

UNIFIED DEVELOPMENT ORDINANCE

Greenville County, South Carolina



Article 9: Building Design

PUBLIC REVIEW DRAFT | NOVEMBER 15, 2022

CONTENTS

ARTICLE 9: BUILDING DESIGN	3
9.1 GENERAL PROVISIONS.....	3
9.1.1 PURPOSE	3
9.1.2 APPLICABILITY	3
9.2 BUILDING SETBACKS IN UN-ZONED AREAS.....	4
9.2.1 PURPOSE	4
9.2.2 BUILDING SETBACKS.....	4
9.3 RESIDENTIAL DISTRICTS	5
9.3.1 PURPOSE & APPLICABILITY	5
9.3.2 BUILDING DESIGN STANDARDS.....	5
9.4 MIXED RESIDENTIAL DISTRICTS.....	7
9.4.1 PURPOSE & APPLICABILITY	7
9.4.2 TOWNHOUSE, DUPLEX, TRIPLEX, & QUADPLEX BUILDING STANDARDS.....	7
9.4.3 MULTIPLEX & APARTMENT RESIDENTIAL DEVELOPMENT BUILDING STANDARDS.....	9
9.5 HIGH DENSITY MIXED RESIDENTIAL DISTRICTS	11
9.5.1 PURPOSE & APPLICABILITY	11
9.5.2 MULTIPLEX & APARTMENT BUILDING STANDARDS	11
9.6 RURAL VILLAGE DISTRICT BUILDING STANDARDS	13
9.7 NEIGHBORHOOD COMMERCIAL DISTRICT BUILDING STANDARDS	14
9.8 MIXED USE & COMMERCIAL BUILDING STANDARDS	17
9.9 RETAIL OVER 40,000 SQUARE FEET	20
9.9.1 PURPOSE	20
9.9.2 EXCEPTIONS	20
9.9.3 BIG BOX DESIGN STANDARDS	20
9.9.4 ADAPTIVE REUSE OF BIG BOX RETAIL BUILDINGS	24
9.10 HEAVY COMMERCIAL & INDUSTRIAL BUILDINGS.....	25
9.10.1 PURPOSE & APPLICABILITY.	25
9.10.2 EXCEPTIONS	25
9.10.3 BUILDING DESIGN STANDARDS.....	25
9.11 REVIEW DISTRICTS.....	28
9.11.1 PURPOSE	28
9.11.2 ARCHITECTURAL DESIGN.....	28

ARTICLE 9: BUILDING DESIGN

9.1 GENERAL PROVISIONS

9.1.1 PURPOSE

The purpose of this Article is to protect existing development and landscapes by providing standards for new buildings that promote compatible new development throughout the County. The standards that follow address a range of topics to ensure quality design.

9.1.2 APPLICABILITY

- A. **Un-Zoned Areas.** Section 9.2: *Building Setbacks in Un-Zoned Areas* applies to all development in the un-zoned areas of unincorporated Greenville County. Section 9.8: *Mixed Use & Commercial Building Standards* and Section 9.9: *Retail Over 40,000 Square Feet* also apply in the un-zoned areas.
- B. **Zoned Areas.** Except as provided in Paragraph 9.1.2.C, below, Sections 9.3 through 9.10 apply throughout the zoned areas of unincorporated Greenville County to development that meets or exceeds the following thresholds:
 - 1. **New Development.** New development on previously undeveloped land;
 - 2. **Change in Use.** A change in use from a residential to a nonresidential use;
 - 3. **Expansions.**
 - (a) *Expansion of Apartments or Multiplex.* Expansion of an apartment or multiplex use by more than 5 units;
 - (b) *Expansion of Gross Floor Area.* Expansion of the gross floor area of a building by more than 25%; or
 - (c) *Expansion of Paved Surface.* Expansion of a paved surface by more than 25%.
- C. **Exceptions.** This Article does not apply to development in the AG, R-R3, R-R1, R-MHP,¹ R-D, or POD districts.

¹ Article 4: *Use Regulations in Zoned and Un-Zoned Areas* establishes standards for the development of manufactured home parks.

9.2 BUILDING SETBACKS IN UN-ZONED AREAS

9.2.1 PURPOSE

The purpose of the standards that follow is to provide the required setbacks for new development in un-zoned areas in Greenville County.

9.2.2 BUILDING SETBACKS²

Setbacks for all lots in un-zoned areas shall follow the standards set in Table 9.2.2-1: *Building Setbacks in Un-Zoned Areas*.

Table 9.2.2-1: Building Setbacks in Un-Zoned Areas	
Residential Subcollector and Access	
Front Setback	20 ft
Side Setback	5 ft (corner lot is 20 feet for side facing street)
Rear Setback	5 ft
Residential Collector	
Front Setback	30 ft
Side Setback	5 ft (corner lot is 20 ft for side facing street)
Rear Setback	5 ft
Minor Arterial, Major Collector, Minor Collector	
Front Setback	40 ft
Side Setback	5 t (corner lot setback based on front setback for side road type)
Rear Setback	5 ft
Arterial Streets	
Front Setback	50 ft
Side Setback	5 ft (corner lot setback based on front setback for side road type)

² These setbacks come from Table 8.1 Building Setbacks in Unzoned Areas, in the Greenville County Land Development Regulations.

Table 9.2.2-1: Building Setbacks in Un-Zoned Areas	
Rear Setback	5 ft
Non-Residential or Multiplex¹	
Front Setback (Residential Subcollector and Collector)	30 ft
Front Setback (Minor Arterial, Major Collector, Minor Collector)	40 ft
Front Setback (Arterial Street)	50 ft
Side Setback	20 ft
Rear Setback	20 ft

Key: ft = feet

¹ If non-residential use is located next to a non-residential use, setbacks are reduced to 5 feet on sides and rear.

