

## **Article 12.1. Esparto Downtown Mixed Use (DMX) Zone**

- 8.2-1211. Applicability and Purpose
- 8.2-1212. Definitions
- 8.2-1213. Allowed Uses
- 8.2-1214. Projects on Large Parcels
- 8.2-1215. Residential Uses and Density
- 8.2-1216. Height and Minimum Retail Floor Space
- 8.2-1217. Setbacks
- 8.2-1218. Other Building Regulations
- 8.2-1219. Sign Regulations
- 8.2-1220. Building Design Guidelines
- 8.2-1221. Outdoor Eating Space
- 8.2-1222. Live/Work Use
- 8.2-1223. Off-Street Parking
- 8-2.1224 Notice for Change of Residential Use

## **ARTICLE 12.1 ESPARTO DOWNTOWN MIXED USE (DMX) ZONE**

### **8-2.1211 Applicability and Purpose**

The Esparto Downtown Mixed Use (DMX) zone is to be applied to unincorporated areas that are planned for development or redevelopment of a mixture of primarily commercial, retail, office and residential uses.

The purposes of the DMX District are to:

- (a) Accommodate a physical pattern of development often found along village main streets and in neighborhood commercial areas of older cities;
- (b) Encourage mixed use development projects with neighborhood and community-serving retail, service, and other uses on the ground floor and residential and live/work units above the nonresidential space;
- (c) Encourage development that exhibits the physical design characteristics of pedestrian-oriented, storefront-style shopping streets;
- (d) Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction; and
- (e) Provide flexibility for the development of live/work units, particularly within existing buildings and ensure that the exterior design of live/work buildings is compatible with the exterior design of commercial, industrial, and residential buildings in the area, while remaining consistent with the predominant workspace character of live/work buildings.

### **8-2.1212 Definitions**

As used in this ordinance, the following words and terms shall have the meanings specified herein:

- (a) "Artisan crafts production, large scale or mechanized" means the creation of unique arts and crafts products using heavy mechanical or industrial tools,

e.g., welding, glass blowing, or any production process involving hazardous materials, excluding art paint.

- (b) “Artisan crafts production, small scale” means the creation of unique arts and crafts products using hand operated or light mechanized tools only, e.g., jewelry or ceramics.
- (c) “Gross floor area” is the sum of the gross horizontal areas of all floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. Gross floor area does not include basements when at least one half the floor-to-ceiling height is below grade, accessory parking (i.e., parking that is available on or off-site that is not part of the use’s minimum parking standard), attic space having a floor-to-ceiling height less than seven feet, exterior balconies, uncovered steps, or inner courts.
- (d) “Live/work unit” or “Live/work space” means a building or spaces within a building used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work. “Live-work unit” is further defined as a structure or portion of a structure:
  - (1) That combines a commercial or manufacturing activity allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner's employee, and that person's household;
  - (2) Where the resident owner, occupant, or employee of the business is responsible for the commercial or manufacturing activity performed; and
  - (3) Where the commercial or manufacturing activity conducted takes place subject to a valid business license associated with the premises.
- (e) “Mixed use development project” means a development project of one or more buildings that includes a mixture of uses, i.e., residential, retail, office, service, industrial, or public, either vertically integrated (a mixture of uses on separate floors of a single building) or horizontally integrated (a mixture of uses in more than one building spread over a large parcel, e.g., retail, office, and upstairs apartments in a building along a main frontage arterial, with residential uses behind).
- (f) “Stores, shops, retail sales” means stores and shops supplying a commodity such as bakeries, florist shops, hardware stores, antique and other specialty shops. “Stores, shops, retail sales” does not include sales or services related to large or heavy commodities such as building materials, furniture manufacturing, electrical and plumbing services, wholesale business and accessory storage, and other similar uses that are allowed in the General Commercial (C-3) Zone.
- (g) “Walk in business” means a professional service or office use that relies on some pedestrian foot traffic to thrive, and which contributes to, and does not detract from, a pedestrian-oriented retail/services shopping environment.
- (h) “Vacant land” means land that is currently undeveloped with urban structures, but may be occupied by a rural residence or structure, and is designated for future urban growth.

