CITY OF RENO
Planning Commission
September 5, 2012
Staff Report

Agenda # VI-7

Ward # 3

CASE NO.: TXT13-00004 (Design Standards for Large Retail Establishments Modification)

APPLICANT: City of Reno

REQUEST: This is a request to amend the Reno Municipal Code Title 18, "Annexation and Land Development", Chapter 18.12, "General Development and Design Standards," Section 18.12.306, entitled "Design Standards for Large Retail Establishments," to eliminate the requirements for reoccupation of vacant large retail establishment structures, together with other matters properly relating thereto.

LOCATION: This ordinance applies Citywide, including the sphere of influence.

PROPOSED MOTION: Based upon compliance with the applicable considerations, I move to recommend that City Council approve the text amendment by ordinance.

BACKGROUND:

In August of 2009, City Council directed the staff to simplify the Land Use code. Section 18.12.306 "Design Standards for Large Retail Establishments," currently is a barrier to the reoccupation of vacant large retail establishment structures.

ANALYSIS:

This ordinance includes an amendment to Section 18.12.306, "Design Standards for Large Retail Establishments," specifically deleting the text in Section 18.12.306(b)(1)(c) and Section 18.12.306(f). The text in the identified section refers to the reoccupation of structures that were formerly used as large retail establishments. As it is stated now, a "major" Special Use Permit is required for the reoccupation of an abandoned or vacant large retail establishment facility that does not meet the design standards set forth in Section 18.12.306. The Section is currently creating a barrier to the reoccupation of vacant large retail establishments, due to the improvements that must be made to the site. The intent of this amendment is to encourage the reoccupation of vacant large retail establishments by eliminating the requirements necessary for reoccupation.

The amendments are located on pages 1 and 2 of the attached ordinance (Exhibit A).

LEGAL REQUIREMENTS:

RMC 18.06.302 Amendments to Text of Title 18

FINDINGS:

Amendments to Text of Title 18: In order to adopt an amendment to the text of Title 18, the Planning Commission and City Council shall find the following:

(1) Text amendments shall be in substantial conformance with the statement of purpose and intent of this Title 18, as set forth in Section 18.02.103.

(2) Text amendments shall be in substantial conformance with the Master Plan.

Staff: Lauren Barrera, Planning Intern

EXHIBIT A

EXPLANATION: Matter underlined is new; matter in brackets [ ] is material to be omitted.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE RENO MUNICIPAL CODE TITLE 18, "ANNEXATION AND LAND DEVELOPMENT", CHAPTER 18.12, "GENERAL DEVELOPMENT AND DESIGN STANDARDS," SECTION 18.12.306, ENTITLED "DESIGN STANDARDS FOR LARGE RETAIL ESTABLISHMENTS," TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.12 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.12.306, the same to read as follows:

Section 18.12.306. Design Standards for Large Retail Establishments.

(a) Purpose. Large retail establishments depend on high visibility from major public streets, a large physical scale, and a high volume of use by many residents and visitors. As a consequence, design of large retail establishments determines much of the character, function, and image of this community and its streetscapes and commercial areas. The purpose of this section is to encourage large retail establishments and commercial center developments containing large retail establishments, to contribute to Reno as a unique place and to physically integrate with the community in a positive way. The standards of this section supplement existing basic standards for development found elsewhere in this chapter. These large scale retail establishment design standards promote a basic level of architectural variety and interest, a compatible appearance and scale, pedestrian and parking lot access, orientation of buildings and entrances in relation to surrounding streets, and mitigation of negative impacts from development of large retail establishments.

(b) Applicability and Exemptions.

(1) The standards of this Section 18.12.306 shall apply to the following:

a. New construction of a large retail establishment;

b. Expansion of or addition to an existing building that creates a large retail establishment; or

[~~c. Reoccupation of a structure formerly used as a large retail establishment, which use had been discontinued or abandoned for a period of more than six months.~~]

(c) Relationship to Other Standards. The provisions of this section shall apply in addition to the generally applicable development and design standards found elsewhere in this chapter and title. Where there is a conflict with generally applicable standards in this chapter or title, the more specific standards of this section shall apply. Where there is a conflict with standards stated in an overlay zoning district, such as one of the regional center overlay zone districts found in Section

18.08.405, the standards for large retail establishments stated in this section shall apply and control unless otherwise expressly stated.

(d) Minimum Land Use Mix Required. All new large retail establishments shall be located in a commercial center that includes more than four (4) commercial sales and service uses. Such commercial center shall be planned, developed, and owned or managed as a single unit and shall provide off-street parking on the property.

(e) Adaptability for Reuse and Prohibition of Restrictive Lease Agreements. This subsection's standards are intended to mitigate some of the adverse community effects when large retail establishments vacate their buildings and commercial centers. Many national retailers often abandon older outlets for new formats in new locations, rather than reuse and redevelop existing buildings and centers. Vacant, large-format buildings tend to remain empty for many years, causing blight and eroding nearby property values. Retailers often hang on to these empty buildings or, in the case of leased sites, continue to pay rent, in order to prevent their competitors from occupying the locations. Accordingly, these standards require new large retail establishment structures to be built with adaptable interior configurations for future reuse by multiple, smaller tenants, and to prevent large retailers from blocking competition after vacating a building through restrictive lease terms or covenants.

