

# Sparks Zoning Code

A photograph of a two-story building with a prominent tower. The building has a white facade with blue and yellow accents. A large, colorful mural is visible on the side of the building. The tower has a dark, pointed roof. The building is set against a clear blue sky. In the foreground, there is a street lamp with two globes and some trees. The date "April 27, 2015" is printed at the bottom of the image.

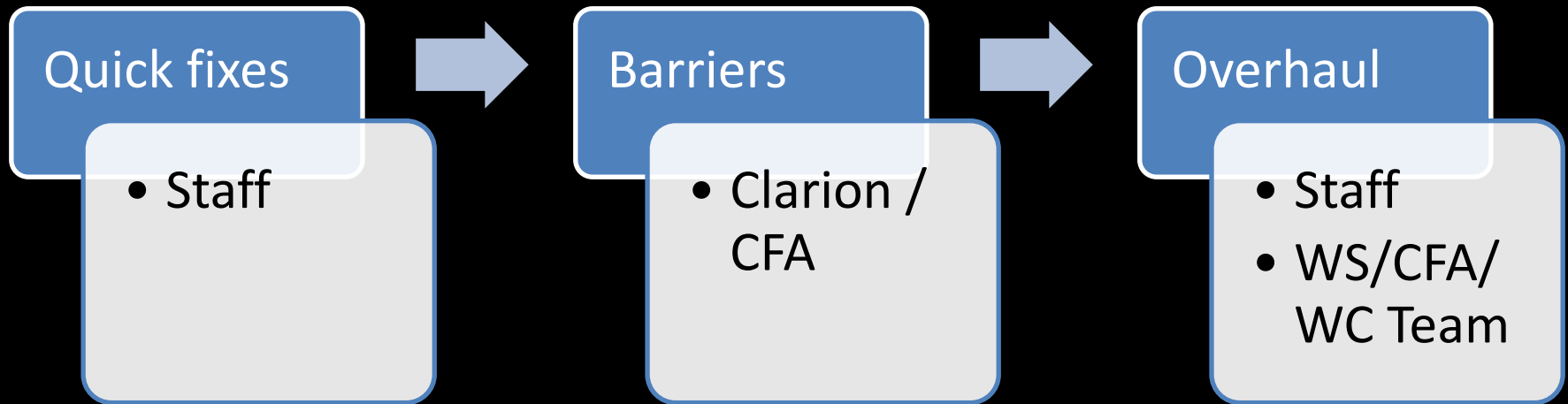
April 27, 2015

# Introduction

- ☐ Why the Zoning Code update?
- ☐ How does the new Zoning Code work?
- ☐ What's changed?
- ☐ Questions?

Why?

# Background



# Considerations

- Don't overstep our mandate
- Make the right things easy
- Incorporate best practices
- Coordinate with local practice
- Create a business-friendly environment
- Make it easy to read
- Implement *Regional Plan*

# Process



How?

# Overview

- 20.01 Introduction
- 20.02 Zoning Districts
- 20.03 Use Standards
- 20.04 Development Standards
- 20.05 Administration
- 20.06 Nonconformities
- 20.07 Violations, Enforcement, Penalties
- 20.08 Definitions & Interpretation
- 20.09 Agencies
- Appendix Application Checklists



# Uses – Laundry List

Section 20.83.020 - Permitted uses.

A. Uses permitted without a special use permit are as follows:

The following uses conducted wholly within a building: neighborhood convenience shopping and service facilities, personal service facilities, offices and clinics; renewable energy production - private; in-home child care for the number of children one care giver may care for in accordance with the rules and regulations for child care facilities.

B. Uses Permitted in compliance with standards in S.M.C. 20.42

Drive-through businesses that do not exceed 17 hours of operation in any 24 hour period, Adult Day Care.

C. Uses requiring a special use permit are as follows:

Boarding or rooming houses; single-family or multi-family residential dwellings (must conform to requirements for R3 districts); public utility structures; drive-through businesses; stands, restaurants or services; automotive service stations; outdoor sales and service operations, developments over 20,000 square feet gross floor area; bars, entertainment facilities; churches; child care facilities requiring more than one care giver; schools.