## 8-2.1213 Allowed Uses

Uses are allowed in the DMX zoning district in accordance with the following use table

Specific Use Type	P = Allowed by-right C = Conditional use (major use permit) C*= Conditional use (minor use permit) N = Not allowed
<b>Household Living</b>	
Artist Live/Work Space located above the ground floor	P
Artist Live/Work Space, ground floor	P
Dwelling Units located above the ground floor	P
Detached Single Family Units	P
Attached Single Family Units (duplex, townhouse, condo)	
- Two to four units	P
- Over four units	C
Multiple Family Units (apartments)	C
<b>Group Living</b>	
Assisted Living	P or C over 6 beds
Group Home	P or C over 6 beds
Nursing Home	C
Transitional Residences or Shelters	P or C over 6 beds
<b>Public/Quasi-Public</b>	
Colleges and Universities	C
Cultural Exhibits	P
Day Care	P
Hospital	C
Urgent Care Clinic	C
Libraries	C
Lodge or Private Club	C or P if on upper floors
Parks and Recreation	P
Postal Service	P
Public Safety Services	P
Religious Assembly	C or P if on upper floors
School, private	C
School, public	P
Utilities and Services, Minor	P
Utilities and Services, Major	C
Welcome/Visitor Center	P
<b>Adult Use</b>	N
<b>Animal Services</b>	
Shelter/Boarding Kennel	N
Sales and Grooming	P
Veterinary (small animals only)	P
<b>Artist Work or Sales Space</b>	P

**Eating and Drinking Establishments**

Restaurant	P
Sale of alcohol	C
Bar/Tavern	C
Drive-Through Facility	C
Outdoor eating and drinking	P

**Entertainment and Spectator Sports**

Indoor	P
Outdoor	C

**Lodging**

Small (1 - 59 guest rooms)	P
Large (60+ guest rooms)	C

**Commercial Services**

Barber/Hairdresser	P
Financial or Professional Services (not walk in)	C* or P if on upper floors
Financial or Professional Services (walk in)	P
Food and Beverage Retail Sales (including alcohol)	C
Grocery/Food and Beverage Retail Sales (no alcohol)	P
Gas Stations	N
Medical/Dental Service	P
Office (not walk in)	C* or P if on upper floors
Office (walk in)	P
Parking, Commercial (Non-accessory)	C
Personal Service, including laundry and health clubs	P
Repair Service, Consumer, including bicycles	P
Residential Storage Warehouse	N
Vehicle Service and Repair	C
Vehicle Sales	N

**Stores, Shops, Retail Sales**

Retail Sales, General, under <u>3,000</u> square feet	P
Retail Sales, General, 3,000 to 10,000 square feet	C*
Retail Sales, General, over 10,000 square feet (excluding grocery stores)	C

**Manufacturing, Production and Industrial Services**

Artisan crafts production, small scale	P
Artisan crafts production, large scale or mechanized	C*
All other industrial and manufacturing production	N

**Wireless Communication Facilities**

Co-located	C
Freestanding (Towers)	C

**Temporary Uses**

Seasonal farmers market	P
Other temporary uses	(as allowed by County Code)

#### **8-2.1214 Projects on Large Parcels**

For projects proposed on vacant lands of more than one acre in size, the following regulations apply:

