

5.09 CM-01: Commercial Standards

These Commercial Standards (CM) apply to the following districts:



The following standards apply:

- A. Applicability: This section shall apply to all buildings, primary and accessory, within the above Zoning Districts. Despite the specific use of a structure, square footage of the building as determined by “Retail (Type 1) Low Intensity”, “Retail (Type 2) Medium Intensity”, and “Retail (Type 3) High Intensity”, established in *Article 11: Definitions*, shall determine the applicable Commercial Standards as described below. These terms are solely used to reference the corresponding square footage limitations. These standards and guidelines apply to all Retail (Type 1) Low Intensity and Retail (Type 2) Medium Intensity.
- B. Cross Reference:
 - 1. *Architectural Standards: See Section 5.08: Institutional and Business Architectural Standards.*
 - 2. *Landscape Screening Standards: See Section 5.37: Landscape Screening Standards.*
 - 3. *Loading Standards: See Section 5.39: Loading Standards.*
 - 4. *Outdoor Display Area Standards: See Section 5.43: Outdoor Display Area Standards.*
 - 5. *Sidewalk and Pedestrian Path Standards: See Section 6.14*
 - 6. *Engineering Design Standards: sidewalks along public and private streets shall be provided in accordance with the City of Shelbyville Construction Standards*
- ~~C. Large-scale Retail Businesses: The following standard only applies to retail businesses with a building footprint of 30,000 square feet or more.~~
 - ~~1. Parking Lot Orientation: Parking areas should provide safe and convenient access, and should be designed in a way that promotes pedestrian access and enhances the architectural details of the buildings.~~
 - ~~a. Allocation of Parking: No more than fifty percent (50%) of the parking spaces shall be placed between the front facade of the primary structure and any single adjacent street.~~
 - ~~b. Parking Lot Restrictions: Parking areas restricted to patrons of the business located on each specific lot shall be prohibited. Nothing in this section shall be interpreted as restricting the designation of employee, delivery, pick-up, or handicap parking areas, or prohibiting of loitering.~~
- D. Sidewalks: Pedestrian walkways and sidewalks shall be provided on each lot in order to promote pedestrian access and reduce vehicle traffic impacts. Sidewalks shall meet the following requirements.
 - 1. Applicability: A sidewalk is required to be installed when a new primary structure is constructed or when a primary structure is enlarged by twenty percent (20%) or greater. Sidewalks are also required to be installed in front of any lot created after the effective date of the Unified Development Ordinance once it has sat vacant for twenty-four (24) months (if a single lot was created), or twenty-four (24) months from the date the first certificate of occupancy was issued (if a multiple-lot subdivision) and where infrastructure exists.
 - 2. Location: Public sidewalks shall be provided in along the frontage of each lot in order to promote pedestrian access and reduce vehicle traffic impacts. *All required pedestrian walkways shall be constructed consistent with the sidewalk standards provided in Section 6.14: Sidewalk and Pedestrian Path Standards*

and the *Shelbyville Construction Standards*.