# Use Table

P = Permitted by right ; C = Conditional Use; \* = Use regulations apply; AR = Administrative Review; L = "I" District

Use Category	Use Type	A-40	A-5	SF-40	SF-20	SF-15	SF-12	SF-9	SF-7	SF-6	MF-2	MF-3	MF-4	MF-5	MU-C	MR	DT/VS	RN	C1	C2	TC	PO	I	PF
Residential																								
Residences	Dwelling, single-family detached	P	P	P	P	P	P	P	P	P	P	P	C	C				P						
	Dwelling, two-family (duplex)										P	P	P	P		P		P						
	Multi-family Building ≤ 110 units										P	P	P	P	P	P	P	P						
	Multi-family Building > 110 units											C	C	C	P	P	P	P	C	C	C			
	Live/work dwelling													P	P	P	P	C						
														*	*	*	*	*						
	Manufactured home park										C	C	C	C						C	C			
	Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Group Living:	Boarding / rooming house											C	C	C	P	P	P	P						
	Group home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						P
	Life care or continuing care services											C	C	C		P		P	P	P		P		P
												*	*	*		*		*	*	*	*	*		*
	Halfway house																			C				P
Lodging / Short-Term Rental																								
	Bed and breakfast	C	C												P	P	P	C						
		*	*												*	*	*	*						
	Hotel / Motel (< 20 units)														P	C	P			C	P			
	Hotel / Motel (≥ 20 units)														C					C	P			
	Recreational vehicle park																			C	C			C
																				*	*			*
	Resort, dude/guest ranch	C	C																					
Commercial / Mixed Use																								
Animal Services*:	Animal services, indoor	C	C												P	P	P	P	P	P		P	L*	

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<b>Residential</b>																								
<i>Residences</i>	Dwelling, single-family detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Dwelling, two-family (duplex)										P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Multi-family Building < 110 units										P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Multi-family Building > 110 units										C	C	C	C	P	P	P	P	C	C	C	C	C	C
	Live/work dwelling														P	P	P	C						
	Manufactured home park										C	C	C	C					C	C	C	C	C	C
<i>Group Living:</i>	Home Occupation								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Boarding / rooming house										C	C	C	C	P	P	P	P						
	Group home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Life care or continuing care services										C	C	C	C	P			P	P	P		P	P	P
	Halfway house																		C					P
<b>Lodging / Short-Term Rental</b>																								
	Bed and breakfast	C	C												P	P	P	C						
	Hotel / Motel (< 20 units)	*	*												P	C	P			C	P			
	Hotel / Motel (≥ 20 units)														C					C	P			
	Recreational vehicle park																			C	C			C
	Resort, dude/guest ranch	C	C																					
<b>Commercial / Mixed Use</b>																								
<i>Animal Services*:</i>	Animal services, indoor	C	C												P	P	P	P	P	P		P	L*	

Uses:

124

Existing:

174

Difference:

50 (29%)

New uses

45

# A Variety of Contexts





## Purpose

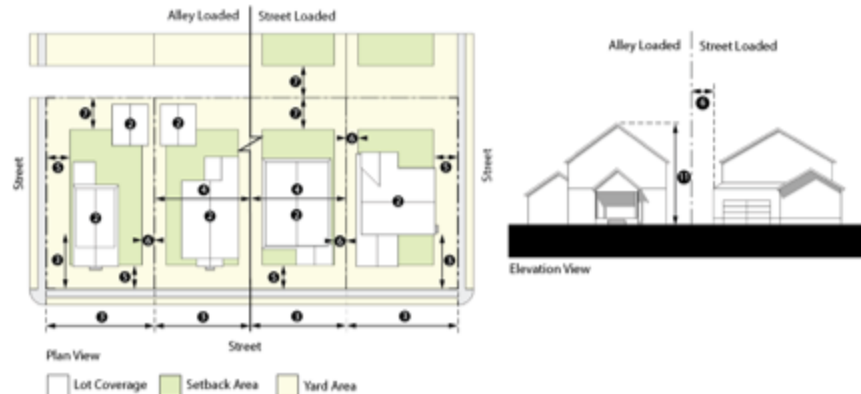
### Section 20.02.004 Residential Single-Family Districts (SF)

**Purpose:** This district establishes uses, densities and intensities that are compatible with neighborhoods that are primarily single-family in character. The districts accommodate a range of development types, from conventional large lot subdivisions to smaller lots with a more urban setting. This section establishes 2 development options: (1) conventional development that incorporates minimum lot size, setback, and coverage standards, and (2) design development that incorporates design and density standards.

#### A. Uses

Refer to Section 20.02.014 (Use Table).