9.3 RESIDENTIAL DISTRICTS³

9.3.1 PURPOSE & APPLICABILITY

Buildings in residential districts shall be designed to respect or create low-density, semi-natural settings, which focuses on large lots for detached house dwellings while still providing opportunities for limited non-residential development. The building standards that follow promote high-quality design and focus on compatibility with the site and existing development for the R-S, R-20A, R-20, R-15, R-12, R-10, R-7.5, and R-6 zoning districts.

9.3.2 BUILDING DESIGN STANDARDS

- A. **Natural Landscape.** A building shall be located and designed to complement the landscape in which it is situated by applying the following strategies.
 - 1. *Topography.* A building shall be located to preserve and fit within the natural topography.

³ The building standards in this section are based on best practices and the context of the Suburban Character Area as described in the Greenville County Comp Plan.

2. *Yards and Private Open Space.* A building shall be located to provide for generous yards and private open space surrounding the structures.
3. *Clustered Buildings.* New buildings on a site shall be clustered to preserve open space and natural topography.
4. *Public Open Space.* Where private open space is minimal, a development shall incorporate public open space that is accessible to all in the development, and to the general public, where appropriate. A private open space shall be placed central to the buildings it serves.

B. **Visual Interest and Context.** A new non-residential building shall be designed to be visually interesting and to fit within the context, and shall abide by the following design standards:

1. *Uninterrupted Wall.* A new building shall minimize long, uninterrupted wall lengths greater than 100 feet in length that face the public realm by incorporating one of the following strategies:
 - (a) Building module offsets changes that are a minimum of 5 feet deep and 10 feet long; or
 - (b) Vertical articulation lines that occur every 50 feet across the building and are a minimum of 6 inches deep and 12 inches wide.
2. *Blank Wall.* Where a wall greater than 50 feet in length is incorporated into the design of a new building, in addition to incorporating wall offsets, articulation lines, and windows, it shall utilize one or more of the following strategies to minimize blank wall area along the ground floor.
 - (a) Display cases that project from a wall and create an opportunity for advertisements, artwork, and other visual features;
 - (b) Canopies and awnings to define the pedestrian level;
 - (c) Wall art that is attached to or located directly in front of the wall; or
 - (d) Landscaping that is attached to or located directly in front of the wall including planter boxes, large pots, or greenery walls.
3. *Building Entry.* A building entry shall face the public realm and be designed to be easily recognizable and distinguishable.
 - (a) *Shared.* A shared building entry shall be centrally located to provide easy access from common spaces, parking, and the public realm.

- (b) *Features.* A building entry shall be highlighted through one or more of the following strategies:
- (1) Awning or canopy;
 - (2) Change in building materials on the module within which the entrance is located or around the entrance itself; or
 - (3) Projected or recessed building module within which the entrance is located.
4. *Accessibility.* A building entry shall be accessible by a pathway leading from the public realm.

9.4 MIXED RESIDENTIAL DISTRICTS⁴

9.4.1 PURPOSE & APPLICABILITY

Design standards in this Section address a variety of building types—detached house dwelling, duplex, triplex, quadplex, townhouse, multiplex, apartment and non-residential—which all contribute to the diverse and unique character of these districts. Buildings shall be designed to create visual interest for pedestrians, as these districts tend to be less reliant on vehicles, and to accommodate a range of indoor and outdoor uses. The standards in this Section apply to development in the R-M8, R-M10, and R-M16 zoning districts.

9.4.2 TOWNHOUSE, DUPLEX, TRIPLEX, & QUADPLEX BUILDING STANDARDS

A townhouse building and buildings with multiple units, such as a duplex, triplex, and quadplex, shall be designed to appear as a detached dwelling structure and to fit within the context, especially where it is located in a primarily detached house dwelling neighborhood, and to provide functionality to the residents.

- A. **Height and Scale.** The height and scale of a new building shall reflect that of the adjacent building(s).
- B. **Roof Form.** The roof form of a new building shall reflect those in the context, and especially those adjacent to the new building.

⁴ The building standards in this section are based on best practices and the context of the Traditional Character Area as described in *Plan Greenville County*.

- C. **Attached Garage.** Where a garage is attached to the building, it shall be designed to be visually subordinate.
1. *Garage Setback.* Where the garage door faces the public realm, the front wall of the garage shall be set back a minimum of five feet from the front wall of the residence.
 2. *Garage Width.* Where the garage door faces the public realm, the garage width shall be a maximum of 25 feet or 40% of the width of the primary structure.
 3. *Rear Garage.* Where the garage is located to the rear of the structure and accessed via side driveway or alley, the garage shall be placed to be minimally visible from the front wall of the primary building and the public realm.
- D. **Detached Garage.** Where a detached garage is utilized, it shall be located and designed to be visually subordinate to the primary structure.
1. The detached garage shall be located to the rear of a structure and shall face an alley or secondary street.
 2. Where alley access does not exist, the detached garage shall be located to be minimally visible.
 - (a) The detached garage shall be located to the rear of the primary structure.
 - (b) Where the detached garage cannot be located completely to the rear of the primary structure, the front wall of the garage shall not be located forward of the front 50% of the depth of the primary structure.
- E. **Materials and Colors.** Natural materials, materials found in the established context, and muted building colors shall be utilized.
- F. **Primary Entrances.** Primary entrances for each unit shall be designed to be easily located by the tenant and to be notable from the public realm. The following standards shall apply:
1. *Setback.* Both of the primary entrances shall not be set back more than 10 feet from the front-most wall of the building.
 2. *Orientation.*
 - (a) *Duplex, Triplex, and Quadplex.*
 - (1) One primary entrance, or a shared entryway, shall face the street.
 - (2) Primary entrances for the other unit(s) shall be located on a side or rear wall to minimize their visibility from the public realm.