3. **Customer Entrances and Internal Sidewalk System:** All sides of a principal building that directly face an abutting public street shall feature at least one (1) customer entrance. Where a primary structure directly faces more than one (1) abutting public streets, this requirement shall apply only to one (1) of the frontages.
- a. **Continuous On-site** sidewalks shall be provided from the public sidewalks to the main customer entrance of the structure on each lot and along the facade of the building that includes a customer entrance, or that abuts a parking area.
 - b. Sidewalks connecting the store entries with the public sidewalks shall be concrete or similar durable material, and a minimum of ~~five (5)~~ **six (6)** feet in width. ~~Sidewalks shall be bordered by a planting area that is a minimum two (2) feet in width when practical. Otherwise on-site sidewalks shall have a curb or other design feature that distinguishes and separates them from vehicular areas. The planting areas shall be planted with flowers, shrubs, and/or trees for a minimum of fifty percent (50%) of their length. The remainder shall be planted with grass or shall be mulched.~~
 - c. **Sidewalks shall be bordered by a planting area that is a minimum two (2) feet in width when practical. Otherwise on-site sidewalks shall have a curb or other design feature that distinguishes and separates them from vehicular areas. The planting areas shall be planted with flowers, shrubs, and/or trees for a minimum of fifty percent (50%) of their length. The remainder shall be planted with grass or shall be mulched.**
 - d. All internal sidewalks shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the sidewalks.
 - e. Places where pedestrians have to cross aisles, access roads, or driveways shall be a paving material different from that of the vehicle surface to clearly distinguish them as a pedestrian route.
 - f. Sidewalks, **no less than six (6) feet in width**, shall be required along at least eighty percent (80%) of the primary structure if its facade is street-facing or parking lot-facing. **Such sidewalks shall be located at least six (6) feet from the facade of the primary structure to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade.**
 - g. A full six (6) feet of sidewalk width shall continuously remain unencumbered by merchandise, machines, and other items that could block the use of the sidewalk.
 - h. Weather protection features a minimum of **six (6) feet in depth**, such as awnings or arcades, shall be provided over all sidewalks ~~within ten (10)~~ **six (6) feet in depth and in front of any customer entrance and extending ten (10) feet in both directions of the entrance . See Exhibit CM-1 below for guidance.**

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- E. **Outdoor Storage, Trash Collection, and Loading Areas:** Loading areas and outdoor storage areas exert visual and noise impacts on surrounding neighborhoods. These

areas, when visible from adjoining properties and/or public streets, should be screened, recessed, or enclosed. While screens and recesses can effectively mitigate these impacts, the selection of inappropriate screening materials can exacerbate the problem. Appropriate locations for loading and outdoor storage areas include areas behind the building or on those sides of primary structures that do not have customer entrances, or between primary structures where more than one (1) primary structure is located on a site and such buildings are not more than forty (40) feet apart or on those sides of primary structures that do not have customer entrances.

1. No areas for outdoor storage, truck parking, trash collection or compaction, loading docks, utility meters, HVAC equipment, or other such uses shall be visible from abutting streets.
 - a. All enclosures shall be made of materials consistent with the exterior of the primary structure, and shall completely enclose the area.
2. Non-enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences. Materials, colors and design of screening walls and/or fences and the cover shall conform to those used as predominant materials and colors on the primary structure. If such areas are to be covered, then the covering shall conform to those used as predominant materials and colors on the primary structure.

5.10 CM-02: Commercial Standards

These Commercial Standards (CM) apply to the following districts:



