

CHAPTER 1100. SPECIAL DEVELOPMENT STANDARDS

SECTION 1102. LARGE SCALE COMMERCIAL RETAIL DESIGN STANDARDS

1102.1. Intent and Purpose

The intent and purpose of this section is to address the unique characteristics of large scale commercial retail buildings and large scale commercial retail development projects because such uses attract a large number of people consistently and continually, requiring safe and effective pedestrian and motor vehicle circulations; demand large impervious areas, requiring enhanced landscaping to reduce glare, provide shade, and decrease stormwater runoff; and typically require large, one (1) story building structures with minimal windows that do not blend well with their surroundings. As a basis for developing such standards, the County citizens and visitors alike will benefit from enhanced large scale commercial retail building and large scale commercial retail, development project design that accomplishes the following objectives:

- A. Encourage large scale, commercial retail buildings and large scale, commercial retail development projects to have good architectural design, rather than an enormous, warehouse appearance with unbroken, blank walls. Good design encourages clearly defined entryways, articulated rooflines to prevent monotony, pedestrian amenity areas, and concealment of unsightly mechanical structures from public view.
- B. Encourage pedestrian oriented design that effectively resolves the incompatibility between pedestrians and motorists while providing interconnectivity between buildings, parking areas, and other internal/external components.
- C. Encourage parking lot design that meets vehicular needs while providing a safer, efficient, comfortable pedestrian flow.
- D. Encourage adequate landscaping that allows large buildings and its components to blend with its surroundings while providing screening and shade for the public benefit.
- E. Encourage enhanced lighting and compatible signage design and avoid forms of nuisance and intrusiveness into adjacent areas while enhancing public safety.

1102.2. Applicability

Large scale commercial retail buildings and all buildings within large scale commercial retail development projects shall be subject to the requirements of this section. A large scale commercial retail building is a single commercial building or grouping of buildings closer than twenty (20) feet whose total gross building area, including outdoor display and sales areas, is equal to or exceeds 25,000 square feet.

In the event the site is exempt from the site aspects of this section, the architectural renderings and a signage plan shall be submitted to the County Administrator or designee for review and approval prior to submittal of the applicable Building Permit.

1102.3. **Exemptions**

The following shall be exempt from this section:

- A. Large scale commercial retail buildings where, on or before May 11, 2004, either final construction site plan approval was obtained from the County or the County's written technical review comments pertaining to the construction site plan review were transmitted to the applicant, shall be exempt from Subsections 1102.4.D, F, G, and H.
- B. Large scale commercial retail buildings where a completed Building Permit Application was received by the County on or before May 11, 2004, shall be exempt from this section.
- C. Large scale commercial retail development projects, where the large scale commercial building is partially exempt from this section pursuant to Subsection 1102.3.A, shall be exempt from Subsections 1102.4.D, F, G, and H of this section.
- D. Large scale commercial retail development projects, where two (2) or more Building Permits were issued by the County on or before May 11, 2004, or where one (1) Building Permit was issued and one (1) Building Permit was applied for on or before May 11, 2004, shall be exempt from this section.

1102.4. **Additional Design Standards**

In addition to all other applicable requirements of this Code, the following additional design standards shall be required for all large scale commercial retail buildings and all buildings within large scale commercial retail development projects:

- A. **Facades**. Facades containing the service area may be uninterrupted. No uninterrupted and no unadorned length of any other portion of the facade shall exceed 100 linear feet. Interruptions of such continuous lengths of the facades shall include wall plane projections, recesses, and/or offsets of not less than five (5) feet in offset and twenty (20) feet in length. Architectural features used to adorn facades shall include one (1) or more of the following: projecting ribs, pilasters, columns, canopies/porticos, arcades, and colonnades.
 - 1. **Multiple Stores Within a Single Building**. The intent and purpose of this subsection is to provide good architectural design, details, and clearly defined entryways rather than unbroken, blank walls.

Where the large scale commercial retail building contains multiple stores with separate exterior customer entrances, the street-level facade containing the customer entrances shall provide fenestration,

such as windows between the height of a minimum of three (3) feet and eight (8) feet above the walkway grade for no less than sixty (60) percent of the horizontal length of the building facade of each store.

Alternative standards meeting or exceeding the intent and purpose of this subsection and this Code may be approved by the County Administrator or designee.