- (a) Projects are encouraged to include a mix of residential and non-residential uses (a mixed use development project), integrated either vertically or horizontally. Retail uses are strongly encouraged on the ground floor of buildings fronting along the main streets, and other nonresidential uses (e.g., offices or services) or housing are encouraged on the upper floors and behind the retail frontage.
- (b) Projects that are predominantly one single commercial use (e.g., large retail or service establishments such as a hardware store, or a motel/hotel) that are proposed for construction on eighty-five percent (85%) or more of the gross acreage of the vacant parcel are also encouraged to be accompanied by one or more significant community benefits, such as a public plaza, park, or other public use.
- (c) Projects that are predominantly (sixty percent (60%) or more of the gross acreage) single or multiple family residential use are prohibited.
- (d) All projects should include some public amenities such as public open areas, public art, public meeting rooms, pedestrian walkways, etc.
- (e) All projects must be designed with a grid circulation pattern that connects with the existing community.
- (f) The architecture and design of buildings must be coordinated throughout the site and must be harmonious with the adjacent community.
- (g) All projects shall conform with all other regulations in this Article, and should be consistent with the Design Review Guidelines of the Esparto General Plan.

#### **8-2.1215 Residential Uses and Density**

- (a) The maximum residential density allowed in new buildings in the DMX zone is the maximum number of dwelling units per net acre allowed under the Residential High (RH) General Plan designation, not including density bonuses allowed under Yolo County and State laws.
- (b) The minimum residential density allowed in new buildings in the DMX zone is 10 dwelling units per net acre for new residential structures, and for large projects proposed on vacant lands of more than one acre in size.
- (c) The maximum and minimum residential density standards in (a) and (b), above, shall not be applied to new, converted, or expanded residential uses proposed within existing urban buildings located in the historic downtown along Yolo Avenue and Woodland Avenue.

#### **8-2.1216 Height and Minimum Retail Floor Space**

- (a) The maximum building height shall be 50 feet, or four stories, whichever is greater, for all buildings.

- (b) The minimum height for new or renovated mixed-use buildings located in the historic downtown along Yolo Avenue, and Woodland Avenue shall be 22 feet.
- (c) The gross floor area of individual commercial establishments in the DMX district shall not exceed 25,000 square feet, or 35,000 square feet if it is selling or serving multiple lines of merchandise.
- (d) The ground floor frontage space of new or renovated mixed-use buildings located along Yolo Avenue, Woodland Avenue, and County Road 87 shall not include apartments and shall contain the following minimum retail (non-residential) space:
  - (1) At least 800 square feet or 25 percent of the ground floor area (whichever is greater) on lots with street frontage of less than 50 feet; or
  - (2) At least 20 percent of the ground floor area on lots with 50 feet of street frontage or more.

#### **8-2.1217 Setbacks**

The following setbacks are required:

- (a) The entire building façade of new or renovated buildings located along Yolo Avenue, Woodland Avenue, and County Road 87 shall generally abut front and street side property lines or be located within 10 feet of such property lines. An exception may be made for the “train station” property (APN: 049-240-17), if the existing structure is retained. However, a portion of new or renovated buildings may be set back from the maximum setback line in order to provide a specific feature or to reflect the prevailing setbacks of existing buildings along the block or the street. Specific features include an articulated façade, or to accommodate a building entrance feature or an outdoor eating area.
- (b) Special architectural features such as balconies, bay windows, arcades, and awnings may project into front setbacks and public street right-of-ways (but not extend past the curb line) provided they meet minimum required clearance above the sidewalk and leave a minimum five foot wide unobstructed sidewalk. Prior to new encroachment into the public right-of-way, a permit shall be obtained from the County Planning and Public Works Department, or Caltrans.
- (c) The minimum rear setback is 10 feet, except when DMX zoned property abuts R-zoned property, in which case the minimum rear setback required is 20 feet.
- (d) No interior side setbacks are required in the DMX district, except when DMX zoned property abuts R-zoned property, in which case the minimum side setback required is 20 feet.

#### **8-2.1218 Other Building Regulations**

- (a) All permitted uses in the DMX district must be conducted within completely enclosed buildings unless otherwise expressly authorized. This requirement does not apply to off-street parking or loading areas, automated teller machines, kiosks, mailboxes, farmers markets, or outdoor eating or drinking areas.

