

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

These standards shall apply to residential, commercial and industrial development within the historic design review overlay zone.

A. Development standards: All standards of the architectural theme and development guidelines for the design review overlay zone shall apply within the historic design review overlay zone except as modified by the following specific standards:

1. All construction within the historic overlay zone shall comply with historical Mariposa architecture defined as architecture generally utilized in the region from the years 1850 to 1920 and which is exemplified by the buildings outlined in the list of historical resources in Mariposa contained in the Mariposa TPA specific plan. Spanish style construction is included as historically significant;

2. Buildings shall be constructed of wood, brick, adobe or stone. Modern materials which closely resemble the historic materials are allowable. Examples of the desired surface and texture of the historic material are provided as an appendix to this document;

3. All buildings shall comply with the style of architecture typical to the region in the period identified above. Such architecture typically included design features such as gabled or shed roofs, tall narrow windows and doors, dormer windows, functional iron or wood shutters, balconies, porches, awnings, detailed scroll work, ornate functional elements such as vents, railings, support posts, etc. Examples of the desirable architectural elements are contained in the Mariposa County Gold Rush Design Review Guidelines, Mariposa County planning department;

4. Signs shall be constructed of natural materials consistent with No. 2 above. The maximum sign area for any business shall be thirty-two (32) sq. ft.. Graphic elements on the signs shall be designed utilizing the lettering types and techniques of the historic period. Lighting equipment for signs shall not be visible from public view. Sign standards shall be constructed of materials consistent with the historic architecture. Internally lit signs shall be prohibited within the district except for those provided for in Section 17.336.060.D.11; (Ord. 904 Sec.1, 1996).

5. New structures within the district shall not be significantly larger in size and scale than existing buildings within the historic overlay zone;

6. New development shall be designed to promote foot traffic throughout the historic overlay zone. Signs shall be designed to provide information to the pedestrian as well as the automobile;

7. Screening of parking areas from public view shall be strongly encouraged. This can be accomplished by locating the parking behind buildings or by utilizing landscaping;

8. Exposure and renovation of original building surfaces on historical structures shall be encouraged. (Ord. 822, Sec.I, 1992)

9. Notwithstanding the setback standards as contained in section 17.336.010, awnings, canopies, covered walkways, and other similar structures may be permitted in the front yard setback if reviewed and approved as part of the overall design plan of the building. (Ord. 862 Sec.I, 1993).

10. Drive-thru facilities shall be prohibited. (Ord. 1036 Sec.I, 2007).

**17.336.075 Architectural theme and development guidelines for historic buildings and structures.**

A. Application: These standards shall apply to all exterior modifications and demolitions of buildings and structures designated as historic as shown in Appendix C of the Mariposa Town Planning Area Specific Plan.

B. Development standards and plan review requirements: The development standards, plan review requirements, plan processing procedures, and demolition permit and review standards for this section shall be as set forth in Chapter 17.332 (Historic Design Review Overlay Zone) and section 17.336.070 (Architectural Theme and Development Guidelines for HDRO) of this title. (Ord. 862 Sec.I, 1993).

**17.336.080 Grading.**

A. A sediment control plan prepared and approved in accordance with Section 15.28.120(C) of County Code shall be required for all grading activities conducted between November 1 and April 1 requiring a grading permit.

B. A stormwater drainage plan, prepared and approved in accordance with Section 15.28.110 of County Code, shall be required for all multi-family residential, commercial, and industrial development which have building and parking areas exceeding five thousand (5,000) sq. ft.

C. The one hundred (100) year flood plains of Mariposa and Stockton Creeks as delineated in the Flood Insurance Rate Maps on file in the Mariposa County planning department are identified as flood hazard areas in accordance with Section 15.28.150 of County Code.

D. All exposed and/or disturbed soils created by grading which requires a grading permit shall be watered down or suppressed during grading operations to reduce the generation of fugitive dust. During non-grading periods, all stockpiles of debris, soil, sand, or other materials shall be protected from wind erosion. (Ord. 822, Sec.I, 1992)

**17.336.090 Private wells.**

The drilling, construction, and/or utilization of new private water wells within the Mariposa Public Utility District shall be prohibited. (Ord. 822, Sec.I, 1992)