

Spanish Springs Town Centre

Chapter2

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Land Use Designations	RCS01	RCS01A	RSC01B	RCS02	RCS02A	RCS02B	RCS02C
- Not Permitted P Permitted SP Special Use Permit							
Watch and clock repair shops	P	P	P	P	P	P	P
Office Land Uses, including, but not, limited to, the following uses:							
Banks and financial institutions	P	P	P	P	P	P	P
Blueprinting, photostating, photoengraving, printing, publishing, and bookbinding	P	P	P	P	P	P	P
Community and regional service, commercial travel service, industrial support and business and professional office uses	P	P	P	P	P	P	P
Corporate offices, regional offices, general offices, medical/dental offices and professional offices	P	P	P	P	P	P	P
Public/Institutional Land Uses including, but not limited to, the following uses:							
Arboretums and horticultural gardens	P	P	P	P	P	P	P
Clubs and lodges including, but not limited to, community facility buildings, YMCA, Boys and Girls clubs, and other similar youth group uses	SP	-	-	SP	-	-	-
Cultural and Education	SP	SP	SP	SP	SP	SP	SP
Fire Stations	P	P	P	P	P	P	P
Governmental services	P	P	P	P	P	P	P
Historical and cultural monuments: interpretive sites	P	P	P	P	P	P	P
Library	P	P	P	P	P	P	P
Meeting halls	P	P	P	P	P	P	P
Outdoor festivals and fairs, temporary (per Sparks Municipal Code)	P	P	P	P	P	P	P
Police or sheriff station and sub-stations	P	P	P	P	P	P	P
Public utility facilities and equipment used for transmission or distribution above ground	SP	SP	SP	SP	SP	SP	SP
Residential Land Uses including, but not limited to, the following uses:							
Apartments	SP	-	-	SP	-	-	-
Condominiums	SP	-	-	SP	-	-	-
Residential uses above the first floor	SP	-	-	SP	-	-	-
Townhouse	SP	-	-	SP	-	-	-
Community/Park Land Uses including, but not limited to, the following uses:							
Bike rentals (no outside storage without screening)	P	P	P	P	P	P	P
Indoor/Outdoor recreation facilities (such as bowling, ice skating, indoor golf, etc.)	SP	SP	SP	SP	SP	SP	SP
Open Space Land Uses including, but not limited to, the following uses:							
Outdoor seating; Plazas	P	P	P	P	P	P	P
Pedestrian and Bicycle trails and bikeways	P	P	P	P	P	P	P
Industrial – Warehousing, Storage and Distribution Land Uses including and limited to the following uses:							
Mini-Warehouse (with or without office and second floor caretaker residence)	-	-	-	P	-	-	-

Table 2-2 Development Intensity Standards*

BUILDING INTENSITY	
Building Coverage	25% max.
Building Height	60' max
Building Separation	0' or 20' min
Landscaping	
Landscape Requirement	20% min of Total Site
Building Setbacks from R. O. W.	
Pyramid Highway	35' min.
Los Altos Parkway	25' min.
Galleria Parkway	15' min.
Interior /Driveways/Streets	10'min.

*Mini-warehouse projects shall follow all requirements for building intensity, landscaping and building setbacks as outlined in Chapter 2. V. Architecture B. Mini-warehouse.

USES	REQUIRED SPACES	NOTES
RECREATION, ENTERTAINMENT, & AMUSEMENT		
Community Center, Country Club	1 space/275 sq.ft.	
Fitness Center	1 space/165 sq.ft.	
RETAIL, PERSONAL SERVICE, COMMERCIAL, AUTO & BUSINESS SERVICES		
Auto Service	2 spaces/bay	
Bar	1 space/100 sq.ft.	
Commercial, Retail	1 space/220 sq.ft.	
Building and Landscaping Materials	1 space/550 sq. ft.	
Car Wash	3.6 per bay or stall	
Drive-thru Facility (not including drive-up teller machines)		-40 lineal feet of stacking area in front of each window or bay plus one off-street stacking area of 140 lineal feet in length (measured from the window), including 40 lf in front of window.
Freestanding Automatic Teller	-4 spaces	Drive-up automatic teller shall accommodate stacking for at least 4 vehicles.
Personal Service	-1 space/220 sq.ft.	
Service Station	-1 space/275 sq.ft.	
INDUSTRIAL, WAREHOUSNG, STORAGE & DISTRIBUTION		
Mini-Warehouse	1 space/500 sq.ft of office plus 2 spaces for caretaker residence.	Parallel parking is allowed in front of roll up doors as long as 25 ft. aisle widths are provided.

