

ARTICLE XXXVI

Big Box Development Review / Large Format Design Guidelines

Section 36.01 Purpose / Intent

The purpose of this Article is to promote public health, safety and welfare through the regulation of Big Box development. It is the intent of this Article to regulate businesses, as defined herein, in such a manner as to encourage development that contributes to the City of Greenville as a unique place and reflects the community's physical character while ensuring these developments will not negatively impact their surroundings.

Section 36.02 Definitions

Big Box / Large Format developments shall include any building with a roof area of 50,000 square feet or more. This includes new or expanded structures. A development plan must be submitted to and approved by the Planning & Zoning Commission.

Section 36.03 Architectural Character

- A. There shall be no uninterrupted facade in excess of 100'. Interruptions may include recesses, projections, or height differences.
- B. Roof line variations are encouraged to reduce the massiveness of the building scale.
- C. Clearly defined, highly visible customer entrances with distinguishing features, such as canopies, are encouraged.
- D. Facade colors of "low reflectance, subtle, neutral or earth tone colors are preferred. There shall be no use of high intensity or metallic colors or neon tubing as an accent material.
- E. All facades visible from adjoining properties and/or public streets shall contribute to the pleasing scale of features of the building and encourage community integration by featuring characteristics similar to the front facade.
- F. All sides of the principal building that directly face abutting public streets are encouraged to include one public entrance.
- G. Loading docks, trash collection and other outdoor storage and activity areas must be considered in the overall design of the building so as to confine visual and acoustical impacts. No delivery, loading, trash removal or similar operations are permitted between the hours of 10:00 p.m. and 7:00 a.m., except where special design standards are implemented to reduce noise impacts.

Section 36.04 Landscaping

In addition to those requirements for the General Business District, the following requirements will apply to Big Box / Large Format Developments. Landscaping shall be installed at the base of all building elevations where a principal entrance is located in the following manner:

- A. Landscaped areas may be established along the foundation or as planting islands. Planting islands shall be installed within twenty (20) feet of the building wall.

- B. A minimum of 1.5 square feet of landscape area shall be established for every linear foot of building frontage where landscaping is required.
- C. A minimum of one (1) canopy tree and three (3) shrubs shall be installed for every 100 square feet of required landscape area.
- D. A landscaped buffer zone of no less than 20 feet in width, shall be planted between the facility and pavement and all adjacent public streets.
- E. Street trees are required as outlined in the current tree ordinance.

Section 36.05 Parking

Large expanses of unsightly asphalt do not promote human scale and may have a negative impact on the street scape. Therefore, the distribution of parking around, not solely in front of big box/large format development is required.

- A. No more than 50% of the off-street parking area for the entire property shall be located between the front facade of the principle building and the primary abutting street.
- B. The breaking up of parking areas into modules separated by landscaping and other features is encouraged and desired.

Section 36.06 Pedestrian and Auto Traffic

Safety of the citizens is the primary concern of the City. Pedestrian friendly and other designs utilizing alternate means of transportation are encouraged and preferred. Therefore the following pedestrian and auto traffic guidelines shall be enforced.

- A. Internal interconnecting drives between developments to alleviate high traffic on main thoroughfares is required. If there is no development adjacent, dedicated easements must be shown on the recorded plat and installed in a timely manner with development.
- B. Designs which are pedestrian and bicycle friendly are desired. Bicycle racks should be incorporated into the design and located no farther than 100 feet from the main building entrance.
- C. Internal interconnecting sidewalks are encouraged for pedestrian safety.
- D. Cart corals are encouraged within parking areas. Such cart corals, if installed, shall be landscaped on three sides.

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