

**LARGE RETAIL DEVELOPMENT ORDINANCE**  
**A COMPARISON BETWEEN CURRENT AND PROPOSED REGULATIONS**

<b>Current Land Development Code (LDC) Regulations</b>	<b>Staff Recommendation - Proposed New Regulations to the LDC</b>
<p><b>I. Building Size Restrictions:</b> Current LDC has no restrictions.</p>	<p><b>I. Building Size Restrictions:</b> Proposed Site Development Permit (SDP) (Process 4) for the development of a “large retail establishment” 100,000 square feet or greater in CC (Commercial--Community) zones, planned districts except when such development is for the expansion of an existing facility or the reconstruction of a facility due to fire, natural disaster, or act of the public enemy. Large retail establishment without an SDP in the IL-2-1 and IL-3-1 since large retail is not visually incompatible with the character of industrial buildings. In addition, the establishment shall not exceed 150,000 square feet in size (excluding a garden center) in the CC zones, IL-2-1, IL-3-1, and planned districts. Large retail establishment being redefined as one retail establishment greater than 50,000 square feet of gross floor area.</p>
<p><b>II. Pedestrian Paths (Section 131.0550 Pedestrian Paths)</b>            (a) Requires pedestrian path from an abutting street            (b) Pedestrian path shall be provided from each property frontage.</p>	<p><b>II. Pedestrian Paths:</b> In general, the issues are currently addressed in the LDC with respect to pedestrian access regulations and the creation of specific pedestrian-oriented zones, such as CN-1-1, CN-1-3, CC-4-5, and CC-4-4 zones with additional regulations reflect the goals of the community plans. However, staff is proposing one additional regulation that calls for pedestrian access and pathways that are designed to provide an interconnected network for pedestrian travel between buildings on the site.</p>
<p><b>III. Building Articulation (Section 131.0554 Building Articulation)</b></p>	<p><b>III. Building Articulation:</b> In response to Planning Commission’s comments about a possible sliding scale of</p>

<p>Requires commercial building articulation ranging from small neighborhood buildings with facades 25 feet or less in length to buildings with facades over 100 feet long. The regulations address the issues of offsetting planes, roof pitch, pedestrian entrances, cornices, and structural cantilevers.</p>	<p>building sizes and requirements, it is proposed that building articulation be applied to large retail establishments that are 50,000 square feet and above. Previous discussions with the Planning Commission at the hearing and workshops also call for bolder design regulations without limiting design creativity. Therefore, staff is proposing options within a requirement where a large retail establishment shall incorporate at least four architectural features from the following menu as components of the design theme.</p> <ul style="list-style-type: none"> <li>a) Pilasters</li> <li>b) Trellises</li> <li>c) Awnings or extended covered entries</li> <li>d) Arcades</li> <li>e) Varied roof lines or roof cornices</li> <li>f) A minimum of three material changes, such as glazing, tile, stone or varied pattern/texture shall be provided in street (facing) wall surfaces, where no one material shall cover less than 10 percent of the wall area or more than 60 percent of the wall area.</li> <li>g) A minimum of 25 percent of street wall area transparent with clear glass visible into a commercial use or a minimum of 25 percent of street wall area covered with display windows.</li> <li>h) Clerestory windows</li> </ul>
<p><b>IV. Setbacks for Taller Buildings</b> Section 131.0543-Setback Requirements for Commercial Zones requires additional setback for buildings exceeding 15 feet in height abutting residentially zoned property and additional setbacks for buildings exceeding 30 feet in height abutting residentially zoned property.</p>	<p><b>IV. Setbacks for Taller Buildings:</b> Require 8 feet building setbacks for commercial buildings over 50,000 square feet with encroachments allowed for building articulation elements as defined in Section 131.0554 of the LDC.</p>
<p><b>V. Landscape (Section 142.0405-Additional Yard Planting Area and Point Requirements)</b></p>	<p><b>V. Landscape:</b> 100% of the 8 feet building setbacks required above in item IV. to be landscaped with encroachments allowed</p>

<p>(a) Additional Commercial Requirements:          (3) Where commercial development abuts a residential zone additional planting area and plant points are required.  <b>(Section 142.0406 Vehicular Use Area Planting Area and Point Requirements)</b>          (c) The required planting area buffer between parking areas and the public right-of-way is 8 feet in width with a potential reduction to 3 feet if a 3 feet high wall is built.</p>	<p>into the landscaped area for building articulation elements as defined in Section 131.0554 of the LDC. Revise Section 142.0406(c)(3)-Vehicular Use Area Planting Area and Point Requirements of the landscape section to address planting area buffer for commercial centers under 5 acres in size, 5 to 10 acres, and over 10 acres in size as follows: Sites under 5 acres shall be allowed to use a 3 feet high screen wall to reduce planting area buffer from 8 feet to 3 feet. Sites with sizes between 5 acres and 10 acres are required to provide planting area buffer that is 8 feet. Sites over 10 acres would require a planting area buffer of 12 feet in width with a potential reduction to 8 feet if a 3 feet high wall is built.          Add a section to the landscape regulations to address façade planting as follows: within the street yard, a façade planting area shall be provided between the vehicular use area and the street wall. This façade planting area shall be planted with a minimum of 20 points in trees only for every 30 linear feet of building street wall.</p>
<p><b>VI. Incentives:</b> Expedite Program for Affordable/Infill Housing Projects and Sustainable Buildings (Council Policy 600-27 and 900-14)</p>	<p><b>VI. Incentives:</b> Large retail establishments may receive only one of the following two incentives:          (a) An additional maximum of 10,000 square feet of building area over the maximum 150,000 square feet allowed (excluding a garden center) in the CC (Commercial--Community) zones and planned districts if any one of the following design components are incorporated as part of the development: (1) 25 percent of required parking for the entire building is provided in structures or underground; or (2) 5,000 square feet of public plaza area; or (3) Sustainable building measures in accordance with Council Policy 900-14, Private-Sector/Incentives for discretionary projects.</p>

	<p>(b) An additional maximum of 20,000 square feet of building area over the maximum 150,000 square feet allowed (excluding a garden center) in the CC (Commercial--Community) zones and planned districts if any one of the following design components are incorporated as part of the development: (1) 50 percent of required parking for the entire building is provided in structures or underground; or (2) 5,000 square feet of liner buildings; or (3) Mixed-use development within the same premises as permitted by the applicable zone</p> <p>Some additional possible incentives: Mixed Use Development--Increase FAR Mixed Use Development with Affordable Housing--Increase FAR Above or Below Ground Parking Structures--Increase FAR</p>
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