City of Henderson

COMMERCIAL, MIXED-USE, AND INDUSTRIAL DESIGN STANDARDS CHECKLIST

Project Name_____Case#_____

APPLICABILITY

These standards apply to all commercial and mixed-use structures in all districts, and to industrial structures in the IL and IP districts, unless otherwise provided by the Development Code.

SITE DESIGN AND BUILDING ORIENTATION		
	BUILDING ORGANIZATION	
	Developments comprised of multiple buildings and/or totaling 100,000 square feet or more are organized to create pedestrian-friendly spaces and streetscapes.	
	The building wall is placed at the back of the sidewalk edge (or "built to" the sidewalk or required landscape buffer).	☐
	Building walls are used to frame and enclose:	
	The corners of street intersections or entry points into the development.	☐
	A "main street" pedestrian or vehicle access corridor within the site.	☐
	A parkway street or frontage road that parallels the corridor.	☐
	A linear park or trail corridor that parallels the corridor.	☐
	Parking areas, public spaces, or other site amenities on at least three sides; or	☐
	A plaza, pocket park, square, or other outdoor gathering space for pedestrians between buildings or within the build-to zone.	☐
	ACCESS	
	The development is configured to consolidate and minimize the number of new access points on arterial streets.	☐
	Access drives or onsite streets are not configured to align with access drives servicing adjacent residential developments unless physical or environmental constraints require it.	☐
	All commercial driveway entries are a minimum of 32 feet in width.	☐
	ORIENTATION	
	All buildings are oriented so that the front façade faces an adjacent street.	☐
	In cases where the long axis of a building is perpendicular to the primary street, the portion of the structure facing the primary street is configured with at least one operable entrance and one or more transparent windows.	☐
	Developments are encouraged to situate buildings at the street frontage, locating parking to the side and rear of buildings to avoid views of large, paved parking areas from public rights-of-way.	☐
	LOADING AND SERVICE AREAS	
	Loading and service areas are placed to the sides or rear of the building, or are integrated within the building's architecture as a means of minimizing their appearance.	☐

SITE DESIGN AND BUILDING ORIENTATION

BLOCK PATTERN	
The layout of any development site five acres in size or larger is designed to reinforce a pattern of individual blocks.	☐
Blocks are designed as an extension of the surrounding neighborhood, aligning with and connecting to adjacent streets and mirroring the scale and orientation of adjacent blocks (for residential areas of the activity center).	☐
On large sites or where block consolidation is proposed (by right-of-way abandonment), special consideration is given to pedestrian and vehicular circulation patterns and access to surrounding neighborhoods.	☐
New development establishes a regular pattern of blocks to the extent feasible to avoid creating especially large blocks that limit pedestrian and vehicular circulation. Maximum block lengths are limited to 660 feet by 660 feet. Blocks shall be measured from street edxge to street edge, regardless of whether the street is public or private.	☐
OUTPARCEL DEVELOPMENT	
To the maximum extent practical, outparcels and their buildings are clustered in order to define street edges, entry points, and intimate spaces for gathering or seating between buildings.	☐
Spaces between buildings on outparcels provide small-scale pedestrian amenities such as plazas, seating areas, pedestrian connections, gathering spaces, or well –landscaped parking areas.	☐
BUILDING ENTRANCES	
Structures have clearly defined, highly visible architectural fronts that include at least two of the following design features: (Please indicate two design features)	
Canopies, porticos, archways, arcades, or similar overhangs above the entrance to provide visual interest and protect pedestrians.	☐
Entry recesses/projections.	☐
Raised, corniced parapets above the entrance.	☐
Gables or peaked roof forms above the entrance.	☐
Architectural details such as tile work and moldings integrated into the building structure and above or directly adjacent to the entrance.	☐
Outdoor pedestrian features such as seat walls and landscaping, or permanent landscape planters with integrated benches.	☐
RESIDENTIAL USES	
Residential uses are incorporated within a mixed-use development to be visually and/or physically integrated with nonresidential uses. This is achieved by ensuring that residential uses meet at least one of the following: (Please indicate one feature)	
Residential uses are vertically located above street-level commercial uses.	☐
Residential uses are horizontally integrated into the site development to provide a transition between the highest intensity uses within the center or development and the adjacent neighborhood.	☐
Limit the use of block walls internally that separate residential and nonresidential uses from each other.	☐
Provide a pedestrian circulation system (e.g. sidewalks, crosswalks, trails, etc.) that reduces conflict between pedestrian and vehicular movements and increases pedestrian activity between residential and nonresidential uses.	☐

BUILDING DESIGN

FOUR-SIDED ARCHITECTURE

All sides of a building that are visible from a public street, public right-of-way, or other area to which the public has legal access feature a similar level of architectural detail reflecting the front façade.	☐

FACADE STANDARDS

The following façade standards are intended to prevent large, undifferentiated wall surfaces that are easily visible from neighboring properties or the public right-of-way:

