

RIVER RIDGE

COMMERCE CENTER

DEVELOPMENT GUIDELINES

For Tier II Properties

December 6, 2019

DEVELOPMENT GUIDELINES
for Tier II Properties within the River Ridge Commerce Center
Effective as of December 6, 2019

In addition to the General Development Standards set forth in the River Ridge Commerce Center Amended and Restated Declaration of Covenants, Conditions and Restrictions as recorded in the Office of the Recorder of Clark County as Instrument 201923363, the following Development Guidelines shall apply to all Tier II Properties within the River Ridge Commerce Center. A depiction of the Tier II Planning Area is attached hereto and incorporated herein.

Site Improvements and Building Placement

The maximum Floor Area Ratio of all buildings located on Tier II Properties shall not exceed 50% unless stated otherwise in additional design standards or approved in writing by the Board of Review.

Minimum Setbacks

No improvements of any kind, and no part thereof, shall be placed within the minimum setbacks from the boundary between a Parcel and another Parcel, or from a right-of-way bordering upon said Parcel, as set forth below or as may otherwise be approved by the Board of Review in its sole discretion.

- A. Minimum building front and street side setbacks 25 feet and minimum building side and rear yard setbacks of 15 feet from property line or right-of-way line.
- B. Minimum building front and street side setbacks 75 feet and minimum building side and rear yard setbacks of 50 feet from property line or right-of-way line.
- C. Minimum setback from body of water, conservation or amenity area shall be 100'.
- D. Exceptions to Setback Requirements. The following improvements, or part of Improvements, are specifically excluded from the setback requirements set forth in Section 7.2.
 - 1. Roof overhang, subject to approval in writing from RRDA, provided said overhang does not extend more than eighteen (18) inches into the setback area.
 - 2. Steps and walkways, bikeways, jogging paths and trails, trash collection structures, approved parking lots and loading areas.
 - 3. Fences, subject to the requirements set forth in Section 7.7.
 - 4. Landscaping and irrigation systems.
 - 5. Signs, subject to the requirements set forth in Section 7.6.

6. Underground utility facilities.
7. Above ground utility facilities only as approved by the Board of Review.

Landscaping Buffers and Perimeters

Unless specifically approved otherwise in writing by the Board of Review in its sole discretion, all development of a Parcel shall adhere to the following requirements:

Landscape buffers shall be maintained along public or to-be-dedicated street frontage, and along other property lines within the Tier II Planning Area. Such buffers shall be landscaped by the Parcel Owner with a combination of trees, shrubs, berms and/or other ground cover stated below or as otherwise approved by the Board of Review.

1. A twenty-five (25) foot landscape buffer area shall be maintained along all public or to-be-dedicated street frontages. The buffer shall be landscaped by the lot Owner with an attractive combination of earthen berms, trees, shrubs, and other ground cover. Improved varieties of indigenous and hardy plants shall be selected with consideration for their size at maturity and ease of maintenance.
2. A fifteen (15) foot landscape buffer area shall be maintained along all other property lines.
3. Street frontage property shall be landscaped at a minimum rate of one (1) tree and eight (8) shrubs per fifty (50) linear feet of frontage.
4. All other property lines shall be landscaped at a minimum rate of one (1) tree per fifty (50) linear feet of frontage.

Landscaping Around Buildings and Structures

Unless specifically approved otherwise in writing by the Board of Review in its sole discretion, a five (5) foot minimum landscape area shall be designated along and against each building façade with street frontage except those portions occupied by access or loading. Each landscape area shall be planted with a combination of evergreen and deciduous shrubs. The use of native perennials is encouraged. Vegetation that is known to be invasive to this area is prohibited.

Signs and Flag Poles

No sign shall be approved other than business monument signs, directional, informational and vehicular control signs, building signs identifying the business of the Owner or Occupant of a parcel, signs offering the parcel for sale or lease, and temporary development signs.

- A. No pole signs shall be permitted.

- B. No flashing lights or scrolling text/images of any kind permitted on signage.
- C. Up-lighting shall be permitted on monument and building signage only.
- D. Each business shall be allowed one (1) free standing monument type sign per site with a maximum allowable height of eight (8) feet and sign surface area of 48 sq. ft. per side (including base).
- E. Building signage area shall not exceed 5% of street facing building façade area or 400 sq. ft, whichever is less.
- F. All signs shall be constructed of high-quality materials, shall be attractive and architecturally compatible with the primary building located on the parcel and shall be permanently anchored by a structural foundation to the ground.
- G. All signs shall be located on the parcel which it represents and outside of the street right-of-way.
- H. All business or advertising signage of any kind must be located on the parcel which it represents.
- I. Advertising signage is only allowed with written permission from the Board of Review and for a period of time not to exceed 3 months. Advertising signage shall not exceed a height of 8' or area of 48' sq. ft. Only one sign per parcel will be permitted.
- J. Directional signage shall not exceed a height of three (3') with a maximum area of fifteen (15) square feet.
- K. All signage locations must be approved by the Board of Review prior to installation.
- L. Any other signage not addressed in the above standards must be approved in writing from Board of Review prior to installation.
- M. Flag poles shall not exceed a height of thirty (30) feet.
- N. All flagpole locations must be approved by the Board of Review prior to installation.