(1) The design of all buildings housing a large retail establishment shall include specific elements for adaptation for future multi-tenant reuse. Such elements may include but are not limited to compartmentalized construction, including plumbing, electrical service, heating, ventilation, and air conditioning. The building design shall also allow for:

a. The interior subdivision of the structure into separate tenancies;

b. Facades that readily adapt to multiple entrances and adapt to entrances on all but one side of the building;

c. Parking lot schemes that are shared by establishments or are linked by safe and functional pedestrian connections;

d. Landscaping schemes that compliment the multiple entrance design; and

e. Other elements of design that facilitate the multi-tenant reuse of the building.

(2) All development applications subject to this subsection (e) shall include a renewal plan that evidences specific compliance with this subsection's adaptability for reuse standards, and otherwise evidences the feasibility of the building's rehabilitation or redevelopment in the event of closure or relocation by the original occupant.

(3) When a commercial center development includes a large retail establishment, a landlord shall not enter into a lease agreement or other contract that prevents the landlord from marketing and renting to future lessees after a large retail establishment has vacated the development. After a large retail establishment vacates a commercial center, the landlord shall be free to market to any person or company allowed by City of Reno codes.

[~~(f) Reoccupation Upon Abandonment or Discontinuance of Use.~~

~~(1) Where the applicant proposes to reoccupy a building formerly used as a large retail establishment as provided in Subsection (b)(1)c. or expand an existing building to create a large retail establishment as provided in Subsection (b)(1)b., if the building or associated site does not meet the standards of this ordinance, the use may be established only upon approval of a "major" Special Use Permit. Such approval shall be granted only upon a finding that all of the criteria for Special Use Permits as set forth in Section~~

~~18.06.405, have been met and that additionally the improvements to the large retail establishment and associated site bring the subject building and site into closer conformity with the standards set forth in this ordinance and contribute positively to the public health, safety, and welfare by relieving the community of adverse impacts associated with a vacant or underutilized property.~~]

(g) Building Design and Architecture. All development subject to this Section shall comply with the following standards:

(1) Facade Articulation and Features.

a. Intent. Facade articulations and detailed elements should be employed to reduce the apparent bulk, industrial look, and uniform appearances of large buildings, provide visual interest and variety, and respect and reinforce the human scale.

b. Minimum wall articulation.

1. Any building wall greater than one hundred (100) feet in length, measured horizontally, that faces a street or connecting pedestrian walkway shall include at least three (3) of the following features within each successive thirty (30) foot section or part thereof:

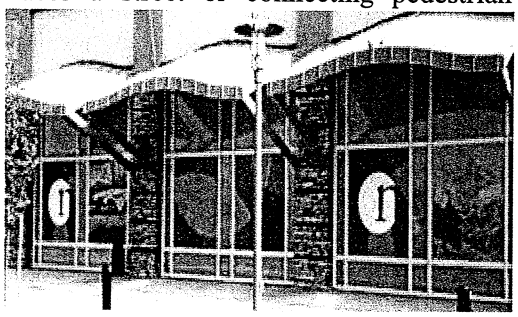


Figure 18.12-11.1: Any building wall greater than 100 feet in length shall include changes in wall plane, changes in texture, windows, trellises with vines, changes in color, or an equivalent element that subdivides the wall into human-scale proportions

i. Change in wall plane, such as projections or recesses, having a depth of at least three (3) percent of the length of the facade and extending at least twenty (20) percent of the length of the facade;

ii. Change in texture or masonry pattern;

iii. Change in color;

iv. Windows;

v. Trellises with vines; or

vi. An equivalent element that subdivides the wall into human scale proportions.

See Figures 18.12-11.1 and 18.12-11.2.

2. Ground floor building facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along at least sixty (60) percent of their horizontal length. See Figure 18.12-11.3.

3. All sides of the building shall include articulation, materials, and design characteristics consistent with those on the primary front facade in terms of quality and detail, unless the public's view of a rear or side building elevation from a public street or from an adjacent residentially zoned property is blocked by intervening buildings, topography, or other similar feature. See Figure 18.12-11.4.

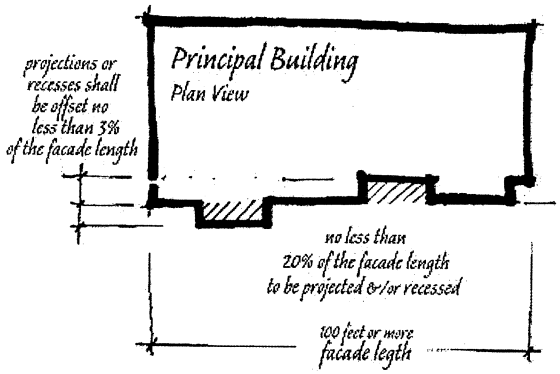


Figure 18.12-11.2: An effective way to articulate the facade of a large retail building is to include a change in wall plane, such as projections or recesses, having a depth of at least three (3) percent of the length of the facade and extending at least twenty (20) percent of the length of the facade.

4. If actual doors and windows are not feasible on side or rear walls that face walkways because of the nature of the use of the building facade, then such walls shall include false windows, either glazing or pattern, and defined by frames, sills, and lintels, or similarly-proportioned modulations of the wall.