Parking shall be provided on-site and in accordance with SMC 20.49

V. ARCHITECTURE

Design Criteria/Standards for Phase 1 & 2

The following standards are outlined for commercial uses (A) and mini-warehouse projects (B). Note that all standards required for mini-warehouse projects including [setbacks](#), parking, signage, lighting, trash, walls, fences, landscaping and architecture are included in this section of the handbook. Requirements in other sections of the handbook therefore do not apply to mini-warehouse projects as they are covered in a comprehensive manner in Section B.

A. Commercial

1. Purpose

The written Design criteria/standards and supporting documents {plans, illustrations, photographs) herein are intended to provide a visualization of the projects size, density, scale and theming. These are standards and supporting documents are not intended to limit or mandate the final design, but to provide in the process of developing a final design that is functional, aesthetically appealing and conforms to the City of Sparks Design Standards Manual.

2. General Design Standards

Within this text all "large" buildings will be considered to be over 25,000 S.F. including lodging, all "small" buildings will be considered 25,000 S.F., or less. The architecture concept drawings (**Figures 2-7 through 2-12**) shall establish the design theme and architectural detailing.

The most desirable qualities and design elements for this project shall include the following ideas, and as illustrated in **Figures 2-7 through 2-12**.

1. Logical use of surface color and texture, consistent with architectural theme.
2. Wall articulation (insets, canopies, arcades, colonnades) on all building elevations.
3. Multiple height, pitched roofs or cornice detail at parapet.
4. Articulated mass on all exterior elevations.
5. Buildings shall not look the same, but instead express the same architectural style.
6. Place for the public to stop or rest such as at fountains, benches, and landscape nodes, etc., and visual interests (decorative street lamps, trees, lights, kiosks (consistent with architectural theme), signs, canopies and other landscaping) shall be incorporated.
7. All buildings shall include design elements as illustrated in **Figure 2-7**.

B. Mini-Warehouses Development Standards

1. Purpose

The purpose of this section is to provide design guidelines pertaining specifically to mini-warehouse projects that may (or may not) include an office with an on-site caretaker residence and a variety of buildings sizes and configurations.

2. Operation Standards

All mini-warehouse sites will be required to adhere to the following operations standards:

1. Professionally managed by an on-site manager who will live on-site.
2. Hours of operation will be Monday-Saturday 6:00 a.m. – 9:00 p.m. and Sunday 7:00 a.m. to 6:00 p.m.
3. Storage units cannot be inhabited or used to conduct business operations.
4. No maintenance or washing of vehicles or equipment is allowed on site
5. The developer shall limit all construction and construction-related activities to between the hours of 7:00 a.m. through 7:00 p.m., Monday through Friday and 9:00 a.m. to 5:00 p.m., Saturday. There shall be no construction and construction related activities on Sundays in residential areas. The developer shall install signs at all access points to the project that clearly indicate these limited hours of activity on-site prior to the start of any construction-related activities. The developer shall maintain these signs in good repair for the duration of the construction of the project. Once construction is completed, the developer shall remove these signs.

3. General Design Standards

A. Site Landscaping

A minimum of 10% of the site shall be landscaped. Landscaping shall be focused adjacent to the office/on-site caretaker residence and along the northerly portion of the site adjacent to the main east/west driveway for the Spanish Springs Town Centre, as well as adjacent to Galleria Parkway on side yard setback areas and in rear yard setback areas adjacent to residential development, as applicable. A minimum landscape width of 15 feet shall be provided along public and private street frontages on the northern property line and 10 feet shall be provided along the East and West property lines. A minimum landscape width of 20 feet shall be provided in the rear yard setback area. This landscaped area shall be enclosed/locked and gated on each side to prevent public access. Gates or walls shall be a maximum of 8 feet in height. The minimum number of trees to be planted in the required landscape area is one tree per 300 square feet. The minimum number of shrubs to be planted is 6 per tree in all areas with exception of the rear yard setback area adjacent to residential development. Shrubs are not required in this area as visibility will be limited due to the area being located between solid fenced areas.