(b) *Townhouse*. The primary entrance for each unit shall face the public realm. Secondary entrances shall be located on side or rear walls.

3. *Pathway*.

(a) *Duplex, Triplex, Quadplex*.

(1) Where there is a shared entry, one path shall be used.

(2) Where individual entries are used for each unit, a pathway shall connect each entry to the public realm. Where feasible, a single path shall connect the public realm to a point near the structure, at which the path may split to access different units.

(b) *Townhome*. An individual entryway path shall connect each unit to the public realm.

G. **Utilities**.

1. Utilities and service areas, such as utility meters and mailboxes, on duplex, triplexes, and quadplexes shall be located to be minimally visible.
2. Mailboxes on townhomes may be located to be visible from the street.

9.4.3 MULTIPLEX & APARTMENT RESIDENTIAL DEVELOPMENT BUILDING STANDARDS

New multiplex and apartment developments, other than individual triplexes and quadplexes, shall be designed to fit within the existing context and to provide high quality design by abiding by the following standards, as illustrated through Figure 9.4.3-1: *Apartment Buildings in the Mixed Residential Districts*.

- A. **Uninterrupted Walls**. A new building shall minimize long, uninterrupted wall lengths greater than 100 feet in length that face the public realm by incorporating one or more of the following strategies:
1. *Offsets*. Building module offsets changes that are a minimum of 5 feet deep and 10 feet long;
 2. *Articulation Lines*. Vertical articulation lines that occur every 50 feet across the building and are a minimum of 6 inches deep and 12 inches wide;
 3. *Arcades*. Arcades along the exterior wall.
- B. **Building Entrances**. A building entry shall face the public realm and be designed to be easily recognizable and distinguishable.

1. *Location.* A shared building entry shall be centrally located to provide easy access from common spaces, parking, and the public realm.
 2. *Design.* A building entry shall be highlighted through one or more of the following strategies:
 - (a) Awning or canopy;
 - (b) Change in building materials on the module within which the entrance is located or around the entrance itself; or
 - (c) Projected or recessed building module within which the entrance is located.
- C. **Roofs.** New multiplex and apartment buildings shall have a pitched roof.
- D. **Pathways.** A building entry shall be accessible by a pathway leading from the public realm.
- E. **Stairs.** An exterior staircase shall be designed to be minimally visible from the public realm.
1. *Extension.* An exterior staircase shall not extend beyond the front wall of the structure.
 2. *Location.*
 - (a) Where possible, an exterior staircase shall be located within a breezeway or pass-through area, shielded primarily by the building form.
 - (b) Where an exterior staircase must be located on the outer wall of a building rather than in an interior pass-through, the roof shall extend over the staircase so it is incorporated into the design of the building.
- F. **Materials and Colors.** Natural materials, materials found in the established context, and muted building colors shall be utilized.

Figure 9.4.3-1: Multiplex and Apartment Buildings in the Mixed Residential Districts



9.5 HIGH DENSITY MIXED RESIDENTIAL DISTRICTS⁵

9.5.1 PURPOSE & APPLICABILITY

The purpose of the following building standards for the high density mixed residential districts is to achieve high-quality design in a denser setting in which multiplex and apartment buildings are most common. The standards in this Section apply to development in the R-M20 and R-MA zoning districts.

9.5.2 MULTIPLEX & APARTMENT BUILDING STANDARDS

A multiplex or apartment building, other than an individual triplex or quadplex, located in a high density mixed residential district shall abide by the following building design standards.

- A. **Base, Middle, and Cap.** A new building shall be designed to incorporate a base, middle, and cap that provides unique design elements within each section.

⁵ The building standards in this section are based on best practices and the context of the Urban Character Area as described in *Plan Greenville County*.

- B. **Uninterrupted Walls.** A new building shall minimize long, uninterrupted wall lengths greater than 100 feet in length that face the public realm by incorporating one of the following strategies:
1. Building module offsets changes that are a minimum of 5 feet deep and 10 feet long; or
 2. Vertical articulation lines that occur every 50 feet across the building and are a minimum of 6 inches deep and 12 inches wide.
- C. **Blank Wall Area.** Where a wall greater than 50 feet in length is incorporated into the design of a new building, in addition to incorporating wall offsets, articulation lines, and windows, it shall utilize at least one of the following strategies to minimize blank wall area along the ground floor.
1. *Wall Art.* Wall art that is attached to or located directly in front of the wall; or
 2. *Landscaping.* Landscaping that is attached to or located directly in front of the wall including planter boxes, large pots, or greenery walls.
- D. **Roof Form.** The roof form of the new building shall reflect the context. A flat roof with a parapet or a gable roof are most commonly appropriate.
- E. **Building Entry.** A building entry shall face the public realm and be designed to be easily recognizable and distinguishable.
1. *Shared Entry.* A shared building entry shall be centrally located to provide easy access from common spaces, parking, and the public realm.
 2. *Entry Elements.* A building entry shall be highlighted through one or more of the following strategies:
 - (a) Awning or canopy;
 - (b) Change in building materials on the module within which the entrance is located or around the entrance itself; or
 - (c) Projected or recessed building module within which the entrance is located.
- F. **Entry Location.** Building entries shall be spaced no more than 150 feet apart.
- G. **Accessibility.** A building entry shall be accessible by a pathway leading from the public realm.
- H. **Building Materials.** A minimum of 30% of the building shall utilize brick, stone, wood, stucco, Hardie board or similar cementitious planking material, slate, limestone, or tile.