(2) Transparency.

a. Intent. The use of transparent building materials (e.g., glass) is intended to provide a pedestrian-friendly environment at the ground floor level, and to enhance pedestrian safety wherever possible by allowing visibility of parking areas and on-site walkways from building interiors.

b. Minimum transparency requirements. All buildings subject to this Section shall comply with the following minimum transparency standards:

1. A minimum of sixty (60) percent of any ground floor facade between

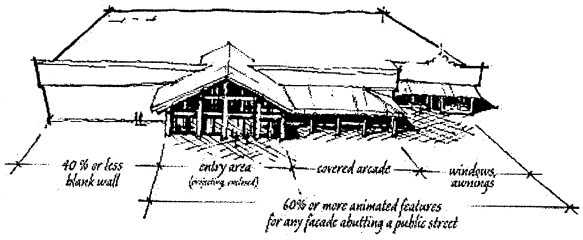


Figure 18.12-11.3: Ground floor facades facing public streets must be articulated to provide pedestrian interest, including provision of arcades, display windows, awnings, entry areas, or other similar features along at least 60% of the facade's horizontal length.

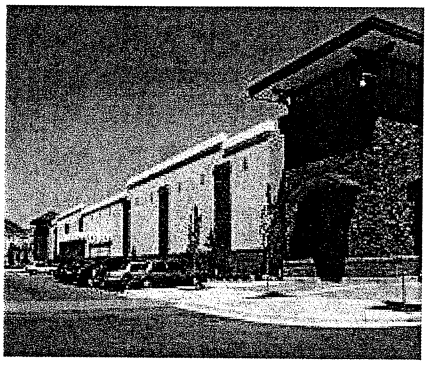


Figure 18.12-11.4: Side or rear walls that face walkways may include false windows and door openings defined by frames, sills, and lintels, or similarly proportioned modulations of the wall.

two (2) feet and ten (10) feet above grade fronting on a public street or containing a principal customer entrance shall be comprised of windows for window shopping, with views into interior areas for merchandise display, shopping, and/or other customer services. A minimum of twenty-five (25) percent of ground floor facades that face parking lots shall also be comprised of windows.

2. If actual doors and windows are not feasible on side or rear walls that face walkways because of the nature of the use of the building facade, such walls shall include false windows, either glazing or pattern, and defined by frames, sills, and lintels, or similarly-proportioned modulations of the wall. See Figure 18.12-11.4.

c. Small retail stores located inside or attached to large retail establishments. When a building containing a large retail establishment also contains separately owned commercial establishments with separate customer entrances that occupy less than twenty-five thousand (25,000) square feet of gross floor area, the following minimum transparency standards shall apply instead of the general standards in subsection (2)b. above:

1. The street level facade of stores shall be transparent between the height of three (3) feet and eight (8) feet above walkway grade for no less than sixty (60) percent of the horizontal length of the building facade.

(3) Roof Form and Articulation.

a. Intent. To pronounce and vary roof lines and heights to present a distinctive profile, add interest to and reduce the massive scale of large buildings, and complement the character of adjoining neighborhoods.

b. Screening of roof-top equipment. The building parapet shall be the primary means of screening roof-top equipment. All roof-top equipment shall be screened according to Section 18.12.1208.

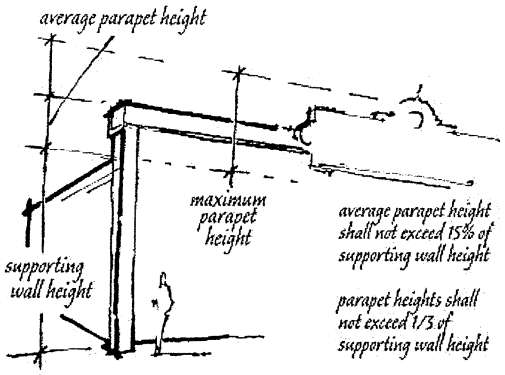


Figure 18.12-11.5: Parapet design for concealing flat roofs and roof-top equipment.

c. Roof design and treatment. Roofs shall have no less than two (2) of the following features:

1. Three (3) or more roof slope planes.

2. Parapets concealing flat roofs and roof-top equipment such as HVAC units from public view. The average height of such parapets shall not exceed fifteen (15) percent of the height of the supporting wall and such parapets shall not at any point exceed one-third (1/3) of the height of the supporting wall. Such parapets shall feature three dimensional cornice treatment (See Figure 18.12-11.5);

3. Overhanging eaves, extending no less than three (3) feet past the supporting walls; or

4. Sloping roofs that do not exceed the average height of the supporting

walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run and less than or equal to one (1) foot of vertical rise for every one (1) foot of horizontal run.

d. Consistent roof treatment. Consistent roof treatment shall be provided on all sides of the building.

e. Visible back sides finished. The back sides of all cornices, parapets, and rooflines that are visible from an adjacent residential zone district or from a public street shall be finished.

(4) Customer Entrances.

a. Intent. To emphasize major entrances into buildings, to ensure that entryway design provides orientation and an attractive appearance to the building, to provide multiple entrances to reduce walking distances, facilitate pedestrian access, and to improve the relationship of the large retail establishments to the surrounding community.

b. Number of entrances required.