The building façade is visually divided into individual bays that are a maximum of 30 feet in width. No blank wall area or façade exceeds more than 30 feet in horizontal or vertical direction.	☐

To reduce the perceived scale of buildings, facades include two or more of the following treatments for every 30 feet of building length, as illustrated in the table that follows them (Please check treatments used):

Reveals	☐
Projections	☐
Offsets (measuring at least four feet in depth)	☐
A vertical architectural treatment (a minimum of 12 inches in width)	☐
Color, texture, or material change (including, but not limited to, brick or stone)	☐
Architectural banding	☐
Awnings	☐
Treillage with vines	☐
Decorative parapet (arched, gabled, stepped, etc) or cornice treatments	☐
Covered walkways	☐
Variations in roof forms and /or roof heights	☐
Deep-set windows with mullions or decorative glazing	☐
Ground-level arcades or upper balconies/galleries	☐
Columns or pillars	☐
Marble or tile accents	☐
Artwork or bas relief	☐
Other façade treatments as agreed to by the Community Development Director	☐

TABLE 19.7.6-4: DISTINCT BUILDING DESIGNS

Building Length (ft)	Number of Facade Treatments Required
0-30	2
31-60	4
61-90	6
90+	8

Sample façade treatments are illustrated in Figure 19.7.6-I in the Development Code.

COLOR

Color shades are used to facilitate blending into the neighborhood and unifying the development. The color shades of building materials draw from the range of color shades found in projects in the immediate area that have been approved pursuant to the City's design review procedures or that are found in the natural terrestrial environment.	☐

BUILDING DESIGN

BASE, MIDDLE, AND CAP	
Buildings with three or more stories must incorporate a base, middle, and cap described as follows:	
The base includes an entryway with transparent window and a molding or reveal placed between the first and second stories or over the second story. The molding or reveal has a depth of at least two inches and a height of at least four inches.	☐
The middle includes a minimum of 50 percent of the vertical height of the building and may include windows and/or balconies.	☐
The cap includes the area from the top floor to the roof of the building and includes a cornice or roof overhang.	☐
ROOF FORMS	
These standards apply to the full length of any roof.	
Roof lines shall be varied and designed to further minimize the bulk of a building, screen roof-mounted equipment, and enhance the building's architectural design. Variations in roof design may be achieved by use of the following methods: • Decorative parapets (a minimum of three feet in height, maximum of one-third the supporting wall height). • Overhang eaves (extending a minimum of three feet beyond the supporting wall). • Three-dimensional cornice treatments (a minimum of 12 inches high). • Three or more roof planes per façade.	☐
All roof vents, pipes, antennas, satellite dishes, other roof penetrations and equipment (except chimneys) comply with Section 19.7.5.H.2(a), *Roof-Mounted Mechanical Equipment.*	☐
Green roofs, which use vegetation to improve stormwater quality and reduce runoff, are permitted as an alternative to the roof forms described in this subsection.	☐
UNIFIED DESIGN	
If a building or center has a primary theme, that theme is used around the entire building. This can include, but is not limited to, the use of tile accents, stucco designs, awnings, cornice treatments, stepped parapets, treillage with vines, textured materials such as stone or brick, planters, or colored panels.	☐
Within a multi-building/structure development (including freestanding outparcel structures), the architectural design is organized around a consistent architectural theme in terms of the character, materials, texture, color, and scale of buildings and structures. Themed restaurants, retail chains, and other franchise-style structures have adjusted their standard architectural model to be consistent with the development's architectural character.	☐
MATERIALS	
Building materials are either similar to the materials already being used in the neighborhood or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color, and texture are utilized to ensure that enough similarity exists for the building to be compatible despite the differences in materials.	☐
Metal and aluminum siding, plywood siding, plastic tile, color integral or painted precision architectural concrete block, painted split-face block, painted slumpstone building walls, and pre-engineered metal buildings are prohibited unless approved by the Community Development Director.	☐
RESPONSE TO CLIMATE	
The proposed development provides shaded walkways, as defined in this Code, along at least 50 percent of all building facades adjacent to or facing streets, usable common open space, or parking areas.	☐
On sites of 15 acres or more and containing multiple buildings, shaded walkways constitute a minimum of 30 percent of the sidewalks.	☐
Buildings are oriented to minimize direct solar exposure on the primary building facade and areas of high pedestrian activity.	
If subject to design review, the City will specifically review and approve the color, material and configuration of all overhead weather protection and the material and configuration of all pedestrian walkways as part of the design review decision.	☐

BUILDING ELEMENTS

DOWNSPOUTS AND OVERFLOWS

All downspouts and overflow drains are incorporated into exterior building walls or architectural projections and are not visible on the exterior of the building.	☐

