance.

DECLARATION OF POSTING

Minutes Clerk Luna declared the posting of the Agenda.

PLEDGE OF ALLEGIANCE

Planning Commission Mueller led the Pledge of Allegiance.

OPEN PUBLIC COMMENT

Chair Habib opened the Public Comment Period. The following individual addressed the Planning Commission:

- Joe Baranowski

  Mr. Baranowski also spoke on the behalf of Kathy Baranowski

Hearing no further request to speak, the Public Comment Period was closed.

WORKSHOP

1. PLANNING COMMISSION WORKSHOP ON INDUSTRIAL LAND USE

Recommendation:

Provide feedback on proposed changes to Title 18.26.020 Land Use regulations (Industrial) for alignment with industrial preservation goals.

Economic Development Manager John Lang presented the report.

The Planning Commission meeting recessed at 8:26 p.m.
The Planning Commission meeting resumed at 8:32 p.m.

Chair Habib opened the Public Comment Period at 8:32 p.m. The following individual addressed the Planning Commission:

- Joe Baranowski

Hearing no further requests to speak, the Public Comment Period was closed.

No action was taken. The Planning Commission reviewed, discussed and provided feedback on the on the proposed changes to Title 18.26.020 Land Use regulations (Industrial) for alignment with industrial preservation goals.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman and Assistant City Attorney Cynthia Hasson made an announcement.

ADJOURNMENT

There being no further business, Chair Habib adjourned the meeting at 10:27p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk

DRAFT

CITY OF MORGAN HILL

Meeting Minutes
Planning Commission

Mohammad Habib	-	*Chair*
Malisha Kumar	-	*Vice-Chair*
Joseph Mueller	-	*Planning Commissioner*
Wayne Tanda	-	*Planning Commissioner*
Laura Gonzalez-Escoto	-	*Planning Commissioner*
Liam Downey	-	*Planning Commissioner*
Juan Miguel Munoz-Morris	-	*Planning Commissioner*

Tuesday, March 23, 2021 7:00 pm

Virtual Meeting

CALL TO ORDER

Chair Habib called the meeting to order at 7:01 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the roll at 7:01 p.m.

Attendee Name	Title	Status	Arrived
Mohammad Habib	Chair	Present	
Malisha Kumar	Vice-Chair	Present	
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Present	
Laura Gonzalez-Escoto	Planning Commissioner	Present	
Liam Downey	Planning Commissioner	Present	
Juan Miguel Munoz-Morris	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda at 7:02 p.m.

PLEDGE OF ALLEGIANCE

Planning Commission Kumar led the Pledge of Allegiance at 7:03 p.m.

OPEN PUBLIC COMMENT PERIOD

Chair Habib opened the Public Comment Period at 7:04 p.m. The following individual address the Planning Commission:

- Kayvan Vafa

Hearing no further requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

No changes made.

MINUTES APPROVAL

1. APPROVE THE FEBRUARY 23, 2021 MEETING MINUTES

Recommendation:

Approve Minutes.

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Juan Miguel Munoz-Morris, Planning Commissioner
SECONDER:	Wayne Tanda, Planning Commissioner
AYES:	Habib, Kumar, Mueller, Tanda, Gonzalez-Escoto, Downey, Munoz-Morris

PUBLIC HEARINGS

2. PRELIMINARY REVIEW APPLICATION SR2019-0038: COCHRANE – MORGAN HILL RETAIL VENTURE CENTER: A PRELIMINARY REVIEW OF A PROPOSED PLANNED DEVELOPMENT AMENDMENT FOR THE COCHRANE COMMONS RETAIL CENTER AND ASSOCIATED LAND. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBERS: 728-37-056, -069, AND -041, ARE LOCATED ON THE NORTH EAST CORNER OF HIGHWAY 101 AND COCHRANE ROAD.

Recommendation:

1. Open/close public hearing; and
2. Provide preliminary comments on the proposed plan.

Community Development Director Jennifer Carman gave the Staff Report.

Chair Habib opened the Public Hearing at 7:34 p.m. The following individuals were called upon to speak:

- Scott Bohrer
- Hobbs
- Kayvan Vafa
- Dick Sparrer
- Joe Baranowski
- M. Nguyen
- Kari Curto
- Steve Vincent
- Scott Bohrer

Hearing no further requests to speak the Public Hearing was closed.

Chair Habib re-opened the Public Hearing at 9:21 p.m. to allow the applicant to respond to the Commissions questions:

- Scott Bohrer

Chair Habib closed the Public Hearing.

MOTION:
No action taken. The Planning Commission provided feedback on the proposed Planned Development Amendment.

RESULT:	**NO ACTION TAKEN**

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman made an announcement at 9:32 p.m.

Assistant City Attorney Cynthia gave a legal brief to the Planning Commissioners at 9:33 p.m.

ADJOURNMENT

There being no further business, Chair Habib adjourned the meeting at 9:56 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk

CITY OF MORGAN HILL

PLANNING COMMISSION STAFF REPORT
MEETING DATE: April 13, 2021

PREPARED BY: Adam Paszkowski, Principal Planner
APPROVED BY: Jennifer Carman, Community Development Director

MONTEREY CORRIDOR FORM-BASED CODE WORKSHOP

RECOMMENDATION(S)

Review, discuss, and provide feedback on the draft Monterey Corridor Form-Based Code and Regulating Plan.

BACKGROUND:

The City of Morgan Hill is guided by several key policy and regulatory documents to manage future growth. Adopted by the City Council in July 2016, the Morgan Hill 2035 General Plan establishes a vision for a prosperous, vibrant city, supported by a framework of goals, policies, and actions that guide the City's decisions for the next two decades. The Morgan Hill Downtown Specific Plan, adopted in November 2009, complements the General Plan, ensuring that residential and commercial development standards support the community's vision for a vibrant and accessible Downtown village. The General Plan vision for the Monterey Corridor is as follows:

> "North and south of Downtown will transform from its current predominantly strip commercial character to a vibrant mixed-use corridor that encourages walking and biking. Buildings will front onto the street and a range of commercial and office uses will be located within close proximity to attached residential units. Density will decrease with distance from Downtown."

State law also continues to influence the City's growth and development. Legislation that facilitates and accelerates the development of housing, with an emphasis on affordable housing, will play a role in shaping municipal policies, permit processes, and development standards for years to come, limiting the City's ability to regulate density or height as suggested by the vision for the Monterey Corridor.

In January 2017, the City of Morgan Hill contracted with Lisa Wise Consulting, Inc. (LWC) for the preparation of a market and land use capacity study for the Monterey Road corridor. The Market Analysis Report (Report) provided a summary of demographic and socio-economic conditions in the City of Morgan Hill as they relate to economic performance, as well as a high-level analysis of the commercial market, and a land use capacity assessment for the corridor. The Report was used to inform the development of implementation plan options for the Monterey Corridor. The Report indicated, among other key findings, that the Monterey Corridor has a theoretical market demand of 215,000 square feet of commercial (retail and office) with development capacity for between 150 and 890 residential units (the residential capacity did not take into account recent density bonus State lawn that may yield more housing units along the corridor).

The Report summarized five options:

1.1 Comprehensive Form-Based Code;
1.2 Scaled-Down Form-Based Code;
2. Conventional Code with Updates to Standards;
3. Specific Plan for the Study Area;
4. Guidelines for “Block-Level Master Plans”; and,
5. Streetscape Improvement Plan and a Façade Incentive Program.

As indicated by LWC, the two form-based code options (1.1 Comprehensive Form-Based Code and 1.2 Scaled-Down Form-Based Code) would, in their experience, be most effective in helping to realize the General Plan’s vision for the Monterey Corridor.

On April 4, 2018, the City Council discussed the Monterey Corridor Study Report, Implementation Memo, and the Planning Commission’s recommendations. Several implementation measures were discussed, and staff was directed at that time to proceed with the preparation of a Block-Level Master Plan (BLMP) for the Monterey Road corridor, which would fulfill the General Plan requirement that such a plan be adopted prior to development of residential or mixed-use projects within the Mixed-Use Flex land use designation. BLMPs for Monterey Corridor Block One and Monterey Corridor Block Four were approved by the City Council on February 6, 2019. The BLMPs served as the foundation for the Monterey Corridor Form-Based Code. The form-based code will be the basis for a future Specific Plan.

The City was awarded $160,000 from the 2019 Planning Grants Program from the State of California, Department of Housing and Community Development for the development of a form-based code for the Monterey Road Corridor. On March 4, 2020, the City Council approved a Consultant Agreement with LWC to prepare the Monterey Corridor Form-Based Code (FBC) for a not to exceed amount of $170,720.

PROJECT SUMMARY:
This is the second workshop with the Planning Commission regarding the development of the FBC. This second workshop is to discuss the draft FBC.

The Planning Commission held the first workshop regarding the FBC on September 8, 2020, in which LWC provided a presentation on ‘What is a Form-Based Code’, as well as the proposed boundary for the FBC. The Commission also reviewed, discussed, and provided feedback on the FBC Impediments and Recommendations Memo. The memo provided an overview of state legislation and form-based codes, highlighted policy direction related to form-based codes, assessed relevant standards in the existing Zoning Code, evaluated impediments to achieving the vision and objectives of the General Plan, and presented recommendations for the most effective form-based code approach.

In light of the visions and policies of the 2035 General Plan and the Morgan Hill Downtown Specific Plan, the draft FBC proposes to facilitate development that complies with local requirements and State law. The draft FBC is also intended to build on the success of public and private investments in Downtown, which has become a cherished community gathering place and a desirable tourist destination, all supported by a pedestrian-oriented, mixed-use built environment. The draft FBC is meant to expand on Downtown’s success along the

Corridor, encouraging walking, biking, a mix of uses, and a range of housing options consistent with the General Plan.

Regulations and standards in a FBC are presented graphically in simple diagrams and photographs as well as supplemental text. While form-based codes focus on an intended physical form, they also regulate use by allowing a mix of appropriate land uses chosen to ensure compatibility among different contexts and the intended physical form of the area. The standards ultimately shape the relationship between building facades and the public realm (i.e., the public and private space between buildings), the form and mass of buildings in relation to one another, and the scale and type of blocks.

ANALYSIS:
LWC has prepared the draft FBC (Attachment 1). The draft FBC establishes development standards that are objective and implement the community vision, emphasizing pedestrian-oriented building form and streamlined housing development with an appropriate mix of uses. The draft FBC is designed with a user-friendly organizational structure, where City staff and community members can easily navigate and recognize the standards and requirements that apply to the applicable development site.

The draft FBC is organized consistent with other Chapters of the Zoning Ordinance, however, it lists standards that are only applicable to the Form-Based Zoning Districts. The draft FBC is organized pursuant to the following subject matter:

1. **Introduction.** This Section introduces the FBC, describes its components, and provides an illustrative explanation of how to use and apply the FBC to a typical development review application.
2. **Purpose and Applicability of the Form-Based Code.** This Section provides the general purpose and intent of the form-based zoning districts and standards, as well as the applicability of the FBC.
3. **Form-Based Zoning Districts.** This Section establishes the applicability of the form-based zoning districts, an overview of the zoning districts, and the specific purpose statements and development standards associated with each zoning district.
4. **Building Type Standards.** This Section establishes the purpose and intent of the building type standards, the applicability of the standards, a description of each building type, and objective standards associated with each type.
5. **Frontage Type Standards.** This Section establishes the purpose and intent of the frontage type standards, the applicability of the standards, a description of each frontage type, and objective standards associated with each type.
6. **Civic Space Standards.** This Section establishes the purpose and intent of the civic space standards, the applicability of the standards, a description of each civic space type, and objective standards associated with each type.
7. **Land Use Standards.** This Section establishes the land uses permitted in each form-based zoning district and any applicable specific use standards.
8. **Standards Supplemental to Form-Based Zoning Districts.** This Section provides any additional standards or requirements necessary to implement walkable areas, including alternatives for parking requirements, design and dimensional standards for signs, and landscaping provisions.

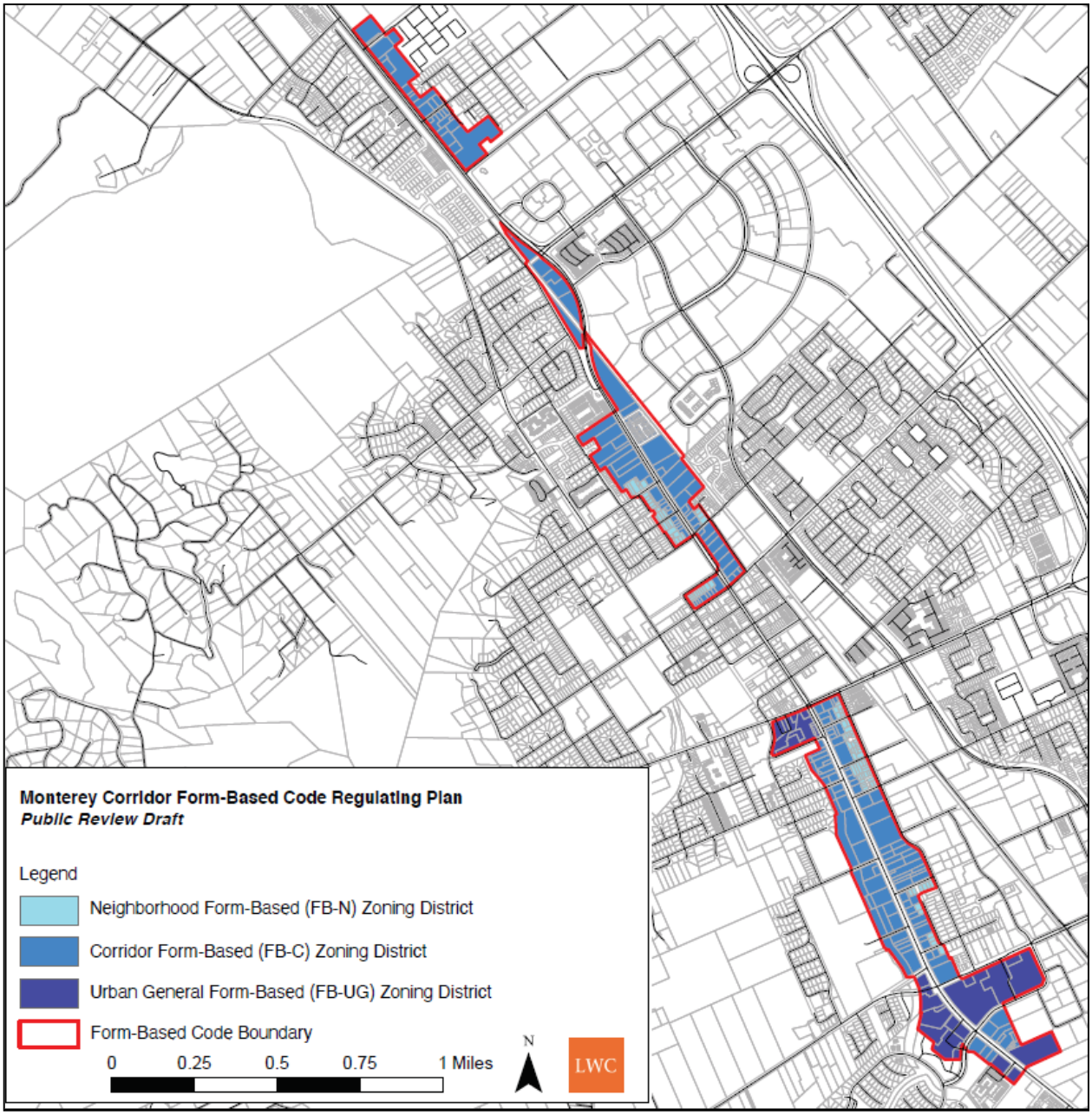
9. **Permits and Administration for Form-Based Zoning Districts.** This Section establishes any additional or unique provisions necessary to administer the FBC.
10. **Definitions for Form-Based Zoning Districts.** This Section provides any additional or unique definitions necessary to understand the standards and requirements of the FBC.

The draft FBC proposes the following three Form-Based Zoning Districts within the FBC:

Neighborhood Form-Based (FB-N). A variety of housing opportunities that are accessible to a range of income levels in a walkable environment with neighborhood-serving retail and services.
Corridor Form-Based (FB-C). Variable intensities of infill and redevelopment with a mix of walkable uses, such as retail, service, and commercial, that are sensitive to the scale and character of the area.
Urban General Form-Based (FB-UG). Mixed-use commercial and residential hubs with a variety of uses and clustered job opportunity centers. Accessible corridors and streets with internal block patterns and an improved pedestrian experience transitioning from an auto-centric environment to a walkable environment.

These three Form-Based Zoning Districts are keyed to a plan, referred to as a Regulating Plan (Attachment 2), that functions like a zoning map, assigning an appropriate form-based zone to specific lots. The proposed Regulating Plan boundary, in which the FBC would apply to, generally includes parcels adjacent to Monterey Road within the City limit, excluding the Downtown Specific Plan Area and parcels south of Watsonville Road (See Figure 1 below). The boundary extends north and south of Downtown from approximately Main Avenue north to Burnett Avenue and from approximately Dunne Avenue south to Rome Avenue.

Figure 1: Draft Monterey Corridor Form-Based Regulating Plan Map



The Planning Commission Workshop will provide an opportunity to review, discuss and provide feedback on the draft FBC and Regulating Plan. The next steps include finalizing the FBC and Regulating Plan followed by a Public Hearing with the Planning Commission for a recommendation to the City Council. For more information regarding the principles and components of a FBC, please view a short video prepared by LWC (Attachment 3).

CEQA (California Environmental Quality Act):

The consideration of the preparation of a FBC is Statutorily Exempt pursuant to CEQA Guidelines Section 15262 (Feasibility and Planning Studies), as a project involving only feasibility or planning studies for possible future actions which the agency, board, or

commission has not approved, adopted, or funded does not require the preparation of an EIR or Negative Declaration but does require consideration of environmental factors.

The Environmental Impact Report (EIR) for the Morgan Hill 2035 General Plan, which envisioned the transformation of the Monterey Corridor north and south of Downtown into a vibrant mixed-use corridor, was prepared in accordance with CEQA and certified by the Morgan Hill City Council on July 27, 2016 (SCH#2015022074).

The future adoption of a FBC may be subject to additional CEQA review.

LINKS/ATTACHMENTS:

1. Draft Monterey Corridor Form-Based Code
2. Draft Monterey Corridor Form-Based Regulating Plan Map
3. Video- FBC- A Brief Overview of Principles and Components (Weblink)
4. LWC Presentation

Monterey Corridor Form-Based Code

City of Morgan Hill

Prepared by:
Lisa Wise Consulting, Inc. (LWC)

Public Review Draft | April 2021

CITY OF MORGAN HILL

LWC

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

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Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

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Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.090 Permits and Administration for Form-Based Zoning Districts

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Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

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18.29.010 Introduction

Subsections:

18.29.010.A Purpose of the Form-Based Code

18.29.010.B Organization of the Form-Based Code

18.29.010.C How to Use the Form-Based Code

18.29.010.A Purpose of the Form-Based Code

The Form-Based Code (FBC) represents a paradigm shift in the way that the built environment is regulated. The formal short definition of a Form-Based Code is as follows:

> "Form-Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-Based Codes are an alternative to conventional zoning."
>
> - Form-Based Codes Institute

Unlike conventional, use-based codes, FBCs utilize the intended form and character of a neighborhood, rather than use as the organizing framework of the code. Morgan Hill will join cities and counties across the country that are now utilizing FBCs to shift their "main streets" and commercial corridors into vibrant, mixed-use areas where residents can live, work, and play within close walking distance.

For the Monterey Corridor (Corridor), the FBC establishes development standards that are objective and implement the community vision, emphasizing pedestrian-oriented building form and streamlined housing development with an appropriate mix of uses. The FBC is designed with a user-friendly organizational structure, where City staff and community members can easily navigate and recognize the standards and requirements that apply to the applicable development site.

Regulations and standards in a FBC are presented graphically in simple diagrams and photographs as well as supplemental text. These standards are keyed to a plan (i.e., a Regulating Plan) that functions like a zoning map, assigning an appropriate form and scale through the application of form-based zones to specific lots. While FBCs focus on an intended physical form, they also regulate use by allowing a mix of appropriate land uses chosen to ensure compatibility among different contexts and the intended physical form of the area. The standards ultimately shape the relationship between building facades and the public realm (i.e., the public and private space between buildings), the form and mass of buildings in relation to one another, and the scale and type of blocks.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.010.B Organization of the Form-Based Code

The following advisory text is intended to give a brief overview of the overall structure of Chapter 18.29 (Form-Based Zoning Districts).

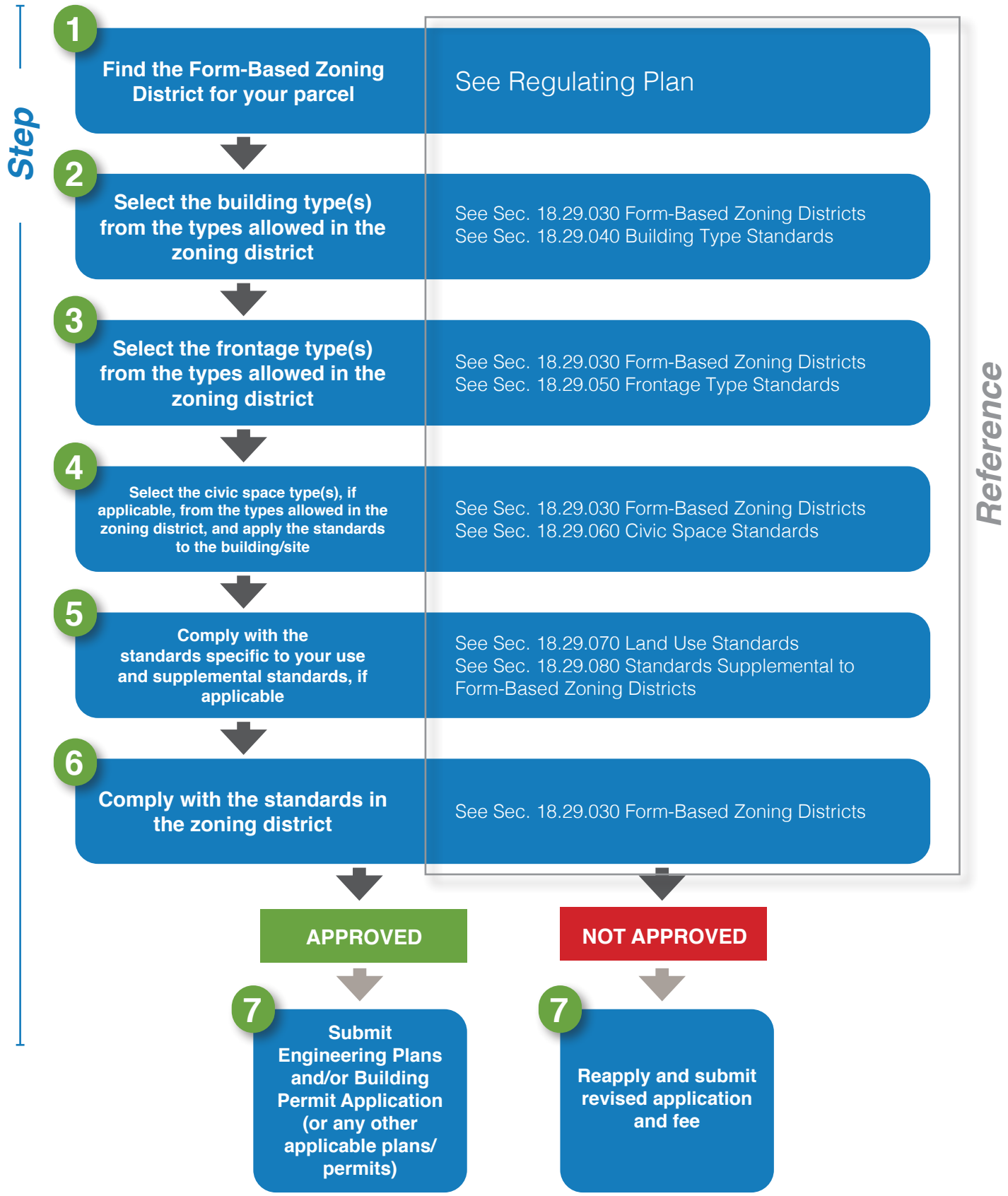
1. **Section 18.29.010: Introduction.** This Section introduces the FBC, describes its components, and provides an illustrative explanation of how to use and apply the FBC to a typical development review application.
2. **Section 18.29.020: Purpose and Applicability of the Form-Based Code.** This Section provides the general purpose and intent of the form-based zoning districts and standards, as well as the applicability of the FBC.
3. **Section 18.29.030: Form-Based Zoning Districts.** This Section establishes the applicability of the form-based zoning districts, an overview of the zoning districts, and the specific purpose statements and development standards associated with each zoning district.
4. **Section 18.29.040: Building Type Standards.** This Section establishes the purpose and intent of the building type standards, the applicability of the standards, a description of each building type, and objective standards associated with each type.
5. **Section 18.29.050: Frontage Type Standards.** This Section establishes the purpose and intent of the frontage type standards, the applicability of the standards, a description of each frontage type, and objective standards associated with each type.
6. **Section 18.29.060: Civic Space Standards.** This Section establishes the purpose and intent of the civic space standards, the applicability of the standards, a description of each civic space type, and objective standards associated with each type.
7. **Section 18.29.070: Land Use Standards.** This Section establishes the land uses permitted in each form-based zoning district and any applicable specific use standards.
8. **Section 18.29.080: Standards Supplemental to Form-Based Zoning Districts.** This Section provides any additional standards or requirements necessary to implement walkable areas, including alternatives for parking requirements, design and dimensional standards for signs, and landscaping provisions.
9. **Section 18.29.090: Permits and Administration for Form-Based Zoning Districts.** This Section establishes any additional or unique provisions necessary to administer the FBC.
10. **Section 18.29.100: Definitions for Form-Based Zoning Districts.** This Section provides any additional or unique definitions necessary to understand the standards and requirements of the FBC.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.010.C How to Use the Form-Based Code

Figure 18.29-1 provides a general overview of how to use the FBC. For specific information and to review all necessary permit procedures and application requirements, please refer to Section 18.29.090 (Permits and Administration for Form-Based Zoning Districts).

Figure 18.29-1 How to Use the Form-Based Code



Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

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18.29.020 Purpose and Applicability of the Form-Based Code

Subsections:

18.29.020.A Title

18.29.020.B Purpose

18.29.020.C Applicability

18.29.020.A Title

Chapter 18.29 (Form-Based Zoning Districts) of the Morgan Hill Municipal Code shall be known and may be cited as the Form-Based Code. Within this Chapter, it may also be known as the "FBC."