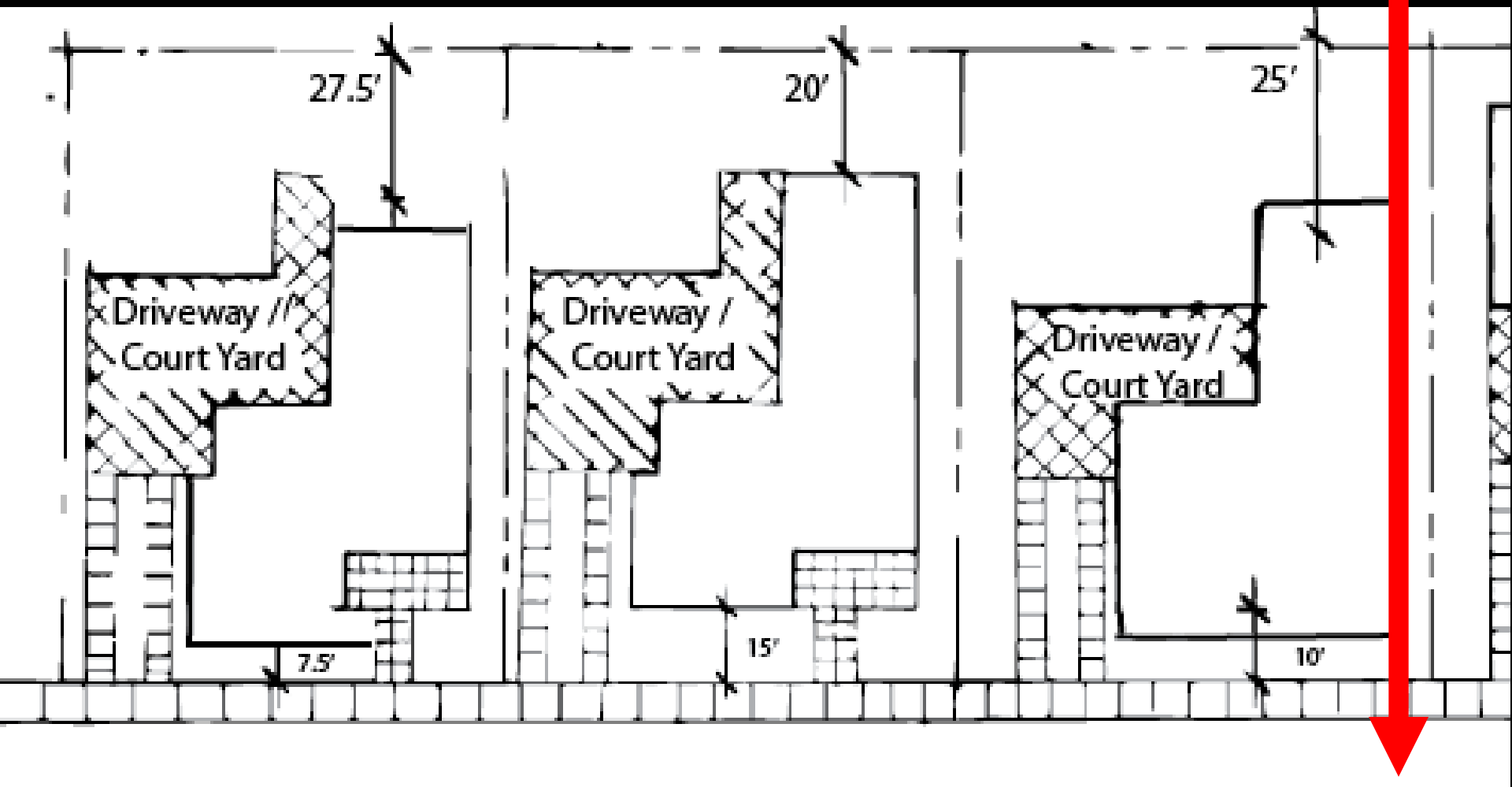
#### B. Dimensional Standards



## Tables

		SF40	SF20	SF15	SF12	SF9	SF7	SF6
<b>Lot</b> (1 and 2 apply only to conventional development)								
1	Lot size (min)	40,000	20,000	15,000	12,000	9,000	7,000	6,000
2	Lot coverage (max)	20%	30%	35%	35%	40%	40%	40%
3	Lot frontage (min)	35'	35'	35'	35'	35'	35'	35'
4	Lot width (min)	100'	100'	80'	80'	80'	70'	60'
<b>Setbacks</b> (principal buildings – applies to conventional development)								
5	Front / exterior side, generally - garage / carport	20'	20'	20'	20'	15' 20'	15' 20'	15' 20'
6	Side	10'	10'	10'	10'	7.5' <sup>13</sup>	7.5'	7.5'
7	Rear	40'	30'	30'	20'	20'	20'	20'
<b>Density</b> (maximum - applies to development that incorporates the design standards in subsection C, below)								
8	Residential (dwelling units /acre)	1.1	2.2	3.0	3.6	4.8	6.2	7.3
<b>Height</b> (structures)								
9	Residential	30'	30'	30'	30'	30'	30'	30'
10	Non-residential	35'	35'	35'	35'	35'	35'	35'