1. Buildings containing large retail establishments with one hundred thousand (100,000) square feet of gross floor area or more shall feature customer entrances on at least two (2) sides of the building. The two required sides shall be those planned to have the highest level of public pedestrian activity.

2. When additional commercial establishments under separate ownership are located in the same primary building as a large retail establishment, each such establishment shall have an exterior customer entrance that complies with the visually prominent entrance requirement below, except that such entrance shall include a minimum of two (2) visual prominence features listed in subsection (4)d. below. Restaurants containing less than two thousand (2,000) square feet of gross floor area are excluded from this requirement for an exterior customer entrance, except that if such an entrance is provided, the entrance shall comply with the visually prominent entrance requirements below.

c. Orientation. The primary entrance to a large retail establishment shall face the primary street adjacent to the site. The primary street will typically be the street with the highest level of vehicular and pedestrian activity.

d. Visual prominence. In order to provide clearly defined and highly visible entrances, all building and store fronts subject to subsection (f)(4)'s building design and architecture standards shall have customer entrances featuring no less than three (3) of the following (See Figure 18.12-11.6):

1. Canopies, arcades or porticos that, while satisfying weather protection requirements of subsection (4) f, also lend visual prominence to the entrance;
2. Overhangs, recesses or projections;
3. Raised corniced parapets over the door;
4. Peaked roof forms;
5. Tower features integrated with the building design that extend above the building roof line;
6. Arches;
7. Outdoor patios;
8. Display windows;
9. Integral planters or wing walls;
10. Entrance atriums with visual connections to outside.

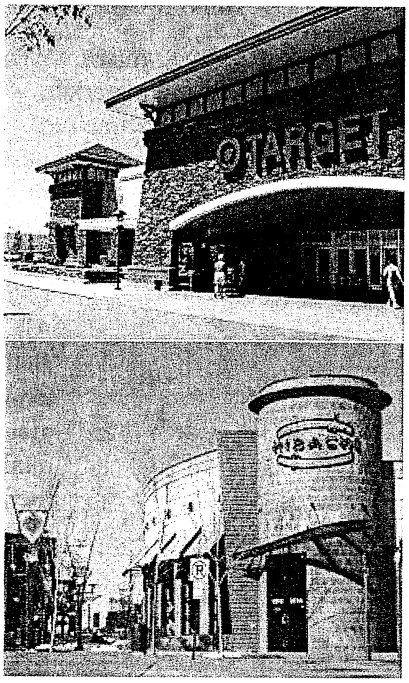


Figure 18.12-11.6: Buildings shall have clearly-defined, highly-visible customer entrances.

e. Transparency and light. The principal customer entrance to any building shall feature at least two elements from the following:

1. Clerestory windows;
2. Windows flanking main entrance door;
3. Large entrance door(s)--Transparent, and double hung;
4. Ornamental light fixtures.

f. Weather protection. Canopies, arcades, or similar permanent sheltering roof structures shall provide weather protection along facades of buildings to pedestrians at customer entrances, taxi and drop off zones, valet parking, and bicycle parking. Weather protection means, for purposes of this provision, a permanent shelter or covering of sufficient length and width to provide protection to pedestrians from sun, wind, rain, or snow.

(5) Building Materials and Colors.

a. Intent. To specify building materials that are durable, attractive, and have low maintenance requirements; and reduce the use of bright, intense colors.

b. Building materials.

1. All primary buildings shall be constructed or clad with materials that are durable and of a quality that will retain their appearance over time, including, but not limited to, natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality prestressed concrete systems; Exterior Installation Finish Systems (EIFS); or glass. See Figure 18.12-11.7.

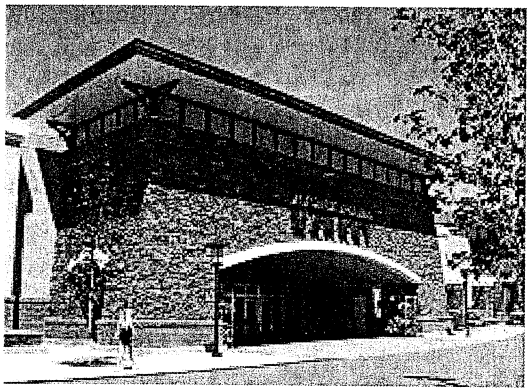


Figure 18.12-11.7: All primary buildings shall be constructed or clad with materials that are durable and of a quality that will retain their appearance over time.

2. The following exterior building materials are prohibited:

i. Vinyl siding;

ii. Field-painted or pre-finished standard corrugated metal siding; or

iii. Smooth-faced gray concrete block, painted or stained concrete block, tilt-up concrete panels. These materials may be used as main framing materials with an exterior treatment or finish that replicates materials specified in subsection 1 above.

3. Exterior building material shall be continued down to within nine (9) inches of finished grade on any elevation.

c. Building color.

1. Color schemes shall aesthetically integrate building elements together, relate separate (free-standing) buildings within the same commercial center development to each other, and shall be used to enhance the architectural form of a building.

2. All building projections, including, but not limited to, chimneys, flues, vents, and gutters, shall match or complement in color the permanent color of the surface from which they project.