18.29.020.B Purpose

The purpose of the FBC is to implement the General Plan, specifically the General Plan's vision for the Corridor as a "vibrant mixed-use corridor that encourages walking and biking," through standards for neighborhood design, building form, and land use. The specific purpose and intent of each zoning district is established in Section 18.29.030 (Form-Based Zoning Districts).

18.29.020.C Applicability

1. This Chapter applies to all new uses and projects on land delineated in the Form-Based Code Regulating Plan map. This area may be known and referred to as the "FBC Area."
2. If any provision within this Chapter conflicts with another chapter of the Zoning Code, the FBC shall control.
3. Where the FBC is silent or does not provide an explicit provision, the Zoning Code shall apply.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

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18.29.030 Form-Based Zoning Districts

Subsections:

18.29.030.A Purpose and Intent

18.29.030.B Overview of Form-Based Zoning Districts

18.29.030.C Neighborhood Form-Based (FB-N) Zoning District

18.29.030.D Corridor Form-Based (FB-C) Zoning District

18.29.030.E Urban General Form-Based (FB-UG) Zoning District

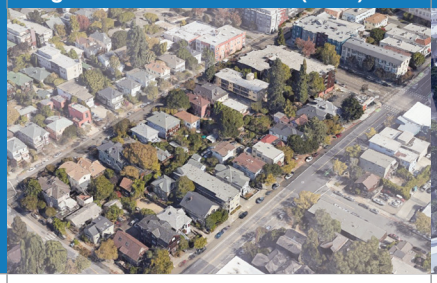
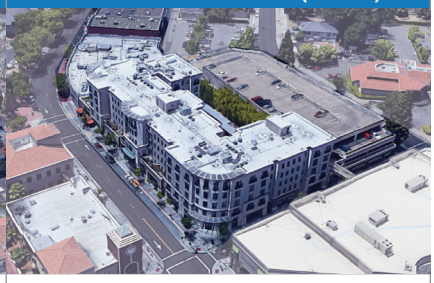
18.29.030.A Purpose and Intent

1. **General.** The purpose of the form-based zoning districts is to provide for active, vibrant, and walkable destinations and neighborhoods in Morgan Hill with a diversity of residential and commercial land uses. The form-based zoning districts support a range of housing products, pedestrian-friendly public realm, and vertical and horizontal mixed-use projects. The diversity of pedestrian-friendly development, land uses, and general level of activity in the form-based zoning districts is intended to support a range or transportation choices, including walking, biking, and transit.
2. **Specific.** For specific intent statements, see each form-based zoning district established in this Section.

18.29.030.B Overview of Form-Based Zoning Districts

Table 18.29-1 provides an overview of each form-based zoning district.

Table 18.29-1 Summary Table of Form-Based Zoning Districts

Zoning District	Neighborhood Form-Based (FB-N)	Corridor Form-Based (FB-C)	Urban General Form-Based (FB-UG)
			
Desired Form	Medium setbacks	Buildings placed at or near ROW	Small to large setbacks
	Neighborhood character	Mixed-use, walkable character	Mixed-use, walkable urban character
	Heights up to 35 ft.	Heights up to 45 ft.	Heights up to 55 ft.
	Compatible with neighborhood context	Diverse mix of building frontages	Diverse mix of building frontages
General Use	Residential with both detached and attached dwellings that offer a variety of housing options in a range of densities close to neighborhood-serving commercial uses.	Primarily ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Primarily business-oriented with a variety of supporting uses, including high-intensity residential projects.
Intent	A variety of housing opportunities that are accessible to range of income levels in a walkable environment with neighborhood-serving retail and services.	Variable intensities of infill and redevelopment with a mix of walkable uses, such as retail, service, and commercial, that are sensitive to the scale and character of the area.	Mixed-use commercial and residential hubs with a variety of uses and clustered job opportunity centers. Accessible corridors and streets with internal block patterns and an improved pedestrian experience transitioning from an auto-centric environment to a walkable environment.
Subsection	18.29.030.C	18.29.030.D	18.29.030.E

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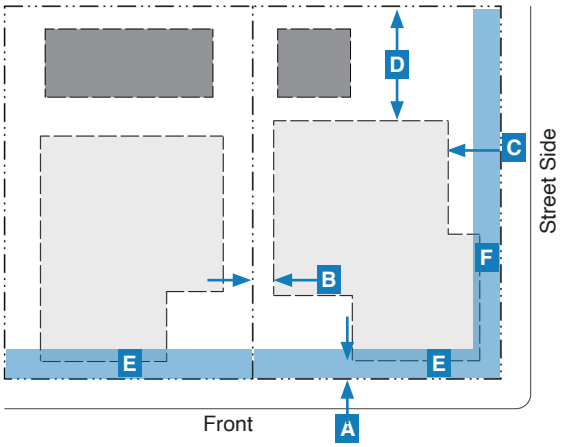
18.29.030.C Neighborhood Form-Based (FB-N) Zoning District

Note: image is illustrative, not regulatory.



Key for Diagrams

Lot Line	Building Setback Line
Principal Building Area	Accessory Building Area

1. Intent

The purpose of the Neighborhood Form-Based (FB-N) zoning district is to accommodate a variety of housing opportunities that are accessible to a range of income levels in a walkable environment with neighborhood-serving retail and services.

2. Lot Requirements

Dimension	Standard
a. Area	5,000 s.f. min.
b. Width	50 ft. min.
c. Depth	100 ft. min.

3. Building Placement

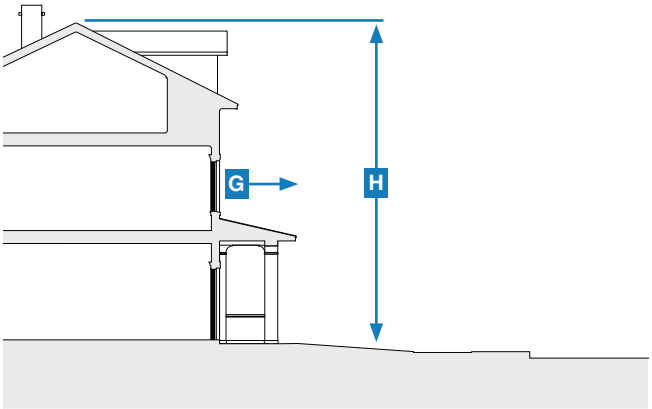
a. **Principal Building Setback**		
(i). Front	5 ft. min., 15 ft. max.	A
(ii). Interior Side	5 ft. min.	B
(iii). Street Side	5 ft. min., 15 ft. max.	C
(iv). Rear	15 ft. min.	D

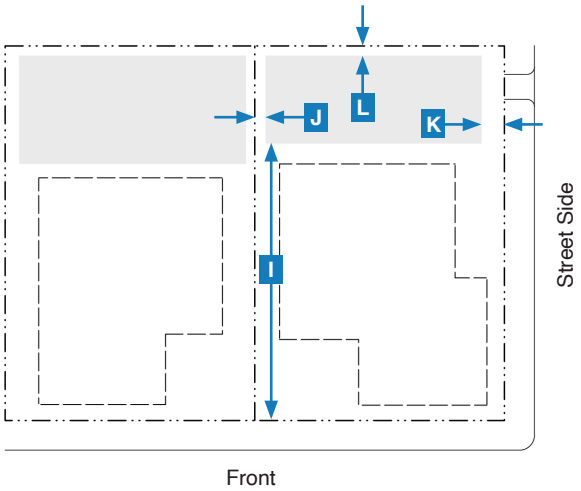
b. **Build-to-Zone**		
(i). Front	70% min. within setback range	E
(ii). Street Side	30% min. within setback range	F

4. Permitted Building Types

House
Accessory Dwelling Unit
Duplex/Duet
Multiplex Small
Bungalow Court
Townhouse

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)





Key for Diagrams

Lot Line

Building Setback Line

Parking Area

5. Building Form

a. **Projections**		
(i). Front	5 ft. max.	G
(ii). Interior Side	3 ft. max.	G
(iii). Street Side	5 ft. max.	G
(iv). Rear	3 ft. max.	G

b. **Height Limit**	
35 ft. max.[1]	H

c. **Building Coverage**
75% max.

Note:
1. 40 ft. allowed for vertical mixed-use.

6. Permitted Frontage Types

Front Yard
Porch, Engaged
Porch, Projecting
Stoop

7. Parking Placement

Setback	Standard	
a. Front	30 ft. min.	I
b. Interior Side	5 ft min.	J
c. Street Side	10 ft min.	K
d. Rear	0 ft min.	L

8. Permitted Civic Space Types

Passage
Pocket Park/Plaza

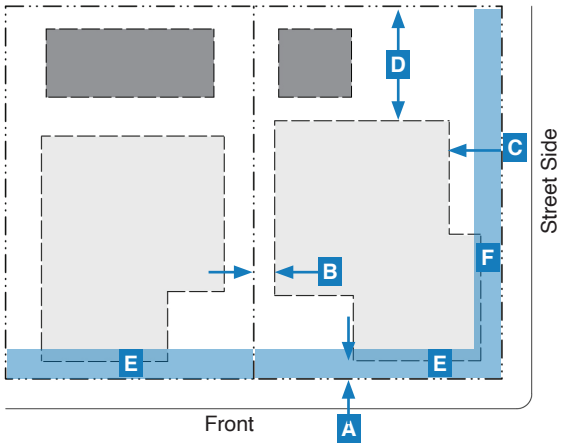
9. Supplemental Standards

a. See Section 18.29.040 (Building Type Standards) for building type standards.
b. See Section 18.29.050 (Frontage Type Standards) for frontage type standards.
c. See Section 18.29.060 (Civic Space Standards) for civic space type standards.
d. See Section 18.29.080 (Standards Supplemental to Form-Based Zoning Districts) for supplemental standards.
e. See Section 18.56.020 (Height Exceptions) for allowed projections above height limits.
f. See Chapter 18.84 (Accessory Dwelling Units) for accessory dwelling unit standards.
g. See Section 18.92.130 (Residential Transition Standards) for residential transition standards.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.030.D Corridor Form-Based (FB-C) Zoning District

Note: image is illustrative, not regulatory.



Key for Diagrams

Lot Line	Building Setback Line
Principal Building Area	Accessory Building Area

1. Intent

The purpose of the Corridor Form-Based (FB-C) zoning district is to accommodate variable intensities of infill and redevelopment with a mix of walkable uses, such as retail, service, and commercial, that are sensitive to the scale and character of the area.

2. Lot Requirements

Dimension	Standard
a. Area	6,000 s.f. min.
b. Width	60 ft. min.
c. Depth	100 ft. min.

3. Building Placement

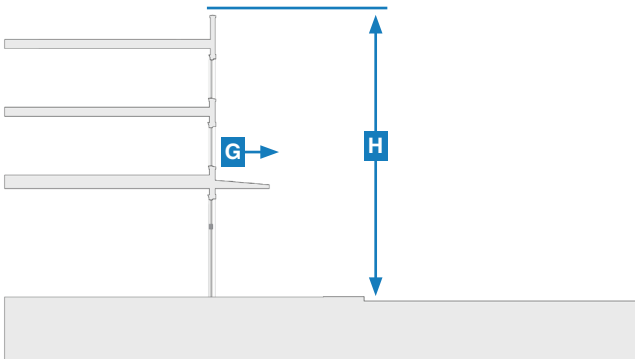
a. **Principal Building Setback**		
(i). Front	0 ft. min., 15 ft. max.	A
(ii). Interior Side	0 ft. min.	B
(iii). Street Side	0 ft. min., 15 ft. max.	C
(iv). Rear	10 ft. min.	D

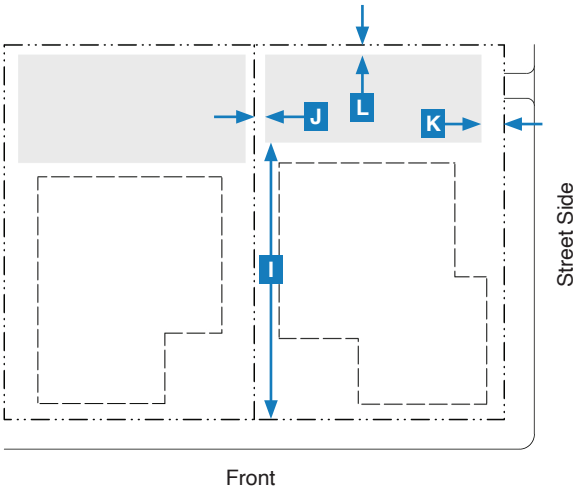
b. **Build-to-Zone**		
(i). Front	80% min. within setback range	E
(ii). Street Side	40% min. within setback range	F

4. Permitted Building Types

Accessory Dwelling Unit
Duplex/Duet
Multiplex Small
Multiplex Large
Townhouse
Courtyard Building
Main Street Building
Liner Building

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)





Key for Diagrams

Lot Line

Building Setback Line

Parking Area

5. Building Form

a. **Projections**		
(i). Front	5 ft. max.	G
(ii). Interior Side	3 ft. max.	G
(iii). Street Side	5 ft. max.	G
(iv). Rear	3 ft. max.	G

b. **Height Limit**	
45 ft. max.	H

c. **Building Coverage**
75% max.

6. Permitted Frontage Types

Forecourt
Shopfront
Stoop
Terrace

7. Parking Placement

Setback	**Standard**	
a. Front	40 ft. min.	I
b. Interior Side	0 ft min.	J
c. Street Side	10 ft min.	K
d. Rear	0 ft min.	L

8. Permitted Civic Space Types

Passage
Pocket Park/Plaza
Plaza

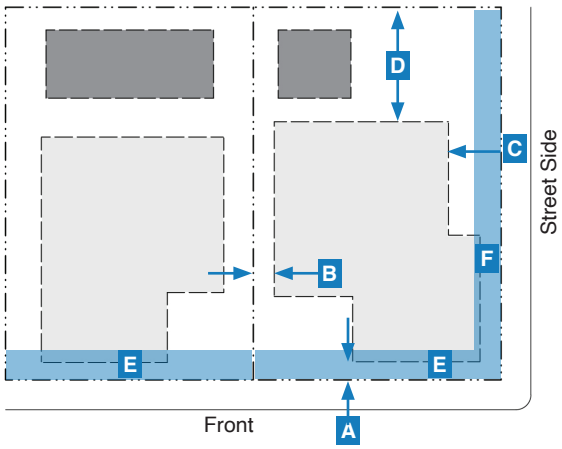
9. Supplemental Standards

a. See Section 18.29.040 (Building Type Standards) for building type standards.
b. See Section 18.29.050 (Frontage Type Standards) for frontage type standards.
c. See Section 18.29.060 (Civic Space Standards) for civic space type standards.
d. See Section 18.29.080 (Standards Supplemental to Form-Based Zoning Districts) for supplemental standards.
e. See Section 18.56.020 (Height Exceptions) for allowed projections above height limits.
f. See Chapter 18.84 (Accessory Dwelling Units) for accessory dwelling unit standards.
g. See Section 18.92.130 (Residential Transition Standards) for residential transition standards.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.030.E Urban General Form-Based (FB-UG) Zoning District

Note: image is illustrative, not regulatory.



Key for Diagrams

Lot Line	Building Setback Line
Principal Building Area	Accessory Building Area

1. Intent

The purpose of the Urban General Form-Based (FB-UG) zoning district is to accommodate mixed-use commercial and residential hubs with a variety of uses, clustered job opportunity centers, and vehicular accessible corridors with internal block patterns and an improved pedestrian experience transitioning from an auto-centric environment to a walkable environment.

2. Lot Requirements

Dimension	Standard
a. Area	10,000 s.f. min.
b. Width	100 ft. min.
c. Depth	100 ft. min.

3. Building Placement

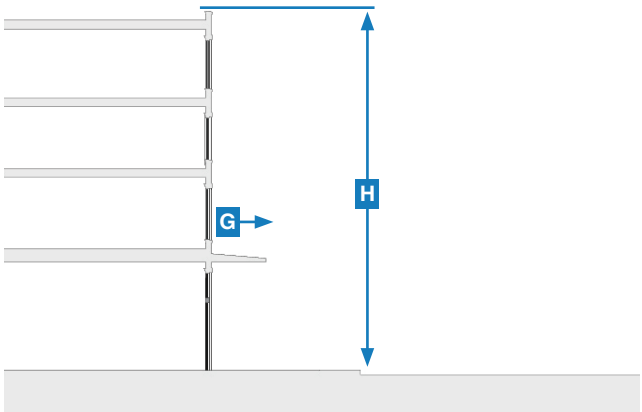
a. **Principal Building Setback**		
(i). Front	5 ft. min., 25 ft. max.	A
(ii). Interior Side	0 ft. min.	B
(iii). Street Side	0 ft. min., 25 ft. max.	C
(iv). Rear	20 ft. min.	D

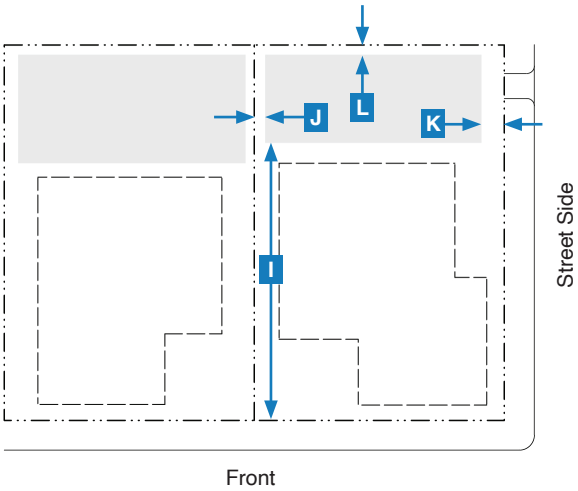
b. **Build-to-Zone**		
(i). Front	65% min. within setback range	E
(ii). Street Side	25% min. within setback range	F

4. Permitted Building Types

Accessory Dwelling Unit
Multiplex Large
Courtyard Building
Main Street Building
Liner Building

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)





Key for Diagrams

Lot Line

Building Setback Line

Parking Area

5. Building Form

a. **Projections**		
(i). Front	5 ft. max.	G
(ii). Interior Side	3 ft. max.	G
(iii). Street Side	5 ft. max.	G
(iv). Rear	3 ft. max.	G

b. **Height Limit**	
55 ft. max.	H

c. **Building Coverage**
80% max.

6. Permitted Frontage Types

Forecourt
Shopfront
Stoop
Terrace

7. Parking Placement

Setback	Standard	
a. Front	40 ft. min.	I
b. Interior Side	0 ft min.	J
c. Street Side	10 ft min.	K
d. Rear	0 ft min.	L

8. Permitted Civic Space Types

Passage
Pocket Park/Plaza
Plaza

9. Supplemental Standards

a. See Section 18.29.040 (Building Type Standards) for building type standards.
b. See Section 18.29.050 (Frontage Type Standards) for frontage type standards.
c. See Section 18.29.060 (Civic Space Standards) for civic space type standards.
d. See Section 18.29.080 (Standards Supplemental to Form-Based Zoning Districts) for supplemental standards.
e. See Section 18.56.020 (Height Exceptions) for allowed projections above height limits.
f. See Chapter 18.84 (Accessory Dwelling Units) for accessory dwelling unit standards.
g. See Section 18.92.130 (Residential Transition Standards) for residential transition standards.

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18.29.040 Building Type Standards

Subsections:

18.29.040.A Purpose and Intent
18.29.040.B Applicability
18.29.040.C House
18.29.040.D Accessory Dwelling Unit
18.29.040.E Duplex/Duet
18.29.040.F Multiplex Small
18.29.040.G Multiplex Large
18.29.040.H Bungalow Court
18.29.040.I Townhouse
18.29.040.J Courtyard Building
18.29.040.K Main Street Building
18.29.040.L Liner Building

18.29.040.A Purpose and Intent

The purpose of this Section is to establish standards for all building types within the form-based zoning districts. The standards in this Section supplement the standards in Section 18.29.030 (Form-Based Zoning Districts) and are intended to provide a range of housing and development options that reinforce the character and scale of Morgan Hill's history and small-town development pattern.

18.29.040.B Applicability

1. This Section applies to all proposed projects within the form-based zoning districts. All new projects in the form-based zoning districts must apply at least one of the building types in this Section and be consistent with the identified building type standards and the standards in the applicable zoning district (see Section 18.29.030 (Form-Based Zoning Districts)). The building types support a variety of uses, as allowed in the zoning district (e.g., the "house" building type may include residential uses, eating and drinking uses, professional offices, or others if allowed in the zoning district) (see Section 18.29.070 (Land Use Standards).
2. Building types not indicated as "permitted" in the applicable zoning district (see Section 18.29.030 (Form-Based Zoning Districts)) are not permitted in the zoning district.
3. If an applicant proposes multiple principal buildings on a single lot, the proposal must include potential lot lines in order to determine compliance with this Section.
4. The development of transportation, communications, and/or infrastructure facilities is exempt from this Section.

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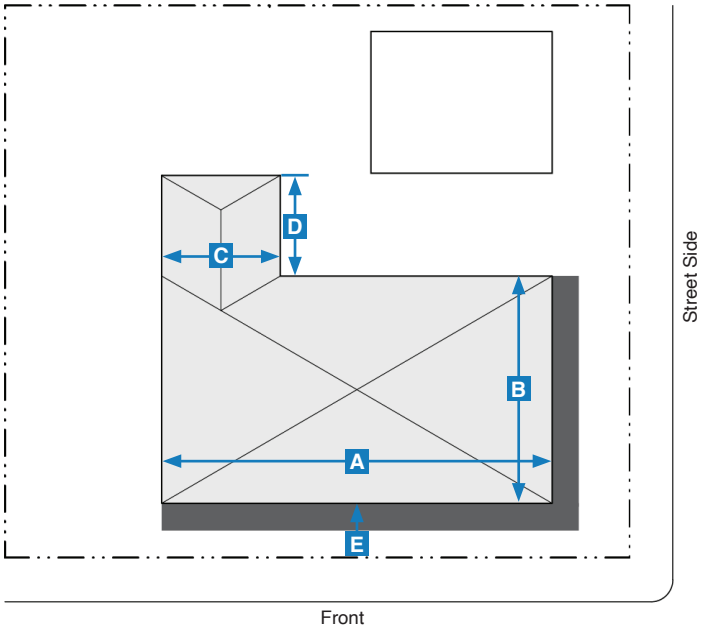
18.29.040.C House

Note: image is illustrative, not regulatory.



Key for Diagram

Lot Line	Frontage
Primary Building Type	Accessory Building

1. Description

A detached building typically with 1 unit, shallow setbacks, a rear yard, and located within a low intensity walkable neighborhood.

2. Building Size and Massing

a. Height		
2.5 stories max.		

b. Main Body		
Width	45 ft. max.	A
Depth	45 ft. max.	B

c. Secondary Wing		
Width	20 ft. max.	C
Depth	20 ft. max.	D

3. Pedestrian Access

Primary Entrance	Front Setback	E

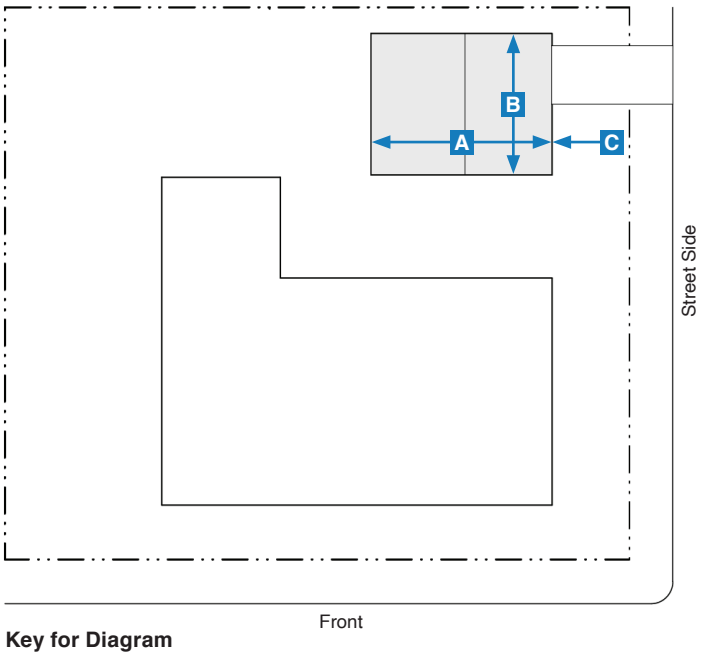
4. Private Open Space (per unit)

Private open space is required per Subsection 18.29.080.D (Open Space Standards). Common open space is not required.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.040.D Accessory Dwelling Unit

Note: image is illustrative, not regulatory.



Key for Diagram

Lot Line

Accessory Building Type

Primary Building

1. Description
An accessory structure usually located at the rear of a lot that provides a unit; may be located above the garage.

2. Building Size and Massing		
a. Height		
2 stories max.		
b. Main Body		
Width	36 ft. max.	A
Depth	30 ft. max.	B

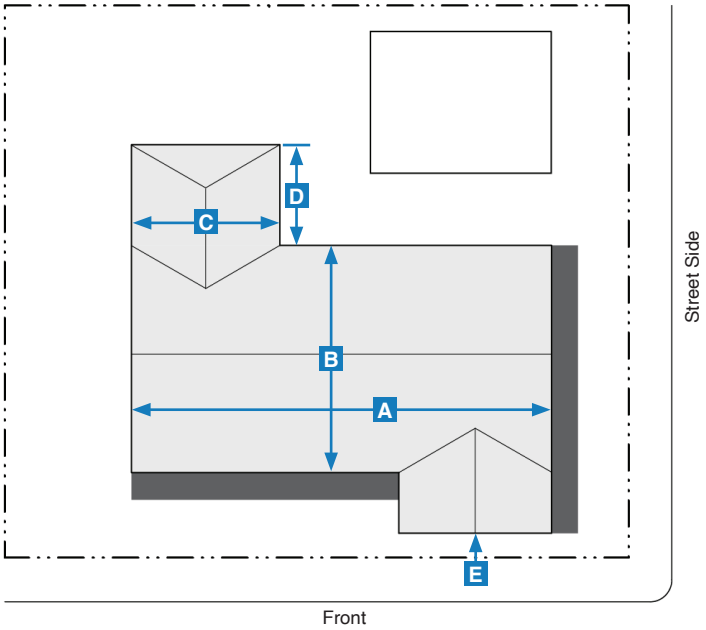
3. Pedestrian Access		
Primary Entrance	Street Side Setback, Alley, or Internal to Lot	C

4. Miscellaneous
Accessory dwelling units are permitted consistent with Section 18.29.070 (Land Use Standards) and Chapter 18.84 (Accessory Dwelling Units).