Evergreen trees shall be at least 6 feet in height at the time of planting. Fifty percent (50%) of deciduous trees shall be a minimum caliper of one inch and 50% shall be a minimum caliper of two inches at time of planting. Sixty percent (60%) of shrubs shall be minimum 5-gallon size and the remainder shall be minimum 1-gallon size at time of planting. Ground cover or mulches shall be provided over the entire landscaping area.

Low water demand plant materials and shall be used in conjunction with low water demand principles and techniques.

All landscaped areas shall be irrigated with permanent automatic irrigation systems. Drip irrigation should be utilized for all trees and shrubs/groundcovers. All irrigation systems will be placed underground.

B. Signage

1. Building mounted

1. Each mini-warehouse property will be permitted to place upon the building facade its identification per SMC 20.04.010. No more than 3 facades of any building shall be permitted to receive signage. Maximum individual size shall be proportionate to the facade area and shall not exceed ten (10) percent of the building face the sign is located on.
2. Signs which advertise the occupying business through the use of graphic or crafted symbols such as locks, keys, doors, etc. are permitted and encouraged.
3. The required address of each building is to be identified using six-inch high numbers over the main entry door or within ten feet of the main entry door.

C. Site Lighting

1. Exterior lights shall not blink or flash intermittently.
2. All area lighting, including parking lots, walkways, landscape, and building lights shall be directed downward with no lighting directed off-site. All light sources pointing down from above shall be designed to prevent illumination beyond the property lines. Lighting shall not spill over onto any adjacent property as demonstrated with a photometric map provided with a building permit.
3. Overall lighting levels shall be compatible with the City of Sparks code. Colors shall be uniform throughout the development.
4. Soft, indirect lighting shall be employed.
5. All lighting pointing upward shall not be bright and only be used to highlight a building, signage or a tree.
6. Night lighting of building exteriors shall highlight special features and shall add interest as well as identity (approval by administrator).
7. The overall height including the poles, lights, and pole base shall not exceed the height of the building.

D. Exterior Equipment, Service Areas and Trash Enclosures

All exterior mechanical and electrical equipment, service areas and trash enclosures shall be concealed from view from public streets and neighboring properties. All screening shall be an architectural element or building projection compatible with the project.

4. Architectural Standards

All buildings associated with a mini-warehouse project shall be consistent in architectural style, materials and colors.

A. General Design Standards

The most desirable qualities and design elements for mini-warehouse projects shall include the following:

1. Logical use of surface color and texture, consistent with the architectural theme.
2. Variety of pitched roofs and parapets with cornice details.
3. Articulated mass on exterior elevations adjacent to public ways.
4. Buildings shall express the same architectural style.

B. Height

1. The Office / caretaker residence building may be two story structure, with a maximum height of 50 feet and located at least 50 feet away from the property line.
2. Mini-warehouse buildings may include a mix of one and two-story structures with a maximum height of 10 feet for the first row of one-story structures located adjacent to the south property line and 16 feet for one-story structures and 26 feet for two-story structures in all other locations.
3. All buildings on the perimeter of the project site (with the exception of an office/on-site caretaker residence which may be two stories in height) shall be one-story.

C. Exterior Wall Massing and Scale

Buildings with a “square box” appearance are generally unattractive and detract from the overall scale and characteristics of the overall design concept for the Spanish Springs Town Centre. All exterior walls of all buildings shall be consistent with the overall architectural theme. Articulation of the different parts of a building’s façade shall be by arrangement of architectural elements or a change in materials. Maximum length between major building offsets shall be limited to 62’-0” (typical economic structural grid). The following design elements shall be considered:

1. Varying the horizontal and vertical planes of the exterior walls, minimum of 1’-0”, in depth and/or direction.
2. Varying rooflines to create a skyline effect.