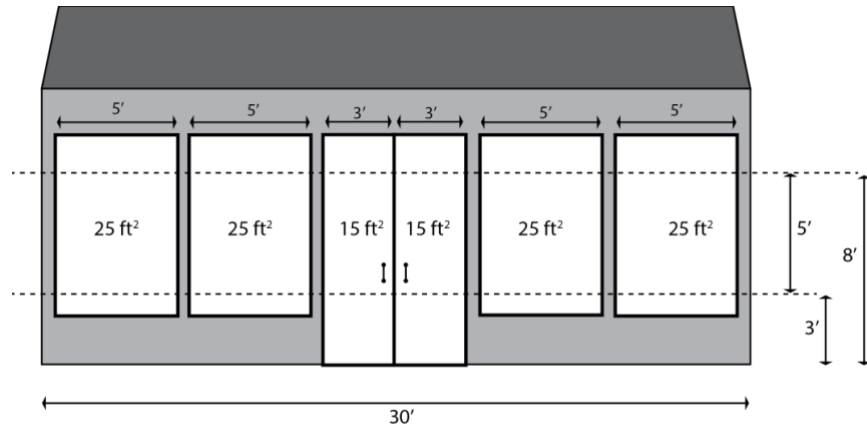
9.6 RURAL VILLAGE DISTRICT BUILDING STANDARDS

- A. **Generally.** Buildings in the RU-V District, which are smaller in scale and compatible with traditional small town character, shall be designed to fit within the commercial context and be compatible with adjacent residential areas.
- B. **Building Design in the RU-V District.** When a new building is constructed in the RU-V District, it shall abide by the following standards:
 - 1. *Building Orientation.* The building shall be oriented towards the street from which it is addressed. Where a parking lot is provided to the rear of a building, the building may include a secondary entry that faces the parking lot.
 - 2. *Building Height.* The height of the building shall be no more than one-half a story taller than the established range of building heights in the adjacent neighborhood.
 - 3. *Primary Entrance.* The primary entrance facing the street shall be highlighted by one or more of the following:
 - (a) Awning or canopy;
 - (b) Architectural detail; or
 - (c) Planter pots adjacent to entry.
 - 4. *Front Setbacks and Transparency Zone.* The minimum front setback specified in Article 2, [Table 2.3.9-1: RU-V Dimensional Standards](#) may be reduced, if the public-facing façade(s) includes a transparency zone and pedestrian-oriented primary entry per Table 9.6-1: *RU-V Transparency Zone Requirements for Reduced Front Setbacks*. Refer to Figure 9.6-1: *RU-V Transparency Zone Illustrated Examples*.

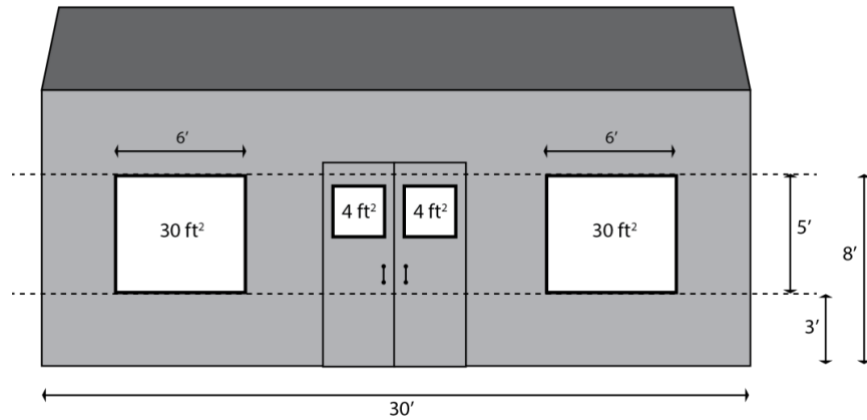
Table 9.6-1: RU-V Transparency Zone Requirements for Reduced Front Setbacks

Front Setback	Transparency Zone Requirements
0 ft – 10 ft	At least 70% of public facing façade surface area between 3 and 8 vertical feet from grade shall be transparent. Primary pedestrian-oriented entry required. SCDOT approval is required for setbacks less than 10 feet.
10.01 – 24.99 ft	At least 40% of public facing façade surface area between 3 and 8 vertical feet from grade shall be transparent. Primary pedestrian-oriented entry required.
25 ft and greater	No transparency required. No additional entry requirements.

Figure 9.6-1: C-N Transparency Zone Illustrated Examples



Transparency Zone: 150 ft²
 Percent Transparent: 87% (130 ft²)



Transparency Zone: 150 ft²
 Percent Transparent: 45% (68 ft²)

9.7 NEIGHBORHOOD COMMERCIAL DISTRICT BUILDING STANDARDS

- A. **Generally.** Buildings in the C-N District, which are smaller in scale and are located within a neighborhood context rather than a commercial corridor, shall be designed to fit within the context and be compatible with the adjacent residential development.
- B. **Adaptive Reuse.** Where an existing building is being adaptively reused for a neighborhood commercial building, as shown in Figure 9.7-1: *Neighborhood Commercial*, it shall abide by the following standards:
 - 1. **Key Features.** The following elements of the original building shall be maintained:
 - (a) Building orientation;

- (b) Building form including features such as a front porch;
 - (c) Roof form; and
 - (d) Doors and windows on the front-most wall of the structure.
2. *Building Addition.* An addition to an existing building shall be located on the rear or side of the building to maintain the front setbacks and residential character of the property.
 3. *Rooftop Addition.* A rooftop addition shall be located along a rear or side roof plane.
 4. *Porch Addition.* A front porch addition may be considered where there is precedent in a residential context.
 - (a) *Height.* The height of the front porch addition shall align with the first floor of the structure.
 - (b) *Depth.* The depth of the front porch shall reflect the depth of existing front porches on neighboring residential buildings.