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.040.E Duplex/Duet

Note: image is illustrative, not regulatory.



Key for Diagram

Lot Line	Frontage
Primary Building Type	Accessory Building

1. Description

A detached building consisting of 2 side-by-side or stacked units with shallow setbacks. For side-by-side units, both face the street with separate entrances; for stacked units, both are accessible via a single entrance or separate entrances that face the street. This type has the appearance of a typical house and is scaled to fit within low and medium intensity walkable neighborhoods.

2. Building Size and Massing

a. Height
35 ft. max.

b. Main Body		
Width	48 ft. max.	A
Depth	40 ft. max.	B

c. Secondary Wing		
Width	20 ft. max.	C
Depth	24 ft. max.	D

3. Pedestrian Access

Primary Entrance	Front Setback	E

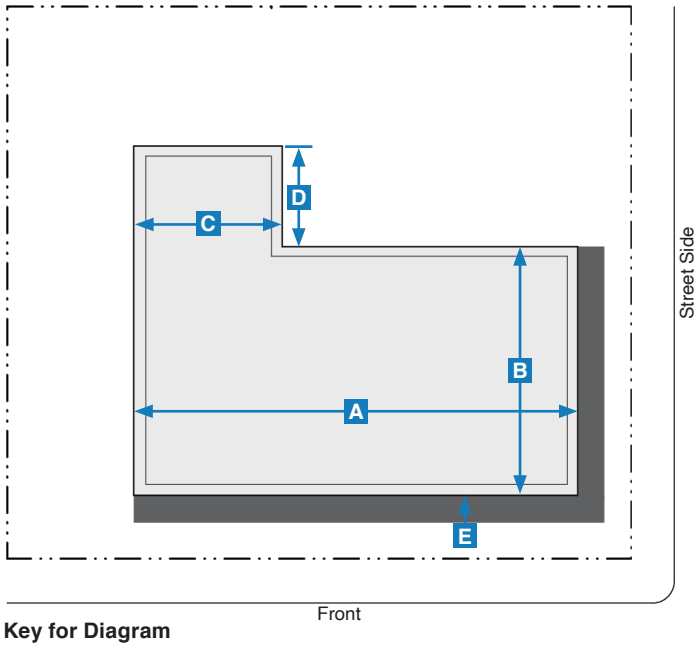
4. Private Open Space (per unit)

Private open space is required per Subsection 18.29.080.D (Open Space Standards). Common open space is not required.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.040.F Multiplex Small

Note: image is illustrative, not regulatory.



Key for Diagram

Lot Line

Frontage

Primary Building Type

1. Description

A detached building that typically consists of 3 to 6 side-by-side and/or stacked units, typically with one shared entry or individual entries along the front. This type has the appearance of a typical house and is scaled to fit within low and medium intensity walkable neighborhoods.

2. Building Size and Massing

a. Height	
35 ft. max.	

b. Main Body[1]		
Width	45 ft. max.	A
Depth	45 ft. max.	B

c. Secondary Wing		
Width	20 ft. max.	C
Depth	30 ft. max.	D

Note:
1. May be exempt from the build-to-zone requirement established in the form-based zoning district if the maximum width and depth preclude the ability to meet the percentage required.

3. Pedestrian Access

Primary Entrance	Front Setback	E

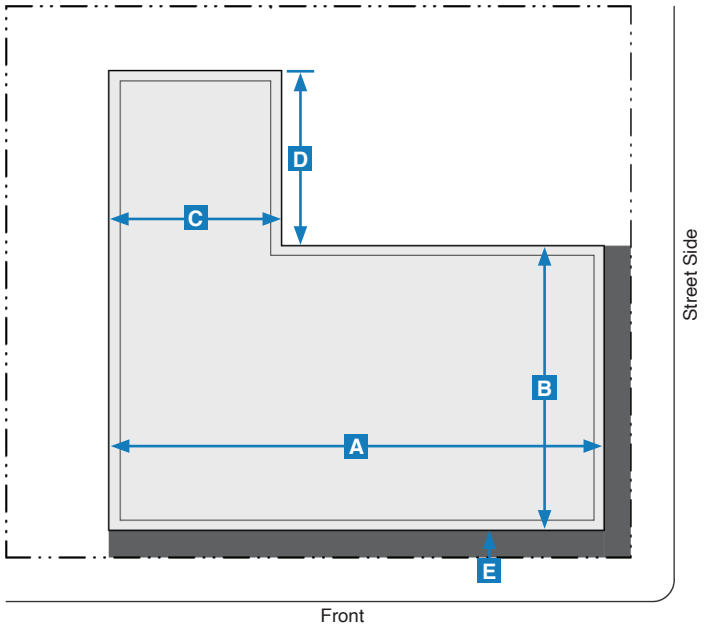
4. Common Open Space

Common open space is required per Subsection 18.29.080.D (Open Space Standards). Private open space is not required.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.040.G Multiplex Large

Note: image is illustrative, not regulatory.



Key for Diagram

Lot Line

Frontage

Primary Building Type

1. Description

A detached building that typically consists of 7 to 12 side-by-side and/or stacked units, typically with one shared entry. This type is scaled to fit within medium intensity walkable neighborhoods.

2. Building Size and Massing

a. Height	
45 ft. max.	

b. Main Body		
Width	60 ft. max.	A
Depth	60 ft. max.	B

c. Secondary Wing		
Width	24 ft. max.	C
Depth	40 ft. max.	D

3. Pedestrian Access

Primary Entrance	Front Setback	E

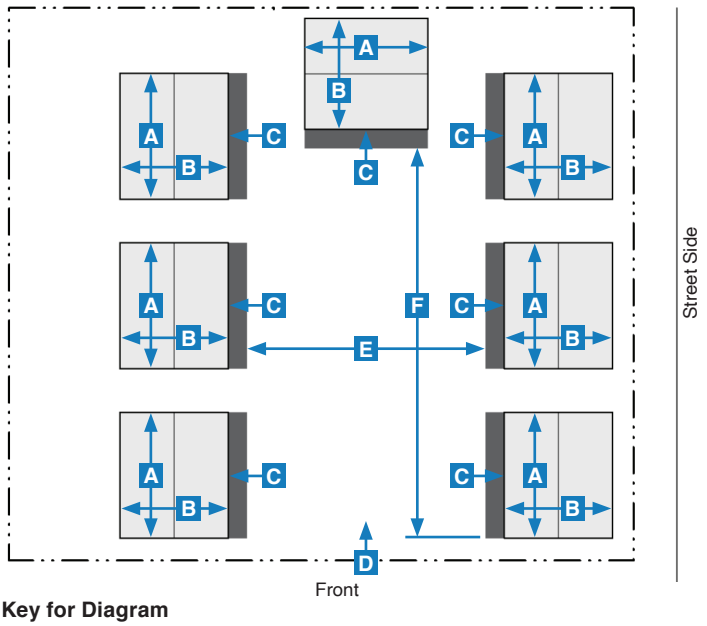
4. Common Open Space

Common open space is required per Subsection 18.29.080.D (Open Space Standards). Private open space is not required.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.040.H Bungalow Court

Note: image is illustrative, not regulatory.



Key for Diagram

Lot Line

Frontage

Primary Building Type

1. Description
A group of detached buildings (typically 3 to 9 separate units) arranged to define a shared courtyard that is generally perpendicular to the street. The shared courtyard is common open space and replaces the need for private rear yards. This type is scaled to fit within low and medium intensity walkable neighborhoods.

2. Building Size and Massing[1]		
a. Height		
1.5 stories max.		
b. Main Body[1]		
Width	32 ft. max.	A
Depth	24 ft. max.	B
Note: **1.** May be exempt from the build-to-zone requirement established in the form-based zoning district if the maximum width and depth preclude the ability to meet the percentage required.		

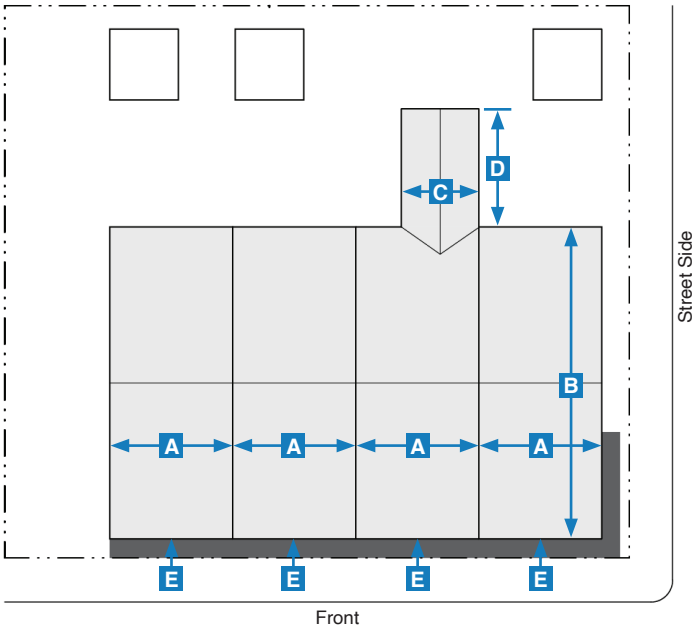
3. Pedestrian Access		
Primary Entrance	Shared Courtyard	C
Shared Courtyard	Accessible from Front Setback/Street	D
Pedestrian connections shall link all buildings to the shared courtyard, parking area(s), and public right-of-way.		

4. Common Open Space/Courtyard		
Width	20 ft. min.	E
Depth	3-4 units: 75 ft. min.; 5-9 units: 90 ft. min.	F
Private open space is not required.		

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.040.I Townhouse

Note: image is illustrative, not regulatory.



Key for Diagram

Lot Line	Frontage
Primary Building Type	Accessory Building

1. Description

An attached building that typically consists of 3 to 10 units placed side-by-side with individual entries along the front. This type typically has a rear yard and is located within medium and high intensity walkable neighborhoods, or on or near a neighborhood main street.

2. Building Size and Massing

a. Height
3.5 stories max.

b. Main Body		
Width	18 ft. min.; 36 ft. max. (per unit)	A
Depth	50 ft. max.	B

c. Secondary Wing		
Width	14 ft. max.	C
Depth	25 ft. max.	D

3. Pedestrian Access

Primary Entrance	Front Setback	E

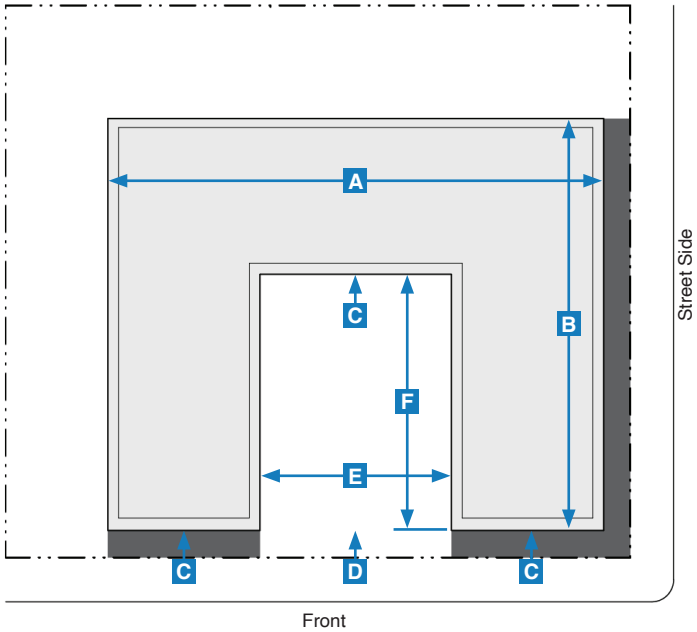
4. Private Open Space (per unit)

Private open space is required per Subsection 18.29.080.D (Open Space Standards). Common open space is not required.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.040.J Courtyard Building

Note: image is illustrative, not regulatory.



Key for Diagram

Lot Line

Frontage

Primary Building Type

1. Description
A building comprised of multiple attached and/or stacked units, accessed from one or more shared courtyards. The shared courtyard is common open space and replaces the need for private rear yards. This type is typically integrated into medium and high intensity walkable neighborhoods and can be applied in non-residential contexts.

2. Building Size and Massing		
a. Height		
45 ft. max.		
b. Main Body		
Width	100 ft. max.	A
Depth	100 ft. max.	B

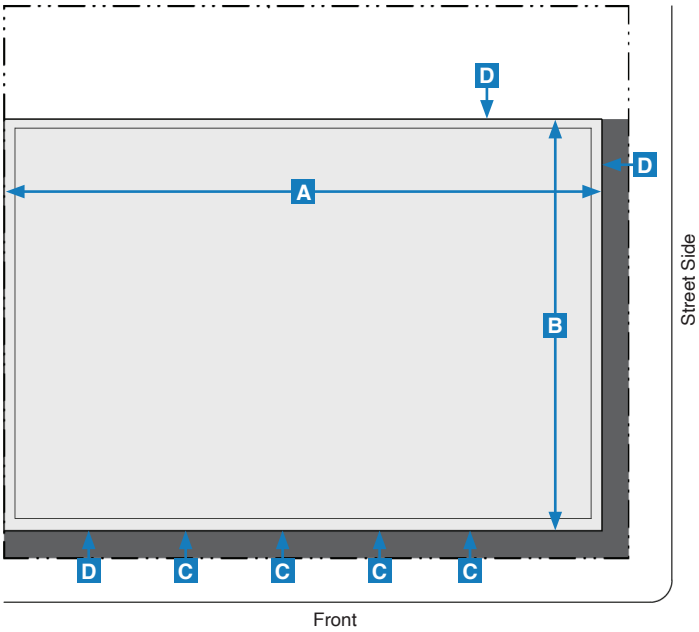
3. Pedestrian Access		
Primary Entrance	Shared Courtyard and/or Front Setback/Street	C
Shared Courtyard	Front Setback/Street	D

4. Common Open Space/Courtyard		
Width	20 ft. min.; 50 ft. max.	E
Depth	20 ft. min.; 100 ft. max.	F
Private open space is not required.		

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.040.K Main Street Building

Note: image is illustrative, not regulatory.



Key for Diagram

Lot Line

Frontage

Primary Building Type

1. Description

An attached building intended to provide a vertical mix of uses with ground floor retail, office, or service uses typically with individual entries, and upper floor office, service, or residential uses typically with one shared entry. This type is the primary component of main street building form.

2. Building Size and Massing

a. Height
55 ft. max.

b. Main Body		
Width	200 ft. max.	A
Depth	120 ft. max.	B

3. Pedestrian Access

Primary Entrance, Ground Floor Spaces/Units	Front Setback/Street	C
Primary Entrance, Upper Floor Spaces/Units	Front Setback, Street Side Setback, Street, or Alley	D

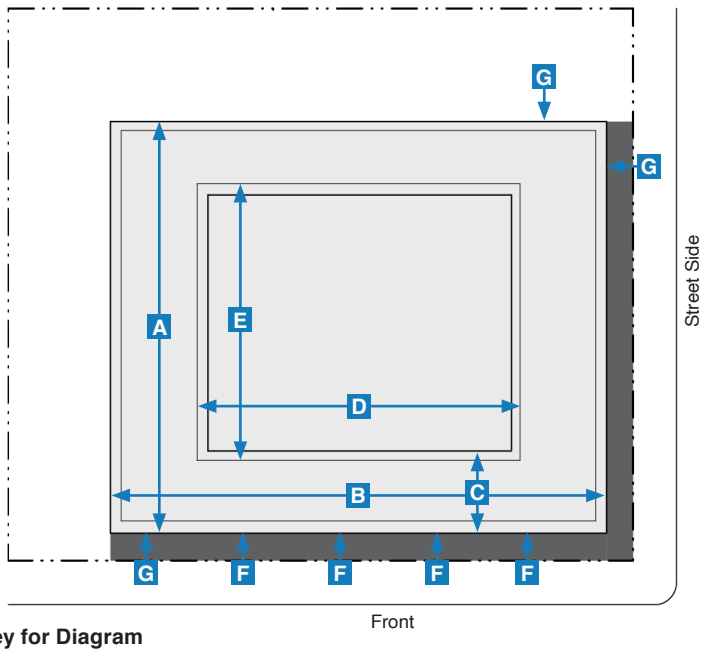
4. Common Open Space

Common open space is required per Subsection 18.29.080.D (Open Space Standards). Private open space is not required.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.040.L Liner Building

Note: image is illustrative, not regulatory.



Key for Diagram

Lot Line

Frontage

Primary Building Type

1. Description

A building in which the interior building is wrapped or lined by an exterior building. The interior building is typically a parking structure or large retail/ entertainment space and the exterior building is typically retail, service, office, or residential space. This type is a component of main street building form.

2. Building Size and Massing

a. Height
55 ft. max.

b. Exterior Building		
Length	400 ft. max.	A
Width	300 ft. max.	B
Depth	50 ft. max.	C

b. Interior Building		
Width	180 ft. max.	D
Depth	230 ft. max.	E

3. Pedestrian Access

Primary Entrance, Ground Floor Spaces/Units	Front Setback/Street	F
Primary Entrance, Upper Floor Spaces/Units	Front Setback, Street Side Setback, Street, or Alley	G

4. Common Open Space

Common open space is required per Subsection 18.29.080.D (Open Space Standards). Private open space is not required.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

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18.29.050 Frontage Type Standards

Subsections:

18.29.050.A Purpose and Intent

18.29.050.B Applicability

18.29.050.C Forecourt

18.29.050.D Front Yard

18.29.050.E Porch, Engaged

18.29.050.F Porch, Projecting

18.29.050.G Shopfront

18.29.050.H Stoop

18.29.050.I Terrace

18.29.050.A Purpose and Intent

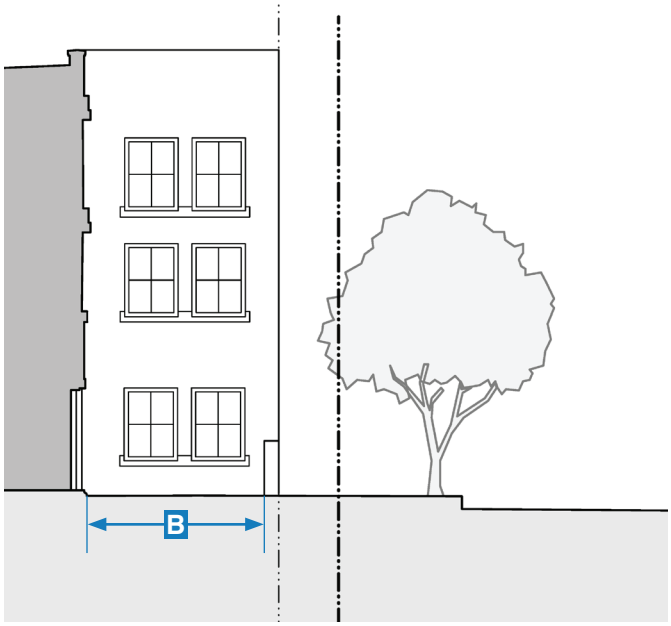
The purpose of this Section is to establish standards for all frontage types within the form-based zoning districts. Private frontages are the components of a building that provide an important transition and relationship between the public realm and private development. The standards in this Section supplement the standards in Section 18.29.030 (Form-Based Zoning Districts) and are intended to ensure that development reinforces the character and scale of Morgan Hill's history and small-town development pattern.

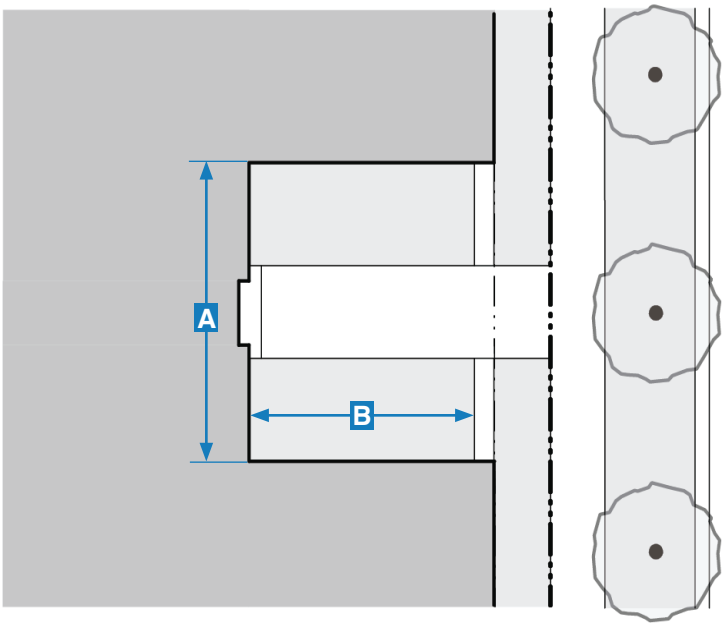
18.29.050.B Applicability

1. This Section applies to all proposed projects within the form-based zoning districts. The standards in this Section must be considered in combination with the standards in the applicable zoning district (see Section 18.29.030 (Form-Based Zoning Districts)).
2. Frontage types not indicated as "permitted" in the applicable zoning district (see Section 18.29.030 (Form-Based Zoning Districts)) are not permitted in the zoning district.
3. Every new project and/or structure in the form-based zoning districts must provide at least one frontage type for each street frontage.
4. The development of transportation, communications, and/or infrastructure facilities is exempt from this Section.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.050.C Forecourt





Key for Diagrams

- Lot Line
- Setback Line
- Grade
- Building

Note: image is illustrative, not regulatory.

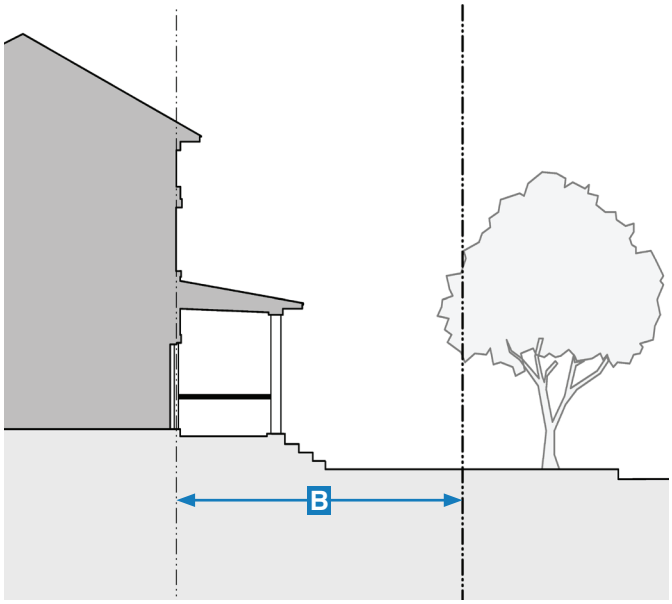
1. Description
The main facade of the building is at or near the right-of-way and a portion (usually the central portion) is set back, creating a courtyard space. The space is typically used as an entry court, shared garden area, or additional shopping or restaurant seating area.

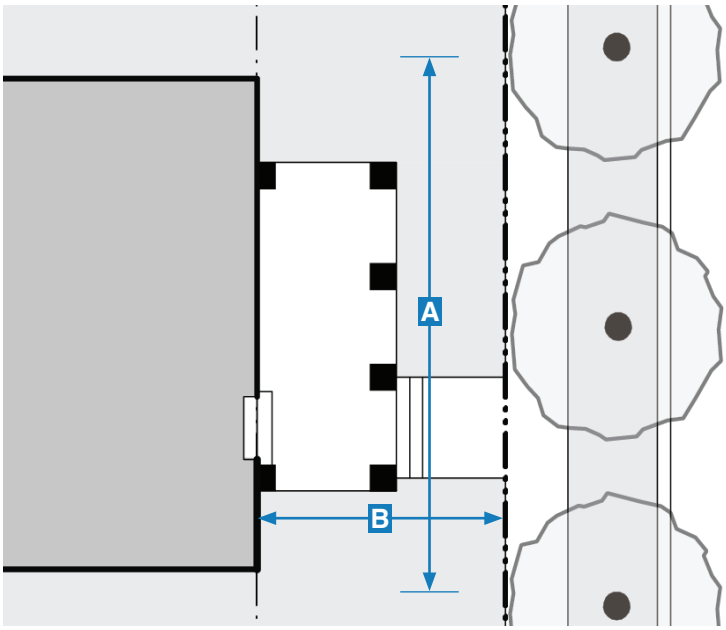
2. Size		
Width	15 ft. min.	A
Depth	15 ft. min.	B
Ratio, Width-to-Height	2:1 max.	
Transparency, Ground Floor	70% min.	
Transparency, Upper Floors	30% min.	

3. Miscellaneous
May be used in conjunction with another permitted frontage type (e.g., shopfront).

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.050.D Front Yard





Key for Diagrams

- Lot Line
- Setback Line
- Grade
- Building

Note: image is illustrative, not regulatory.

1. Description
The main facade of the building has a landscaped area between the building and the right-of-way providing separation from the street. The front yard is visually continuous with adjacent yards and supports landscape in conjunction with other private frontages.

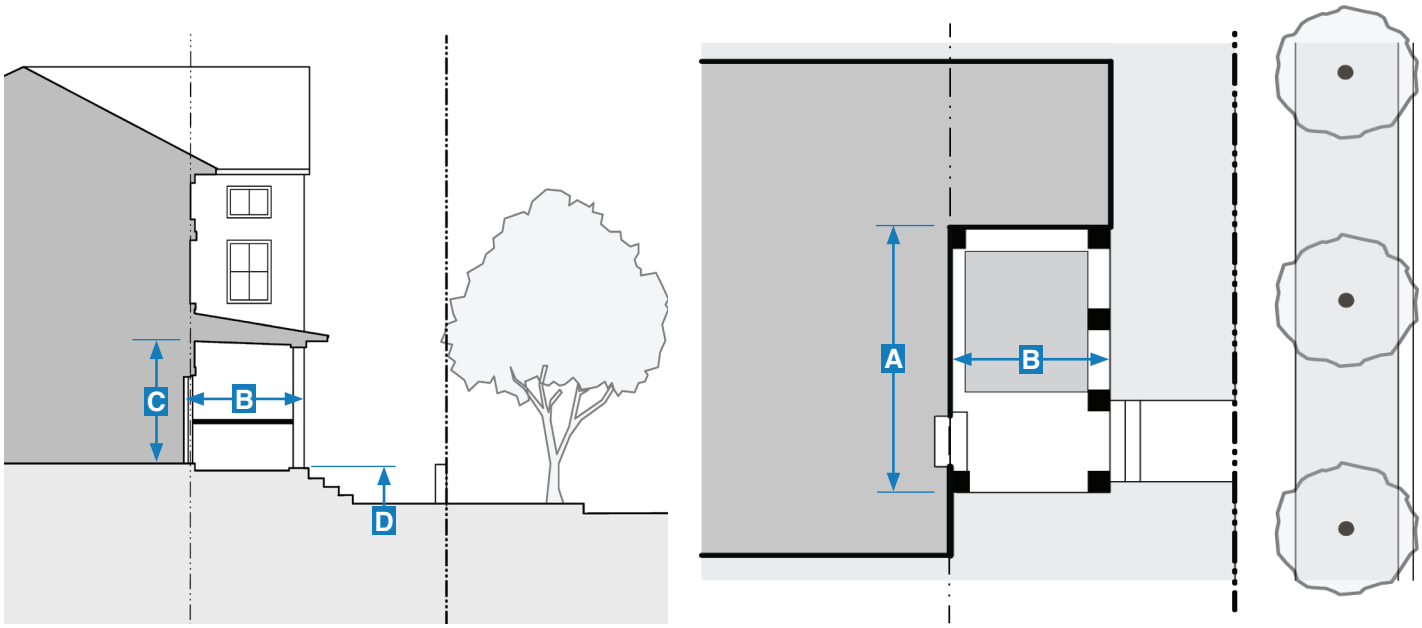
2. Size		
Width	12 ft. min.	A
Depth	10 ft. min.	B
Height, Fences or Walls[1]	3 ft max.	