3. Intense, bright, black, or fluorescent colors shall be used sparingly and only as accents; such colors shall not be used as the predominant color on any wall or roof of any building. Permitted signs shall be excluded from this standard.

4. Building trim and accent areas may feature brighter colors, including

primary colors; however, neon tubing shall only be an acceptable trim near customer entrances.

(6) Architectural Unity.

a. Intent. To provide a unified, coherent, and aesthetically pleasing design and theme within a commercial center that contains multiple buildings.

b. Architectural unity required. All buildings within the same commercial center shall be architecturally unified. Architectural unity means that buildings shall be related and compatible in style, color scheme, and quality and type of exterior building materials.

(h) Site Design and Relationship to Surrounding Community.

(1) Location and Design of Parking Lots.

a. Intent. Large parking areas should be divided into smaller lots and distributed around buildings in order to provide safe and convenient access, shorten the distance between primary buildings and public streets, and break up the massive scale of large paved surfaces. If buildings containing large retail establishments are located closer to streets, then the scale is reduced, pedestrian traffic is encouraged, and architectural details of the building take on added importance.

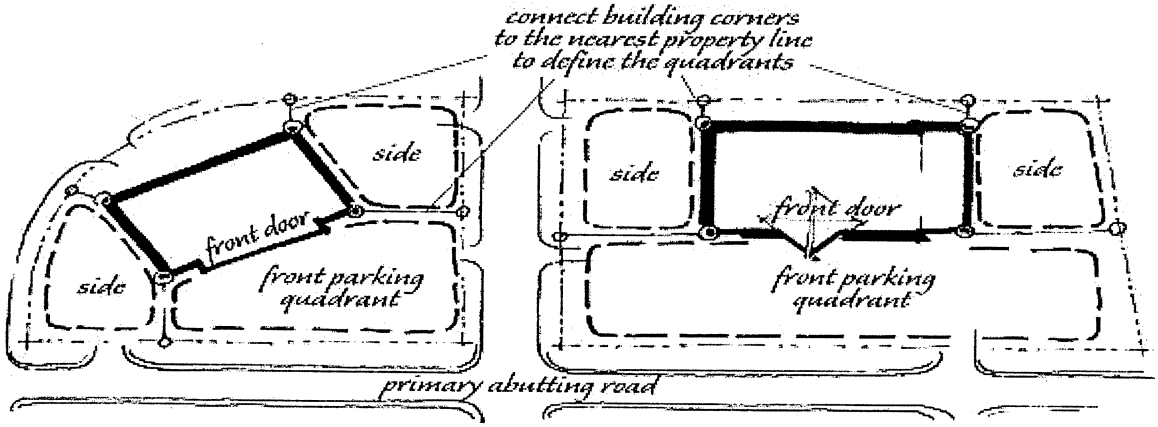
b. Defining the "front parking quadrant" for large retail establishments.

1. These regulations encourage limiting the number of surface off-street parking spaces located between the front door of a large retail establishment and the primary, abutting street. This is achieved by controlling the amount of parking located within a building's "Front Parking Quadrant." The applicant must designate the "Front Parking Quadrant" on all proposed development and site plans.

2. The "Front Parking Quadrant" is defined by connecting each of the four corners of the building containing a large retail establishment to the closest property line. This exercise will create four quadrants. The one quadrant located between the building's front door and the primary abutting street is the "Front Parking Quadrant." See Figure 18.12-11.8 below.

3. Parking spaces in the Front Parking Quadrant shall be counted to include all parking spaces falling within the boundaries of the Front Parking Quadrant, including all partial parking spaces if the part inside the Front Parking Quadrant boundary lines constitutes more than one-half (1/2) of such parking space.

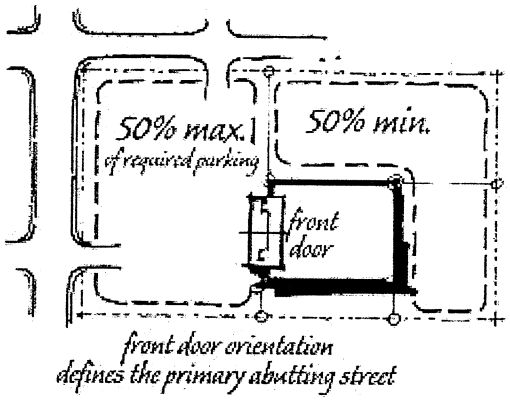
Figure 18.12-11.8: "Front Parking Quadrant"



c. Location of parking.

In order to reduce the scale of the paved surfaces and to shorten the walking distance between parked cars and a building containing a large retail establishment, the Front Parking Quadrant shall contain no more than fifty (50) percent of the off-street surface parking spaces provided for all uses located in the building containing a large retail establishment. See Figures 18.12-11.9 and 18.12-11.10. Note that in instances when the building housing a large retail establishment is sited on a side or rear setback line, it may be impossible to site any off-street parking spaces in the "quadrant" adjoining the side or rear setback line.

Figure 18.12-11.9: Location of Parking



d. Parking blocks required. In order to reduce the scale of parking areas, all surface parking areas shall be broken up into smaller parking blocks containing no more than forty (40) spaces:

1. Parking blocks shall be separated from each other by a minimum five (5) foot wide landscaping strip, access drives or public streets, pedestrian walkways, or buildings.