Figure 9.7-1: Neighborhood Commercial

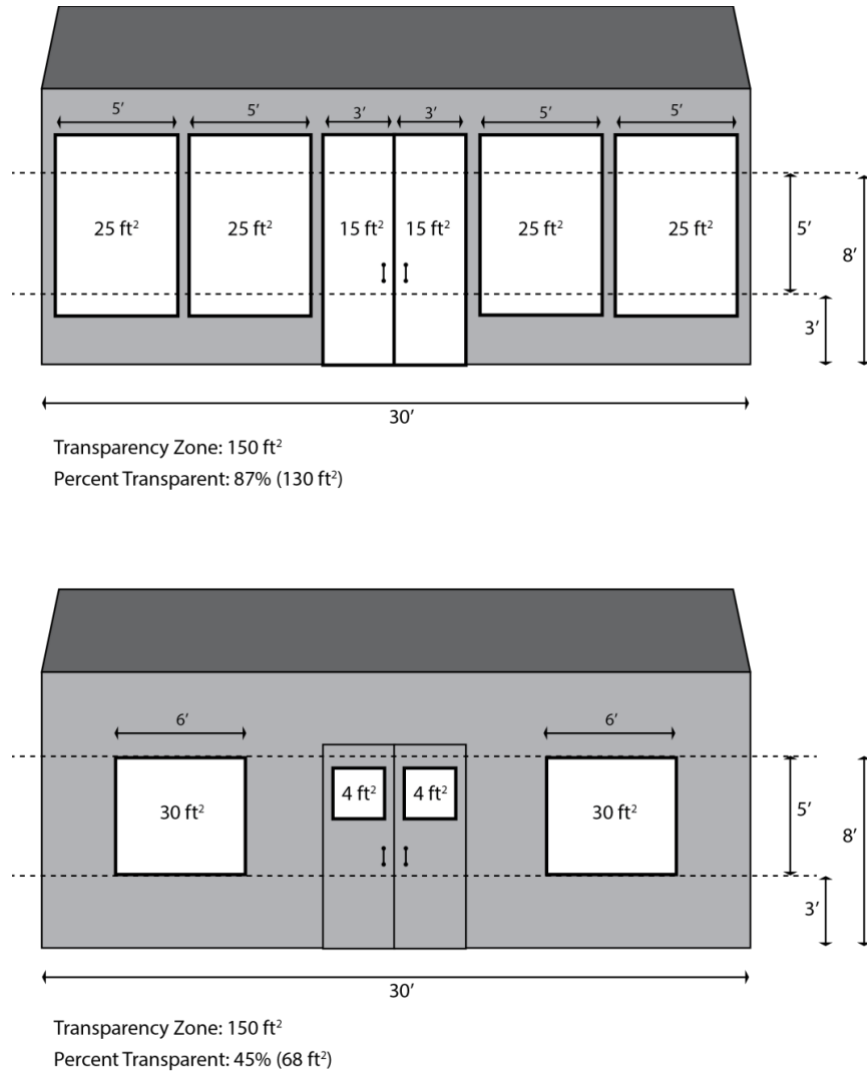


- C. **New Neighborhood Commercial.** When a new building is constructed in the C-N District, it shall abide by the following standards:
 1. *Building Orientation.* The building shall be oriented towards the street from which it is addressed.

2. **Building Height.** The height of the building shall be no more than one-half a story taller than the established range of building heights in the neighborhood.
3. **Roof Form.** The roof form shall be compatible with the existing roof forms in the neighborhood.
4. **Primary Entrance.** The primary entrance shall be highlighted by one or more of the following:
 - (a) Porch;
 - (b) Outdoor patio or seating area; or
 - (c) Awning or canopy.
5. **Front Setbacks and Transparency Zone.** The minimum front setback specified in Article 2, **Table 2.3.10-1: C-N Dimensional Standards** may be reduced, if the public-facing façade(s) includes a transparency zone and pedestrian-oriented primary entry per Table 9.7-1: **C-N Transparency Zone Requirements for Reduced Front Setbacks**. Refer to Figure 9.7-1: **C-N Transparency Zone Illustrated Examples**.

Table 9.7-1: C-N Transparency Zone Requirements for Reduced Front Setbacks	
Front Setback	Transparency Zone Requirements
0 ft – 10 ft	At least 70% of public facing façade surface area between 3 and 8 vertical feet from grade shall be transparent. Primary pedestrian-oriented entry required. SCDOT approval is required for setbacks less than 10 feet.
10.01 – 24.99 ft	At least 40% of public facing façade surface area between 3 and 8 vertical feet from grade shall be transparent. Primary pedestrian-oriented entry required.
25 ft and greater	No transparency required. No additional entry requirements.

Figure 9.7-1: C-N Transparency Zone Illustrated Examples



9.8 MIXED USE & COMMERCIAL BUILDING STANDARDS

A new mixed use or commercial building in a C-1, C-2, C-3, or OD district, or in an un-zoned area, shall abide by the following design standards.