3. Miscellaneous
Must be used in conjunction with another permitted frontage type (e.g., porch).
Must be landscaped to the property line.

Note:
1. Fences or walls must comply with Chapter 18.52 (Fences and Walls).

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.050.E Porch, Engaged



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Note: image is illustrative, not regulatory.

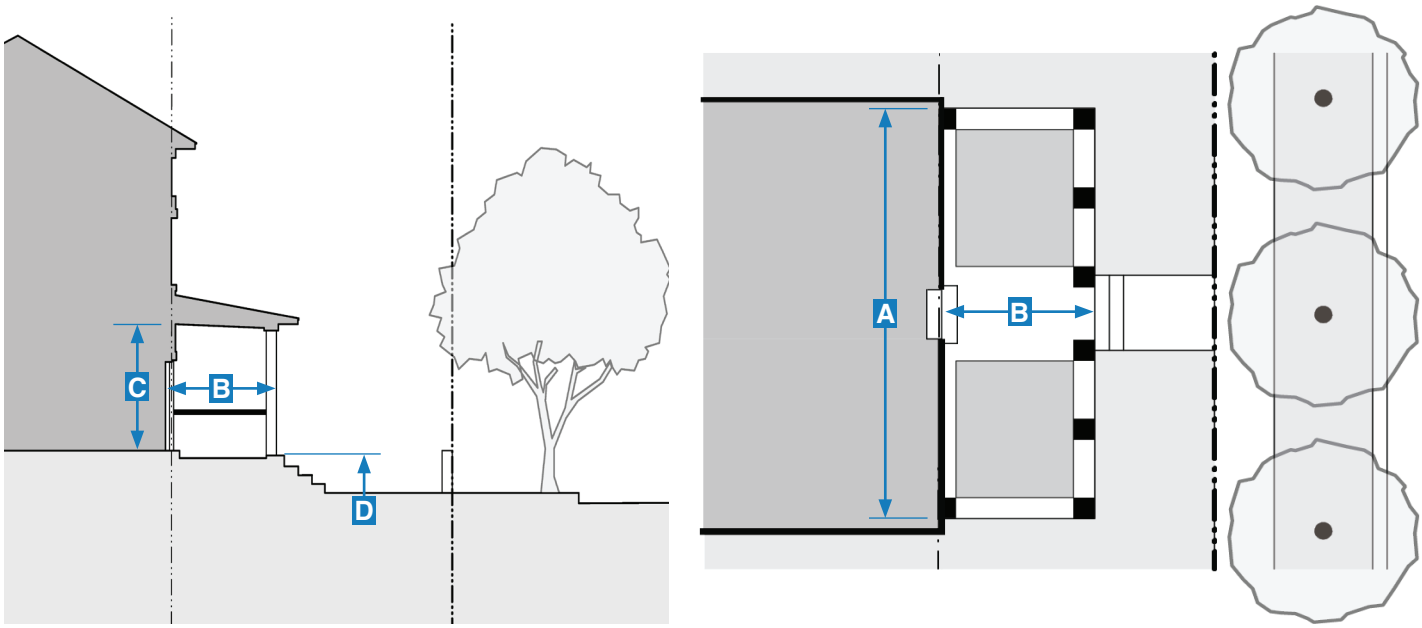
1. Description
The main facade of the building is setback from the right-of-way and a porch is attached providing access to the building. The porch provides necessary physical separation for the private lot from the public right-of-way. The engaged porch has two adjacent sides attached to the building while the other two sides are open.

2. Size		
Width	50% min., 80% max. of building width	A
Depth	5 ft. min.	B
Height, Clear	8 ft. min., 14 ft. max.	C
Finish Level Above Sidewalk	1.5 ft. min., 6 ft. max.	D

3. Miscellaneous
Must be open on two sides and have a roof.
Reasonable accommodation must be provided consistent with Chapter 18.118 (Reasonable Accommodations).

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.050.F Porch, Projecting



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Note: image is illustrative, not regulatory.

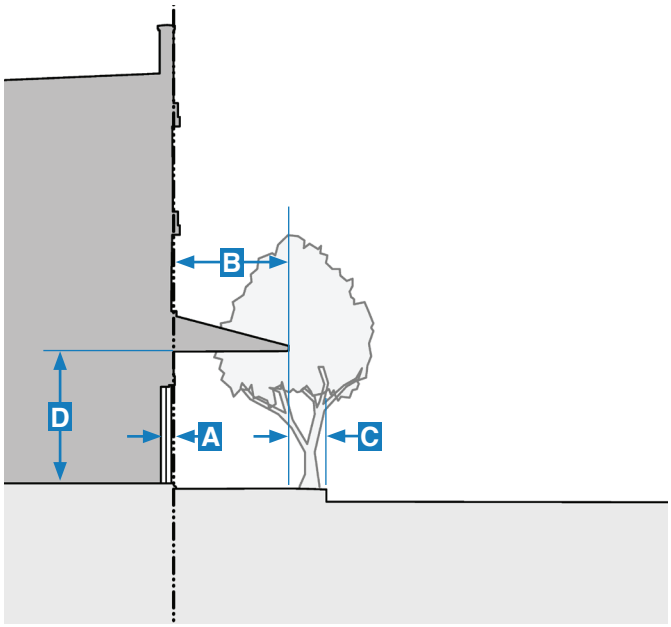
1. Description
The main facade of the building is setback from the right-of-way and a porch is attached providing access to the building. The porch provides necessary physical separation for the private lot from the public right-of-way. The projecting porch is open on three sides and projects in front of the primary building wall.

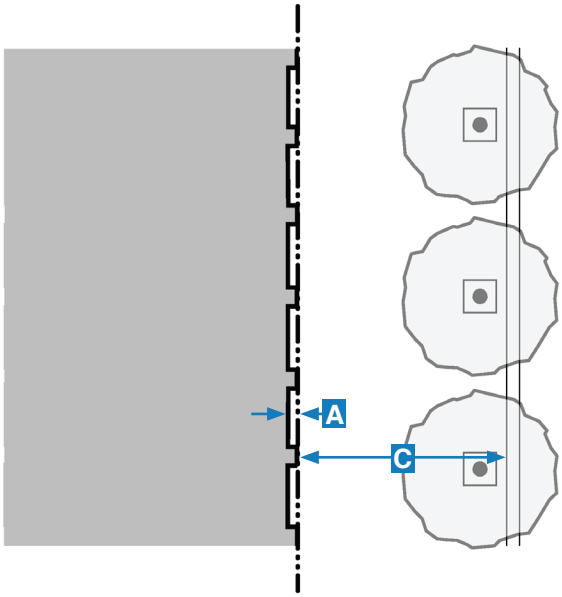
2. Size		
Width	70% min. of building width	A
Depth	5 ft. min.	B
Height, Clear	8 ft. min., 14 ft. max.	C
Finish Level Above Sidewalk	1.5 ft. min., 6 ft. max.	D

3. Miscellaneous
Must be open on three sides and have a roof.
Reasonable accommodation must be provided consistent with Chapter 18.118 (Reasonable Accommodations).

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.050.G Shopfront





Key for Diagrams

Lot Line
Setback Line
Grade
Building

Note: image is illustrative, not regulatory.

1. Description
The main facade of the building is placed at or near the right-of-way with an at-grade entrance along the sidewalk. The shopfront is generally intended for retail or service uses and has substantial glazing at the ground floor level.

2. Size		
Entry Recess	5 ft. max.	A
Transparency, Ground Floor	75% min.	

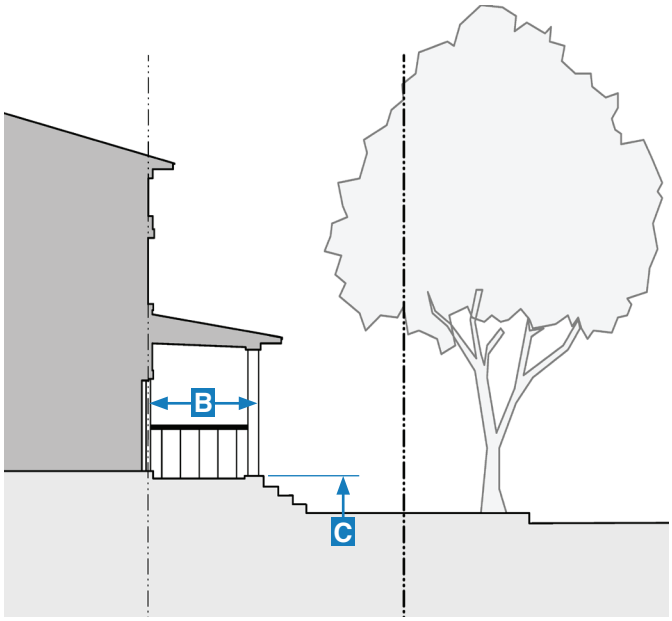
3. Projection[1]		
Depth	4 ft. min.	B
Setback from Curb	2 ft. min.	C
Height	8 ft. min.	D

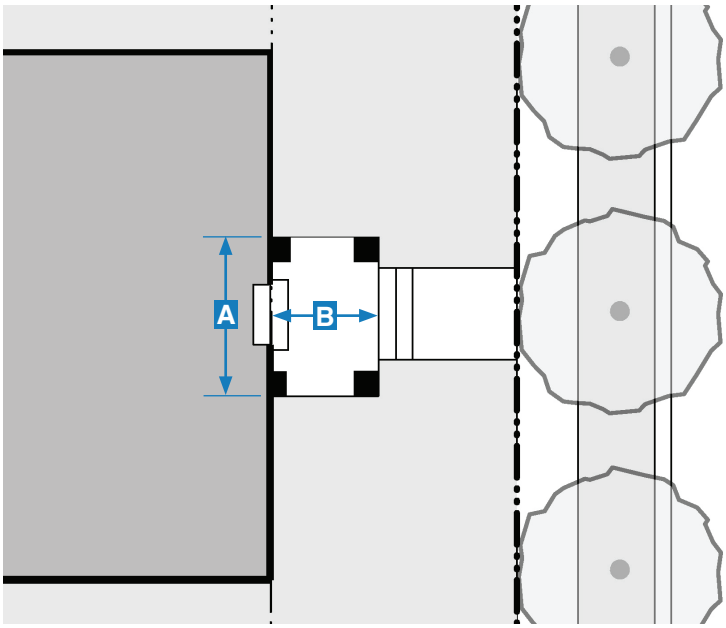
4. Miscellaneous
May be used in conjunction with another permitted frontage type (e.g., terrace).

Note:.
1. May project over the sidewalk subject to approval of an Encroachment Permit.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.050.H Stoop





Key for Diagrams

Lot Line
Setback Line
Grade
Building

Note: image is illustrative, not regulatory.

1. Description
The main facade of the building is near the right-of-way and the stoop engages the sidewalk. The stoop is elevated above the sidewalk, and the entrance is usually an exterior stair and landing.

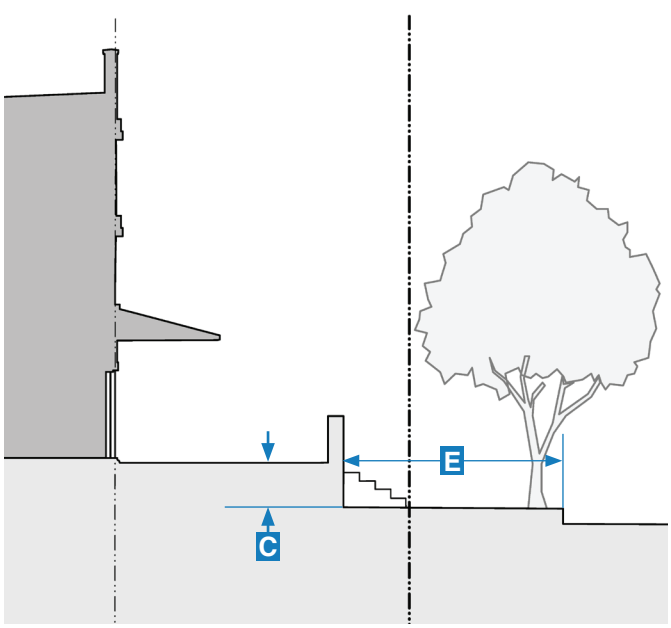
2. Size		
Width	4 ft. min., 8 ft. max.	A
Depth	4 ft. min., 8 ft. max.	B
Finish Level Above Sidewalk[1]	1.5 ft. min., 3 ft. max.	C

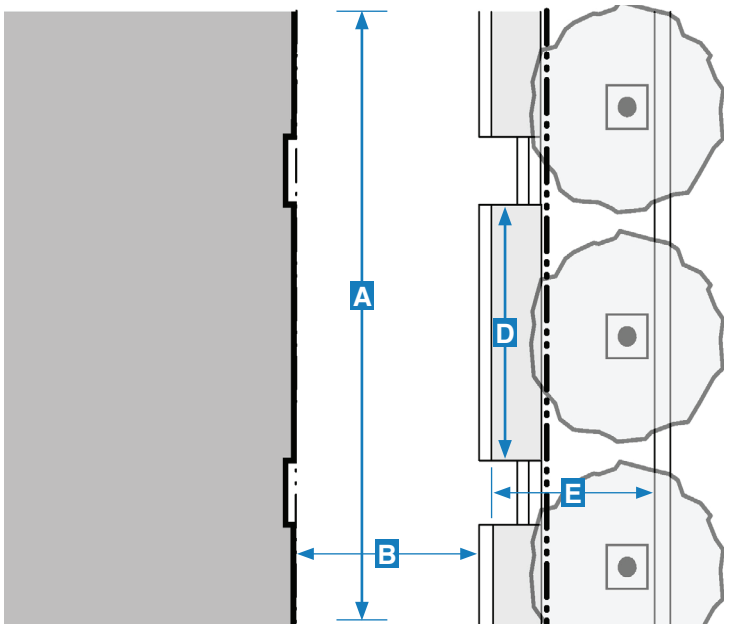
3. Miscellaneous
Stairs may be perpendicular or parallel to the building facade.
Entry doors must be covered or recessed.
Gates are not permitted.
Reasonable accommodation must be provided consistent with Chapter 18.118 (Reasonable Accommodations).

Note:
1. May be increased by max. 50% to meet the base flood elevation.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.050.I Terrace





Key for Diagrams

Lot Line
Setback Line
Grade
Building

Note: image is illustrative, not regulatory.

1. Description

The main facade of the building has an elevated terrace that projects outward and engages the sidewalk with frequent stairs. The terrace allows at-grade access to all ground floor uses due to natural grade constraints or by artificially elevating the terrace floor. The terrace acts as a buffer from the sidewalk and may be landscaped to provide additional privacy. Building activities are slightly separated from the adjacent sidewalk by the terrace finish level, and the depth of the terrace provides space for outdoor seating, private yards, or any other appropriate uses.

2. Size

Length	120 ft. max	A
Depth	8 ft. min.	B
Finish Level Above Sidewalk[1]	1.5 ft. min., 5 ft. max.	C
Distance Between Stairs	25 ft. max.	D
Wall Setback from Right-of-Way	5 ft. min	E

3. Miscellaneous

May be used in conjunction with another permitted frontage type (e.g., shopfront).

Reasonable accommodation must be provided consistent with Chapter 18.118 (Reasonable Accommodations).

Note:
1. May be increased by max. 50% to meet the base flood elevation.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.060 Civic Space Standards

Subsections:

18.29.060.A Purpose and Intent

18.29.060.B Applicability

18.29.060.C Passage

18.29.060.D Pocket Park/Plaza

18.29.060.E Plaza

18.29.060.A Purpose and Intent

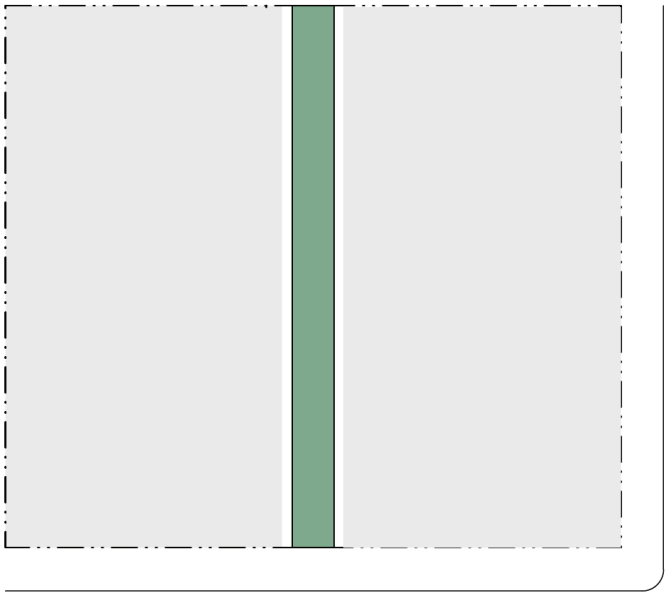
The purpose of this Section is to establish standards for all civic space types within the form-based zoning districts. The standards in this Section are intended to ensure that publicly accessible civic space is provided to reinforce walkable environments within Morgan Hill.

18.29.060.B Applicability

1. The standards in this Section apply to all projects within the form-based zoning districts that meet the following criteria.
   a. All residential projects including 20 or more units must provide one civic space type.
   b. All non-residential or mixed-use projects including two or more structures, or over 10,000 square feet of building space must provide one civic space type.
   c. All projects greater than two acres in total site area must provide a passage and pocket park, or a plaza.
2. The standards in this Section must be considered in combination with the standards in the applicable zoning district (see Section 18.29.030 (Form-Based Zoning Districts)).
3. Civic space types not indicated as “permitted” in the applicable zoning district (see Section 18.29.030 (Form-Based Zoning Districts)) are not permitted in the zoning district.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.060.C Passage



Key for Diagram

- Lot Line
- Civic Space Type
- Building Area

Note: image is illustrative, not regulatory.

1. Description
An informal or formal gathering space that serves as a pedestrian connector between other gathering places, streets, and/or parking areas. Passages are typically hardscaped and located near the middle of a block, providing a pedestrian connection through a block. Passages may be linear or L-shaped. Passages provide additional frontage opportunities for retail and/or residential uses along edges.

2. Size	
Width	15 ft. min
Length	30 ft. min.

3. Miscellaneous	
Access	Must access the public right-of-way and/or internal alleys or sidewalks on 2 sides.
Required Amenities	Seating, potted plants, planters: Min. 1 each per 250 s.f.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.060.D Pocket Park/Plaza

Key for Diagram

- Lot Line
- Civic Space Type
- Building Area

Note: image is illustrative, not regulatory.

1. Description
A small-scale landscaped or hardscaped open space designed to provide opportunities for neighborhood gathering and/or passive recreation, generally for those who live within walking distance. Pocket parks/plazas are typically accessible from the public right-of-way, but clearly delineated as a separate space.

2. Size	
Area	500 s.f. min., 0.25 ac. max.
Width	20 ft. min.
Length	20 ft. min.

3. Miscellaneous	
Frontage	Must have building frontages on at least 2 sides
Required Amenities	Seating, potted plants, planters: Min. 1 each per 250 s.f. Bicycle Parking: Min. 4 short-term spaces

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.060.E Plaza

Key for Diagram

Lot Line

Civic Space Type

Building Area

Note: image is illustrative, not regulatory.

1. Description
A space available for civic purposes and commercial activities intended to add to the activity and vibrancy of streets and neighborhoods. Plazas are typically formal spaces with interior green spaces and defined edges made primarily of hardscape materials.

2. Size	
Area	0.25 ac. min.; 0.5 ac. max.
Width	60 ft. min.
Length	60 ft. min.

3. Miscellaneous	
Frontage	Must have building frontages on at least 2 sides
Required Amenities	Seating, potted plants, planters: Min. 1 each per 250 s.f. Bicycle Parking: Min. 6 short-term spaces

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.070 Land Use Standards

Subsections:

18.29.070.A Purpose and Applicability

18.29.070.B Permitted Land Uses

18.29.070.C Specific Use Standards

18.29.070.A Purpose and Applicability

1. This Section establishes the land uses permitted in each form-based zoning district and any specific use standards necessary to implement walkable areas. Where appropriate, land uses may cross-reference to applicable standards in Chapter 18.92 (Supplemental Standards).
2. Land uses are defined in Chapter 18.124 (Land Use Definitions). If a land use requires a distinct and different definition in the form-based zoning districts, the definition established in Section 18.29.100 (Definitions for Form-Based Zoning Districts) applies.

18.29.070.B Permitted Land Uses

1. Table 18.29-2 (Permitted Land Uses in the Form-Based Zoning Districts), identifies the land uses permitted in the form-based zoning districts by letter designation as follows unless a use or activity is prohibited or subject to a higher level of permit pursuant to other parts of this Code or other applicable regulations.
   a. “P” designates uses permitted by right in the zoning district and is not subject to discretionary review and approval.
   b. “A” designates uses that are permitted after review and approval of an Administrative Use Permit.
   c. “C” designates uses that are permitted after review and approval of a Conditional Use Permit.
   d. “-“ designates uses that are not permitted.
2. A project which includes two or more categories of land use in the same building or on the same site is subject to the highest permit level required for any individual use or single component of the project.

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Table 18.29-2 Permitted Land Uses in the Form-Based Zoning Districts

Land Use	Permit Required by Zone			Additional Regulations
	FB-N	FB-C	FB-UG	
Residential Uses				
Accessory Dwelling Unit (ADU)	P	P	P	See Chapter 18.84
Duplex/Duet	P	P	P	See Subsection 18.29.100.D
Group Housing	P	P	P	
Live/Work Unit	P	P	P	
Mixed-Use Residential	P	P	P	
Multi-Family Dwellings	P	P	P	See Subsection 18.29.070.C.3
Nursing Homes and Long-Term Care	C	C	C	
Residential Care Facilities	P	P	P	
Residential Care Facilities, Small	P	P	P	
Senior Housing, Independent Living	P	P	P	
Single-Family Attached Dwelling	P	P	P	
Single-Family Detached Dwelling	P	-	-	
Public and Quasi-Public Uses				
College and Trade Schools	C	P	P	
Community Assembly	C	C	C	
Cultural Institutions	A	A	A	
Day Care Centers	C	C	C	
Emergency Shelters	C	C	C	See Section 18.92.050
Government Offices	A	A	A	
Home Day Care, Large	P	P	P	
Home Day Care, Small	P	P	P	
Hospitals	-	C	C	
Instructional Services	A	P	P	
Medical Offices and Clinics	A	P	P	
Park and Recreational Facilities	P	P	P	
Public Safety Facilities	C	C	C	
Schools, Public and Private	C	C	C	
Social Services	C	C	C	
Commercial Uses				
Veterinarian Clinics and Hospitals	C	C	C	
Banks and Financial Institutions	P	P	P	
Business Support Services	P	P	P	
Cinemas and Theaters	A	A	P	
Commercial Recreation, Indoor				
≤ 15,000 sq. ft.	A	P	P	
> 15,000 sq. ft.	A	A	A	

P = Permitted Use
A = Administrative Use Permit required (See Section 18.108.020 (Administrative Use Permits))
C = Conditional Use Permit required (See Section 18.108.030 (Conditional Use Permits))
T = Temporary Use Permit required (See Chapter 18.108.090 (Temporary Use Permits))
- = Use not permitted

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Table 18.29-2 Permitted Land Uses in the Form-Based Zoning Districts

Land Use	Permit Required by Zone			Additional Regulations
	FB-N	FB-C	FB-UG	
Drive- Through Facilities	-	C	C	See Subsection 18.29.070.C.2
Eating and Drinking Uses				
Bars and Nightclubs	-	C	C	
Restaurant, Fast Food	C	P	P	
Restaurant, Sit Down	P	P	P	
Tasting Rooms	A	P	P	
Farmers Markets	A	A	A	
Lodging Facilities				
Bed and Breakfast	P	P	P	
Hotels and Motels	C	C	C	
Personal Services	A	P	P	
Professional Offices	A	P	P	
Retail				
Convenience Market	A	P	P	See Section 18.92.030
General Retail	A	P	P	
Vehicle-Related Uses				
Fuel and Service Station	-	-	C	
Vehicle Rentals	-	-	C	
Vehicle Washing	-	-	C	
Industrial Uses				
Food and Beverage Production				
< 5,000 sq. ft. [1]	-	P	P	
5,000 sq. ft. to 10,000 sq. ft. [1]	-	C	C	
Transportation, Communication, and Utility Uses				
Parking Lots or Structures [2]	C	C	C	
Recycling Facilities				
Reverse Vending Machines	-	C	C	
Transportation Terminals	-	-	-	
Wireless Communication Facilities	See Chapter 18.96			
Other Uses				
Accessory Use(s)	See Chapter 18.44			
Home Occupations	See Section 18.92.060			
Temporary Use(s)	See Section 18.92.150			
Urban Agriculture				
Community Garden	A	A	A	
Home Gardens	P	P	P	
Urban Farm	C	C	C	

Notes:
1. On-site wholesale or retail sales required.
2. When proposed as a primary use.

