

CHAPTER FOUR

ACCESSORY USES, SIGN REGULATION & USE SPECIFIC STANDARDS

4.3 USE-SPECIFIC STANDARDS

M. Superstore/Big Box Development/Shopping Center.

1. The following standards and guidelines are applicable to any retail commercial structure in excess of 50,000 square feet or any retail center in which any one (1) structure exceeds 50,000 square feet (hereinafter Big Box).
2. Big Box shall provide outdoor spaces and amenities to link structures with the community. Bus stops, drop-off/pick-up points, as well as pedestrian circulation routes shall be integrated with traffic patterns on the site. Special design features enhance the building's function with its relationship to the community.
 - a. Big Box shall provide at least two (2) of the following design features:
 - (1) Patio/seating area;
 - (2) Pedestrian plaza with benches;
 - (3) Window display area [covering at least seventy-five percent (75%) of the length of one (1) facade or fifty percent (50%) of length of two (2) facades]
 - (4) Outdoor playground area;
 - (5) Kiosk area;
 - (6) Water feature;
 - (7) Clock tower;
 - (8) Public art; or
 - (9) Other features approved by the Planning Commission.
 - b. Each Big Box shall provide an off-street bus stop for customers and employees when located on an established or planned bus route.
 - c. Each of these features shall be constructed of material(s) that are compatible with the principal structure and be linked by pedestrian connections as required by this Code.
3. Pedestrian accessibility from a Big Box to the neighborhood is key; traffic impacts are reduced and the Big Box projects a friendlier, more inviting image. This Section sets forth standards for public sidewalks and internal pedestrian circulation systems that can provide user-friendly pedestrian access as well as pedestrian safety, shelter and convenience within the center grounds.
 - a. Continuous internal pedestrian walkways, no less than eight feet (8') in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of the principal

- structure. At a minimum, walkways shall connect pedestrians to transit stops, street crossings, building and store entries and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers or other materials for no less than fifty percent (50%) of its length.
- b. Sidewalks, no less than eight feet (8') 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.
 - c. Sidewalks shall be located an average of six feet (6') from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades, display windows or entryways are part of the facade.
 - d. Walkways within thirty feet (30') of at least half of the customer entrances shall have weather protection features such as awnings or arcades.
 - e. Pedestrian walkways in public parking areas shall be distinguished from driving surfaces by the use of durable, low maintenance surface materials such as pavers, bricks or patterned concrete. Such walkways enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.
4. Parking areas should provide safe, convenient and efficient access. Parking shall be distributed to shorten the distance to buildings and public sidewalks and to reduce pavement. Where possible, no more than seventy-five percent (75%) of the off-street parking for the entire property shall be located between the front facade of the principal structure and the primary abutting street ("Front Parking Area"). The Front Parking Area shall be determined by drawing a line from the front corners of the building to the nearest property corners. If any such line, when connected to the plane of the front façade of the building, creates an angle that is greater than one hundred eighty degrees (180°), then the line shall be adjusted to create an angle of one hundred eighty degrees (180°) when connected to the plane of the front façade of the building. If any such line, when connected to the plane of the front façade of the building, creates an angle that is less than ninety degrees (90°), then the line shall be adjusted to create an angle of ninety degrees (90°) when connected to the plane of the front façade of the building. Parking spaces in the Front Parking Area shall be counted to include all parking spaces within the boundaries of the Front Parking Area, including (a) all partial parking spaces if the part inside the Front Parking Area boundary lines constitutes more than one-half ($\frac{1}{2}$) of said parking space, and (b) all parking spaces associated with any pad sites located within the Front Parking Area boundaries.
 5. Where practicable buildings shall be located closer to street(s) so that the scale of the building appears to be reduced, pedestrian traffic is encouraged and architectural detail(s) are more apparent.
 6. Outdoor storage, loading and operations areas shall be attractively

screened from adjacent parcels and streets.