EXHIBIT A

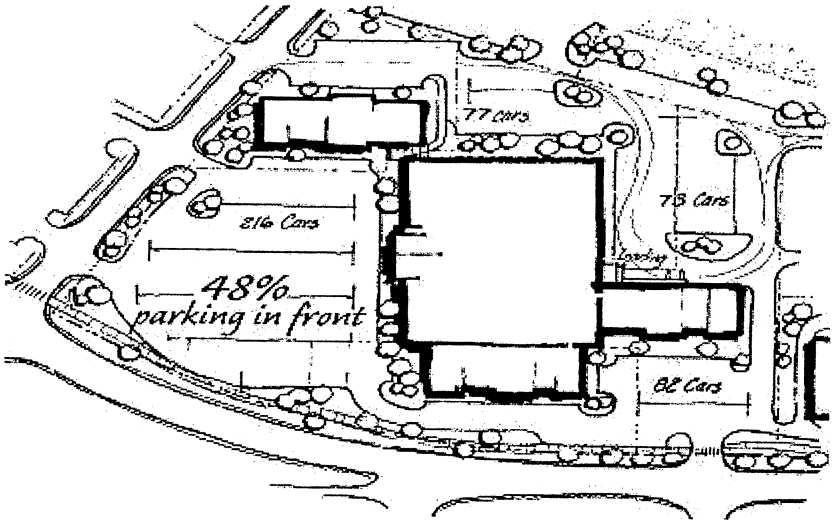
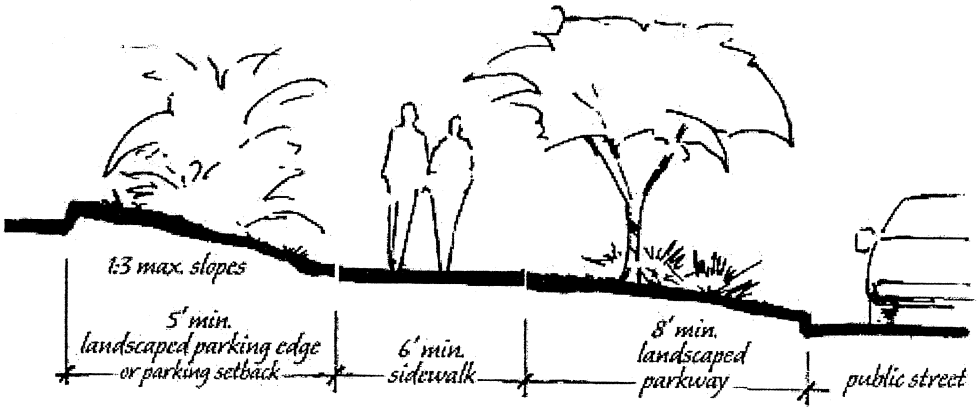


Figure 18.12-11.10: The intent is to break up massive scale of large paved surfaces into smaller lots, distribute them around large retail buildings, and still provide safe and convenient access.

Figure 18.12-11.11: Public Sidewalks



2. Each parking block shall have consistent design angles for all parking within the block.

3. Parking blocks shall be oriented to buildings to allow pedestrian movement down and not across rows (typically with parking drive aisles perpendicular to customer entrances).

(2) Pedestrian Connections (Pedestrian Access and Circulation). Applicants shall submit a detailed pedestrian circulation plan with all development applications that shows compliance with the following standards:

a. Public sidewalks. Sidewalks at least six (6) feet wide shall be provided along all sides of the parcel or lot that abut a public street. The sidewalk shall be separated from the street curb by a landscaped parkway at least eight (8) feet wide; or the required front yard setback, whichever is greater. The parkway landscaping shall be in addition to the landscaping required around the perimeter of the parking lot (see Section 18.12.1205(e)). See Section 18.12.1205 for applicable street tree requirements. See Figure 18.12-11.11.

b. Required pedestrian connections. An on-site system of pedestrian walkways shall be designed to provide direct access and connection to and between the following (See Figure 18.12-11.12):

1. The primary entrance or entrances to each building in a commercial center development, including free-standing (pad) buildings;

2. Any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the commercial

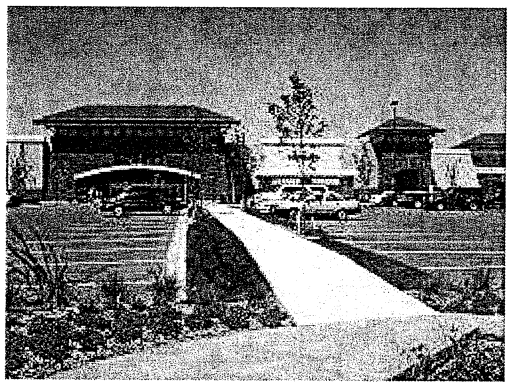


Figure 18.12-11.12: On-site pedestrian walkways shall connect each primary entrance of a commercial building to the adjacent parking blocks, structures, or site amenities.

center development;

3. Any public sidewalk system along the perimeter streets adjacent to the commercial center development;

4. Where practicable and appropriate, adjacent land uses and developments; and

5. Where practicable and appropriate, any adjacent public park, greenway, or other public or civic use including but not limited to schools, places of worship, public recreational facilities, or government offices.