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18.29.070.C Specific Use Standards

1. **Purpose and Applicability**
   a. This Subsection provides site planning, development, and operating standards for certain land uses where permitted in compliance with Subsection 18.29.070.B (Permitted Land Uses) if necessary to meet the intent of the form-based zoning districts.
   b. This Subsection applies to all land uses and development within the form-based zoning districts. If a land use is not specified below, the standards in Chapter 18.92 (Supplemental Standards) apply. If a land use is specified below, the standards in this Subsection supersede any requirements in Chapter 18.92 unless otherwise described below. If a conflict exists between a provision in this Subsection and any other chapter of the Code, the most restrictive provision applies.
   c. Parking for all land uses shall comply with Subsection 18.29.080.E (Parking and Loading Standards).
   d. Signage for all land uses shall comply with Subsection 18.29.080.F (Sign Standards).
2. **Drive-Through Facilities**
   a. **Design Objectives.** A drive-through facility shall only be permitted if the Planning Commission determines that the design and operation will accommodate pedestrian connections, avoid congestion, and excessive pavement.
   b. **Location Limitations.**
      (i) A drive-through facility shall only be located along a building facade away from a street frontage.
      (ii) The drive aisle shall not be located between the property line and front of building.
      (iii) The stacking area shall not be located adjacent and parallel to streets or public rights-of-way.
   c. **Visual Buffer.** The drive aisle shall be screened from streets or public rights-of-way with landscaping or walls and berms.
   d. **Drive-Through Lane Capacity.** See Subsection 18.92.040.B.
   e. **Drive-Through Lane Separation.** See Subsection 18.92.040.C.
   f. **Pedestrian Access.** See Subsection 18.92.040.D.
   g. **Drive-Through Lane Setback from Intersection.** See Subsection 18.92.040.E.
3. **Multi-Family Dwellings**. Walkways in multi-family dwelling developments shall be provided to connect units to recreational and other internal facilities as well as the other residential units and nearby public streets.

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18.29.080 Standards Supplemental to Form-Based Zoning Districts

Subsections:

18.29.080.A Purpose and Applicability

18.29.080.B Landscaping Standards

18.29.080.C Outdoor Lighting Standards

18.29.080.D Open Space Standards

18.29.080.E Parking and Loading Standards

18.29.080.F Sign Standards

18.29.080.A Purpose and Applicability

This Section provides standards that are supplemental to the regulations of each form-based zoning district, and are specific to particular aspects of development, such as landscaping, parking, outdoor lighting, and signage. These standards are intended to promote projects that complement the character of Morgan Hill while meeting the intent of the form-based zoning districts.

18.29.080.B Landscaping Standards

1. This Subsection provides standards that complement infill development, walkable areas, and built environments that frame the public right-of-way with parking located to the side and rear of structures. Unless otherwise described below, Chapter 18.64 (Landscaping) shall apply.
2. This Subsection applies to the following:
   a. Structures that are located 10 feet or fewer from the back of sidewalk; or
   b. Structures that are located on the property line.
3. Public amenities (e.g., seating), structural shade elements, public art, or potted plants are required in the available space between the back of sidewalk and the structure.
4. Alternative paving materials (e.g., permeable paving, porous concrete, brick pavers) are permitted in areas between the back of sidewalk and the structure.
5. The Director may accept alternative design solutions consistent with Section 18.29.060 (Civic Space Standards).

18.29.080.C Outdoor Lighting Standards

1. Exterior lighting and parking lot lighting shall be provided, erected and maintained so any light is a fully-shielded light fixture and will not cast direct light or glare upon adjacent properties or public rights-of-way.
2. A parking area with six or more parking spaces shall include outdoor lighting that provides a minimum illumination of 1.0 foot-candles over the entire parking area.
3. All outdoor lighting along walkways, open space and recreation areas shall be pedestrian-scaled, fully shielded fixtures with a minimum illumination of 1.0 foot-candles.
4. The following types of outdoor lighting are prohibited:
   a. Unshielded Light Fixtures.
   b. Search lights, laser lights, or similar high intensity light, except as necessary for official emergency services.
   c. Any lighting device located on the exterior of a building or on the inside of a window which is visible beyond the property boundaries of the lot or parcel with intermittent fading, flashing, blinking, rotating, or strobe light illumination.
   d. Lighting that results in glare to motor vehicles on public rights-of-way.

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18.29.080.D Open Space Standards

1. **Applicability.** Common and private open space is required for the building types specified in Section 18.29.040 (Building Type Standards). Standards and requirements for each type of open space are established below.
2. **Common Open Space.** All building types subject to common open space requirements must comply with the following provisions, unless otherwise indicated in Section 18.29.040 (Building Type Standards).
   a. **Minimum Area:** 15 percent of the site. The area requirement may be met by providing a civic space type (see Section 18.29.060 (Civic Space Standards)), roof terrace, or roof garden, as approved by the Planning Commission.
   b. **Minimum Horizontal Dimension:** 15 feet.
   c. **Usability.** Common open space shall be accessible to all on-site residents. If the area requirement is met using a civic space type, the open space shall be publicly accessible.
3. **Private Open Space.** All building types subject to private open space requirements must comply with the following provisions.
   a. **Minimum Area:** 100 square feet per unit. The area requirement may be met by providing a patio, deck, balcony, roof terrace, or other similar space.
   b. **Minimum Horizontal Dimension:** 12 feet.

18.29.080.E Parking and Loading Standards

1. **Purpose.** The purpose of this section is to:
   a. Establish parking and loading spaces for all land uses that are sufficient but not excessive in number, size, and arrangement;
   b. Minimize negative environmental and urban design impacts that can result from parking lots, driveways, and drive aisles within parking lots, including the urban run-off and heat island effect;
   c. Ensure the provision of adequate bicycle parking facilities to support bicycle trips and reduce motor vehicle trips; and
   d. Allow flexibility to reduce the amount of parking spaces near appropriate locations, developments with shared parking facilities, and other situations expected to have lower vehicle parking demand.
2. **Applicability**
   a. The requirements of this Subsection apply to the establishment, alteration, expansion, or change in any use or structure in the form-based zoning districts as provided below.
      (i) **New Buildings and Uses.** Parking and loading must comply with this Subsection at the time any new building or structure is constructed or any new land use is established on a site.
      (ii) **Existing Buildings and Uses.** Any change of use must comply with the parking and loading standards of this Subsection.
         (a) **Existing Non-Residential Buildings and Uses.** When a change or expansion of use or occupancy results in an increase of floor area of at least 10 percent or 1,000 square feet, whichever is smaller, additional on-site parking and loading must be provided for the addition, and not for the entire building or site. A change or expansion of use or occupancy does not require additional parking or loading if the use is within the same land use category.

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(b) Additional parking and loading spaces are not required for the reconstruction of an existing building if there is no increase in gross floor area.

(c) Parking and loading facilities required by this Section shall be constructed or installed prior to final inspection or the issuance of a Certificate of Occupancy for the uses that they serve.

b. The parking and loading provisions in Chapter 18.72 (Parking and Loading) apply except where superseded by this Subsection.

3. **Required Parking Spaces**

a. **Number of Required Parking Spaces**. Each land use type is subject to the minimum parking and loading requirements established in Table 18.29-3 (Required Minimum Parking Spaces), unless otherwise provided elsewhere in this Section. Uses not specifically listed in the Table shall use the parking requirement for the most similar use, or as determined by the Director.

b. **Calculation of Required Spaces.** The number of required parking spaces shall be calculated according to the following rules:

(i) **Fractional Spaces.** Any fraction shall be rounded down to the nearest number.

(ii) **Square Feet.** In any case where Table 18.29-3 (Required Minimum Parking Spaces) identifies a parking requirement based on floor area in square feet (s.f.), the measurement shall mean square feet of gross floor area, unless stated otherwise.

(iii) **Sites with Multiple Uses.** If more than one use is located on a site, the number of required parking and loading spaces must be equal to the sum of the requirements calculated separately for each use, unless a reduction is approved pursuant to Section 18.72.050 (On-Site Parking Alternatives).

c. **Removal of Parking Spaces.** Parking spaces and loading areas in excess of minimum requirements may be removed.

d. **Maximum Number of Parking Spaces.** Projects over 10,000 square feet in floor area or containing 30 or more residential units that provide parking in surface parking lots shall not exceed the minimum number of parking spaces by more than 10 percent.

e. **Tandem Parking.** Tandem parking may be used to provide the required parking for:

(i) Single-family residential uses.

(ii) Duplex/Duet residential uses.

(iii) Designated employee parking spaces for non-residential uses.

f. **Electric Vehicle Charging**. See Section 18.72.040.C (Electric Vehicle Charging).

g. **Parking for Persons with Disabilities**. See Section 18.72.040.E (Parking for Persons with Disabilities).

h. **Camper, Boat, and Trailer Parking.** See Section 18.72.040.F (Camper, Boat, and Trailer Parking).

4. **On-Site Parking Alternatives.** See Section 18.72.050 (On-site Parking Alternatives) for all standards relating to on-site parking alternatives.

5. **Parking Design and Development Standards.** See the parking placement standards established in Section 18.29.030 (Form-Based Zoning Districts) for parking placement. See Section 18.72.060 (Parking Design and Development Standards) for all development standards related to parking design.

6. **Parking Lot Landscaping.** See Section 18.72.070 (Parking Lot Landscaping) for all parking lot landscaping standards.

7. **Bicycle Parking.** See Section 18.72.080 (Bicycle Parking) for all bicycle parking standards.

8. **On-Site Loading.** See Section 18.72.090 (On-Site Loading) for all on-site loading standards.

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Table 18.29-3 Required Minimum Parking Spaces

Land Use	Minimum Number of Required Parking Spaces
Residential Uses	
Accessory Dwelling Unit (ADU)	No minimum requirement
Group Housing	0.5 spaces per bedroom
Live/Work Unit	1 space per unit
Mixed-Use Residential	As required for each individual use
Multiple Family Dwelling	
Studio or One-Bedroom	1 space per unit
Two Bedroom	1 space per unit
Three Bedroom	2 spaces per unit
Nursing Homes and Long-Term Care	1 space per three beds
Residential Care Facility, Large and Small	1 space per bedroom
Senior Housing, Independent Living	1 space per unit
Single-Family Attached Dwelling	2 spaces per dwelling
Single-Family Detached Dwelling	2 spaces per dwelling
Public and Quasi-Public Uses	
College and Trade Schools	1 space per 50 s.f. of classroom area
Community Assembly	1 space per 5 fixed seats, or 1 per 50 s.f. of assembly space, plus 1 space per 350 s.f. of office area
Cultural Institutions	1 space per 5 fixed seats, or 1 space per 80 s.f. of assembly area without fixed seats
Day Care Centers	1 space per 400 s.f. of gross floor area
Emergency Shelters	1 space per 8 beds plus 1 space per 300 s.f. of office/non-residential gross floor area
Government Offices	1 per 350 s.f.
Home Day Care, Large	1 per 400 s.f. of floor area dedicated to day care use plus 1 per employee in addition to what is required for the residential use.
Home Day Care, Small	No requirement in addition to what is required for the residential use.
Hospitals	1 space per two beds
Instructional Services	1 space per 2 employees plus 1 space per 4 students at maximum enrollment
Medical Offices and Clinics	1 space per 300 s.f., or 5 per doctor/dentist, whichever is greater
Park and Recreational Facilities	As determined by a parking demand study
Public Safety Facilities	1 space per 1,000 s.f. of lot area and 2 additional spaces for station vehicles
Schools, Public and Private	Elementary and Middle Schools: 1 space per classroom, plus 1 space per 300 s.f. of office area. High Schools: 5 spaces per classroom
Social Services	1 space per 300 s.f.
Commercial Uses	
Veterinarian Clinics and Hospitals	1 space per 500 s.f. of gross floor area
Banks and Financial Institutions	1 space per 350 s.f. of gross floor area
Business Support Services	1 space per 350 s.f. of gross floor area
Cinemas and Theaters	1 space per 4 seats
Commercial Recreation, Indoor	
≤ 15,000 s.f.	1 space per 200 s.f. of gross floor area
> 15,000 s.f.	1 space per 300 s.f. of gross floor area
Drive- Through Facilities	As required by use served
Eating and Drinking Uses	
Bars and Nightclubs	1 per 250 s.f. of gross floor area
Restaurant, Fast Food	1 per 200 s.f. of gross floor area
Restaurant, Sit Down	1 per 200 s.f. of gross floor area
Tasting Rooms	1 per 200 s.f. of tasting area

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Table 18.29-3 Required Minimum Parking Spaces

Land Use	Minimum Number of Required Parking Spaces
Farmers Markets	No minimum requirement [1]
Lodging Facilities	
Bed and Breakfast	1 space per guest room plus 1 for each 10 rooms
Hotels and Motels	1 space per guest room plus 1 for each 10 rooms
Personal Services	1 space per 350 s.f.
Professional Offices	1 space per 350 s.f.
Retail	
Convenience Market	1 space per 350 s.f.
General Retail	1 space per 350 s.f.
Vehicle-Related Uses	
Fuel and Service Stations	1 space per 400 s.f. of lot area
Vehicle Rentals	1 space per 400 s.f. of lot area
Vehicle Washing	5 spaces for the first 10,000 s.f. of lot area and 1 space for each additional 3,000
Industrial Uses	
Food and Beverage Production	
< 5,000 s.f.	1 space per 500 s.f. of gross floor area
5,000 s.f. to 10,000 s.f.	1 space per 500 s.f. of gross floor area
Transportation, Communication, and Utility Uses	
Parking Lots or Structures	1 per 300 s.f. of office area
Recycling Facilities	1 per 1,000 s.f. of lot area
Reverse Vending Machines	1 per machine
Other Uses	
Accessory Use	See Chapter 18.44
Home Occupations	See Section 18.92.060
Temporary Use	See Section 18.92.150
Urban Agriculture	
Community Garden	No minimum requirement
Home Gardens	No minimum requirement
Urban Farm	1 space per 3,000 s.f. of growing area
Wireless Communication Facilities	See Chapter 18.96

Note
1. The Director must determine if there is sufficient available on-street and off-street public parking within a quarter mile of the site.

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18.29.080.F Sign Standards

1. **Purpose.** This Subsection establishes standards related to the type, size, height, placement, number, and design of signs in the form-based zoning districts. The standards are intended to promote well-designed signs that reflect the intent of the form-based zoning districts.
2. **Signs Allowed Subject to a Sign Permit.** All sign types in this Subsection are permitted in the form-based zoning districts, subject to a sign permit, except as provided in Subsection 18.29.080.F.3.
3. **Signs Allowed Without a Sign Permit.** Window signs are allowed without a sign permit consistent with the standards in this Subsection. See Section 18.88.040 (Signs Allowed Without Permits) for all sign types that do not require a permit.
4. **Prohibited Signs.** All signs prohibited in Section 18.88.050 (Prohibited Signs) are prohibited in the form-based zoning districts with the exception of painted wall signs, which are permitted in all form-based zoning districts.
5. **General Sign Standards.** Standards for each allowed permanent sign type are provided in tables with a supporting illustration of each sign type. All permanent signs must comply with the standards for sign area, height, number, type, and other requirements provided in these tables.
   a. **Sign Area for Permanent Building-Mounted Signs**
      (i) Aggregate sign area of all building-mounted signs shall be limited to a maximum of 1.25 square feet per linear foot of building frontage along Monterey Road and a maximum of 1 square foot per linear foot of building frontage along other streets.
      (ii) See Section 18.88.080.B.3 (Sites with Multiple Frontages) for sign standards regarding buildings with more than one frontage on a public street, excluding alleys.
   b. **Monument Signs.** See Table 18.29-8 (Monument Signs) for free-standing sign standards.
   c. **Font Types per Sign.** Signs shall be limited to a maximum of two letter styles or font types.
   d. **Illumination**
      (i) Signs may be internally or externally illuminated except where specifically prohibited. Internal illumination is permitted only when the portion of the sign that appears illuminated is primarily the sign text, registered trademark, or logo.
      (ii) The light source for externally illuminated signs must be arranged and shielded to substantially confine all direct light rays onto the sign face and away from streets and adjacent properties.
   e. **Materials and Design**
      (i) Except for interior window signs, all permanent signs shall be constructed of wood, metal, plastic, glass, or similar durable and weatherproof materials.
      (ii) The size of letters and graphics shall be proportional to the overall sign area.
      (iii) Signs shall employ the use of simple and symmetrical sign shapes.
6. **Standards for Specific Sign Types.** The sign standards in this Subsection supersede the standards in Section 18.88.100 (Standards for Specific Sign Types).
7. **Adjustments to Sign Standards.** See Section 18.88.070 (Adjustment to Sign Standards).
8. **Master Sign Program.** See Section 18.88.110 (Master Sign Program).
9. **Temporary Signs.** See Section 18.88.120 (Temporary Signs).
10. **Nonconforming Signs.** See Section 18.88.130 (Nonconforming Signs).
11. **Violations and Enforcement.** See Section 18.88.140 (Violations and Enforcement).

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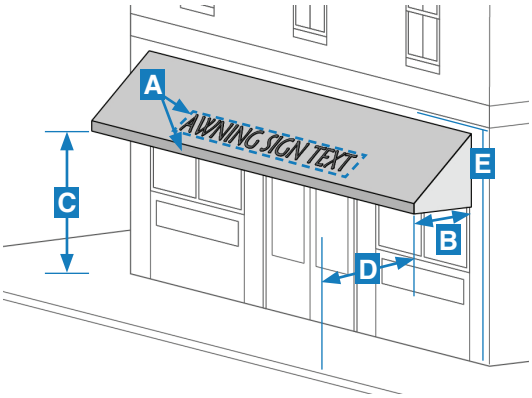
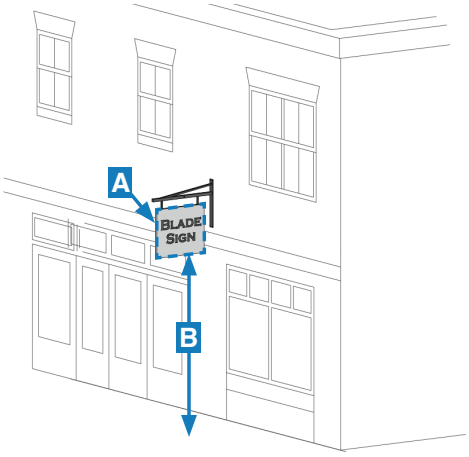
Table 18.29-4 Awning Signs



Standards	Requirements
Sign Type	Awning
Max. Area	2/3 of awning valance area and 15% of awning face, or 25 s.f. overall, whichever is less A
Max. Projection from Building Wall	4 ft.; May project into public right-of-way with permit approval B
Min. Vertical Clearance	8 ft. C
Min. Horizontal Clearance	2 ft. from street or drive aisle curb D
Placement	May only be mounted on the wall area below the second floor E
Illumination	Illumination from below the awning or non-illuminated
Materials	Plastic or vinyl material is not permitted

Table 18.29-5 Blade Signs



Standards	Requirements
Sign Type	Blade
Max. Number	1 per tenant space
Max. Area	12 s.f. A
Min. Vertical Clearance	8 ft. B
Projection	May project into public right-of-way with permit approval
Placement	If mounted below the underside of a walkway or overhead structure, must not extend beyond the edge of the structure on which it is located; Must be mounted perpendicular to the building face or corner of the building
Illumination	Internal or external illumination

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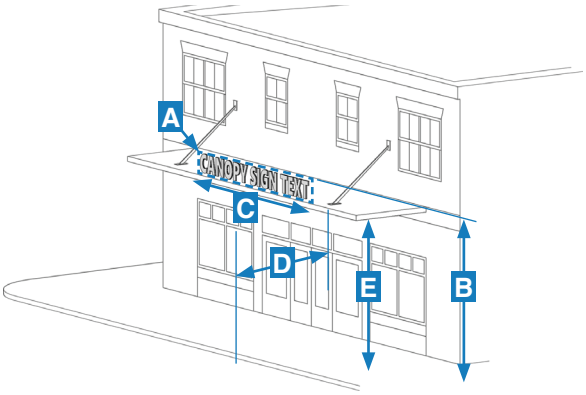
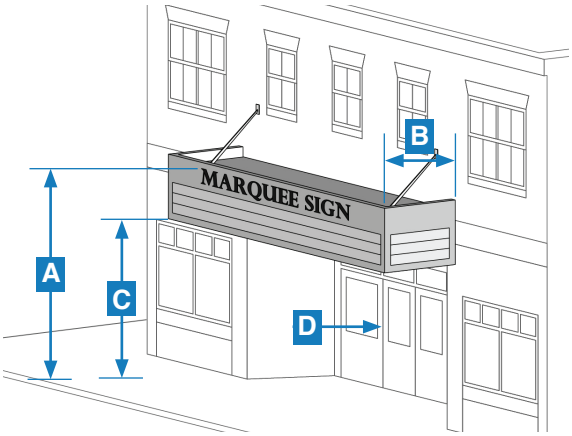
Table 18.29-6 Canopy Signs



Standards	Requirements
Sign Type	Canopy
Max. Number	1 per tenant space
Max. Area	1 s.f. per linear foot of canopy width A
Max. Height	20 ft. B
Max. Width	No greater than 60% of the width of the canopy on which it is displayed C
Min. Horizontal Clearance	2 ft. from street or drive aisle curb D
Min. Vertical Clearance	8 ft. E
Projection	May project into public right-of-way with permit approval
Placement	Must be placed above the doors and windows of the ground floor of a building
Illumination	Internal illumination

Table 18.29-7 Marquee Signs



Standards	Requirements
Sign Type	Marquee
Max. Number	1 per building A
Max. Height	35 ft.
Use Restrictions	Limited to theaters, auditoriums, and indoor amusement/entertainment facilities
Max. Projection from Building Wall	12 ft.; May project into public right-of-way with permit approval B
Min. Vertical Clearance	8 ft. C
Placement	Shall be affixed to a building wall directly above the primary public entrance of the use D
Illumination	Internal, direct illumination, or chase lights only

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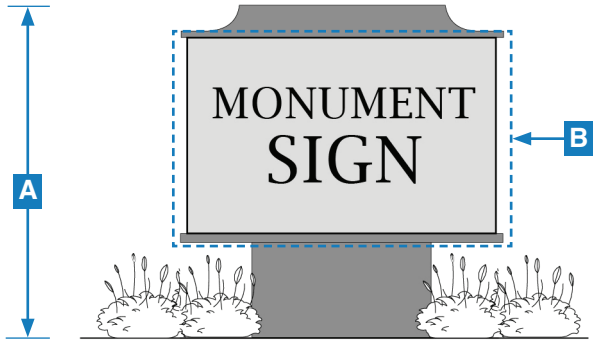
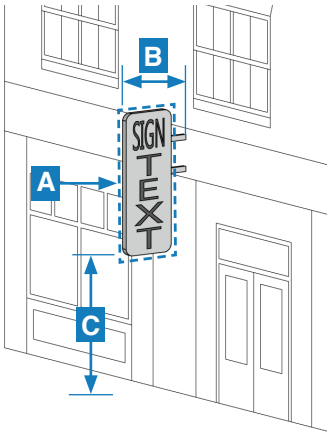
Table 18.29-8 Monument Signs



Standards	Requirements
Sign Type	Monument
Max. Number	1 per street frontage or 1 per vehicle access point from street
Max. Height	8 ft. A
Max. Area	0.5 s.f. per linear foot of property street frontage up to 50 s.f. B
Max. Base Width	The monument sign's base must be at least 60% of the width of the sign.
Setbacks	6 ft. min. from vehicle access ways and 3 ft. min. from property lines
Illumination	Internal or external illumination
Min. Separation	Shall be separated a min. of 75 ft. from monument signs on abutting properties and 100 ft. from monument signs on the same property
Landscaping	Base area shall be located in an irrigated landscaped planting area

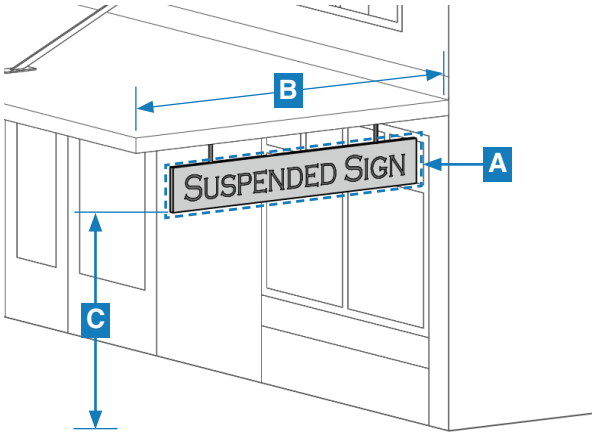
Table 18.29-9 Projecting Signs



Standards	Requirements
Sign Type	Projecting
Max. Number	1 per tenant space
Max. Area	24 s.f. A
Max. Projection from Building Wall	6 ft.; May project into public right-of-way with permit approval B
Min. Vertical Clearance	8 ft. C
Min. Horizontal Clearance	2 ft. from street or drive aisle curb
Landscaping	Internal illumination

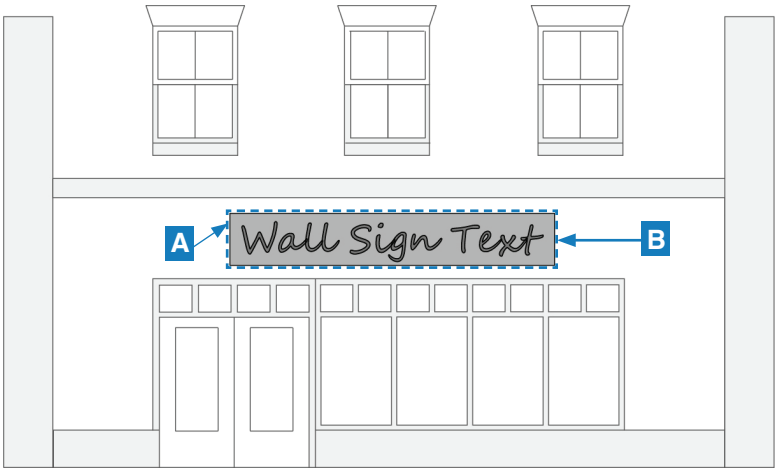
Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

Table 18.29-10 Suspended Signs



Standards	Requirements
Sign Type	Suspended
Max. Number	1 per tenant space
Max. Area	5 s.f. A
Max. Projection from Building Wall	No greater than the structure to which it is attached; May project into public right-of-way with permit approval
Min. Horizontal Clearance	2 ft. from street or drive aisle curb B
Min. Vertical Clearance	8 ft. C
Illumination	Internal or external illumination
Placement	Shall be suspended below a ground-level awning, canopy, or ceiling of an arcade

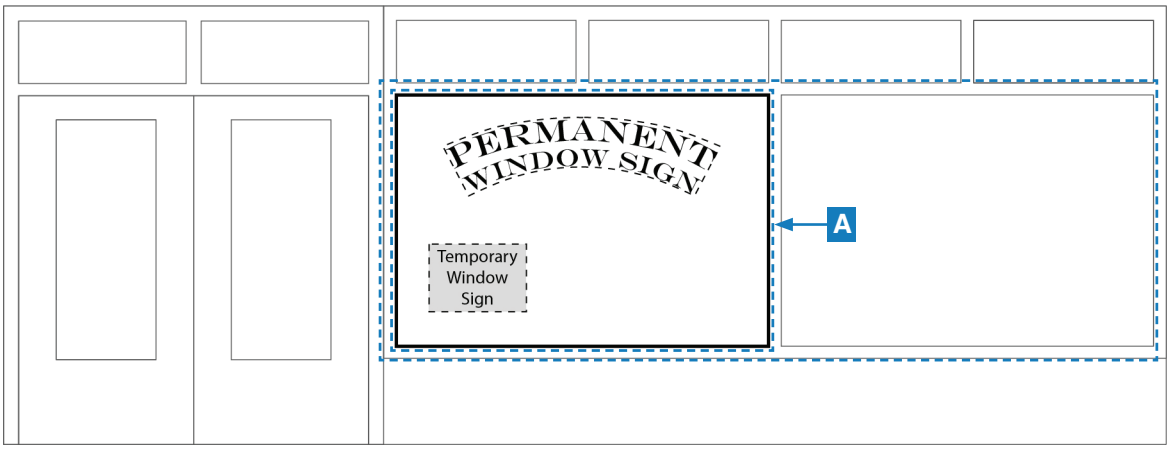
Table 18.29-11 Wall Signs



Standards	Requirements
Sign Type	Wall
Max. Number	1 per building frontage for single-tenant buildings and 1 per tenant space for multi-tenant buildings
Max. Height	Not to exceed the top of the parapet of the building wall to which it is attached A
Max. Area	See Subsection 18.29.040.F.5.a B
Max. Projection from Building Wall	10 in.
Illumination	Internal or external illumination
Placement	Shall be attached to the building wall of the use associated with the sign; for multi-tenant buildings, shall be affixed to the portion of the wall where the business is located

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

Table 18.29-12 Window Signs



Standards	Requirements
Sign Type	Window
Max. Area of Permanent Sign	25% of window to which it is attached; Painted window signs and perforated vinyl signs are included in the 25% calculation
Illumination	Non-illuminated, neon, or single- or two-color LED A
Placement	Permitted on windows on the ground floor and second story only

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

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18.29.090 Permits and Administration for Form-Based Zoning Districts

Subsections:

18.29.090.A Administrative Responsibility
18.29.090.B Common Permit Requirements
18.29.090.C Specific Permit Requirements
18.29.090.D Sign Permit Requirements
18.29.090.E Appeals
18.29.090.F Zoning Code Amendments
18.29.090.G Development Agreements
18.29.090.H Reasonable Accommodations
18.29.090.I Enforcement

18.29.090.A Administrative Responsibility

For all provisions related to administrative responsibility, see Chapter 18.100 (Administrative Responsibility).