- (b) Building frontage of new or renovated buildings shall be eighty percent (80%) to one hundred percent (100%) of the frontage measured from side property line to side property line at front property line.
- (c) A minimum of forty percent (40%), and a maximum of seventy-five percent (75%), of the street-facing building façade of new or renovated commercial buildings along Yolo Avenue and Woodland Avenue shall be comprised of clear windows that allow views of indoor space or product display areas between two feet and eight feet in height. The bottom of any window or product display window used to satisfy this transparency standard shall not be more than three (3) feet above the adjacent sidewalk, and product display windows used to satisfy this requirement must have a minimum height of four (4) feet and be internally lighted.
- (d) No more than thirty (30) feet of horizontal distance of a wall on any floor shall be provided without architectural relief, such as windows, for building walls and frontage walls facing the street.
- (e) Commercial buildings shall have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

#### **8-2.1219 Sign Regulations**

- (a) Signs shall be provided for commercial uses and buildings along Yolo Avenue and Woodland Avenue that are appropriate in scale and location, and shall be architecturally integrated with the surroundings.
- (b) Signs shall be clearly integrated and consistent in design and materials with the architecture of the building. Signage in the business district should support the district's character and not detract from the area.
- (c) Monument signs are preferred. Pole signs are prohibited.
- (d) Ground signage shall be limited in height of five (5) feet.
- (e) Attached signs shall be flat against the facade, or mounted projection from the facade.
- (f) Window signage shall be limited to twenty (20) percent of the total window frontage per storefront.
- (g) The maximum area of any single sign mounted perpendicular to a given facade shall not exceed ten (10) square feet.
- (h) Signs shall maintain a minimum clear height above sidewalks of eight (8) feet.
- (i) Signs shall not extend beyond the curb line.
- (j) Signs located on the interior of a structure, but visible from the exterior of the building, are permitted and are not charged against the maximum allowable signage area if such signs are not physically attached or painted to the window and do not obscure more than 10% of ground floor street side building transparency. The 10% is not to exceed total glass area calculated for both unattached and temporary window signs.
- (k) Temporary signs can take the form of banners, window graphics, or as placards integrated with a window display. Temporary signs are permitted on the interior of the business establishment only and shall be no more than 5 square feet of text and shall not exceed 10 square feet in size and no more

than 10% of ground floor street side building transparency. Temporary signs shall not be displayed more than thirty days in a calendar year.

- (l) One menu or sandwich board shall be allowed per street address. Menu boards shall not exceed eight (8) square feet in size (sign and copy area is calculated on one side only) and shall be positioned so as to be adjacent to that restaurant or business listed on the board and information on that board shall be placed in a manner which is clearly visible to pedestrian traffic. All signs shall be removed at the end of each business day. All signs shall be securely anchored to the ground.
- (m) Murals are allowed and shall be reviewed for design by the Esparto Citizens Advisory Committee.