c. Pedestrian connections from primary entrances to parking areas and site amenities. In addition to the connections required above, on-site pedestrian walkways shall connect each primary entrance of a commercial building to a pedestrian network serving (See Figure 18.12-11.13):

1. All parking blocks, parking areas, or parking structures that serve such primary building; and

2. Site amenities or gathering places provided pursuant to Section 18.12.306(g)(3).

Figure 18.12-11.13: A clear, on-site system of pedestrian walkways shall be provided.

d. Pedestrian connection to perimeter public sidewalks. Connections between the on-site (internal) pedestrian walkway network and any public sidewalk system located along adjacent perimeter streets shall be provided at regular intervals along the perimeter street as appropriate to provide easy access from the public sidewalk to the interior walkway network. At a minimum, "regular interval" shall mean mid-block or one connection for every four hundred (400) feet of perimeter public sidewalk length, whichever distance is shorter. See Figure 18.12-11.14.

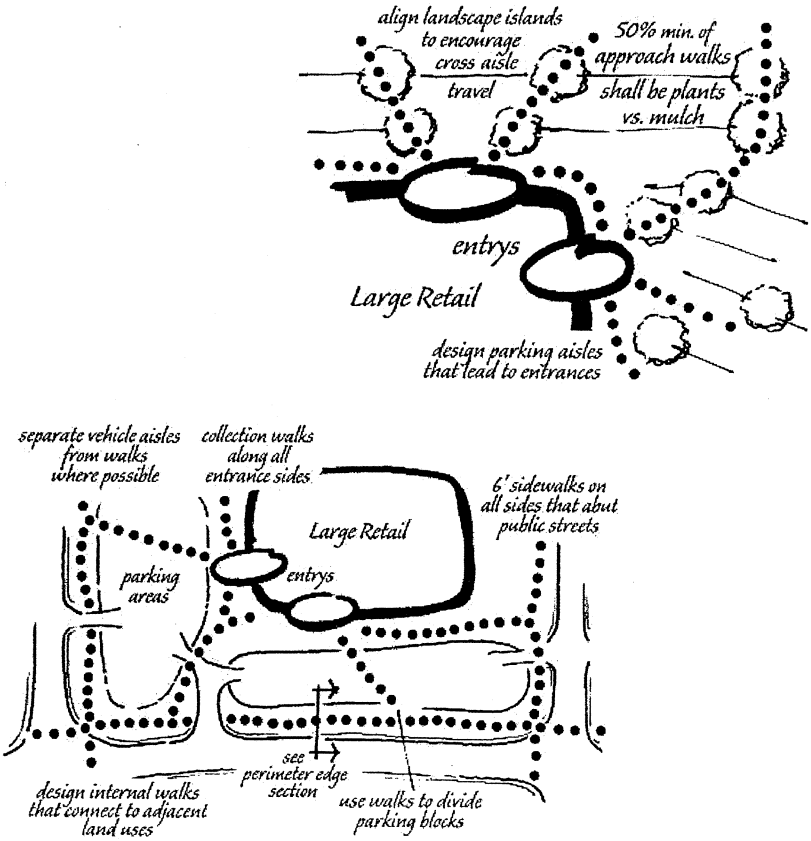
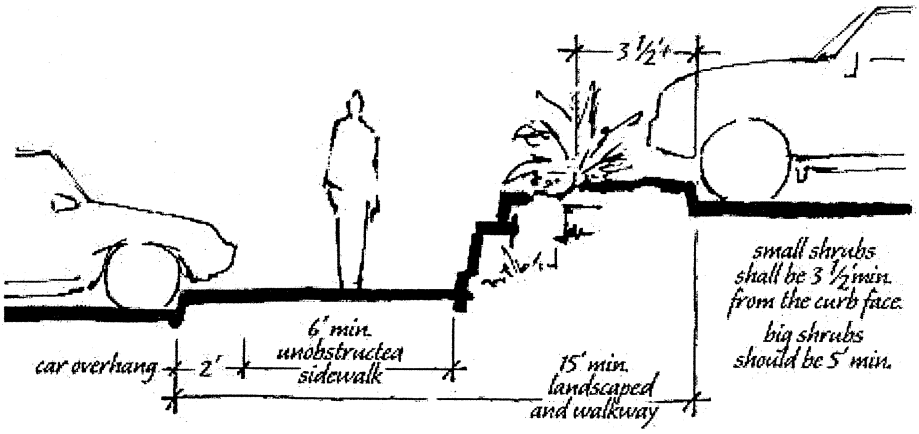


Figure 18.12-11.14: Continuous Pedestrian Walkways Shall Provide Internal and External Connections, and Shall Provide Safe, Dedicated Pedestrian Travel Ways Separate From Vehicle Traffic

e. Walkways along primary buildings. Continuous pedestrian walkways shall be provided along the full length of a primary building along any facade featuring a customer entrance and along any facade abutting customer parking areas. Such walkways shall be located at least six (6) feet from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade. As an alternative to the six-foot planting bed, tree grates with decorative paving may be utilized along fifty (50) percent of the facade. For all options, a minimum eight (8) foot unobstructed pathway shall be maintained on the pedestrian walkway.

f. Minimum walkway width. All site walkways connecting parking areas to buildings shall have a minimum, unobstructed width of six (6) feet. In addition, planting areas, including trees, shrubs, benches, flower beds, ground cover, and other such materials, shall be installed along no less than fifty (50) percent of the entire length of the walkway. Where landscaping is provided along the walkway, the combined minimum width of the walkway plus the landscape area shall be fifteen (15) feet to accommodate car overhangs. See Figure 18.12-11.15.

