

a. Faucets (general): All lavatory, kitchen and bar sink faucets shall be designed, manufactured, installed or equipped with a flow control device or aerator which will not allow a water flow rate in excess of two and three-fourths (2.75) gallons per minute.

b. Faucets (public restrooms): In addition to the general requirements set forth in subsection (a) above, lavatory faucets located in restrooms intended for use by the general public shall be of the metering or self-closing type.

c. Showerheads: Showerheads, except where provided for safety reasons, shall be designed, manufactured and installed with a flow limitation device which will not allow a water flow rate in excess of two and three-fourths (2.75) gallons per minute. The flow limitation device must be a permanent and integral part of the showerhead and must not be removable to allow flow rates in excess of two and three-fourths (2.75) gallons per minute.

d. Urinals: Urinals shall be designed, manufactured and installed so the maximum flush will not exceed one and one-half (1.5) gallons of water. Adjustable type flushometer valves may be used provided they are adjusted so the maximum flush will not exceed one and one-half (1.5) gallons of water.

e. Water closets: Water closets shall be designed, manufactured and installed so the maximum flush will not exceed one and one-half (1.5) gallons of water.

C. Utilities: All construction on parcels of three (3) acres (gross) or smaller in size shall be required to underground all power, phone, cable t.v. and other similar utility lines. Undergrounding of utilities shall occur from the nearest overhead line, if applicable. (Ord. 822, Sec.I, 1992)

17.336.060 Architectural theme and development guidelines for the design review overlay zone.

These standards shall apply to multi-family residential, commercial and industrial development within the Mariposa town planning area and shall be applied to all new construction and building modifications/renovations requiring a building permit.

A. Site development standards:

1. Minimize grading by utilization of multiple or stepped buildings conforming with the natural topography. On-site grading shall not be allowed until a development plan for the site is approved;

2. Maximum building area for development shall be determined by appropriate building scale and landscaping;

3. Require desirable and appropriate transition from street to building, including landscaping, pedestrian access and parking;

4. Preserve prominent or unique natural features including topographic features, rock formations, water courses and vegetation;

5. Encourage clusters of buildings which are in scale with the area in which they are located;

6. Allow designs incorporating passive and active solar design for both heating and cooling;

7. Establish Mariposa Creek as an open space area for flood control, recreation, pedestrian circulation and community enhancement purposes, and require individual development to observe and enhance the open space area;

8. All utilities, with the exception of propane storage tanks, shall be underground within the project site.

B. Building design standards:

1. Diversity of architectural style is encouraged within the broad bounds of what is appropriate for Mariposa;

2. Buildings shall incorporate functional elements of the historic buildings of the region, such as porches and roof overhangs for shade and weather protection, durable and fire resistant building materials and limited site excavation. The historic design review overlay architectural theme and development guidelines shall provide specific information regarding historical buildings;

3. Buildings shall have an appropriate scale which is harmonious with the neighborhood;

4. Building design and character should not conflict with adjoining development;

5. Monotony of design within the community should be avoided. Projects involving multiple buildings should include variation in building location and detail;

6. Base color for buildings (largest building surface) should generally be light colors in warm tones. Trim may be brighter or darker colors to compliment architectural features. Natural finishes such as stone, wood, brick, and tile are encouraged. Painted surfaces shall be harmonious with the natural finish. Quality and longevity of exterior finishes will be an important consideration in the design review;

7. All exterior mechanical equipment on roof, building and ground should be enclosed or screened from public view either by utilizing materials compatible with the building or locating them away from public view. Refuse storage areas, service yards and exterior work areas shall be screened from public areas such as streets, sidewalks and parks;

8. Drive-thru facilities shall be prohibited unless all of the following conditions are met:

a. The drive-thru facility is not a part of a commercial use that takes direct access from either State Highway 140 or 49;

b. The drive-thru facility shall be solely limited to providing prescription pharmaceutical products. (Ord. 1036 Sec.I, 2007).