- a. Outdoor storage, trash collection and/or compaction, loading or other such uses shall be located in the rear of the lot;
 - b. If because of lot configuration the Director determines that such placement is not feasible, then the side yard may be used, but in no case shall such area(s) be located within twenty feet (20') of any public street, public sidewalk or on-site pedestrian way;
 - c. Outdoor storage, HVAC equipment, trash collection, trash compaction and other service functions shall be incorporated into the overall site design. Views of these areas shall be screened from visibility from all property lines and separated from sidewalks and on-site pedestrian ways. Screening structures shall be made of the same materials as the principal structure;
 - d. Nonenclosed areas for the storage and sale of seasonal merchandise shall be permanently defined and screened with walls and/or fences. Materials, colors and design of screening walls and/or fences shall conform to those used as in the principal structure. If such areas are to be covered, then the covering shall conform to the colors on the building. Outdoor display and storage shall not encroach on any portion of a walkway, drive aisles or required parking spaces.
 - e. Portable outdoor display shall be allowed and shall be placed so that a minimum of eight feet (8') of sidewalk remains open at all times in the display area. Display shall not be placed in the drive aisles or required parking spaces.
 - f. No delivery, loading, trash removal or compaction, or other such operations shall be permitted between the hours of 10:00 PM to 7:00 AM unless the applicant submits proof that sound barriers between all areas for such operations effectively reduce noise emissions to a level of forty-five decibels (45dB), as measured at the lot line of any abutting property.
 - g. One (1) outdoor vendor shall be allowed for each tenant over 50,000 square feet. The area established for the vendor shall be identified on the site plan.
 - h. Any special event occurring in any outdoor area, including pedestrian ways and parking lots, shall comply with Section 2.2.D.2 of this Code.
7. The following standards shall apply to all building facades and exterior walls that are visible from adjacent public streets and/or parcels. These standards are intended to reduce the massive scale of large buildings, which, without application of these standards, may be incompatible with Grand Junction's desired character.
- a. Facades greater than one hundred fifty feet (150') in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent (3%) of the length

- of the facade and extending at least twenty percent (20%) of the length of the facade. No uninterrupted length of any facade shall exceed one hundred fifty (150) horizontal feet.
- b. Ground floor facades that face public streets shall have display windows, entry areas, awnings, or other such features along no less than sixty percent (60%) of their horizontal length. If the facade of the building facing the street is not the front, it shall provide the same features and/or landscaping in scale with the facade.
8. Buildings should have visually interesting architectural features and patterns that are designed to reduce mass and scale and reflect local character.
 9. The following, in regard to trim, graphics or paint should be integral and not superficially applied: color and material change(s), texture change(s) and relief such as offsets, projections and reveals.
 10. Variation(s) in roof lines/roof materials, in order to add interest to and reduce the massive scale of large buildings is required. Roofs shall have no less than two (2) of the following features:
 - a. Parapets concealing flat roofs and rooftop equipment, such as HVAC units from public view. Parapets shall not exceed one-third ($\frac{1}{3}$) of the height of the supporting wall and shall not be of a constant height for a distance of greater than one hundred fifty feet (150');
 - b. Overhanging eaves, extending no less than three feet (3') past the supporting walls, for no less than thirty percent (30%) of the building perimeter;
 - c. Sloping roofs that do not exceed an average slope greater than or equal to one foot (1') of vertical rise for every three feet (3') of horizontal run and less than or equal to one foot (1') of vertical rise for every one foot (1') of horizontal run; and
 - d. Three (3) or more roof slope planes.
 11. The following standards are intended to ensure that large structures are consistent with community values.
 - a. Predominant exterior building materials shall be high quality material. These include, without limitation:
 - (1) Brick;
 - (2) Other native stone;
 - (3) Tinted, textured, concrete masonry units;
 - (4) Wood; and
 - (5) Sandstone
 - b. Facade colors shall be non-specular, neutral or earth tone colors. The Director shall prohibit the use of high intensity, metallic, black or fluorescent color.
 - c. Building trim and accent areas may feature brighter colors, including primary colors.
 - d. Predominant exterior building materials shall not include the

following:

- (1) Smooth-faced concrete block;
 - (2) Smooth-faced tilt-up concrete panels; or
 - (3) Prefabricated steel panels.
12. Big Boxes, where possible, shall provide multiple entrances. Multiple entrances reduce walking distances from cars, facilitate pedestrian and bicycle access from public sidewalks and provide convenience where certain entrances offer access to individual stores or identified departments of a store. Multiple entrances also mitigate the effect of unbroken walls and neglected areas that often characterize building facades that face other properties.
 13. Entryway design elements and variations should give orientation and aesthetically pleasing character to the building. The following standards identify desirable entryway design features. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring no less than three (3) of the following:
 - a. Canopies or porticos;
 - b. Overhangs;
 - c. Recesses/projections;
 - d. Arcades;
 - e. Raised corniced parapets over the door;
 - f. Peaked roof forms;
 - g. Arches;
 - h. Outdoor patios;
 - i. Display windows;
 - j. Architectural details such as tile work and moldings which are integrated into the building structure and design; and
 - k. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
 14. Big Box building height shall not exceed thirty-five feet (35') for a one-story building.
 15. To the greatest extent possible, mechanical appurtenances shall be located within the structure. External mechanical appurtenances such as heating and air conditioning equipment shall be screened and finished to match the colors and materials of the building.
 16. All buildings and enclosures shall be designed to be compatible with the primary structure. Compatibility shall be measured in terms of design, form, use of materials, and color.
 17. All applications for any Superstore/Big Box Development/Shopping Center development shall submit, as part of their site plan review, a complete sign package consistent with the latest edition of the SSID manual.