Figure 18.12-11.15: Internal Walkways



g. Walkway materials.

1. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored and tinted concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. At each point that the on-site pedestrian walkway system crosses a parking lot or internal street or driveway, the walkway or crosswalk shall be clearly marked through the use of a change in paving materials distinguished by their color, texture, or height. Surface striping with paint shall not be considered "a change in paving materials."

2. The total surface area of all on-site pedestrian walkways that incorporate quality paving materials such as pavers, bricks, or scored and tinted concrete may be credited toward the minimum twenty-five (25) percent hardscape limit for on-site landscaping stated in Section 18.12.1205 of this title.

(3) Site Amenities.

a. Intent. Site amenities and pedestrian-scale features (e.g., outdoor plazas, street furniture, playgrounds, statuary, sidewalk cafes) in commercial center developments offer attractive spaces for customer and visitor interaction and create an inviting image for both customers and employees. Site amenities and gathering places can vary widely in size, type, and location. The use of site amenities can provide pedestrian spaces at the entry to buildings, can break up expanses of parking, enhance the overall development quality, and contribute to the character of an area. Buildings, trees, walls, topography, and other site features within a commercial center that includes a large retail establishment should be oriented and arranged to enclose such gathering places and lend a human scale.

b. Standards for site amenities.

1. Minimum area devoted to site amenities. All development subject to this Section's design standards shall provide a minimum of ten (10) square feet of site amenities, open areas, and public gathering places for each ten (10) parking spaces provided.

2. Allowed site amenities. Site amenities shall consist of at least two (2) of the following:

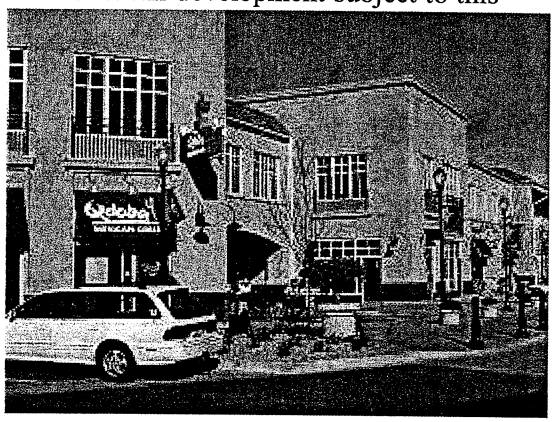


Figure 18.12-11.16: This illustration of a plaza within a commercial development provides a public gathering and a significant site amenity.

   i. Patio or plaza with seating area (See Figure 18.12-11.16);

   ii. Mini-parks, squares, or greens;

   iii. Bus stops in coordination with the regional transit agency;

   iv. Customer walkways or pass-throughs containing window displays;

   v. Water feature;

   vi. Clock tower; and/or

   vii. Public art;

   viii. Any other similar, deliberately-shaped area and/or focal feature that, in the city's judgment, adequately enhances such development and serves as a gathering place.

3. Aggregation allowed. In commercial center developments containing more than one building, the required area may be aggregated into one larger space, provided such space is within easy walking distance of the large retail establishment and other major tenants in the center.

4. Design requirements. All site amenities within a commercial development shall be an integral part of the overall design and within easy walking distance of major buildings, major tenants, and any transit stops.

   i. Any such amenity/area shall have direct access to the public sidewalk network.

   ii. The amenity/area shall be constructed of materials that are similar in quality to the principal materials of the primary buildings and landscape.

(4) Side and rear setbacks/screening.

a. Intent. The setback and screening standards are intended to mitigate the potential

adverse noise, light/glare, and visual impacts associated with large retail establishments and other large scale commercial development.

b. Minimum setback and screening standards. The minimum rear or side yard setback for any building containing a large scale retail establishment shall be thirty-five (35) feet from the nearest property line. Where such building facade also faces an abutting residentially zoned property, either a six (6) foot high decorative masonry wall or an earthen berm no less than six (6) feet high shall be provided, in addition to a twenty (20) foot wide landscape buffer containing at a minimum evergreen trees planted at intervals of twenty (20) feet on center or in clusters.

(Ord. No. 5895, § 2, 12-4-06; Ord. No. 6000, § 15, 1-30-08)

SECTION 2: Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, that decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part declared to be unconstitutional or invalid.

SECTION 3. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 4. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this ___ day of _____, ___, by the following vote of the Council:

AYES:_____

NAYS:_____

ABSTAIN:_____ABSENT:_____

APPROVED this _____ day of _____, ___.

_____
MAYOR OF THE CITY OF RENO

ATTEST:

_____
CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE:

EXHIBIT A

TXT13-00004 (Design Standards for LRE Modifications).doc