3. Use architectural details on portions of the exterior portions of the buildings facing outward such as columns, towers, trellises, decorative features, projections/recesses, scoring, banding and/or changes in materials to lessen the impact of otherwise bulky buildings.
4. Color and/or material change consistent with architectural theme.
5. The scale of buildings shall be reduced to a pedestrian scale as to better relate to adjacent pedestrian areas, streets and buildings. This can be accomplished with low level or base material changes, decorative banding (not paint) or other projections below 8'-0".
6. Window and door trim consistent with architectural theme.

D. Interior Mini-Warehouse Building Design

The interior of the mini-warehouse buildings will be constructed with exterior CMU block walls and interior walls of light gauge steel and metal partition walls and hallways. Metal roll-up or swing doors will be installed on all min-warehouse storage units. Interior storage partition walls and door colors may differ in color from exterior mini-warehouse storage door colors.

Entry doors to the interior of the mini-warehouse buildings will be metal doors in a color consistent with the exterior of the building.

The interior of each of the mini-warehouse buildings will have fire sprinklers. Interior hallway lighting will be with LED light fixtures and lighting will be activated either by motion or manually operated timer. Electrical power will not be provided to individual min-warehouse storage units except for lighting.

E. Entryways

Entryway design elements and variations shall provide orientation and aesthetically pleasing character to the building.

1. The office building shall have a highly visible customer entrance that is consistent with the architectural theme.
2. Walkways shall help define pedestrian access from parking by providing direct and easily identifiable access building entries.
3. Light fixtures shall be decorative and be consistent with overall planned development theme and provide adequate lighting for security.

F. Roof Elements

Variations in rooflines help to add architectural interest and reduce the scale of buildings. The vertical element and architectural features of roofs shall be dominant over the horizontal features. Roof features shall complement the character of the retail center and be consistent with the architectural theme.

1. Parapets shall conceal flat roofs and rooftop equipment, such as HVAC equipment, from public view. Such parapets shall feature three dimensional cornice treatments.
2. Roofs on the mini-warehouse buildings shall slope 2-3%. Exterior wall heights shall be higher than the roofs on one-story structures on perimeter units to provide screening of roofs.
3. Sloping rooflines and parapets shall not run in a continuous plan for more than 62'-0" feet without offsetting or joggging the roof plane. These offsets must complement the architectural theme and can be created through architectural elements such as dormers, changes in eave line height or design, or parapet heights, offsets, or design.

G. Colors and Materials

Exterior building colors and materials shall be visually pleasing using building materials consistent with the planned development architectural theme. Traditional materials such as concrete masonry, stucco or plaster surfaces with stone should be used.

Current technology shall be considered in all construction material selections to accomplish maximum energy efficiencies and ease of maintenance.

Primary Colors and Materials:

1. Mini-warehouse buildings will consist of metal frame construction with either split face CMU block, metal or concrete tilt up walls and exterior metal roll up doors.
2. Two story mini-warehouse units shall include windows facing north towards Los Altos Parkway and CMU block, metal or stucco finishes on the second story.
3. Mini-warehouse roof materials shall be metal, flat and shielded from exterior views of the roof with parapets. Roof colors shall be white, grey or galvalume.
4. Exterior metal rollup door colors shall be consistent throughout the project and may include: white, galvalume, buckskin, desert tan, and sandstone or grey colors. Interior storage door colors may differ in color from exterior door colors.
5. Building walls for single story structures (and/or the first story of two-story buildings) and other screening walls shall be tan, grey or some other earth tone color and shall include a contrasting color band on the wall perimeters in the same color family as the main wall. Building walls on second stories shall be the same color as the first story.

H. Accent Materials

Selection of exterior building materials and colors shall be consistent with the architectural style. Use of highly reflective surfaces is not allowed. Traditional materials such as split face and integral colored masonry, stucco/plaster or EIFS are required as building materials on the exterior facing only. Architectural detail consisting of stone or pre-cast decorative units shall be utilized to enhance the architectural theme. Typical building accent materials for columns, towers, projections/recesses, scoring and bandings may include the following materials:

- Storefront glass (where applicable)
- Rock or Faux Veneer stone
- Stucco trim, or EIFS detailing
- Integral colored split-face or decorative masonry units in complementary accent colors

I. Walls, Fences, Gates and Screening

Fences and gates needed for security may be constructed for mini-warehouse projects and shall be a maximum of eight feet in height. Walls height must match building height and shall be split face CMU block (the same material as the building walls) and shall include a contrasting color band on the perimeter in the same color family as the main wall. Where used, open view metal or wrought iron fences and gates are permitted and shall be complementary in color to the building.

