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# Commercial Code Update

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BOCC Work Session  
October 7, 2009



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Community Planning

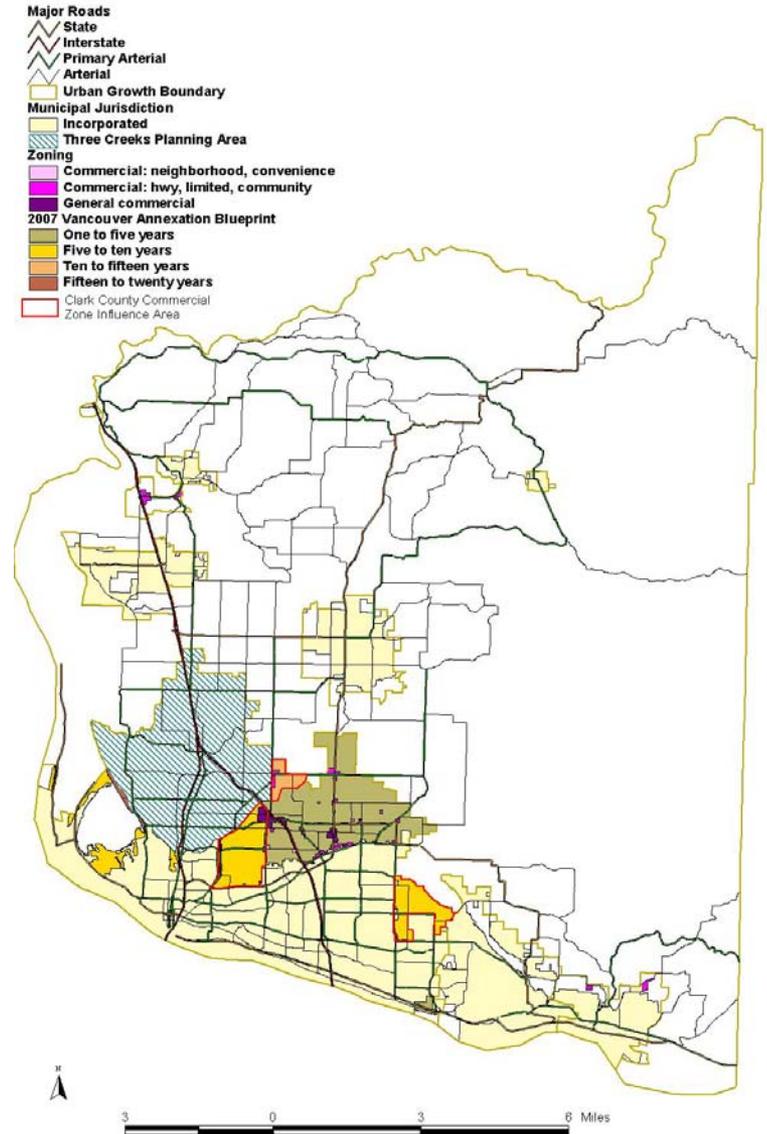
# Background

- 1 ½ year process with Technical Committee - recommendations:
  - Eliminate the CL zone
  - Improve clarity of allowable uses
  - Draft commercial design standards
  - References to strip commercial removed



# Clark County Commercial Zones

- **Unincorporated VUGA**
  - About 2,000 Commercial Acres
    - About 250 acres (half built) in Clark County Commercial Zone
    - Roughly 750 acres annexed 1-5 years
    - Three Creeks about 1,000 Commercial Acres



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# Commercial Code Update

- Existing code
  - Mixed Use Design Standards
- Additional planning efforts
  - Form Based Code – Highway 99
  - Title 40 review
  - Draft Commercial Design Standards
    - Replace Appendix C, Commercial Design Guidelines



# Commercial Code Update

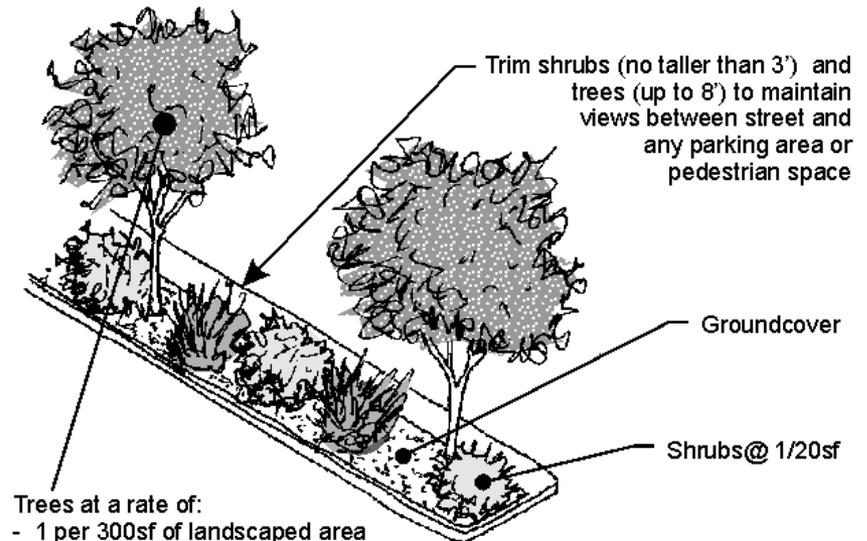
- Draft Commercial Design Standards
  - Site Design
  - Building Design
    - Building Articulation and Massing
    - Building Details
    - Building Materials
    - Blank Wall Treatment



# Commercial Code Update

## ■ Draft Commercial Design Standards cont.

- Landscaping
  - Internal and perimeter parking lots



# Commercial Code Update

- Draft Commercial Design Standards cont.
  - Signs

## **Allowed signs**

- Window
- Free-Standing
- Fascia
- Projecting
- Marquee
- Under-Marquee

## **Prohibited signs**

- Pole-mounted
- Moving or flashing
- Exposed electrical conduit
- Visible ballast boxes or other equipment
- Changeable letter signage, except for cinemas and community centers



# Commercial Code Update

- Next steps?
  - Independent work effort
  - Incorporate into Title 40 review
  - Include in code consistency work with City of Vancouver
  - Other?