- A. Applicability: This section shall apply to all buildings, primary and accessory, within the above Zoning Districts. Despite the specific use of a structure, square footage of the building as determined by “Retail (Type 1) Low Intensity”, “Retail (Type 2) Medium Intensity”, and “Retail (Type 3) High Intensity”, established in *Article 11: Definitions*, shall determine the applicable Commercial Standards as described below. These terms are solely used to reference the corresponding square footage limitations. These standards and guidelines apply to all ~~Retail (Type 3) High Intensity retail establishments with more than 25,000 square feet.~~
- B. Cross-Reference:
 1. *Architectural Standards*: See *Section 5.08: Institutional and Business Architectural Standards*.
 2. *Landscape Screening Standards*: See *Section 5.37: Landscape Screening Standards*.
 3. *Loading Standards*: See *Section 5.239: Loading Standards*.
 4. *Outdoor Display Area Standards*: See *Section 5.43: Outdoor Display Area Standards*.
 5. *Section 6.14: Sidewalk and Pedestrian Path Standards*: See *Section 6.14*
 6. *Engineering Design Standards*: sidewalks along public and private streets shall be provided in accordance with the *City of Shelbyville Construction Standards*
- ~~C. Large-scale Retail Businesses: The following standard only applies to retail businesses with a building footprint of 30,000 square feet or more.~~
 - ~~1. Parking Lot Orientation: Parking areas should provide safe and convenient access, and should be designed in a way that promotes pedestrian access and enhances the architectural details of the buildings.~~
- D. *Pedestrian Flows* Sidewalks: ~~Pedestrian accessibility opens auto-oriented developments to the neighborhood, thereby reducing traffic impacts and enabling the development to project 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.~~ *Pedestrian walkways and sidewalks shall be provided on each lot in order to promote pedestrian access and reduce vehicle traffic impacts. Sidewalks shall meet the following requirements.*
 1. *Applicability*: A sidewalk is required to be installed when a new primary structure is constructed or when a primary structure is enlarged by twenty percent (20%) or greater. Sidewalks are also required to be installed in front of any lot created after the effective date of the Unified Development Ordinance once it has sat vacant for twenty-four (24) months (if a single lot was created), or twenty-four (24) months from the date the first certificate of occupancy was issued (if a multiple-lot subdivision) and where infrastructure exists.
 2. *Location*: ~~Sidewalks at least six (6) ten (10) feet in width shall be provided along all sides of the lot that abut a public street.~~ *Public sidewalks shall be provided along the frontage of each lot in order to promote pedestrian access and reduce vehicle traffic impacts. All required pedestrian walkways shall be constructed consistent with the sidewalk standards provided in *Section 6.14: Sidewalk and Pedestrian Path Standards* and the *Shelbyville Construction Standards*.*
 3. *Customer Entrances and Internal Sidewalk System*: All sides of a principal

building that directly face an abutting public street shall feature at least one (1) customer entrance. Where a primary structure directly faces more than two (2) abutting public streets, this requirement shall apply only to the two (2) sides of the primary structure including the side of the primary structure facing the primary street and another side of the building facing the second street.

- a. ~~Continuous On-site~~ sidewalks shall be provided from the public sidewalks to the main customer entrance of the structure on each lot and along the facade of the building that includes a customer entrance, or that abuts a parking area. ~~Continuous internal sidewalks, no less than six (6) ten (10) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all primary structures on the site. At a minimum, sidewalks shall connect focal points of pedestrian activity such as but not limited to transit stops, street crossings, building and store entry points and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers or other such materials for no less than fifty percent (50%) of its length.~~
- b. Sidewalks connecting the store entries with the public sidewalks shall be concrete or similar durable material, and a minimum of ~~six (6) ten (10)~~ feet in width.
- c. Sidewalks shall be bordered by a planting area that is a minimum two (2) feet in width when practical. Otherwise on-site sidewalks shall have a curb or other design feature that distinguishes and separates them from vehicular areas. The planting areas shall be planted with flowers, shrubs, and/or trees for a minimum of fifty percent (50%) of their length. The remainder shall be planted with grass or shall be mulched.
- d. All internal sidewalks shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the sidewalks.
- e. Places where pedestrians have to cross aisles, access roads, or driveways shall be a paving material different from that of the vehicle surface to clearly distinguish them as a pedestrian route.
- f. Sidewalks, no less than ~~six (6) ten (10) feet~~ 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 areas. Such sidewalks shall be located at least six (6) feet from the facade of the primary structure to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade.
- g. A full ten (10) feet of sidewalk width shall continuously remain unencumbered by merchandise, machines, and other items that could block the use of the sidewalk.
- ~~h. Internal sidewalks provided in conformance with part (b) above shall provide weather protection features such as awnings or arcades within thirty (30) feet of all customer entrances.~~
- i. Weather protection features ten (10) feet in depth, such as awnings or arcades, shall be provided over all sidewalks in front of any customer entrance ~~within ten (10) six (6) feet in depth and~~ and shall extend thirty (30) feet in both directions of the entrance . See Exhibit CM-2 below for guidance.