- A. **Base, Middle, and Cap.** A new building shall be designed to incorporate a base, middle, and cap that provides unique design elements within each section. For instance, the middle shall be defined by windows, entries, and architectural details, and the cap shall be defined by a roof and its elements.
- B. **Transparency.** A new building shall incorporate transparencies that fit within the context, that display high quality design, and that create pedestrian interest from the public realm. The following minimum transparency requirements shall apply:

- (a) Ground floor: 70%
- (b) Upper stories: 30%

C. **Uninterrupted Walls.** A new building shall minimize long, uninterrupted wall lengths greater than 100 feet in length that face the public realm by incorporating one or more of the following strategies:

1. *Offsets.* Building module offsets changes that are a minimum of 5 feet deep and 10 feet long; or
2. *Articulation.* Vertical articulation lines that occur every 50 feet across the building and are a minimum of 6 inches deep and 12 inches wide.
3. *Blank Wall Area.* Where a wall greater than 25 feet in length is incorporated into the design of a new building, in addition to incorporating wall offsets, articulation lines and windows, it shall utilize the following strategies to minimize blank wall area along the ground floor.
 - (a) Display cases that project from a wall and create an opportunity for advertisements, artwork, and other visual features;
 - (b) Canopies and awnings to define the pedestrian level;
 - (c) Wall art that is attached to or located directly in front of the wall; or
 - (d) Landscaping that is attached to or located directly in front of the wall including planter boxes, large pots, or greenery walls.
 - (e) Arcades that define a semi-private space between the sidewalk and building entry, as shown in Figure 9.8-1: *Commercial Building Articulation*.

Figure 9.8-1: Commercial Building Articulation

- D. **Roof Form.** The roof form of the new building shall reflect the context. A flat roof with a parapet or a gable roof are most commonly appropriate.
- E. **Building Entry.** A building entry shall face the public realm and be designed to be easily recognizable and distinguishable.
1. A shared building entry shall be centrally located to provide easy access from common spaces, parking, and the public realm.
 2. A building entry shall be highlighted through one or more of the following strategies:
 - (a) Awning or canopy;
 - (b) Change in building materials on the module within which the entrance is located or around the entrance itself; or
 - (c) Projected or recessed building module within which the entrance is located.
- F. **Accessibility.** A building entry shall be accessible by a pathway leading from the public realm.
- G. **Building Materials.** Natural materials such as brick, stone, wood, stucco, Hardie board or similar cementitious planking material, slate, limestone, or tile, or , materials found in the established context, shall be utilized.

9.9 RETAIL OVER 40,000 SQUARE FEET⁶

9.9.1 PURPOSE

The purpose of these standards is to achieve high quality design in retail buildings 40,000 square feet or larger located in any zoning district. These often include shopping centers, malls, or free-standing sites whose primary use is or was a retail sales facility with at least one tenant. The standards include architectural detail, scale, and pedestrian and bicycle access, creating a base level of quality design while allowing for creativity from the developer. These standards apply to all retail buildings 40,000 square feet and larger, including those in un-zoned areas.

9.9.2 EXCEPTIONS⁷

The Zoning Administrator may determine exceptions to these required standards, such as:

- A. The application of the standards would result in peculiar and exceptional difficulties or hardship upon the owner of the property; or
- B. Alternative site planning and building design approach meets the design objectives equally well or better than would compliance with the standard(s); and
- C. In either of the foregoing circumstances, the exception may be granted without substantial detriment to the public good.

9.9.3 BIG BOX DESIGN STANDARDS

- A. **Setback.** No structure shall be erected within 25 feet from any external lot line. However, where land uses within the proposed development are the same as uses permitted on the adjoining properties, a lesser setback that is consistent with the zoning on the adjoining properties may be permitted.
- B. **Building Modules.** Breaking a large building into modules enhances variety in building design and ensures long, monotonous facades are not part of the community. Modules also help create a more human-scaled building. Articulation techniques are done at a smaller scale than building modulation, but are a crucial component to creating visual interest and preventing large expanses of blank wall area.

⁶ This section is a combination of existing and new content. It primarily follows the structure as outlined in the ZO section 6:2(26), but is edited for clarity and best practices.

⁷ This Subsection is carried forward from ZO Section 6:2(26): *Big Box Retail*.

1. *Wall Plane Projections and Recesses.* Facades greater than 100 feet in length shall incorporate wall plane projections or recesses that are a minimum of ten feet deep and 20 feet wide. One such wall projection or recess shall occur a minimum of every 100 feet.
 2. *Articulation.* Facades greater than 100 feet in length shall incorporate at least two of the following articulation techniques:
 - (a) *Parapet Height.* Change in parapet height by a minimum of two feet from the adjacent parapet. This must occur every 50 feet along the building façade;
 - (b) *Expression Lines.* Horizontal expression lines measuring a minimum of 12 inches in height and 6 inches in depth. The placement of a horizontal expression line shall align a building feature such as a story height, window, or door frame. The expression line shall change height after 100 feet in length; or
 - (c) *Awning or Canopy.* Incorporating an awning or canopy at the ground level. It shall be used to define a storefront or entryway and shall be:
 - (1) A minimum of nine feet above the sidewalk;
 - (2) At least 6 feet in depth, but at least 2 feet from the curb line; and
 - (3) Shall extend at least 10 feet on either side of the entryway.
- C. **Active Ground Floors.** Creating an active ground floor that incorporates features to minimize blank wall area is essential. A variety of features shall be considered in order to create a comprehensive ground floor design including entryways and window transparency, and additional techniques can assist when these elements are sparse due to the building use.
1. *Entry Elements.* Each principal building on the site shall have clearly defined, visible customer entrances with at least three of the following features:
 - (a) Canopies or porticos;
 - (b) Overhangs;
 - (c) Recesses/projections;
 - (d) Arcades;
 - (e) Raised corniced parapets over the door;
 - (f) Peaked roof forms over the door;
 - (g) Arches;