18.29.090.B Common Permit Requirements

For all common permit requirements, see Chapter 18.104 (Common Permit Requirements).

18.29.090.C Specific Permit Requirements

For all common permit requirements, see Chapter 18.108 (Specific Permit Requirements).

18.29.090.D Sign Permit Requirements

For all sign permit requirements, see Section 18.88.030 (Required Permits) of Chapter 18.88 (Signs).

18.29.090.E Appeals

For all procedures related to appeals, see Chapter 18.112 (Appeals).

18.29.090.F Zoning Code Amendments

For all procedures related to Zoning Code Amendments, see Chapter 18.114 (Zoning Code Amendments).

18.29.090.G Development Agreements

For all procedures related to Development Agreements, see Chapter 18.116 (Development Agreements).

18.29.090.H Reasonable Accommodations

For all procedures related to reasonable accommodations, see Chapter 18.118 (Reasonable Accommodations).

18.29.090.I Enforcement

For procedures enforcement, see Chapter 18.120 (Enforcement).

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

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18.29.100 Definitions for Form-Based Zoning Districts

Subsections:

18.29.100.A "A" Terms
18.29.100.B "B" Terms
18.29.100.C "C" Terms
18.29.100.D "D" Terms
18.29.100.E "E" Terms
18.29.100.F "F" Terms
18.29.100.G "G" Terms
18.29.100.H "H" Terms
18.29.100.I "I" Terms
18.29.100.J "J" Terms
18.29.100.K "K" Terms
18.29.100.L "L" Terms
18.29.100.M "M" Terms
18.29.100.N "N" Terms
18.29.100.O "O" Terms
18.29.100.P "P" Terms
18.29.100.Q "Q" Terms
18.29.100.R "R" Terms
18.29.100.S "S" Terms
18.29.100.T "T" Terms
18.29.100.U "U" Terms
18.29.100.V "V" Terms
18.29.100.W "W" Terms
18.29.100.X "X" Terms
18.29.100.Y "Y" Terms
18.29.100.Z "Z" Terms

18.29.100.A "A" Terms

1. **Active Ground Floor.** A street frontage that allows for active visual engagement between the people outside of a structure and the use, activities, or people, located in the structure's ground floor. In an active ground floor, the front facade of buildings and the main entrance face and open towards the right-of-way along which pedestrian access is provided.
2. **Affordable Units.** Units that are made available for rent at a price below the Fair Market Rent value, as recorded and updated from time to time by the City based on the U.S. Department of Housing and Urban Development data.

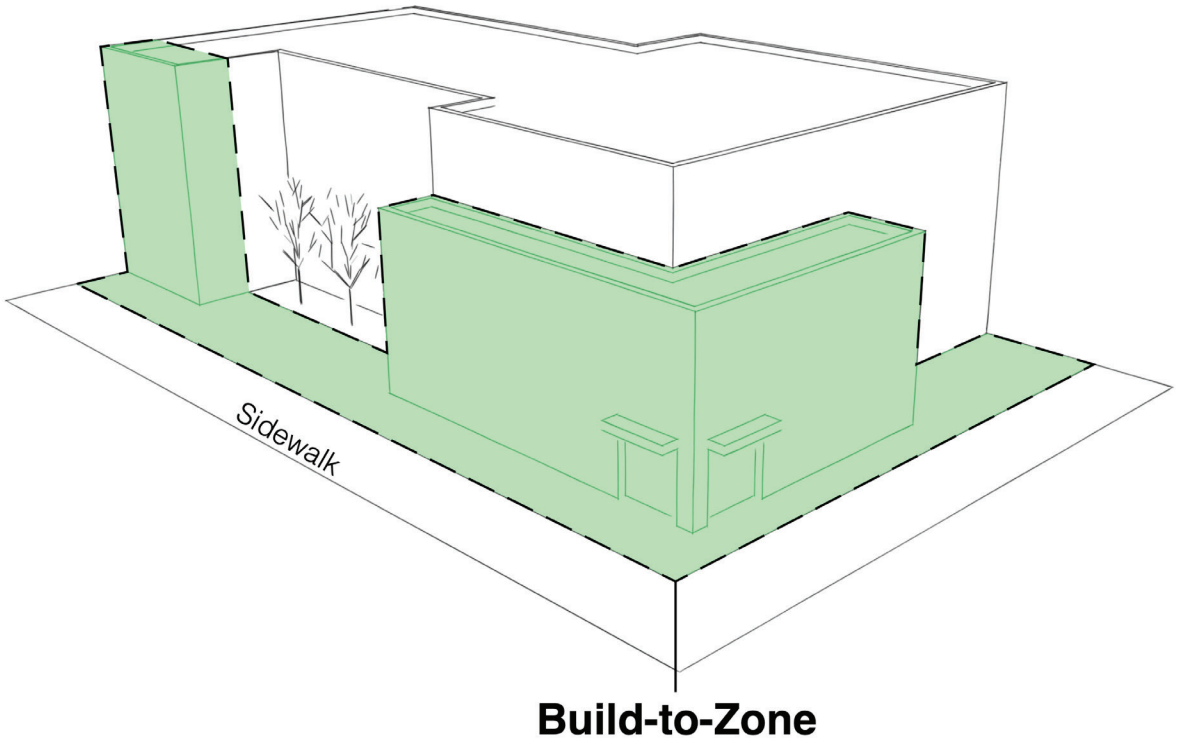
Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

3. **Architectural Feature.** An architectural element, which alone or as part of a pattern, embodies the style, design, or general arrangement of the exterior of a building or structure, including but not limited to the kind, color, and texture of building materials, and style and type of windows, doors, lights, porches, and signs.

18.29.100.B "B" Terms

1. **Block Face.** The aggregate of all the building facades on one side of a block. The block face provides the context for establishing the architectural form of the edge of the block.
2. **Bungalow Court.** A group of detached buildings (typically three to nine separate units) arranged to define a shared courtyard that is generally perpendicular to the street. The shared courtyard is common open space and replaces the need for private rear yards. This type is scaled to fit within low and medium intensity walkable neighborhoods.
3. **Build-to-Zone.** The linear street frontage between the minimum and maximum setback lines along the front of a parcel and along the side street of a corner parcel in which a building must occupy for the established percentage of the street frontage.

Figure 18.29-2 Build-to-Zone

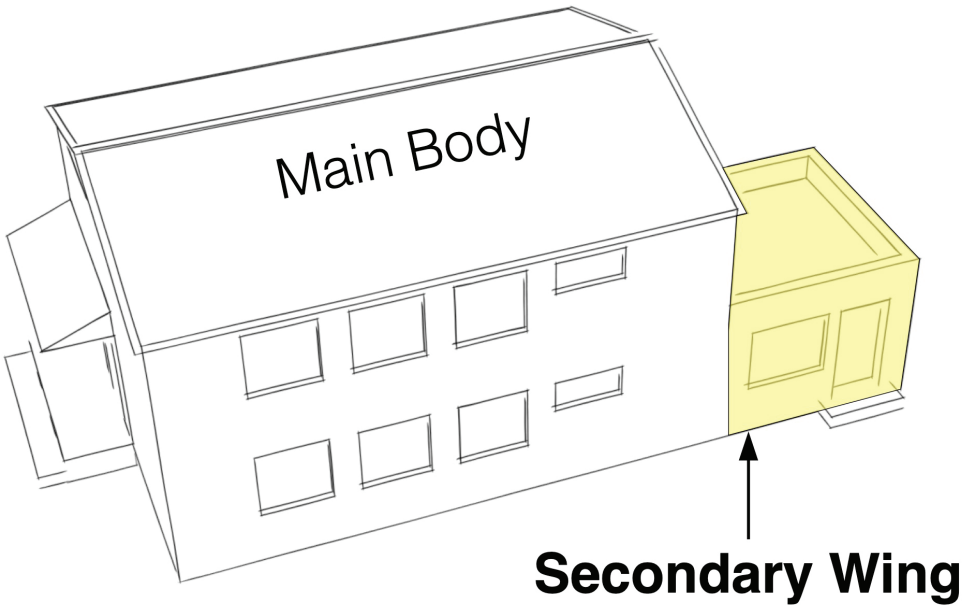


4. **Building Entrance.** The place of pedestrian ingress and egress to a building most frequently used by the public.
5. **Building Form.** The overall shape and dimensions of a building.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

6. **Building, Main Body.** The primary massing of a building.
7. **Building, Secondary Wing.** A part of a building or structure that is physically attached to the building or structure, but is secondary and incidental in terms of form and massing.

Figure 18.29-3 Secondary Wing



8. **Building Type.** A structure defined by a combination of its configuration, placement on a lot, and function.

18.29.100.C "C" Terms

1. **Ceiling Height, Ground Floor.** The height from the finished floor to the finished ceiling of primary rooms on the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.
2. **Civic.** A term defining not-for-profit organizations that are dedicated to arts, culture, education, recreation, government, transit, and public parking facilities.
3. **Corner Entry.** A pedestrian entrance located on the corner of a building.
4. **Courtyard.** An unroofed area that is completely or partially enclosed by walls or buildings and often shared by multiple residential units or commercial spaces.
5. **Courtyard Building.** A building comprised of multiple attached and/or stacked units, accessed from one or more shared courtyards. The shared courtyard is common open space and replaces the need for private rear yards. This type is typically integrated into medium and high intensity walkable neighborhoods and can be applied in non-residential contexts.
6. **Covered Parking.** A portion of a parking area in which a shade structure(s) has been installed to provide shade for parked vehicles.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.100.D "D" Terms

1. **Depth, Ground Floor Space.** The distance from the street-facing facade to the rear interior wall of the ground-floor space available for a permitted use.
2. **Development Services Director.** The Development Services Director of the City of Morgan Hill or their designee, including Community Development Director. The Development Services Director is appointed by the City Manager.
3. **Direct Illumination.** Illumination resulting from light emitted directly from a bulb or light fixture, and not light diffused through translucent signs or reflected from other surfaces such as the ground or building face.
4. **Distance Between Entries.** The horizontal distance measured parallel to the facade between entrances to a building or buildings.
5. **Duplex/Duet.** A detached building consisting of two side-by-side or stacked units with shallow setbacks. For side-by-side units, both face the street with separate entrances; for stacked units, both are accessible via a single entrance or separate entrances that face the street. This type has the appearance of a typical house and is scaled to fit within low and medium intensity walkable neighborhoods.

18.29.100.E "E" Terms

1. **Entry.** An opening, such as a door, passage, or gate, that allows access to a building.

18.29.100.F "F" Terms

1. **Facade, Primary.** The exterior wall of a building facing a primary street.
2. **Facade, Secondary.** The exterior wall of a building facing a secondary street or side street.
3. **Finish Level, Ground Floor.** The height difference between the finished floor on the ground floor and the adjacent public sidewalk.
4. **Footprint.** The outline of the area of ground covered by the foundations of a building or structure.
5. **Forecourt.** The main facade of the building is at or near the right-of-way and a portion (usually the central portion) is set back, creating a courtyard space. The space is typically used as an entry court, shared garden area, or additional shopping or restaurant seating area.
6. **Frontage.** A strip of land abutting a thoroughfare, civic space, or other public right-of-way.
   a. **Frontage Private.** The area between the building facade and the shared lot line between the public right-of-way and the lot.
   b. **Frontage Public.** The area between the curb of the vehicular lanes and the edge of the right-of-way.
7. **Frontage Line.** The lot line(s) of a lot fronting a thoroughfare or other public way, or a civic space.
8. **Front Yard.** The main facade of the building has a large, landscaped area between the building and the right-of-way providing a separation from the street. The front yard is visually continuous with adjacent yards and supports a landscape in conjunction with other private frontages.

18.29.100.G "G" Terms

1. **Ground Floor.** The floor of a building located nearest to the level of the ground around the building.

18.29.100.H "H" Terms

1. **House.** A detached building typically with one dwelling unit, shallow setbacks, a rear yard, and located within a low intensity walkable neighborhood.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.100.I "I" Terms

1. **Illumination, External.** Illumination resulting from the face of the sign reflecting light from an external light source intentionally directed upon it.
2. **Illumination, Internal.** A form of sign illumination that includes cabinet signs, single-color LED signs, signs constructed with pan channel letters, or indirect halo illuminated channel letters on an unlit or otherwise indistinguishable background on a freestanding sign or building wall.

18.29.100.J "J" Terms

No specialized terms beginning with the letter "J" are currently defined.

18.29.100.K "K" Terms

No specialized terms beginning with the letter "K" are currently defined.

18.29.100.L "L" Terms

1. **LED (Light Emitting Diode).** A semiconductor diode that emits light when a voltage is applied to it.
2. **Light Fixture.** A complete lighting assembly (including the lamp, housing, reflectors, lenses, and shields), less the support assembly (pole or mounting bracket). Includes luminous tubes, lamps or similar devices that are permanently installed or portable and used for illumination, decoration, or advertisement.
3. **Light Fixture, Fully Shielded.** A light fixture or luminous tube constructed and mounted such that all light emitted by the fixture or tube, either directly from the lamp, tube, or a diffusing element, or indirectly by reflection or refraction from any part of the light fixture, is projected below a horizontal plane. If the lamp or tube, any reflective surface, or lens cover (clear or prismatic) is visible when viewed from above or directly from the side, from any angle around the fixture or tube, the fixture or tube is not fully shielded. To be fully shielded these fixtures must be closed on top and mounted so that the bottom opening is horizontal.
4. **Light Fixture, Unshielded.** A light fixture that is not fully shielded or partially shielded. Even though the lamp in these fixtures is shielded from direct view when viewed from the side or above, reflective surfaces and/or lens covers are directly visible from the side.
5. **Liner Building.** An attached building with two main components: an interior building and an exterior building to conceal the interior building from the street on the front and street side. The interior building is typically a parking structure or large retail/entertainment space and the exterior building is typically retail, service, office, or residential space. This type is a component of main street building form.

18.29.100.M "M" Terms.

1. **Main Street Building.** An attached building intended to provide a vertical mix of uses with ground floor retail, office, or service uses typically with individual entries, and upper floor office, service, or residential uses typically with one shared entry. This type is the primary component of main street building form.
2. **Multiplex Large.** A detached building that typically consists of seven to twelve side-by-side and/or stacked units, typically with one shared entry. This type is scaled to fit within medium intensity walkable neighborhoods.
3. **Multiplex Small.** A detached building that typically consists of three to six side-by-side and/or stacked units, typically with one shared entry or individual entries along the front. This type has the appearance of a typical house and is scaled to fit within low and medium intensity walkable neighborhoods.

18.29.100.M "N" Terms.

No specialized terms beginning with the letter "N" are currently defined.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.100.O "O" Terms.

1. **Open Space, Common.** A portion of a site that is designated and intended for the use or enjoyment of the residents or owners of the development and/or the overall community. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the individuals using the space.
2. **Open Space, Private.** A usable open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.

18.29.100 "P" Terms.

1. **Parking Driveway Width.** The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.
2. **Passage.** An informal or formal gathering space that serves as a pedestrian connector between other gathering places, streets, and/or parking areas. Passages are typically hardscaped and located near the middle of a block, providing a pedestrian connection through a block. Passages may be linear or L-shaped. Passages provide additional frontage opportunities for retail and/or residential uses along edges.
3. **Pocket Park/Plaza.** A small-scale landscaped or hardscaped open space designed to provide opportunities for neighborhood gathering and/or passive recreation, generally for those who live within walking distance. Pocket parks/plazas are typically accessible from the public right-of-way, but clearly delineated as a separate space.
4. **Plaza.** A space available for civic purposes and commercial activities intended to add to the activity and vibrancy of streets and neighborhoods. Plazas are typically formal spaces with interior green spaces and defined edges made primarily of hardscape materials.
5. **Porch, Engaged.** The main facade of the building is setback from the right-of-way and a porch is attached providing access to the building. The porch provides necessary physical separation for the private lot from the public right-of-way. The engaged porch has two adjacent sides attached to the building while the other two sides are open.
6. **Porch, Projecting.** The main facade of the building is setback from the right-of-way and a porch is attached providing access to the building. The porch provides necessary physical separation for the private lot from the public right-of-way. The projecting porch is open on three sides and projects in front of the primary building wall.
7. **Projection.** Any architectural feature, structure, or structural element, such as an gallery, fence, garden wall, porch, stoop, balcony, bay window, or terrace, that breaks the plane of a horizontal regulatory limit extending into the facade zone or a setback.
8. **Public Realm.** The physical and social domain of the public that is held in common either by their physical presence or by visual association. This includes, but is not limited to plazas, squares, parks, thoroughfares, public frontages, private frontages, civic buildings, and civic spaces.

18.29.100 "Q" Terms.

No specialized terms beginning with the letter "Q" are currently defined.

18.29.100 "R" Terms.

1. **Recessed Entry.** An entrance to a building that is set back from the facade of the building.
2. **Recreation, Active.** Recreational pursuits usually performed with others and often requiring equipment which require physical alteration to the area in which they are performed. Such areas are intensively used, and include but are not limited to playgrounds, sport courts, baseball/softball and other field sports, and swimming pools.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

3. **Recreation, Passive.** Recreational pursuits involving existing natural resources which can be carried out with little alteration or disruption to the area in which they are performed. This includes, but is not limited to, such activities as walking, hiking, bicycling, bird and animal watching, and picnicking.
4. **Regulating Plan.** The map of an area designating the locations of form-based zoning districts. A regulating plan is typically incorporated into the City's official Zoning Map.
5. **Right-of-Way.** A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation for public use for pedestrian and vehicular movement occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other public utility or facility.

18.29.100.S "S" Terms.

1. **Shopfront.** The main facade of the building is placed at or near the right-of-way with an at-grade entrance along the sidewalk. The shopfront is generally intended for retail or service uses and has substantial glazing at the ground floor level.
2. **Sidewalk.** The portion of a right-of-way that is paved and intended exclusively for pedestrian use, and often installed between the curb and adjacent property lines.
3. **Sign, Awning.** A roof or cover that projects from the wall of a building over a door or window, and made of canvas, aluminum or a similar material, which may be fixed in place or retractable for the purpose of shielding a doorway or window from the elements.
4. **Sign, Blade.** A permanent sign mounted either to the wall of a building by means of a bracket or attached to the underside of the lintel, arch, or other overhead structure above a porch or walkway and which is typically hung perpendicular to the wall of the building.
5. **Sign, Canopy.** A sign painted on, printed on, or otherwise attached flat against the surface of a canopy.
6. **Sign, Marquee.** A permanent sign structure placed over the entrance to a building and typically used for a theater or other entertainment use.
7. **Sign, Monument.** A permanent, freestanding sign with a solid base that is at least 60 percent the width of the sign face.
8. **Sign, Projecting.** A permanent sign that is attached to and extends perpendicular from the wall of a building.
9. **Sign, Suspended.** A permanent sign attached to or suspended from the underside of an arcade, canopy, or marquee and oriented to pedestrian traffic.
10. **Sign, Wall.** A permanent sign affixed to or erected against the wall or fascia of a building or structure, with the exposed face of the sign parallel to the plane of the wall or fascia to which it is affixed or erected.
11. **Sign, Window.** A permanent or temporary sign posted, painted, placed, or affixed in or on a window, or otherwise exposed to public view through a window.
12. **Stoop.** The main facade of the building is near the right-of-way and the stoop engages the sidewalk. The stoop is elevated above the sidewalk to ensure privacy within the building. The entrance is usually an exterior stair and landing.
13. **Street Frontage.** See the definition for "Frontage Line."

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)

18.29.100.T "T" Terms.

1. **Tandem Parking.** A parking space deep enough to allow two cars to park one behind the other.
2. **Terrace.** The main facade of the building has an elevated terrace that projects outward and engages the sidewalk with frequent stairs. The terrace allows at-grade access to all ground floor uses due to natural grade constraints or by artificially elevating the terrace floor. The terrace acts as a buffer from the sidewalk and may be landscaped to provide additional privacy. Building activities are slightly separated from the adjacent sidewalk by the terrace finish level, and the depth of the terrace provides space for outdoor seating, private yards, or any other appropriate uses.
3. **Townhouse.** An attached building that typically consists of three to ten units placed side-by-side with individual entries along the front. This type typically has a rear yard and is located within medium and high intensity walkable neighborhoods, or on or near a neighborhood main street.
4. **Transparency.** The area of a building frontage/facade that must contain transparent glass in order to improve building/tenant visibility and complement walkable environments.

18.29.100.U "U" Terms.

1. **Unit.** A discrete portion of a building.
2. **Upper Floor.** A floor in a building containing habitable space that is located above the ground floor.

18.29.100.V "V" Terms.

1. **Valance.** The vertical front face of an awning, parallel to the face of the building to which it is mounted.

18.29.100.W "W" Terms.

1. **Walkway.** A paved way located on one or more lots used for pedestrians and for the exclusive use of the lot owner(s), their guests, and invitees.

18.29.100.X "X" Terms.

No specialized terms beginning with the letter "X" are currently defined.

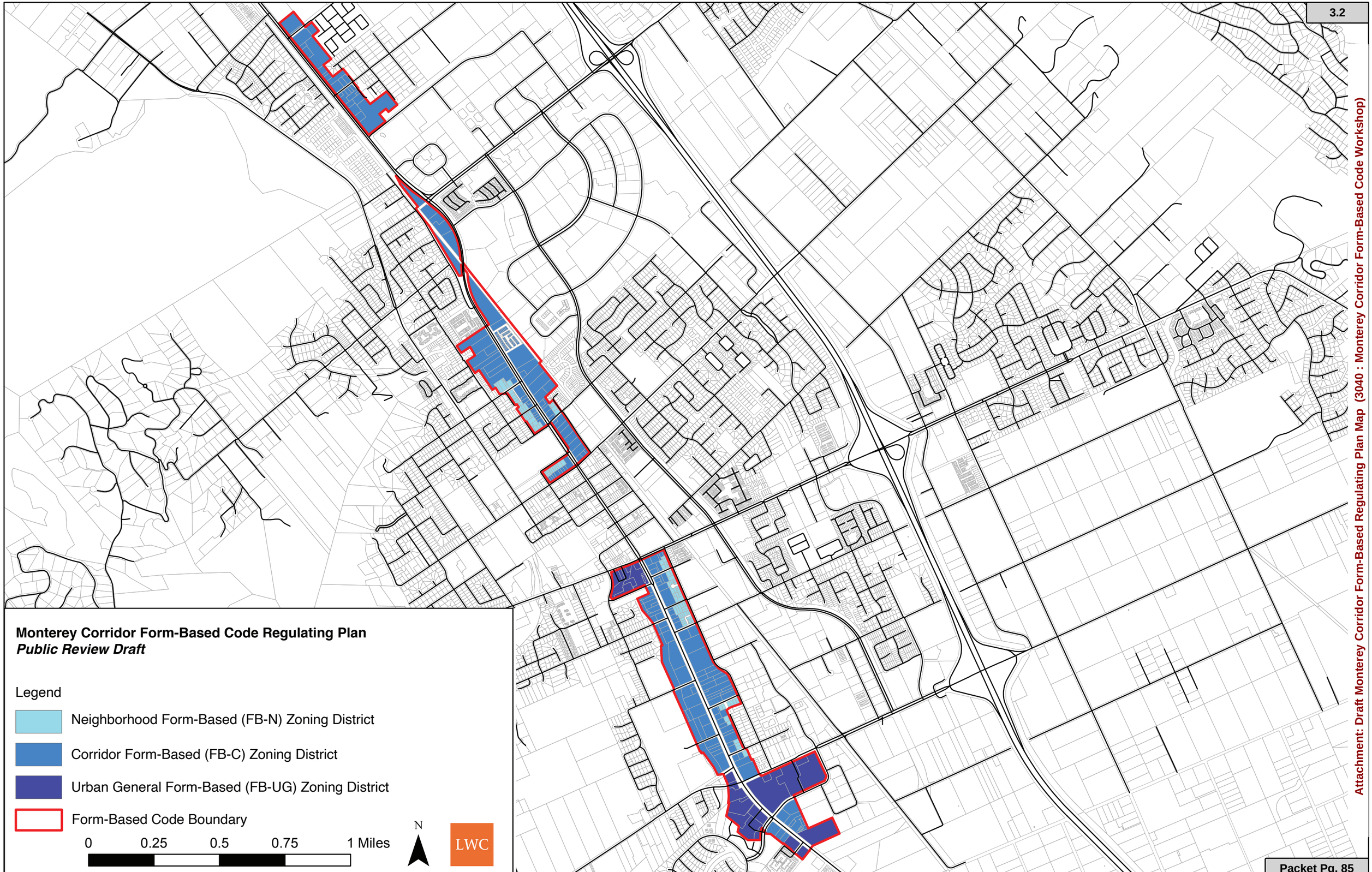
18.29.100.Y "Y" Terms.

