



## LARGE-SCALE RETAIL ESTABLISHMENTS 40,000 SQUARE FEET OR GREATER

Large-scale retail refers to any individual retail establishment that is 40,000 square feet or greater. This size threshold refers to an individual establishment and its associated outdoor areas used for display and storage

### **Site Design Guidelines and Requirements.**

**Open Space.** A minimum of twenty percent (20%) of the site shall be landscaped open space.

**Location of Loading and Unloading Areas.** All areas and facilities devoted to loading and unloading of goods and merchandise shall be located to the side or rear of the building and lot.

Location of Loading and Unloading areas should be restricted, however, to whichever location does not abut a residentially zoned property.

**Outdoor Storage and Display.** Neither parking lots, nor areas immediately adjacent to the buildings other than garden center uses shall be used for storage or sale of goods. Garden center goods shall be within areas enclosed by decorative fencing and be at least partially screened. Display or sale of goods outside the interior permanent and sheltered portions of a building is prohibited. Exceptions to this provision include: seasonal holiday trees, seasonal sales of nursery supplies, and pumpkin sales. In no instance shall outdoor display obstruct sidewalks or otherwise impede pedestrian movement to entrance of the store.

### **Parking lot location.**

Parking areas should be distributed around large buildings along not less than two facades (front, rear or sides) in order to shorten the distance to other buildings and public sidewalks.

Parking shall be of an adequate distance from loading areas as to avoid any points of conflict and ensure pedestrian safety.

No more than fifty (50) percent of the off-street parking area for the lot, tract or area of land devoted to the large retail establishment should be located along the property fronting a public road and between the front façade and the road (the "Front Parking Area").

### **Pedestrian Circulation.**

Sidewalks at least five (5) feet in width shall be provided along all sides of the lot that abut a public street.

Continuous internal pedestrian walkways, no less than five (5) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site.

At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points.

### **Sidewalks,**

No less than five (5) feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least six (6) feet from the facade of the building to meet landscaping requirements in section 12-11.4 E (2) of the UDC.

All internal pedestrian walkways shall be distinguished from driving surfaces through the use of color and durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

**Excess parking.**

Parking shall not be provided in quantities greater than 10% of the required minimum. For large-scale retail developments exceeding the minimum parking requirements, all excess parking shall be of porous material.

**Interconnectivity.**

Provide direct connections and safe street crossings to adjacent land uses, either to existing adjacent commercial (via shared curb-cuts or cross-access easements) or plan for such connectivity to future adjacent commercial by providing drive-way stub-out.

**Public Spaces.**

Provide a minimum of (2) two of the following: patio/seating area, pedestrian plaza with benches, transportation center, window shopping walkway, outdoor playground area, kiosk area, water feature, clock tower, or other such deliberately shaped area and/or a focal feature or amenity that, enhances such community and public spaces.

Such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape.

**Architectural Design Standards.** The intent of architectural design standards is to ensure a base level of quality architecture that contributes to the architectural character of an area rather than a design that is based on a standardized market prototype.

All buildings shall be designed to be compatible with the surrounding land uses. In predominantly rural or rural-residential areas, proposals must demonstrate landscaping and architectural treatment aimed to integrate into the surrounding character; in the case of poor context (i.e., areas in transition or ready for redevelopment) then the proposed development will cultivate new standards for the area by meeting the minimum requirements below.

In multiple building developments, all buildings and structures in the development shall be of similar architectural style and shall demonstrate an overall cohesive architectural theme that creates a sense of place. Building design that is based on a standardized formula associated with a business or franchise shall be modified to meet the provisions of this section.

**Facades and Exterior Walls.**

Front facades greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three (3) percent of the length of the facade. No uninterrupted length of any facade shall exceed one hundred (100) horizontal feet.

Minimum Wall Articulation. Front facade design shall provide varying wall offsets and other architectural features to create horizontal (wall) and vertical building articulation.

Along with the wall plane requirements above, at least two of the following treatments shall be incorporated:

- (a) Change in texture or masonry pattern
- (b) Fenestra (window treatment)
- (c) An expression of architectural or structural bays through a change in plane no less than twelve inches in width, such as an offset, reveal or projecting rib
- (d) An equivalent element that subdivides the wall into pedestrian scale proportions.

## Entryways.

The principle entry area of a building or, if among larger development, the largest tenant or central location of a group of buildings shall be articulated and should express greater architectural detail than other portions of the building, featuring no fewer than three (3) of the following elements:

- (a) Overhangs
- (b) Canopies
- (c) recesses/projections
- (d) Arcades
- (e) Corniced parapets over the door
- (f) Peaked roof forms
- (g) Arches
- (h) Display windows
- (i) Moldings or tile work integrated into the building
- (j) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

*Where additional stores will be located in the large retail establishment, each such store that is 5,000 square feet and greater shall have at least one (1) exterior customer entrance, which shall conform to the above requirements.*

## Roof features.

Rooflines shall incorporate roof features (extensions, and/or projections such as gable, hip, parapet, dormers or others) that achieve visual interest through variation along 35% of the entire horizontal length of roofline. These features shall conform to the following specifications:

Roof projections shall extend a minimum 15 feet from the exterior wall except for parapet extensions which shall rise a minimum of 10 feet above the parapet's baseline. Parapets shall feature three dimensional cornice treatment. Roof features shall not exceed the average height of the supporting walls.

Cornices, if present, shall feature three dimensional treatments of not less than twelve (12) inches in profile. Overhang eaves, if present, shall extend no less than 3 feet past the supporting walls.

The roof pitch of sloped roofs shall be a minimum of 4:12.

Screening rooftop equipment. Roof top equipment such as HVAC units shall be fully screened.

Screening shall be of material that serves as sound proofing to minimize noise trespass.

**Exterior building material.** The following building materials are prohibited from front and side facades: smooth-faced concrete block, plastic siding, smooth-faced tilt-up concrete panels, corrugated metal siding, and prefabricated steel panels.

Textured concrete masonry units (CMU) is permitted but shall be limited to **70%** of total front façade with remaining façade material composed of brick, stone, stucco, glass or other high quality material.

Tilt-up panels may be used only for rear loading areas that are not visible to the public