- (h) Outdoor patios; or
 - (i) Building material changes around the entryway such as tilework and moldings which are integrated into the building design.
 - 2. *Transparency.* The ground floor shall be a minimum of 20% transparent.
 - 3. *Blank Wall Area.* Blank wall area shall not extend more than 50 feet along the ground floor. Where windows are not appropriate, a minimum of one of the following shall be incorporated:
 - (a) Display cases to highlight products or advertise for events;
 - (b) Wall art, such as murals; or
 - (c) Planter beds, large pots, or other landscaping features to soften the blank wall.
- D. **Roof Form.**
 - 1. *Generally.* The roof of a large building should be designed to create visual interest and reduce the visual scale of the building. Features should complement the character of nearby buildings and neighborhoods.
 - 2. *Design.* The design of the roof shall incorporate at least two of the following features:
 - (a) Parapets screening flat roofs and rooftop equipment;
 - (b) Overhanging eaves;
 - (c) Sloped roofs;
 - (d) Three or more roof slope planes; or
 - (e) Repeating pattern of change in color, texture, and material modules.
- E. **Building Materials.** Creating visual interest through the use of building materials and colors can also assist in visually breaking up the building to make it appear to be a smaller mass. The standards below shall be followed when determining the appropriate application of building materials and color.
 - 1. *Primary.* The predominant exterior building materials shall include, without limitation:
 - (a) Brick;
 - (b) Wood;
 - (c) Stucco

- (d) Sandstone;
 - (e) Other natural stone;
 - (f) Hardie board or a similar cementitious planting material;
 - (g) Slate;
 - (h) Limestone;
 - (i) Glass, glass curtain wall or glass block features; or
 - (j) Tinted and textured concrete masonry units.
2. *Color.* Facade colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, or fluorescent colors is prohibited.
 3. *Accents.* Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be an acceptable feature for building trim or accent areas.
 4. *Prohibited.* The predominant exterior building materials shall not include the following:
 - (a) Smooth-faced concrete block;
 - (b) Tilt-up concrete panels; and
 - (c) Pre-fabricated steel panels.
- F. **Accessibility.** Providing pedestrian access to and through a site it crucial to ensure the building is accessible through varying forms of transportation. The following standards shall be followed:
1. *Sidewalks.* Sidewalks shall be constructed along all sides of the lot that abut a public street.
 2. *Internal Walkway.* An internal pedestrian walkway shall be distinguished from driving surfaces through the use of special pavers, scored concrete, or stamped asphalt.
 3. *Overhang or Awning.* A weather protection feature shall be incorporated with a paved, internal pedestrian walkway. The overhang or awning shall extend at least ten feet from the building and run parallel along the building for at least 30 feet from all customer entrances.
 4. *Amenities.* Benches, seating, bus shelters, and other similar amenities shall be located underneath the weather protection feature.

5. *Walkway.* Walkways shall be located to connect the main building entrance to transit stops.
- G. **Screening.** Screening shall be provided in accordance with **Article 6, Buffers and Screening**.
- H. **Service Areas.** Service areas such as loading docks, trash collection, outdoor storage, HVAC equipment areas, and similar facilities must be incorporated into the overall design of a building and site. They shall be landscaped and screened to minimize visual and acoustic impacts on adjacent properties and public streets.
1. *Location.* No service areas shall be located within 25 feet of any public street, public sidewalk, or internal pedestrian way.
 2. *Setback.* The display of items for sale such as temporary storage trailers, storage sheds, storage buildings, temporary movable storage buildings, lumber, and masonry products, must comply with the front set back requirement of the zoning district of the site on which the primary structure is located, but in any case, such materials may not be placed closer than 25 feet from a street right-of-way line.
- I. **Parking Lot Landscaping.** Parking lot landscaping is an important element in reducing reflective heating, controlling water runoff, and improving the aesthetics of a site. By requiring higher standards of parking lot landscaping for big box stores than the requirements in **Section 5.4: Parking Lot Landscaping**, adaptively reusing the structures in the future becomes easier.
1. *Quantity.* The amount of landscape material required in **Section 5.4.2.E** shall be increased by 50%.
 2. *Spacing.* The required space between parking spaces and trees required in **Section 5.4.2.H.1** shall be reduced by 50%.

9.9.4 ADAPTIVE REUSE OF BIG BOX RETAIL BUILDINGS⁸

In order to minimize blight and ensure the use of large retail buildings beyond their initial intended use, new big box stores greater than 50,000 square feet shall be designed for flexible and adaptive reuse.

- A. **Individual Spaces.** A new big box retail building shall be designed so that it is readily subdivided into usable, independently accessible retail spaces of 25,000 square feet or less.
- B. **Building Entrances.** The design of a big box retail building shall incorporate locations for separate, distinguishable building entrances if the building is subdivided in the future.

⁸ This section incorporates new standards demonstrating best practices for potential adaptive reuse of large big box retail buildings.

9.10 HEAVY COMMERCIAL & INDUSTRIAL BUILDINGS

9.10.1 PURPOSE & APPLICABILITY.

The purpose of these standards is to achieve high quality design in heavy commercial, service and industrial buildings located in any zoning district. The standards focus on breaking up a large building form and providing architectural detail to create visual interest and uphold the standard of high-quality design. Buildings in S-1 and I-1 zoning districts over 60,000 square feet shall apply the guidelines in this section.

9.10.2 EXCEPTIONS

The Zoning Administrator may determine exceptions to these required standards, such as:

- A. The application of the standards would result in peculiar and exceptional difficulties or hardship upon the owner of the property; or
- B. Alternative site planning and building design approach meets the design objectives equally well or better than would compliance with the standard(s); and
- C. In either of the foregoing circumstances, the exception may be granted without substantial detriment to the public good.