C. Landscaping standards:

1. Landscaping shall include existing and planned vegetation, fences, walls, pedestrian ways, exterior furniture and patios, berms, and irrigation systems;

2. Landscaping is necessary to enhance architectural features, screen unsightly areas and provide an attractive transition from street to building and between adjacent developments;

3. Utilization of indigenous and/or water conserving plants shall be required. Utilization of plants which are susceptible to insects and disease shall be strongly discouraged;

4. Natural topographic and vegetative elements should be incorporated into the project design when such elements contribute to the attractiveness of the development;

5. Trees and landscaping shall be included in all parking lot designs. A differentiation between perimeter landscaping and interior landscaping is made in these requirements. The purpose of perimeter landscaping is to screen parking areas from the street and/or adjacent residential uses. The purpose of interior landscaping is to provide shade within the parking area, reduce heat generated by paved parking areas, assist in on-site circulation and improve the general appearance of the site;

6. Planting areas for interior landscaping shall be designed so as to maximize provision of shade throughout the parking area during the summer months. For new construction or expansion of existing parking lots by fifty percent (50%) or more, the minimum area for interior landscaping shall be calculated as follows:

a. Option one - Ten percent (10%) of the total parking area, including drive aisles shall be landscaped. Generally a minimum of one (1) tree shall be provided in the interior landscaping areas for every five (5) parking spaces. Developments requiring less than five (5) parking spaces are exempt from the interior landscaping standard. Perimeter landscaping may count for up to fifty percent (50%) of the required interior landscaping if site conditions dictate;

b. Option two - Interior landscaping shall be provided so as to meet minimum shading requirements. Shading requirements shall be achieved by use of on-site shade trees placed so that the required percentage of the total parking area, including drive aisles, is shaded by tree canopies within fifteen (15) years of securing a building permit for the proposed development. Minimum shading requirements are established as follows:

<u>Parking spaces required</u>	<u>Percent of total parking shaded</u>
5 - 24 spaces	30% minimum
25 - 49 spaces	40% minimum
50 + spaces	50% minimum

Tree coverage shall be determined by the approximate crown diameter of each tree at fifteen (15) years as estimated on the approved tree list. The percentage of area required to be shaded shall be based upon the number of above-ground and uncovered parking spaces provided. Developments providing less than five (5) parking spaces shall be exempt from the minimum shading requirements;

7. Planting areas for perimeter landscaping shall be designed so as to maximize effectiveness of the landscaping as a

visual screen. Planting areas for perimeter landscaping shall be a minimum of three (3) feet wide. Shrub materials used in perimeter landscaping areas shall be a minimum of five (5) gallons in size at the time of planting. Perimeter planting areas shall only be required when screening of parking areas from the street or adjacent residential uses is necessary;

8. If landscaping is utilized for screening of mechanical or electrical equipment, or service areas including those which contain such items as trash dumpsters and propane tanks, vegetation used shall be equally effective at all times of the year;

9. Landscaping shall be designed so that it will not obstruct sightlines necessary for safe vehicular and pedestrian circulation, and will not interfere with public utilities;

10. Landscaping plans shall consider the full growth of the vegetation;

11. Parking lots shall contain plantings and walkways that help direct pedestrians safely and comfortably to their destinations;

12. Planting areas subject to damage from foot or vehicle traffic shall be protected by curbing, fencing or walls;

13. Parking areas and pedestrian ways shall be surfaced with A.C. paving, concrete or similar materials unless a determination is made that the traffic intensity of the use is low enough that such surfacing is not required;

14. All trees utilized in landscapes shall be from the approved tree list and a minimum of fifteen (15) gallons in size at the time of planting. Dwarf trees or unique specimens or species are exempted from this requirement when used as accents and not to meet shade requirements;

15. Provisions for irrigation shall be provided within all landscaped areas where necessary. Drip irrigation systems shall be encouraged as a water conservation measure;

16. The property owner shall be responsible for the maintenance of all landscaping in good condition so as to present a healthy, neat and orderly appearance for the life of the development. Dead or diseased plants shall be immediately replaced with plants which meet the size requirements established herein;

17. Grades for berms used in perimeter landscaping areas shall not exceed thirty-three percent (33%);

18. All landscaped areas must incorporate use of ground cover. Use of vegetative ground cover is encouraged and use of gravel, rock or bark, may be allowed if determined appropriate based upon the proposed landscape theme.