No specialized terms beginning with the letter "Y" are currently defined.

18.29.100.Z "Z" Terms.

No specialized terms beginning with the letter "Z" are currently defined.

Attachment: Draft Monterey Corridor Form-Based Code (3040 : Monterey Corridor Form-Based Code Workshop)


Monterey Corridor Form-Based Code Regulating Plan
Public Review Draft
Legend
Neighborhood Form-Based (FB-N) Zoning District
Corridor Form-Based (FB-C) Zoning District
Urban General Form-Based (FB-UG) Zoning District
Form-Based Code Boundary
0
0.25
0.5
0.75
1 Miles
N
LWC

LWC

Monterey Corridor Form-Based Code

City of Morgan Hill
Planning Commission Workshop

April 13, 2021

Attachment: LWC Presentation (3040 : Monterey Corridor Form-Based Code Workshop)

Introductions

City of Morgan Hill

Adam Paszkowski, CPD – Principal Planner

Tiffany Brown – Associate Planner

Lisa Wise Consulting, Inc.

Roger E. Eastman, AICP – Director

Jen Murillo, AICP – Senior Associate

Spencer Johnson, CNU-A – Lead Associate

LWC

Attachment: LWC Presentation (3040 : Monterey Corridor Form-Based Code Workshop)

Agenda

1 Form-Based Code Overview and Project Background

2 Public Review Draft Form-Based Code

3 Next Steps

4 Questions and Comments

Attachment: LWC Presentation (3040 : Monterey Corridor Form-Based Code Workshop)

LWC

Purpose

- Present the Public Review Draft Form-Based Code
- Discuss basic principles of form-based codes
- Receive initial input

LWC

Polling

Please provide your responses on the following three live polling questions!

LWC

Attachment: LWC Presentation (3040 : Monterey Corridor Form-Based Code Workshop)

01 Form-Based Code Overview and Project Background

LWC

FBC Overview Video

https://www.morgan-hill.ca.gov/2060/Monterey-Corridor---Form-Base-Code

LWC

General Plan Corridor Vision

North and south of Downtown will transform from its current predominantly strip commercial character to a **vibrant mixed-use corridor** that **encourages walking and biking**. **Buildings will front onto the street** and a range of commercial and office uses will be located within close proximity to attached residential units. Density will decrease with distance from Downtown.

LWC

Project Overview

We are here!

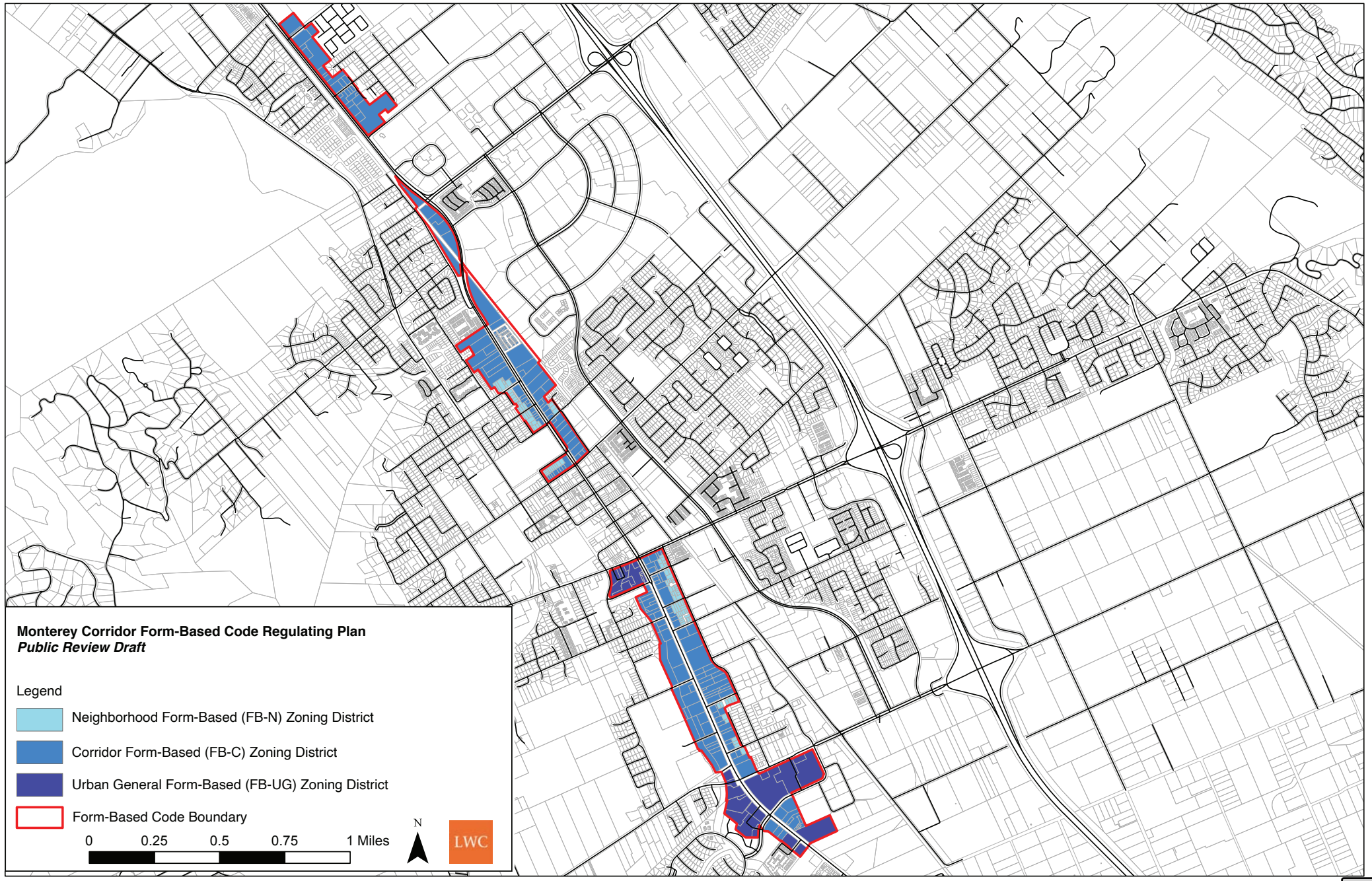
Background Review and Recommended Approach	Workshop 1	Administrative Draft Form-Based Code	Workshop 2	Public Review and Hearing Draft Form-Based Code	Final Form-Based Code
Summer / Fall 2020	September 8, 2020	Fall 2020 / Winter 2021	April 13, 2021	Spring / Summer 2021	Summer 2021

LWC

Attachment: LWC Presentation (3040 : Monterey Corridor Form-Based Code Workshop)

02 Public Review Draft Form-Based Code

LWC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Form-Based Code Boundary
0
0.25
0.5
0.75
1 Miles
N
LWC

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18.29.080 Standards Supplemental to Form-Based Zoning Districts

18.29.090 Permits and Administration for Form-Based Zoning Districts

18.29.100 Definitions for Form-Based Zoning Districts

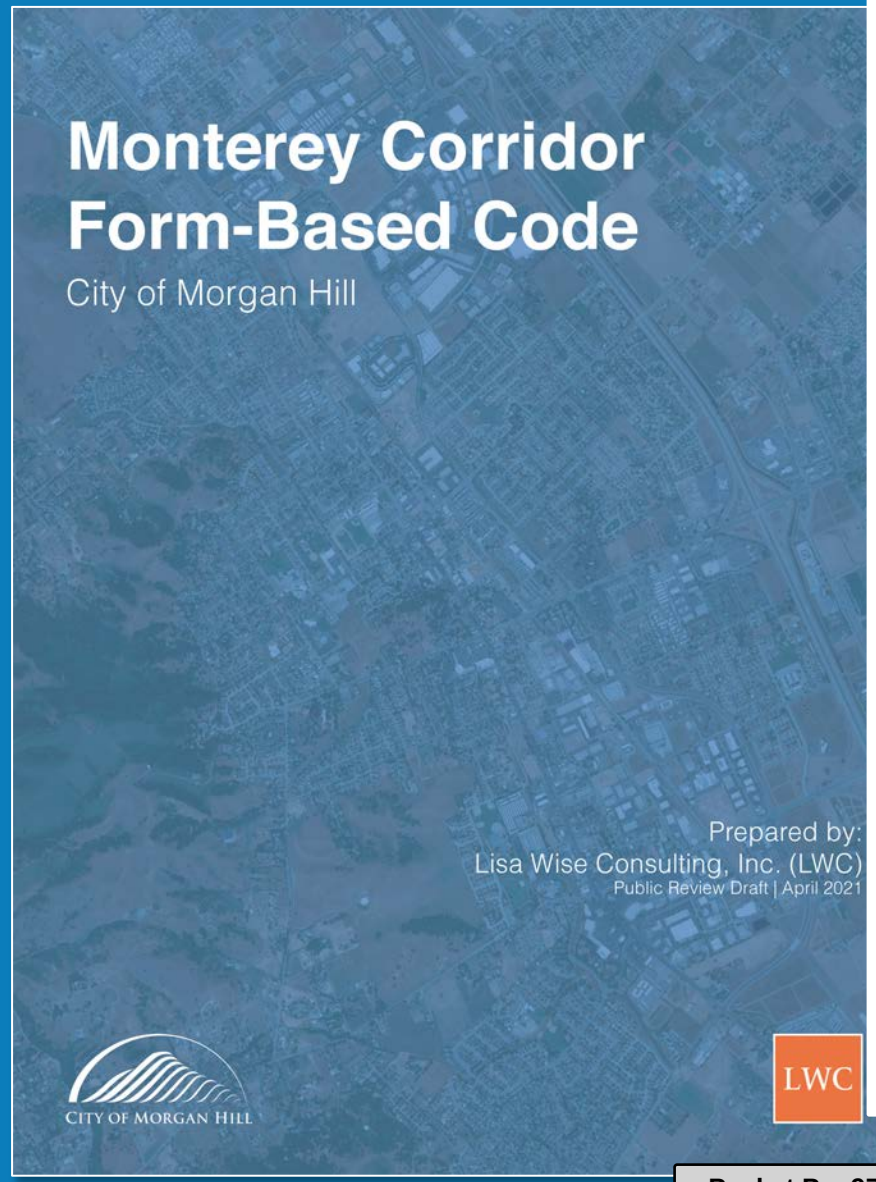
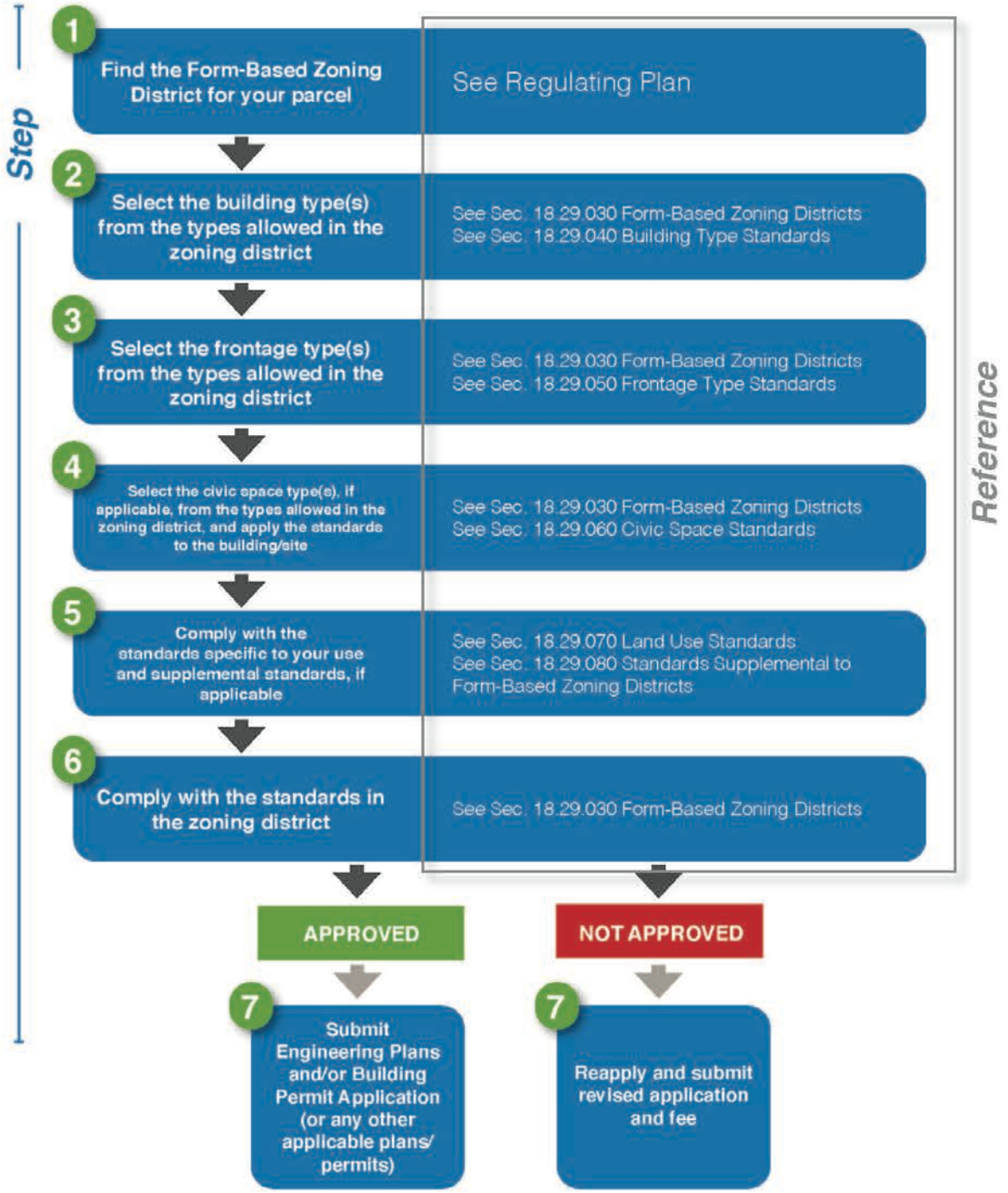


Figure 18.29-1 How to Use the Form-Based Code



Attachment: LWC Presentation (3040 : Monterey Corridor Form-Based Code Workshop)

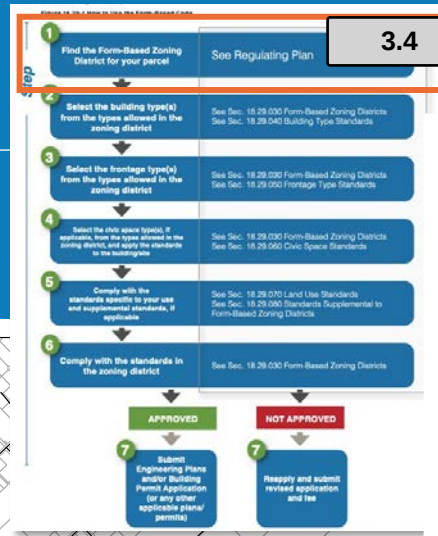
Example Project

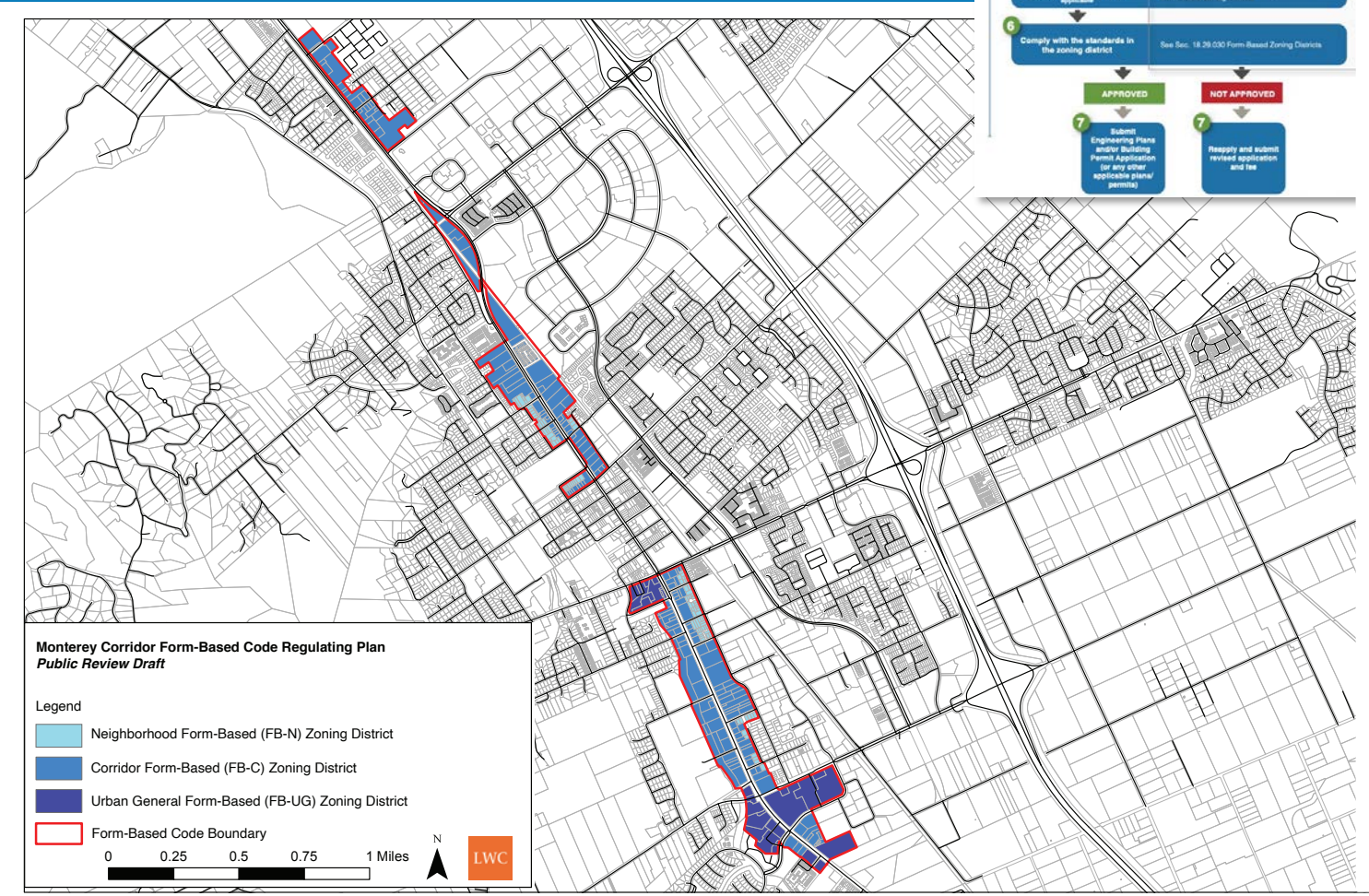
- **Goal:** complete a project with 8 dwelling units

LWC

Example Project

- Begin by identifying the zoning district that applies to the property, as shown on the Regulating Plan (i.e., zoning map for Form-Based Code)

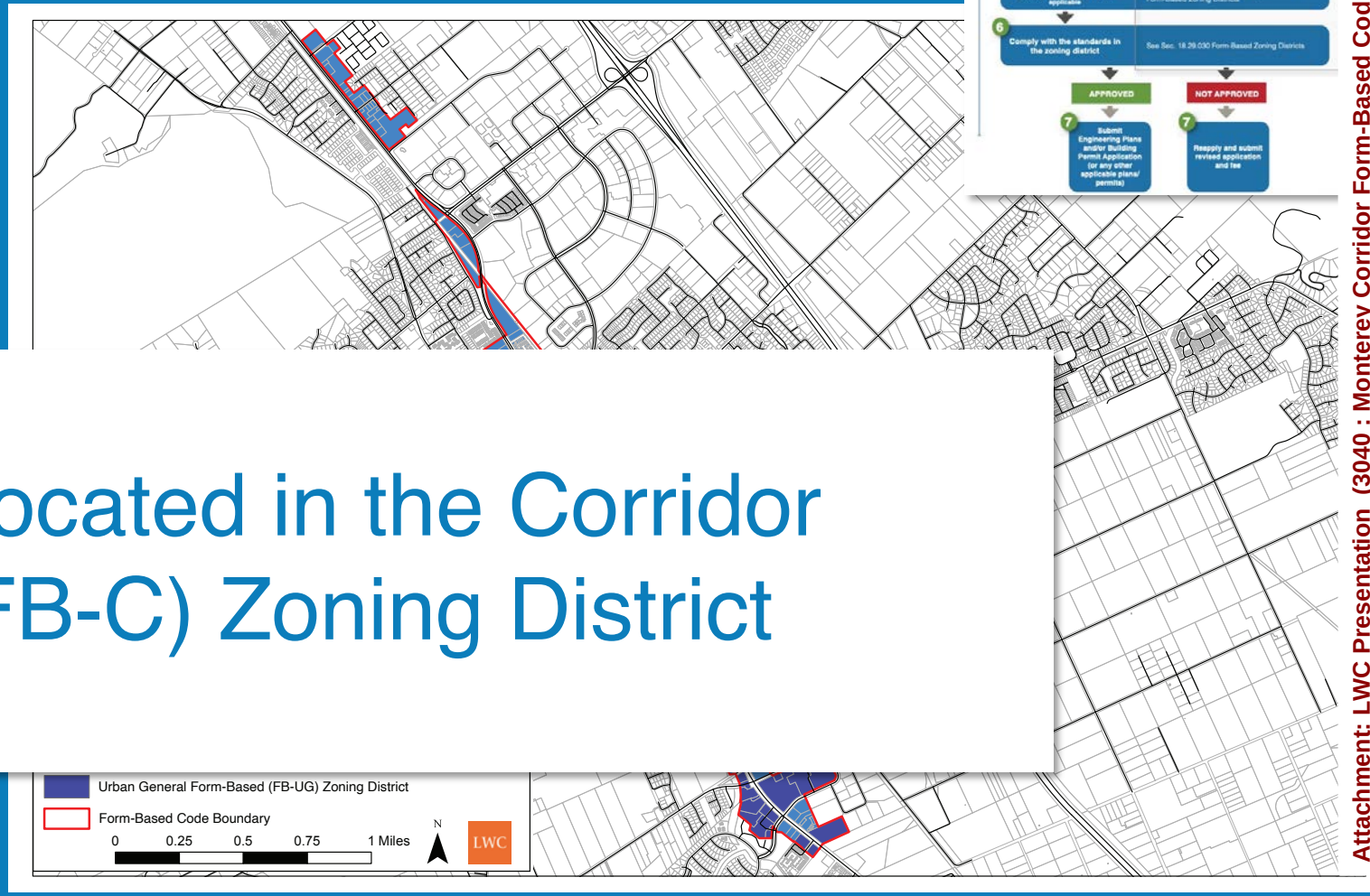




Attachment: LWC Presentation (3040 : Monterey Corridor Form-Based Code Workshop)

Example Project

- Begin by identifying the zoning district that applies to the property, as shown

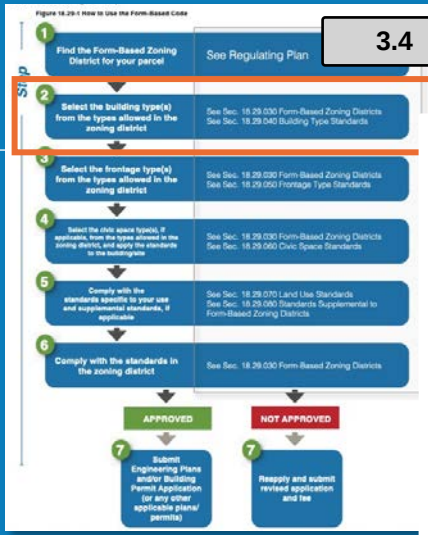


Assumption: Located in the Corridor Form-Based (FB-C) Zoning District

Attachment: LWC Presentation (3040 : Monterey Corridor Form-Based Code Workshop)

Example Project

- **Goal:** complete a project with 8 dwelling units
- **Zone:** Corridor Form-Based (FB-C) Zoning District

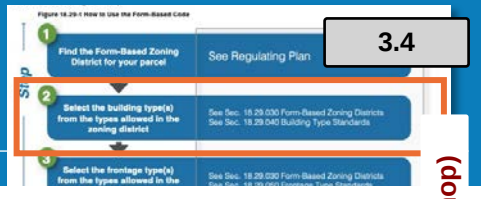


Question #1: What building types are allowed in the FB-C Zoning District?

Attachment: LWC Presentation (3040 : Monterey Corridor Form-Based Code Workshop)

Example Project

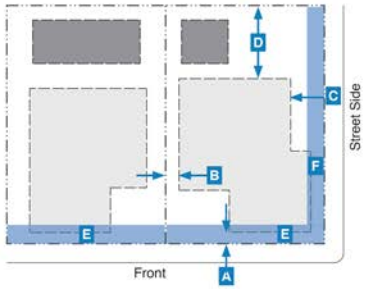
Answer #1: Identify permitted building types in the district



1 Find the Form-Based Zoning District for your parcel	See Regulating Plan
2 Select the building type(s) from the types allowed in the zoning district	See Sec. 18.29.030 Form-Based Zoning Districts See Sec. 18.29.040 Building Type Standards
3 Select the frontage type(s) from the types allowed in the	See Sec. 18.29.030 Form-Based Zoning Districts

18.29.030.D Corridor Form-Based (FB-C) Zoning District

Note: image is illustrative, not regulatory.



Key for Diagrams

- Lot Line
- Building Setback Line
- Principal Building Area
- Accessory Building Area

1. Intent

The purpose of the Corridor Form-Based (FB-C) zoning district is to accommodate variable intensities of infill and redevelopment with a mix of walkable uses, such as retail, service, and commercial, that are sensitive to the scale and character of the area.

2. Lot Requirements

Dimension	Standard
a. Area	6,000 s.f. min.
b. Width	60 ft. min.
c. Depth	100 ft. min.