All exterior mechanical and electrical equipment, service areas and trash enclosures shall be concealed from view from public streets, neighboring properties and elevated roadways. All screening shall be an architectural element or building projection compatible with the project.

J. Setbacks and Building Separation

1. The office/caretaker residence shall be setback a minimum of 15 feet from all the front and side property lines and 50 feet from south property line.
2. Mini-warehouse buildings may be located on property lines (0-yard setback) on the rear must be setback 20 feet on the rear yards or south property line. Mini-warehouse buildings facing north (towards Los Altos Boulevard) must be setback a minimum of 15 feet from the property line and mMini-warehouse buildings facing East &and West must be setback a minimum of 10 feet from the property line. and the rear of the buildings may function as the exterior walls on the perimeter of the project site.
3. A 20-foot minimum separation between each storage building shall be provided in the case of front of building adjacent to side of building.

K. Access and Parking

1. Access and parking for the office/caretaker residence shall be provided outside of the security gates. A total of one parking space per 500 square feet of office shall be provided for customers. Two additional spaces (marked as private) shall be provided for the on-site manager (caretaker residence).
2. A minimum 25-foot wide vehicular access drive shall be provided to the front of each mini-warehouse building. Tenants may parallel park adjacent to their units or unloading areas for short periods of time but cannot block the travel lanes.

i. Site and Parking Lot Landscaping

Each project shall be landscaped as required in **Table 2-2**, Development Intensity Standards. Parking lots shall be landscaped according to the standards provided in specifies the count and size of landscape material to be used for the overall site and parking lot.*

**Table 2-10
Site and Parking Lot Landscaping***

PLANT TYPE	Sq. Ft. OF AREA	SIZES
Deciduous Trees	1 per 300 sq. ft. of LA	1 ½" cal
Evergreen Tree	1 per 500 sq. ft. of LA	50% 6' & 50% 8' min
Lawn Area	10% -20% of LA (not to exceed)	
Evergreen Shrubs	2 per 300 sq. ft. of LA	5-15 gal
Small Evergreen Shrubs	10 per 300 sq. ft. of LA	1-5 gal
Deciduous Shrubs	2 per 300 sq. ft. of LA	5-15 gal
Small Deciduous Shrubs Evergreen	10 per 300 sq. ft. of LA	1-5 gal
Living Groundcover Deciduous	Varies	1 gal
Living Groundcover	Varies	1 gal
Seasonal Color	Varies	1 gal

Low water demand plant materials and turf shall be used in conjunction with low water demand principles and techniques.

All landscaped areas shall be irrigated with permanent automatic irrigation systems. Drip irrigation should be utilized for all trees and shrubs/groundcovers. All irrigation systems will be placed underground.

All landscaped areas shall be covered with plantings or mulches. A maximum of 10% inert/inorganic materials will be used in landscaped areas.

Trees shall be planted throughout the parking lot per SMC and Design Standards Manual.

A maximum of six (6) aisles of parking is allowed without a planter five (5') feet in width the full length of the aisle. The five (5') foot planter will have shrubs and groundcover plantings. Trees adjacent to this planter will be required based on the design criteria contained in this section. All other aisles shall provide a planter with a tree every ten (10) spaces the length of the aisle a minimum of nine (9') feet in interior width and 300 square feet in size. Refer to **Figure 2-28**.

A minimum nine (9') foot wide interior planter shall be provided at the end of parking aisles and along both sides of primary internal circulation access ways. Refer to **Figure 2-28**.

Parking lot and site design shall be SMC and Design Standards Manual.

*Does not apply to mini-warehouse projects. Refer to requirements in V. Architecture B. Mini-Warehouse Projects.