D. Sign standards:

1. For the purpose of this policy, signs shall be defined as advertising displays visible from the exterior of a building;

2. Signs shall be integrated into the building design and harmonize with the overall site development. Signs on the face of the building or low lying monument signs are encouraged. Roof signs and perpendicular signs attached to the building, and

extending more than six (6) ft. from the face of the building, shall be strongly discouraged;

3. Signs constructed of natural materials (wood, stone, brick, etc.) shall be encouraged;

4. Overall sign size shall be related to the scale and type of development. Maximum area for sign(s) complying with paragraph No. three (3) shall be sixty-four (64) sq. ft. for each sign and the total aggregate area of all signs for each business. Internally lit signs or signs not made of natural materials shall have maximum area of thirty-two (32) sq. ft. for each sign and the aggregate of all signs for each business. Businesses utilizing any internally lit signs or signs not made of natural materials shall be subject to the thirty-two (32) sq. ft. maximum sign area. Larger signs for large scale tourist oriented development may be considered if they comply with the overall intent of these standards. Sign size shall be defined as the area of the smallest rectangle that wholly contains the sign;

5. Graphic elements on signs shall be limited to the minimum necessary to convey services offered and shall be proportional to the overall sign area;

6. On-site directional signs which are less than ten (10) sq. ft. in size and do not advertise the business or contain the business logo or trademark shall not be included in calculating the overall sign area, however, such signs shall be reviewed as a part of the overall design plan;

7. In no instance shall it be appropriate for a sign to extend above the roofline of the building;

8. Temporary signs and banners for short-term sales and events shall not be regulated by these policies. Banners and signs displayed for longer than twenty-one (21) days shall be subject to these regulations;

9. Community information boards, not exceeding ninety-six (96) sq. ft. in area and constructed of natural materials, may be located within the Mariposa town planning area. Such signs may include a map of the community, the location of groups, civic organizations, churches and matched business advertisements each of which may not exceed two (2) sq. ft. in area;

10. Off-site signs shall be specifically prohibited. (Ord. 822, Sec.I, 1992)

11. Window signs which comply with specific provisions as described herein shall be permitted on all parcels within the Mariposa Town Planning Area notwithstanding anything to the contrary contained in any regulatory language contained in this Specific Plan and shall not be included in calculating the overall sign area permitted by the appropriate design review district. For the purposes of this section, a window sign shall be defined as a sign that is applied or attached to the exterior or interior of a window or located within a building, and is readable and conspicuously visible from the exterior of the structure. Signs hung in, or visible through, open doorways shall be considered window signs. Sign copy for window signs shall not exceed twenty-five percent (25%) of the total building

face window area including windows in doors, or shall not obscure vision through the window for more than twenty-five percent (25%) of the total building face window area, as determined by the planning director, unless such signs are not conspicuously visible from the public right-of-way. In addition, all window signs shall be confined within a generally rectangular area not to exceed fifty percent (50%) of the total window area. Graphic elements should comply with the standards of the appropriate design review district. Sign copy shall be measured by the smallest rectangle within which the copy can be enclosed. Internally illuminated signs including neon signs and signs with predominately florescent colors shall not exceed one-half (1/2) of the window sign copy allowed by this section. (Ord. 904 Sec.1, 1996).

12. Notwithstanding any other provision of this or other County Codes, a legal nonconforming sign may be relocated one time provided that:

a. There are no changes to the sign face or copy other than those minimum changes that may be necessary regarding the new address.

b. There is no increase to the sign size.

c. The structure housing the original sign may not be relocated.

d. The structure housing or supporting the relocated sign shall comply with all other relevant provisions of County Code.

e. The amortization period established in Section 17.108.190 of County Code shall be reduced to fifty percent (50%) of the number of years remaining in the amortization period.

f. Any sign replacing the original sign at the original site shall not increase the degree of nonconformity of the original sign and shall be subject to all provisions of County Code, including the amortization date. Replacement of a nonconforming sign at the original site shall be prohibited unless the structure housing the original sign was designed and used for multiple signs; single sign structures housing the original sign shall be removed upon relocation of the nonconforming sign.

g. Any sign replacing the original sign at the original site shall not be eligible for the one time relocation allowance under this section.

h. The original sign location and the relocated site must both be within the Mariposa Town Planning Area.

i. Illegal signs, as defined in Section 17.148.010 of County Code, shall not be eligible for the one-time relocation allowance.

j. The square footage of the relocated sign shall count toward the total sign allowance at the new site. (Ord. 904 Sec.1, 1996).