3. Building Placement

a. Principal Building Setback		
(i). Front	0 ft. min., 15 ft. max.	A
(ii). Interior Side	0 ft. min.	B
(iii). Street Side	0 ft. min., 15 ft. max.	C
(iv). Rear	10 ft. min.	D
b. Build-to-Zone		
(i). Front	80% min. within setback range	E
(ii). Street Side	40% min. within setback range	F

4. Permitted Building Types

- Accessory Dwelling Unit
- Duplex/Duet
- Multiplex Small
- Multiplex Large
- Townhouse
- Courtyard Building
- Main Street Building
- Liner Building

4. Permitted Building Types

- Accessory Dwelling Unit
- Duplex/Duet
- Multiplex Small
- Multiplex Large
- Townhouse
- Courtyard Building
- Main Street Building
- Liner Building

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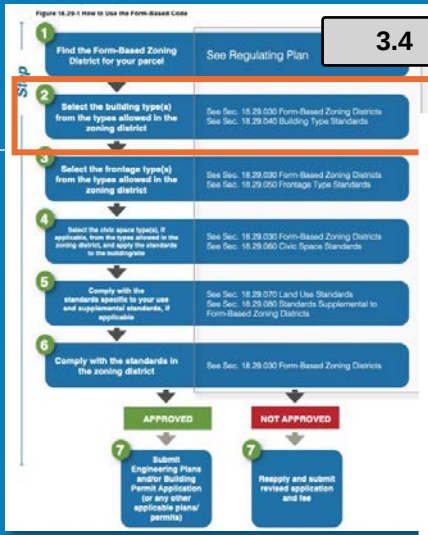
Example Project

- **Goal:** complete a project with 8 dwelling units
- **Zone:** Corridor Form-Based (FB-C) Zoning District



Question #2: Which permitted building type is best suited for the project?

Attachment: LWC Presentation (3040 : Monterey Corridor Form-Based Code Workshop)

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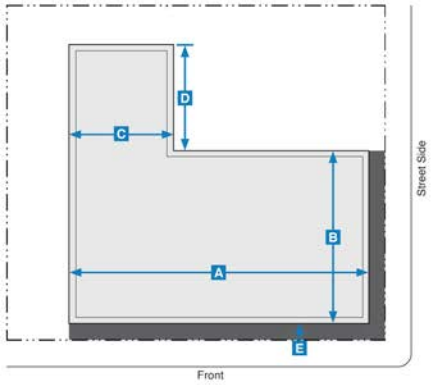
Example Project

Answer #2:
Multiplex Large

- Multiple alternatives
- Other potential types include:
  - Bungalow Court
  - Townhouse
  - Courtyard Building

18.29.040.G Multiplex Large

Note: image is illustrative, not regulatory.



Key for Diagram

- Lot Line
- Frontage
- Primary Building Type

1. Description

A detached building that typically consists of 7 to 12 side-by-side and/or stacked units, typically with one shared entry. This type is scaled to fit within medium intensity walkable neighborhoods.

2. Building Size and Massing

a. Height		
45 ft. max.		

b. Main Body		
Width	60 ft. max.	A
Depth	60 ft. max.	B

c. Secondary Wing		
Width	24 ft. max.	C
Depth	40 ft. max.	D

3. Pedestrian Access

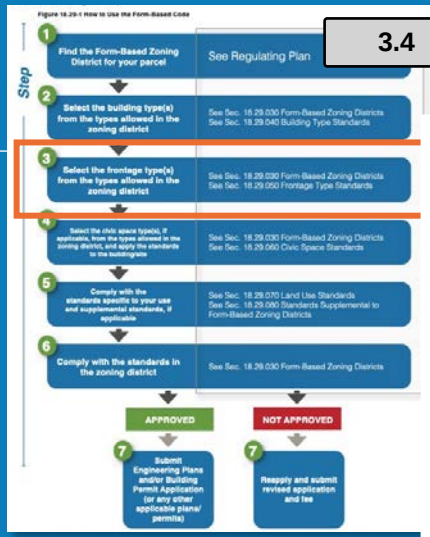
Primary Entrance	Front Setback	E

4. Common Open Space

Common open space is required per Subsection 18.29.080.D (Open Space Standards). Private open space is not required.

Example Project

- **Goal:** complete a project with 8 dwelling units
- **Zone:** Corridor Form-Based (FB-C) Zoning District

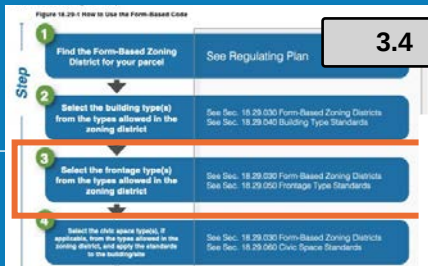


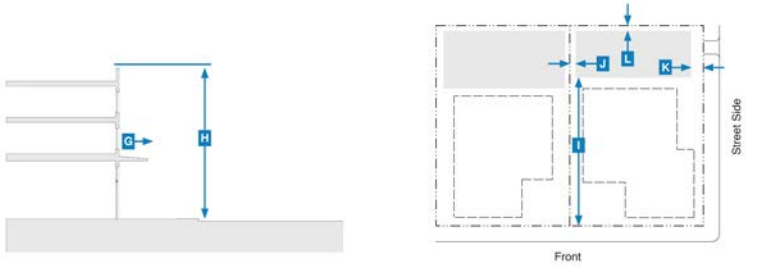
Question #3: What frontage types are allowed in the FB-C Zoning District?

Attachment: LWC Presentation (3040 : Monterey Corridor Form-Based Code Workshop)

Example Project

Answer #3: Identify permitted frontage types in the district





Key for Diagrams

- Lot Line
- Building Setback Line
- Parking Area

5. Building Form		
a. **Projections**		
(i). Front	5 ft. max.	G
(ii). Interior Side	3 ft. max.	G
(iii). Street Side	5 ft. max.	G
(iv). Rear	3 ft. max.	G
b. **Height Limit**		
45 ft. max.		H
c. **Building Coverage**		
75% max.		

6. Permitted Frontage Types
Forecourt
Shopfront
Stoop
Terrace

7. Parking Placement		
Setback	**Standard**	
a. Front	40 ft. min.	I
b. Interior Side	0 ft min.	J
c. Street Side	10 ft min.	K
d. Rear	0 ft min.	L

8. Permitted Civic Space Types
Passage
Pocket Park/Plaza
Plaza

9. Supplemental Standards
a. See Section 18.29.040 (Building Type Standards) for building type standards.
b. See Section 18.29.050 (Frontage Type Standards) for frontage type standards.
c. See Section 18.29.060 (Civic Space Standards) for civic space type standards.
d. See Section 18.29.080 (Standards Supplemental to Form-Based Zoning Districts) for supplemental standards.
e. See Section 18.56.020 (Height Exceptions) for allowed projections above height limits.
f. See Chapter 18.84 (Accessory Dwelling Units) for accessory dwelling unit standards.
g. See Section 18.92.130 (Residential Transition Standards) for residential transition standards.

6. Permitted Frontage Types
Forecourt
Shopfront
Stoop
Terrace

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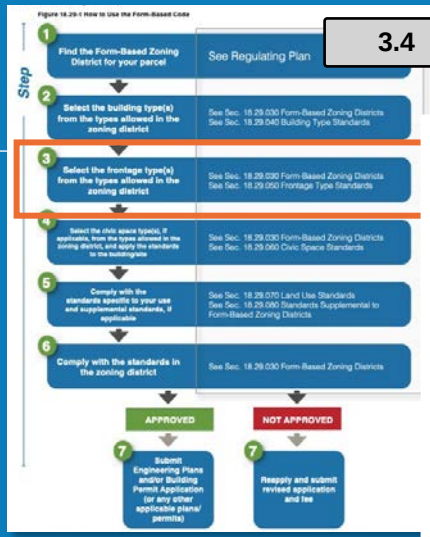
Example Project

- **Goal:** complete a project with 8 dwelling units
- **Zone:** Corridor Form-Based (FB-C) Zoning District

Question #4: Which permitted frontage type is best suited for the project?



Attachment: LWC Presentation (3040 : Monterey Corridor Form-Based Code Workshop)

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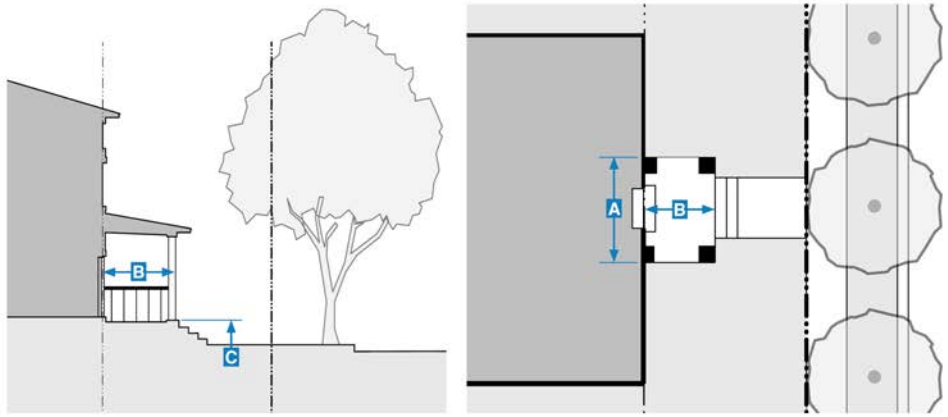
Example Project

Answer #4: Stoop

- Multiple alternatives
- Other potential types include:
  - Front Yard
  - Porch, Engaged
  - Porch, Projecting
  - Terrace

18.29.050.H Stoop



Key for Diagrams

- Lot Line
- Setback Line
- Grade
- Building

Note: image is illustrative, not regulatory.

1. Description

The main facade of the building is near the right-of-way and the stoop engages the sidewalk. The stoop is elevated above the sidewalk, and the entrance is usually an exterior stair and landing.

2. Size

Width	4 ft. min., 8 ft. max.	A
Depth	4 ft. min., 8 ft. max.	B
Finish Level Above Sidewalk[1]	1.5 ft. min., 3 ft. max.	C

3. Miscellaneous

- Stairs may be perpendicular or parallel to the building facade.
- Entry doors must be covered or recessed.
- Gates are not permitted.
- Reasonable accommodation must be provided consistent with Chapter 18.118 (Reasonable Accommodations).

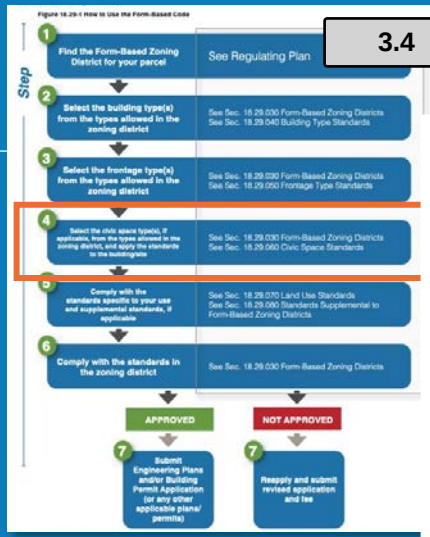
Note:
1. May be increased by max. 50% to meet the base flood elevation.

Attachment: LWC Presentation (3040 : Monterey Corridor Form-Based Code Workshop)

Example Project

- **Goal:** complete a project with 8 dwelling units
- **Zone:** Corridor Form-Based (FB-C) Zoning District

Question #5: Are Civic Space standards applicable?



Attachment: LWC Presentation (3040 : Monterey Corridor Form-Based Code Workshop)

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Example Project

Answer #5: No

18.29.060 Civic Space Standards

Subsections:

18.29.060.A Purpose and Intent
18.29.060.B Applicability
18.29.060.C Passage
18.29.060.D Pocket Park/Plaza
18.29.060.E Plaza

18.29.060.A Purpose and Intent

The purpose of this Section is to establish standards for all civic space types within the form-based zoning districts. The standards in this Section are intended to ensure that publicly accessible civic space is provided to reinforce walkable environments within Morgan Hill.

18.29.060.B Applicability

1. The standards in this Section apply to all projects within the form-based zoning districts that meet the following criteria.
   a. All residential projects including 20 or more units must provide one civic space type.
   b. All non-residential or mixed-use projects including two or more structures, or over 10,000 square feet of building space must provide one civic space type.
   c. All projects greater than two acres in total site area must provide a passage and pocket park, or a plaza.
2. The standards in this Section must be considered in combination with the standards in the applicable zoning district (see Section 18.29.030 (Form-Based Zoning Districts)).
3. Civic space types not indicated as “permitted” in the applicable zoning district (see Section 18.29.030 (Form-Based Zoning Districts)) are not permitted in the zoning district.

Attachment: LWC Presentation (3040 : Monterey Corridor Form-Based Code Workshop)

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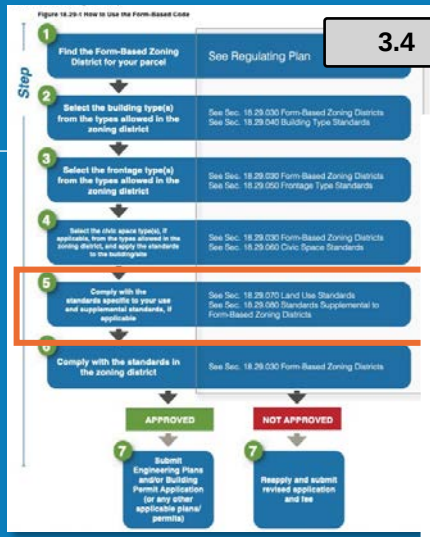
Example Project

- **Goal:** complete a project with 8 dwelling units
- **Zone:** Corridor Form-Based (FB-C) Zoning District



Question #6: Is the intended land use permitted? Is the project subject to any supplemental standards?

Attachment: LWC Presentation (3040 : Monterey Corridor Form-Based Code Workshop)

Example Project

Answer #6: Yes

Table 18.29-2 Permitted Land Uses in the Form-Based Zoning Districts

Land Use	Permit Required by Zone			Additional Regulations
	FB-N	FB-C	FB-UG	
Residential Uses				
Accessory Dwelling Unit (ADU)	P	P	P	See Chapter 18.84
Duplex/Duet	P	P	P	See Subsection 18.29.100.D
Group Housing	P	P	P	
Live/Work Unit	P	P	P	
Mixed-Use Residential	P	P	P	
Multi-Family Dwellings	P	P	P	See Subsection 18.29.070.C.3
Nursing Homes and Long-Term Care	C	C	C	
Residential Care Facilities	P	P	P	
Residential Care Facilities, Small	P	P	P	
Senior Housing, Independent Living	P	P	P	
Single-Family Attached Dwelling	P	P	P	
Single-Family Detached Dwelling	P	-	-	
Public and Quasi-Public Uses				
College and Trade Schools	C	P	P	
Community Assembly	C	C	C	
Cultural Institutions	A	A	A	
Day Care Centers	C	C	C	
Emergency Shelters	C	C	C	See Section 18.92.050
Government Offices	A	A	A	
Home Day Care, Large	P	P	P	
Home Day Care, Small	P	P	P	
Hospitals	-	C	C	
Instructional Services	A	P	P	
Medical Offices and Clinics	A	P	P	
Park and Recreational Facilities	P	P	P	
Public Safety Facilities	C	C	C	
Schools, Public and Private	C	C	C	
Social Services	C	C	C	

18.29.080 Standards Supplemental to Form-Based Zoning Districts

Subsections:

18.29.080.A Purpose and Applicability
18.29.080.B Landscaping Standards
18.29.080.C Outdoor Lighting Standards
18.29.080.D Open Space Standards
18.29.080.E Parking and Loading Standards
18.29.080.F Sign Standards

18.29.080.A Purpose and Applicability

This Section provides standards that are supplemental to the regulations of each form-based zoning district, and are specific to particular aspects of development, such as landscaping, parking, outdoor lighting, and signage. These standards are intended to promote projects that complement the character of Morgan Hill while meeting the intent of the form-based zoning districts.

18.29.080.B Landscaping Standards

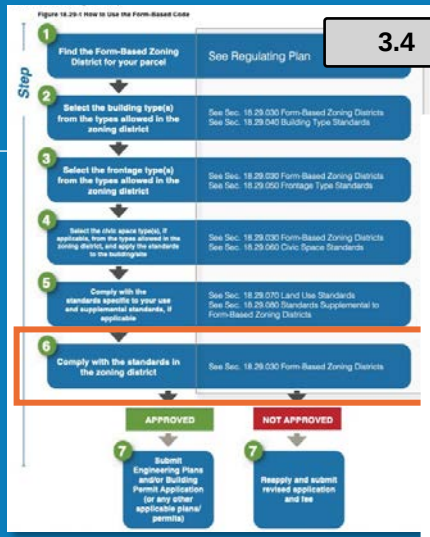
1. This Subsection provides standards that complement infill development, walkable areas, and built environments that frame the public right-of-way with parking located to the side and rear of structures. Unless otherwise described below, Chapter 18.64 (Landscaping) shall apply.
2. This Subsection applies to the following:
   a. Structures that are located 10 feet or fewer from the back of sidewalk; or
   b. Structures that are located on the property line.
3. Public amenities (e.g., seating), structural shade elements, public art, or potted plants are required in the available space between the back of sidewalk and the structure.
4. Alternative paving materials (e.g., permeable paving, porous concrete, brick pavers) are permitted in areas between the back of sidewalk and the structure.
5. The Director may accept alternative design solutions consistent with Section 18.29.060 (Civic Space Standards).

18.29.080.C Outdoor Lighting Standards

1. Exterior lighting and parking lot lighting shall be provided, erected and maintained so any light is a fully-shielded light fixture and will not cast direct light or glare upon adjacent properties or public rights-of-way.
2. A parking area with six or more parking spaces shall include outdoor lighting that provides a minimum illumination of 1.0 foot-candles over the entire parking area.
3. All outdoor lighting along walkways, open space and recreation areas shall be pedestrian-scaled, fully shielded fixtures with a minimum illumination of 1.0 foot-candles.
4. The following types of outdoor lighting are prohibited:
   a. Unshielded Light Fixtures.
   b. Search lights, laser lights, or similar high intensity light, except as necessary for official emergency services.
   c. Any lighting device located on the exterior of a building or on the inside of a window which is visible beyond the property boundaries of the lot or parcel with intermittent fading, flashing, blinking, rotating, or strobe light illumination.
   d. Lighting that results in glare to motor vehicles on public rights-of-way.

Example Project

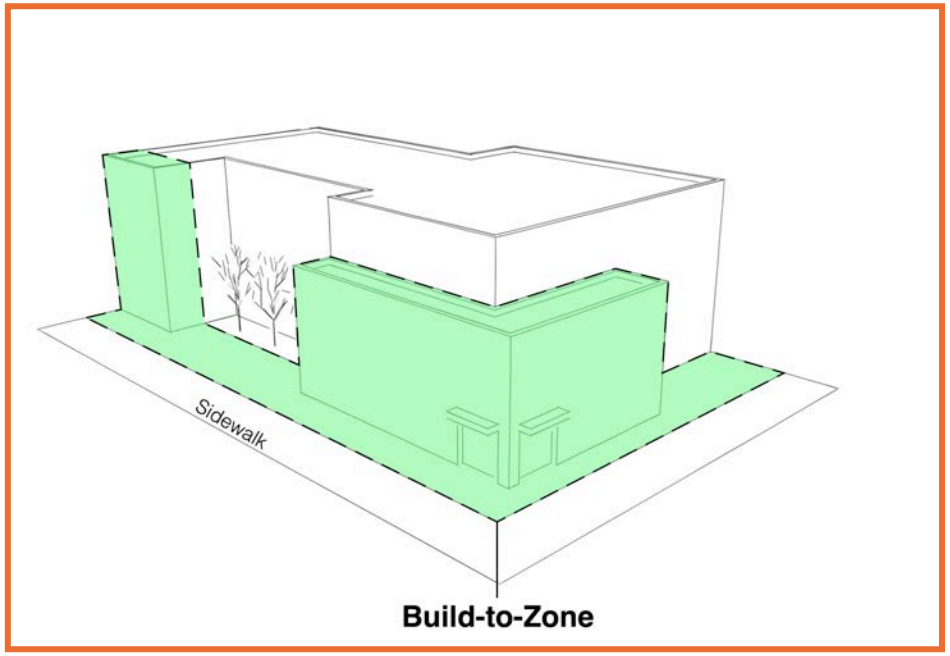
- **Goal:** complete a project with 8 dwelling units
- **Location:** Corridor Form-Based (FB-C) Zoning District

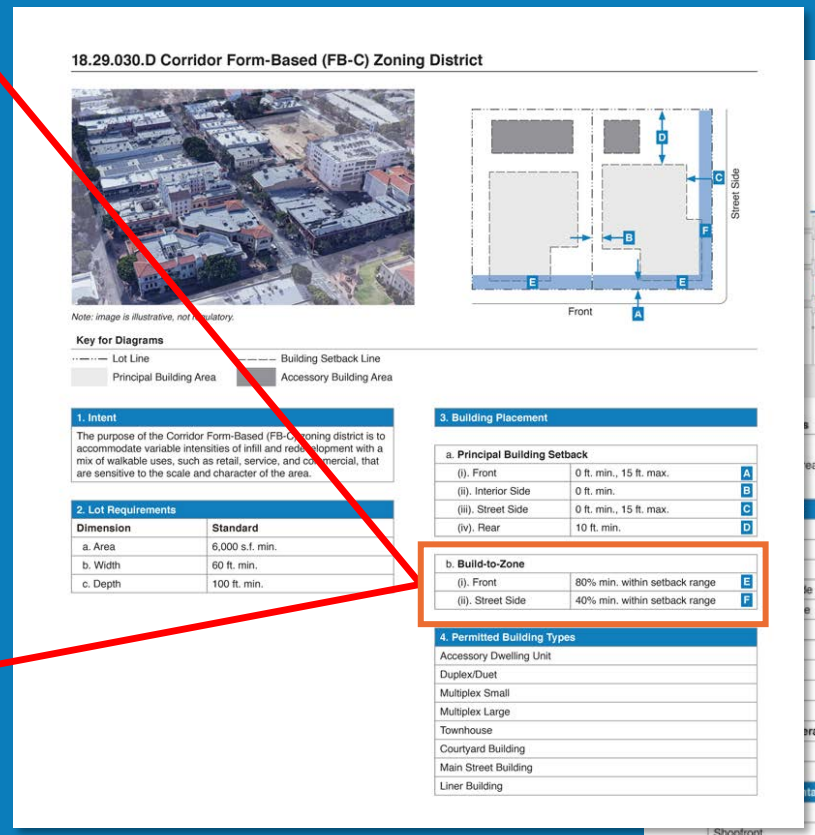


Question #7: Does the project comply with the zoning district standards?

Attachment: LWC Presentation (3040 : Monterey Corridor Form-Based Code Workshop)

Example Project





18.29.030.D Corridor Form-Based (FB-C) Zoning District

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Key for Diagrams

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- Principal Building Area
- Accessory Building Area

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2. Lot Requirements

Dimension	Standard
a. Area	6,000 s.f. min.
b. Width	60 ft. min.
c. Depth	100 ft. min.

3. Building Placement

a. Principal Building Setback		
(i). Front	0 ft. min., 15 ft. max.	A
(ii). Interior Side	0 ft. min.	B
(iii). Street Side	0 ft. min., 15 ft. max.	C
(iv). Rear	10 ft. min.	D
b. Build-to-Zone		
(i). Front	80% min. within setback range	E
(ii). Street Side	40% min. within setback range	F

4. Permitted Building Types

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- Multiplex Small
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- Courtyard Building
- Main Street Building
- Liner Building

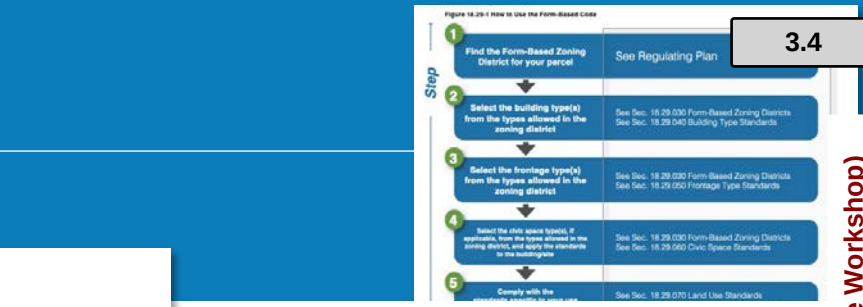

Figure 18.29-1 How to Use the Form-Based Code

Step		
1	Find the Form-Based Zoning District for your parcel	See Regulating Plan
2	Select the building type(s) from the types allowed in the zoning district	See Sec. 18.29.030 Form-Based Zoning Districts; See Sec. 18.29.040 Building Type Standards
3	Select the frontage type(s) from the types allowed in the zoning district	See Sec. 18.29.030 Form-Based Zoning Districts; See Sec. 18.29.050 Frontage Type Standards
4	Select the civic space type(s), if applicable, from the types allowed in the zoning district, and apply the standards to the building/site	See Sec. 18.29.030 Form-Based Zoning Districts; See Sec. 18.29.060 Civic Space Standards
5	Comply with the	See Sec. 18.29.070 Land Use Standards

Building Setback Line

	5 ft. max.	G
	3 ft. max.	G
	5 ft. max.	G
	3 ft. max.	G
		H

- Shopfront
- Stoop
- Terrace

7. Parking Placement

Setback	Standard	
a. Front	40 ft. min.	I
b. Interior Side	0 ft min.	J
c. Street Side	10 ft min.	K
d. Rear	0 ft min.	L

8. Permitted Civic Space Types

- Passage
- Pocket Park/Plaza
- Plaza

9. Supplemental Standards

a. See Section 18.29.040 (Building Type Standards) for building type standards.

b. See Section 18.29.050 (Frontage Type Standards) for frontage type standards.

c. See Section 18.29.060 (Civic Space Standards) for civic space type standards.

d. See Section 18.29.080 (Standards Supplemental to Form-Based Zoning Districts) for supplemental standards.

e. See Section 18.56.020 (Height Exceptions) for allowed projections above height limits.

f. See Chapter 18.84 (Accessory Dwelling Units) for accessory dwelling unit standards.

g. See Section 18.92.130 (Residential Transition Standards) for residential transition standards.

Attachment: LWC Presentation (3040 : Monterey Corridor Form-Based Code Workshop)

LWC

Example Project

Examples of potential built result

Image credit: Opticos Design, Inc.

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03 Next Steps

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Next Step	Target Date
Public Review of the Form-Based Code *Please provide your comments!*	Mid-April – Mid-May
Public Hearing Draft Form-Based Code	June
Hearings	July/August
Final Form-Based Code	August

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04 Questions and Comments

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