9.10.3 BUILDING DESIGN STANDARDS

- A. **Building Modules.** Breaking a large building into modules enhances variety in building design and ensures long, monotonous facades are not part of the community. Modules also help create a more human-scaled building. Articulation techniques are done at a smaller scale than building modulation, but are a crucial component to creating visual interest and preventing large expanses of blank wall area.
 - 1. *Wall Plane Projections and Recesses.* Facades greater than 100 feet in length shall incorporate wall plane projections or recesses that are a minimum of ten feet deep and 20 feet wide. One such wall projection or recess shall occur a minimum of every 100 feet.
 - 2. *Articulation.* Facades greater than 100 feet in length shall incorporate at least one of the following articulation techniques:
 - (a) *Parapet Height.* Change in parapet height by a minimum of two feet from the adjacent parapet. This must occur every 50 feet along the building façade;

- (b) *Expression Lines.* Horizontal expression lines measuring a minimum of 12 inches in height. The placement of a horizontal expression line shall align a building feature such as a story height, window, or door frame. The expression line shall change height after 100 feet in length; or

B. **Building Entry.** On large commercial and industrial buildings and sites, a visually prominent pedestrian entry ensures prioritized pedestrian access.

- (a) *Building Entry.* The pedestrian entrance on the building shall face the public realm and be designed to be easily recognizable and distinguishable.
 - (1) *Shared.* Where utilized, a shared building entry shall be centrally located to provide easy access from common spaces, parking, and the public realm.
 - (2) *Features.* A building entry shall be highlighted through one or more of the following strategies:
 - (i) Awning or canopy;
 - (ii) Change in building materials on the module within which the entrance is located or around the entrance itself; or
 - (iii) Projected or recessed building module within which the entrance is located.

C. **Building Materials.** Creating visual interest through the use of building materials and colors can also assist in visually breaking up the building to make it appear to be a smaller mass. The standards below shall be followed when determining the appropriate application of building materials and color.

- 1. *Primary.* The predominant exterior building materials shall include, without limitation:
 - (a) Brick;
 - (b) Wood;
 - (c) Stucco
 - (d) Sandstone;
 - (e) Other natural stone;
 - (f) Hardie board or a similar cementitious planting material;
 - (g) Slate;

- (h) Limestone;
 - (i) Glass, glass curtain wall or glass block features; or
 - (j) Tinted and textured concrete masonry units.
2. *Color.* Facade colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, or fluorescent colors is prohibited.
 3. *Accents.* Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be an acceptable feature for building trim or accent areas.
- D. **Accessibility.** Providing pedestrian access to and through a site it crucial to ensure the building is accessible through varying forms of transportation. The following standards shall be followed:
1. *Sidewalks.* Sidewalks shall be constructed along all sides of the lot that abut a public street.
 2. *Overhang or Awning.* A weather protection feature shall be incorporated with a paved, internal pedestrian walkway. The overhang or awning shall extend at least ten feet from the building and run parallel along the building for at least 30 feet from all customer entrances.
 3. *Amenities.* Benches, seating, bus shelters, and other similar amenities shall be located underneath the weather protection feature.
 4. *Walkway.* Walkways shall be located to connect the main building entrance to sidewalks along the public street.
- E. **Service Areas.** Service areas such as loading docks, trash collection, outdoor storage, HVAC equipment areas, and similar facilities must be incorporated into the overall design of a building and site. They shall be landscaped and screened to minimize visual and acoustic impacts on adjacent properties and public streets.
1. *Location.* No service areas shall be located within 25 feet of any public street, public sidewalk, or internal pedestrian way.
 2. *Setback.* The display of items for sale such as temporary storage trailers, storage sheds, storage buildings, temporary movable storage buildings, lumber, and masonry products, must comply with the front set back requirement of the zoning district of the site on which the primary structure is located, but in any case, such materials may not be placed closer than 25 feet from a street right-of-way line.

9.11 REVIEW DISTRICTS⁹

9.11.1 PURPOSE

Review Districts are established to provide a high level of design quality, site amenities, and open space for innovative and creative mixed use developments and for a proposed development that does not fit within an existing zone district. The Review Districts are intended to be large in scale and provide a range of uses while promoting the efficient use of land and protecting natural features and scenic beauty. The building design standards that follow provide high level guidance for any Review District to achieve high quality design, while still allowing for flexibility and creativity in the design.

9.11.2 ARCHITECTURAL DESIGN

- A. **Location.** Buildings shall be located and oriented to provide a clearly distinguishable front façade that provides a functional relationship with its site, adjacent sites, and nearby thoroughfares.
- B. **Design.** The architectural design of buildings and structures, and their materials and colors shall be visually harmonious with the overall appearance of the district.
- C. **Building Material.** Building materials shall be appropriate for the scale of the building, compatible with its location, and expressive of the character and image of the development.
- D. **Entrance.** The building entrance(s) shall be easily recognizable and highlighted through the use of architectural details, change in materials, awnings, porches, or other unique details.
- E. **Articulation.** Building facades, especially the front, shall be articulated using windows, doors, and other architectural details to create visual interest and minimize blank wall area.
- F. **Modulation.**
 - 1. Larger, multiplex or apartment buildings within the development shall be designed to incorporate building projections and recesses to create a modulated building form that is visually smaller.
 - 2. Non-residential buildings 10,000 square feet or larger in size shall utilize building projections and recesses to minimize long, blank walls and highlight primary pedestrian entrances.

⁹ This section carries forward some of the standards in ZO Section 8:10.11 *Architectural Form* (BTD District) and ZO 8:4.12 *Architectural Form* (I-2 District) and supplements it with an updated purpose statement to correspond to the zone district language and best practices.

- G. **Roof Form.** Larger, multiplex or apartment buildings within the development shall have a pitched roof form that broken into components to minimize the scale of the roof.