Parking Areas

- A. The minimum number off-street parking spaces are as follows:
 - 1. 4 parking spaces per 1,000 square feet of gross leasable area for all office uses.
 - 2. 2-1/2 spaces per 1,000 feet of gross leasable area for office/warehouse or flexible space buildings.

3. 5 parking spaces per 1,000 feet of gross leasable area for all standalone retail uses.
 4. For industrial uses 1 parking space per employee at peak shift plus 1 space per every 2 employees on the next abutting shift plus visitor parking of 1 space per twenty peak shift employees (minimum 5).
 5. All parking counts are negotiable depending upon demonstrated need. The Board of Review reserves the right to modify any/all parking requirements.
 6. The maximum number of parking spaces allowed shall be the minimum number allowed factored by 1.2.
- B. All parking areas shall conform to the standards set forth in the following standards:
1. Required off-street parking shall be provided on the parcel or adjacent parcel via reciprocal parking/access agreement.

Architecture

All buildings and structures within the Tier II Planning Area must be constructed, maintained and used in accordance with the terms set forth herein and any other then applicable requirements of the Board of Review.

- A. Buildings and structures within RRCC should be developed with an integrated architectural theme that includes similar materials, colors and design details. Design elements throughout the RRCC should provide a complementary theme. Colors on all buildings shall be earth tones approved by the Board of Review. Accessory structures, landscaping and site fixtures shall complement the principal building. Building material shall be masonry, native or cultured stone, tinted and textured concrete masonry units, architectural precast concrete panels, site cast tilt-up concrete or stucco. Exposed concrete shall have an attractive texture and/or color. Finish building materials shall be applied to all sides of a building.
- B. Prohibited predominant materials are smooth-face concrete block, prefabricated metal panels and ceramic walls. No pre-engineered buildings of any kind are allowed.
- C. Architectural design should consider all building elevations, including the sides of a building that are primarily only visible within a property and/or from adjacent properties, as well as those visible from the public right-of-way.
- D. Avoid long, blank facades. The same or compatible design features should be continued or repeated on all building elevations. Vertical and horizontal offsets should be integrated within building facades to minimize building bulk.

- E. Primary building entrances shall be clearly defined and provide shelter from the sun, wind, rain and snow.
- F. Rooflines of buildings should include variations to avoid long, continuous planes, demonstrating special design treatments where there is a major change in an element of a building elevation.
- G. Roof top mechanical equipment shall be screened from view through the use of parapet walls or other architectural feature.
- H. All maintenance equipment, utility, dumpster and loading areas shall be screened from view by a combination of landscaping and walls or earthen berms (6' min. height) from street frontages or other high visibility areas. Screen walls shall compliment architecture of the principal structure. All loading areas shall be located at the sides or rear of the building unless otherwise approved by the Board of Review.
- I. Maximum building height shall be 60' unless otherwise approved by the Board of Review and RRDA.
- J. All buildings constructed or placed upon a Lot shall have solid foundations.
- K. No building mirrors allowed unless approved in writing by the Board of Review.

Lighting

Lighting for RRCC is intended to be cohesive and non-obtrusive. All lighting types shall be reviewed and approved by the Board of Review. Lighting shall be installed and maintained according to the following conditions:

- A. All light sources shall be contained in cut-off fixtures that obscure the source from direct view and prevent shining onto adjacent properties.
- B. Maximum parking light pole height shall be 30'.
- C. Uplighting is acceptable as long as it is subdued and angled towards surfaces and not lit straight into the sky. No searchlights are permitted.
- D. All roadway lighting should be of the same family of style as established by the Board of Review and all parking lot lighting shall be of the same family of style; however, roadway and parking lot lighting need not match.
- E. The following areas must be lit:
 - 1. Parking lots
 - 2. Building entrances

3. Loading areas
 4. Pedestrian walks leading to the building
- F. Minimum/maximum lighting levels:
1. Parking lots: 1.0/2.0 foot candles
 2. Building entrances: 4.0/5.0 foot candles
 3. Loading areas: 1.0/2.0 foot candles
 4. Pedestrian walks leading to the building: 1.0/2.0 foot candles