2. **Detail Features.** All facades shall include features at intervals of no more than thirty (30) feet either horizontally or vertically. Such features shall include windows, awnings associated with windows or doors, ornamental and structural details that are integrated into the building structure, arches or arched or curvilinear forms, color changes, banding, texture changes or material module changes, and/or surface modeling changes, such as reveals or ribs of no less than twelve (12) inches in width.
- B. **Materials.** Predominant, exterior, building material shall include architectural or split-face block, brick, glass, wood, stucco, artificial stucco, stone, or concrete with an architectural finish.
- C. **Entryways.** Facades with customer entrances shall be clearly defined and include at least two (2) of the following features: canopies/porticos; overhangs; recesses/projections; arcades; raised, above-the-doorway parapets with cornices; peaked roof forms; arches; outdoor patios; display windows; and integrated, architectural details, such as tile work, moldings, or wing walls.
- D. **Service Area.** The service area is the area designated for the loading and unloading of goods and refuse collection and shall be buffered from rights-of-way and the upland areas of lesser intensity zoned areas by a masonry wall a minimum of eight (8) feet in height and extending the entire length of the applicable service area. A landscaped area six (6) feet in width containing evergreen plants a minimum of six (6) feet in height and spaced no more than six (6) feet apart shall be provided along the exterior of the wall.

This provision shall not apply to service areas that face a nonupland area or an existing wall; or adjoining property zoned for an equal or greater intensity; and provided that the adjoining property's existing building facade(s) facing the proposed large scale commercial retail buildings or large scale commercial retail development project's building(s) also incorporate service area(s).

- E. **Roofs.** The intent and purpose of this subsection is to conceal flat rooflines and unsightly mechanical structures from public view. Flat roof lengths longer than 100 feet shall be concealed or addressed utilizing at least one (1) of the following options:
1. Effective concealment of flat rooflines; rooftop equipment; and heating, ventilating, and air-conditioning units from view by adjacent land uses of lesser intensity and rights-of-way shall be accomplished by constructing a parapet. The parapet design shall be a minimum of three

(3) feet in height and shall incorporate a three (3) dimensional cornice treatment. Alternative designs, such as varying the parapet height for a minimum linear distance of 100 feet and a minimum vertical height of two (2) feet, shall be subject to approval by the County Administrator or designee as an alternative standard.

2. Two (2) or more sloping roof planes that extend a minimum of three (3) feet above the eave.

F. Pedestrian Circulation. The intent and purpose of this subsection is to provide for pedestrian oriented connectivity among buildings and to pedestrian walkways/bicycle paths and transit stops on adjacent roadways.

1. Sidewalks. Pedestrian connectivity between the building facade and each grouping of parking spaces, any out-parcel buildings, and transit stops shall be clearly provided and indicated through the use of landscaped areas and sidewalks.
 - a. A sidewalk leading from each building parking area to each customer entrance is required for all large scale commercial retail buildings 75,000 square feet and larger. For multiple store buildings with separate exterior customer entrances for each store a sidewalk leading from the building to the parking area is required for stores 75,000 square feet and larger.
 - b. Sidewalks leading from the building shall be a minimum of five (5) feet in width and provide a minimum of three (3) feet of a green/landscaped area containing shade trees a maximum of thirty (30) feet on center and/or alternative cover, and landscaped sitting areas between each edge of the sidewalk and the vehicle use area. The said green/landscaped areas required on either side of the remote sidewalk may be combined on one (1) side of the said sidewalk for a minimum of a six (6) foot wide green/landscaped area.
 - c. Along each facade with a customer entrance, there shall be a sidewalk with an unobstructed walkway area a minimum of five (5) feet wide along the full length of the facade.
 - d. For multiple store buildings, all facades with multiple, exterior, customer entrances shall include a sidewalk a minimum of eight (8) feet wide connecting all entryways, and at least sixty (60) percent of the said facade with multiple, exterior, customer entrances shall include a canopy, arcade, or other architectural and functional overhang that extends from the facade to a minimum of five (5) feet over the sidewalk.

For standalone, single store buildings, a covered canopy shall be provided from the entryways to the edge of the sidewalks connecting to the remote parking area.

- e. Alternative standards for these pedestrian circulation requirements that meet or exceed the intent and purpose of this subsection and this Code may be approved by the County Administrator or designee.
2. Pedestrian Amenity Area. A pedestrian amenity area, including landscaped sitting areas with design components, such as covered seating elements and/or other elements in shaded areas, shall be located adjacent to the building. At least one (1) pedestrian amenity area shall be required for large scale commercial retail buildings. For projects with a total gross building area equal to or in excess of 100,000 square feet, a pedestrian amenity area shall be provided for each customer entrance. The pedestrian amenity areas shall be placed in areas which have the highest pedestrian traffic.
- G. Parking Areas. Parking lots and access aiseways shall be designed utilizing the following standards:
1. Parking Lot Design. The intent and purpose of this subsection is to provide parking lot design which breaks up vast expanses of pavement by creating clearly defined groupings of parking spaces while providing for vehicular needs and safe, efficient, comfortable, pedestrian flow. Vast unbroken parking lots are prohibited.
 - a. Parking areas shall be designed so that no more than 100 spaces (150 spaces for uses that require 501 or more parking spaces) of the total required spaces are part of a clearly defined grouping of spaces. Such groups shall be broken into individual areas and/or clearly separated by landscaped or geographic features and/or by design components of the proposed building(s). The design of these separators shall consider pedestrian movements, conflict points with vehicles, site distance and angles, security site lighting, and safety within the parking lot area. Separations shall be no less than eight (8) feet in width at any point.
 - b. The parking lot shall be designed with traffic calming features along the fire lanes fronting the building facades. Parking lots shall be designed to reduce vehicle movement along the fire lane. Design features may include cross driveways, ninety (90) degree parking space design, and consideration of site-access points.
 - c. For projects 75,000 square feet and larger, at least ten (10) percent of the required parking spaces shall be placed in the side areas of the proposed development project.