VISION PANELS

Vision panels are designed to allow outside surveillance prior to the exit of any person from the service exit of a building. Except for docks or cargo entrances designed for large cargo distribution, vision panels are constructed to allow a person to view the exterior area prior to leaving the protection of the interior space. Vision panels shall not allow a person to view the interior of the building from the exterior. Vision panels shall comply with the following standards:

Location

The vision panel (glass portion of the door) is center-mounted and placed no more than 63 inches from the bottom of the door.	☐
Variations on this size may be permitted as long as a person cannot insert an arm in the event the glass is removed.	☐

Size

Solid metal, wood, or composite material doorways in commercial, industrial, or semipublic buildings are installed with burglar-resistant glass not to exceed four inches by four inches in size.	☐
Wide-angle viewers may be substituted for vision panels if a person can stand several feet from the door and view the exterior of the building; however, outside lighting must not hinder the view due to glare.	☐

RESIDENTIAL COMPATIBILITY STANDARDS

The residential compatibility standards in this subsection apply when nonresidential or mixed-use development is proposed adjacent to lots used by or zoned for detached or attached single-family structures in the RS-1, RS-2, RS-4, RS-5, RS-8, RM-10, RM-16, DRL, and DRM districts.

USE LIMITATIONS

Where these compatibility standards apply, the following uses or features are prohibited as principal or accessory uses: •Public address systems •Outdoor storage •Uses providing delivery services via large tractor trailers (not including package delivery services such as Federal Express or UPS).	☐

OFF-STREET PARKING

Off-street parking is established in one or more of the locations listed below. The locations are listed in priority order from highest to lowest; the applicant shall select the highest feasible location from this list, and shall demonstrate why that application was selected over other alternative locations.

Adjacent to off-street parking lots serving nonresidential uses on abutting lots	☐
Adjacent to lot lines abutting nonresidential development	☐
Adjacent to lot lines abutting mixed-use development	☐
On a lot's corner side	☐
Behind the building	☐
In front of the building	☐
Adjacent to lot lines abutting residential uses	☐
In cases where an off-street parking lot serving a nonresidential use is located on an abutting lot, connection between the two parking areas via a cross-accessway with a minimum width of 12 feet and a maximum width of 24 feet is strongly encouraged. A cross-access easement shall be recorded.	☐

RESIDENTIAL COMPATIBILITY STANDARDS

LANDSCAPING/SCREENING	
A solid masonry or concrete wall with a minimum height of six feet and a maximum height of eight feet is provided to screen nonresidential uses from adjoining property with a residential land use designation as specified by the Comprehensive Plan. Solid walls adjoining the front yards or street side yards of an adjoining residential lot do not exceed 32 inches in height. In lieu of a wall, the Community Development Director may approve landscaping alternatives to meet this requirement, including berms, hedges, or a combination of wall and landscaping. See Figure 19.7.6-K.	☐
Screening does not interfere with public sidewalks, vehicular cross-accessways, or improved pedestrian connections.	☐
EXTERIOR LIGHTING	
Has a maximum pole height of 20 feet if within 50 feet of any residential zoning district, 25 feet in height if between 50 and 150 feet of any residential zoning district, and 30 feet in all other locations.	☐
Is fully shielded.	☐
Is configured so that the source of illumination is not visible.	☐
Is directed away from adjacent lots in residential districts.	☐
Illumination does not exceed 0.50 foot-candles at the property line if the subject property abuts a residential zoning district or a lot containing a residential use.	☐
MULTI-BUILDING DEVELOPMENTS	
Multi-building developments are configured to locate the tallest and largest structures within the core of the site and provide a gradual decrease in building height and mass towards adjacent residential land uses. See Figure 19.7.6-L.	☐
Horizontally integrated mixed-use developments locate nonresidential uses away from lots in adjacent residential land uses.	☐
BUILDING DESIGN	
Nonresidential structures taller or larger than adjacent residential uses are broken up into modules or wings with the smaller or shorter portions of the structure located adjacent to residential uses. See Figure 19.7.6-M.	☐
Multi-story structures with balconies, patios, or other public gathering spaces more than 24 feet above grade orient these features to avoid direct views into lots in low and medium-density residential districts.	☐
FAÇADE CONFIGURATION	
Primary facades of nonresidential and mixed-use structures that face residential districts are configured as a series of two or more storefronts. See Figure 19.7.6-N.	☐
Service functions like refuse collection, incidental storage, and similar functions are integrated into the architecture of the building unless an alternate location places these functions farther from adjacent residential uses.	☐
Windows are arranged to avoid direct lines-of-site into abutting residential uses.	☐
OPERATION	
Nonresidential uses with outdoor components (e.g., outdoor dining, performance venues) located adjacent to lots in a residential district will curtail outdoor activities by 10:00 p.m.	☐
Loading or unloading activities will take place only between the hours of 7:00 a.m. and 11:00 p.m.	☐
Alternate hours of activities may be approved through the conditional use permit process.	☐