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- ~~4. All internal sidewalks shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the sidewalks.~~

E. Parking

1. Allocation of Parking: No more than fifty percent (50%) of the parking spaces shall be placed between the front facade of the primary structure and any single adjacent street.
 - a. Parking Lot Restrictions: Parking areas restricted to patrons of the business located on each specific lot shall be prohibited. Nothing in this section shall be interpreted as restricting the designation of employee, delivery, pick-up, or handicap parking areas, or prohibiting of loitering.

F. Site Design and Relationship to Surrounding Community

- ~~1. **Entrances:** Primary structures shall feature 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 the unbroken walls and neglected areas that often characterize primary structure facades that face bordering land uses.~~
 - ~~a. All sides of a principal building that directly face an abutting public street shall feature at least one (1) customer entrance. Where a primary structure directly faces more than two (2) abutting public streets, this requirement shall apply only to the two (2) sides of the primary structure including the side of the primary structure facing the primary street and another side of the building facing the second street.~~
- ~~2. **Parking Lot Orientation:** Parking areas should provide safe, convenient, and efficient access. They should be distributed around large primary structures in order to shorten the distance to other buildings and public sidewalks and to reduce the overall scale of the paved surface. If primary structures are located closer to streets, the scale of the complex is reduced, pedestrian traffic is encouraged and architectural details take on added importance.~~

G. **Outdoor Storage, Trash Collection, and Loading Areas:** Loading areas and outdoor storage areas exert visual and noise impacts on surrounding neighborhoods. These areas, when visible from adjoining properties and/or public streets, should be screened, recessed, or enclosed. While screens and recesses can effectively mitigate these impacts, the selection of inappropriate screening materials can exacerbate the problem. Appropriate locations for loading and outdoor storage areas include areas behind the building or on those sides of primary structures that do not have customer entrances, or between primary structures where more than one (1) primary structure is located on a site and such buildings are not more than forty (40) feet apart or on those sides of primary structures that do not have customer entrances.

- ~~1. Areas for outdoor storage, truck parking, trash collection or compaction, loading or other such uses shall not be visible from abutting streets.~~
2. No areas for outdoor storage, trash collection or compaction, loading or other such uses shall be located within twenty (20) feet of any public street, public sidewalk or internal pedestrian way.
3. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction and other service functions shall be

incorporated into the overall design of the primary structure and the landscaping.

- a. ~~These shall be made of materials consistent with the exterior of the primary structure, and shall completely enclose the area~~ so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, ~~and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the primary structure and landscape.~~
4. Non-enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences. ~~Materials, colors and design of screening walls and/or fences and the cover shall conform to those used as predominant materials and colors on the primary structure. If such areas are to be covered, then the covering shall conform to those used as predominant materials and colors on the primary structure.~~ Materials, colors and design of screening walls and/or fences and the cover shall conform to those used as predominant materials and colors on the primary structure. If such areas are to be covered, then the covering shall conform to those used as predominant materials and colors on the primary structure.
5. ~~*Pedestrian Flows:* Pedestrian accessibility opens auto-oriented developments to the neighborhood, thereby reducing traffic impacts and enabling the development to project 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. ~~Sidewalks at least six (6) ten (10) feet in width shall be provided along all sides of the lot that abut a public street.~~
 - b. ~~Continuous internal sidewalks, no less than six (6) ten (10) feet in width, shall be provided from the public sidewalk or right of way to the principal customer entrance of all primary structures on the site. At a minimum, sidewalks shall connect focal points of pedestrian activity such as but not limited to transit stops, street crossings, building and store entry points and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers or other such materials for no less than fifty percent (50%) of its length.~~
 - c. ~~Sidewalks, no less than six (6) ten (10) feet 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 areas. Such sidewalks shall be located at least six (6) feet from the facade of the primary structure to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade.~~
 - d. ~~Internal sidewalks provided in conformance with part (b) above shall provide weather protection features such as awnings or arcades within thirty (30) feet of all customer entrances.~~
 - e. ~~All internal sidewalks shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the sidewalks.~~