## **8-2.1220 Building Design Guidelines**

- (a) New and renovated buildings should be designed consistent with this section and with the Design Review Guidelines of the Esparto General Plan. Historical buildings may be exempted from some of these individual guidelines, at the discretion of the Director of Planning and Public Works or the Planning Commission, sitting as the Historic Preservation Commission.
- (b) Building surface variation should be incorporated in new buildings through the placement of windows and entries, planar changes (where the building surface recedes or projects), significant color changes, material changes, or other elements that add variation along the length of a building.
- (c) Structures should be designed with articulation at entries, bases, and tops. The organization used shall break up the mass into smaller elements. Buildings shall provide as much visual interest as possible without creating a chaotic image.
- (d) New and renovated buildings shall utilize at least three of the following design features to provide architectural relief along all elevations of the building:
  - (1) divisions or breaks in materials and color (materials should be drawn from a common palette)
  - (2) window bays
  - (3) separate entrances and entry treatments
  - (4) variation in roof lines
  - (5) projecting architectural elements (porches, awnings, balconies, etc.)
  - (6) recessed entries (at least three (3) feet from the primary façade)
  - (7) protruding entries (at least three (3) feet from the primary façade)
  - (8) cupolas
- (e) Buildings shall include a clear visual division (e.g., a cornice or awning) between the first and upper floors.
- (f) Variable roof forms shall be incorporated into the building design. Long, uninterrupted horizontal lines of parapet are discouraged. Generally it is preferred to break up the parapet, eaves, or ridge line by vertical or horizontal off-sets or changing the roof forms.
- (g) Commercial and mixed-use buildings shall express a “storefront character,” by including corner building entrances on corner lots, and including regularly spaced and similar-shaped windows with window hoods or trim (all building stories).
- (h) All proposed motel/motel projects shall be required to meet minimum design criteria outlined in this section and in the Design Review Guidelines of the



Esparto General Plan, including requirements for extensive landscaping to buffer structures and parking areas.

**8-2.1221 Outdoor Eating Space**

- (a) Outdoor dining is permitted and may occur within the public right-of-way.
- (b) A minimum of five (5) feet of clear sidewalk access for pedestrians shall be maintained.

**8-2.1222 Live/Work Uses**

- (a) Live/work units are permitted in the DMX zone.
- (b) Any commercial use allowed by right in the DMX zone is allowed in the live/work unit.
- (c) Live/work units at street level are subject to the development and transparency standards of ground-floor retail or commercial establishments, and the living area shall not exceed one-third of the total floor area of the unit.
- (d) At least one resident in each live/work unit shall maintain a valid business license and other required permits for a business on the premises.

**8-2.1223 Off-Street Parking**

- (a) For large mixed use development projects on vacant lands of more than one acre, off-street parking shall be provided for all residential and nonresidential uses, as required by Article 25.
- (b) For all other projects, the following parking requirements apply:
  - (1) No off-street parking is required for new or expanded nonresidential uses in the DMX zone unless such uses exceed 3,000 square feet of gross floor area, in which case off-street parking shall be provided for the floor area in excess of 3,000 square feet, in accordance with Article 25, or as modified by (3), below.
  - (2) Off-street parking for new residential uses of four or more units in the DMX zone shall be provided, in accordance with Article 25, or as modified by (3), below.
  - (3) Off-street parking requirements for nonresidential and residential uses may be modified by the Director of Planning and Public Works based on a parking supply study prepared by a civil engineer or other certified professional which indicates an ample supply of on-street or other nearby public parking, or adequate nearby private parking for shared nonresidential uses. Shared parking is permitted between different categories of uses or uses with different hours of operation. An agreement providing for the shared use of private parking, executed by the parties involved, shall be filed with the Planning Director or Zoning Administrator.
- (c) For live/work units of less than 2,500 square feet, one parking space is required for each unit. For live/work units greater than 2,500 square feet, required parking will be based on the applicable parking standard for the nonresidential use or the closest similar use as determined by the Planning Director or Zoning Administrator.

- (d) Off-street parking requirements for both nonresidential and residential uses may be satisfied by the leasing of nearby parking spaces on adjacent parcels within 400 feet of the use.
- (e) Off-street parking spaces provided on the site must be located to the rear of the principal building or otherwise screened so as to not be visible from public right-of-way or residential zoning districts.

**8-2.1224 Notice for Change of Residential Use**

- (a) Purchasers of residential lots or homes in the DMX zone shall be notified that they are purchasing property within a mixed use zone and that adjacent residential uses could be changed to nonresidential uses over time.
- (b) Residential neighbors within the DMX zone shall be notified of any proposed change of use from residential to a nonresidential use of adjacent lots or homes within 100 feet, regardless whether the new use is permitted by right or by Conditional Use Permit.