- d. For out-parcels, no more than twenty (20) percent of the parking, shall be located between the building and the adjacent right-of-way.
 - e. Alternative standards for these parking lot design requirements that meet or exceed the intent and purpose of this subsection and this Code may be approved.
2. **Parking Spaces.** The required number of parking spaces shall be determined by this Code, Section 907.1. A minimum of ten (10) percent of the parking area shall be pervious parking. Pervious parking areas shall be constructed of permeable pavement or turf pavement like "turf block," "turf stone," and *SF-Rima* or grass, or some other pervious material. If grass parking is proposed, the parking shall be designed and constructed with a structural support; i.e., geo-grid, geo-block, etc. The areas designated for pervious parking shall be maintained. The areas designated for pervious parking shall be located throughout the parking lot area in conjunction with Best Management Practices for an integrated stormwater management system. The pervious parking does not count towards meeting the requirements of this Code, Section 905.2.
- H. **Landscaping.** The following landscaping standards shall be incorporated into the design of all large scale commercial retail buildings and large scale commercial retail development projects.
- 1. **Building Perimeter.** The building perimeter landscaping required below may be credited toward meeting the requirements of the building perimeter landscaping subsection of this Code, Section 905.2. However, in order to meet the requirements below, those building perimeter requirements may have to be exceeded.
 - a. **Facade with Customer Entrance.** The intent and purpose of this subsection is to require facades with customer entrances to have significant landscaping/streetscaping so as to provide visual interest, prevent monotony, break up wall and pavement expanses, and clearly define entryways. Building perimeter landscaping required pursuant to Section 905.2, shall be placed such that a minimum of fifty (50) percent of the facade length has perimeter landscaping. The building perimeter landscaping shall be in landscaped areas, raised planters, or planter boxes that are each a minimum of five (5) feet wide and are at a maximum ten (10) feet from the building, and landscaped with plant clusters of varied species and heights with each cluster containing at least one (1) tree or three (3) palm trees, each a minimum of ten (10) feet in height at the time of planting. Alternative standards for building perimeter landscaping requirements that meet or exceed the intent and purpose of this subsection and this Code may be approved.

- b. All other facades, except the facade incorporating the service area, shall be screened from public view with no less than a ten (10) foot wide buffer with foundation landscaping. The buffer area shall, at a minimum, have landscaping in planters or planter beds which extend a minimum of eighteen (18) inches from the building along the entire length of the facade, contain plant clusters of varied species and heights, and a minimum of one (1) evergreen shade or three (3) palm trees (each a minimum of ten (10) feet in height at the time of planting) every thirty (30) feet. Landscaping materials shall meet the principles of right plant/right place of Section 905.2.
 - c. Landscaping shall be maintained in accordance with this Code, Section 905.2.E.
- I. Compatible Signage. Sign construction material and finishes shall be compatible with the associated buildings and/or development projects. The location(s) design shall be reviewed and approved as part of the overall construction plan. The predominate sign material shall include architectural or split-faced block, brick, glass, wood, stucco, artificial stucco, or stone, and be compatible with the principal building design. Architectural renderings and a signage plan shall be dimensioned and include the types of materials used. Architectural renderings and a signage plan shall be submitted with construction plan application and prior to the submittal of the applicable Building Permit.
- J. Outdoor Display and Sales. Any permanent display areas not within the building which face a right-of-way, parking area, or residential zoning district, shall be shielded from view by a wall made from architectural or split-face block, brick, glass block, wood, stucco, artificial stucco, stone, or concrete with an architectural finish, or a combination of the foregoing materials, and incorporated into the overall design of the building. The wall shall extend a minimum of four (4) feet in height. As an alternative, an evergreen landscape buffer a minimum of four (4) feet in height and opaque at the time of planting may be utilized.
- K. Lighting. The intent and purpose of this subsection is to avoid forms of light nuisance and intrusion, such as light pollution, light trespass, and glare from adjacent areas, which affects both people and wildlife. All outdoor light fixtures, other than fixtures on the building facade, emitting 2,050 or more lumens shall be shielded as follows:
- 1. Within fifty (50) feet of the property boundary, must be full-cutoff light fixtures.
 - 2. All other outdoor lighting fixtures shall be semicutoff or full-cutoff light fixtures.
 - 3. Alternative standards that meet or exceed the intent and purpose of this subsection and this Code.