# Flexibility | Better Design



# Streamlining | Predictability

# Transit Oriented Development

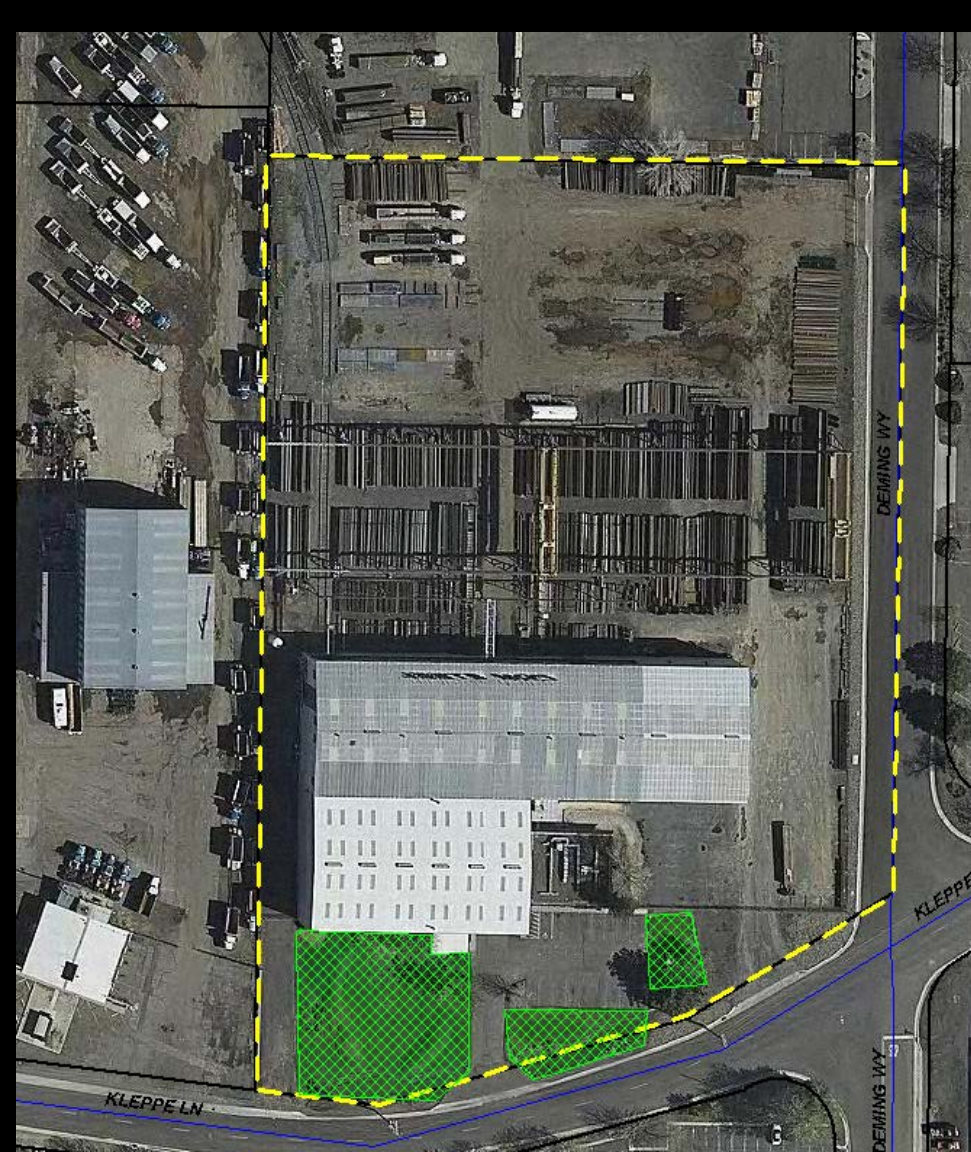




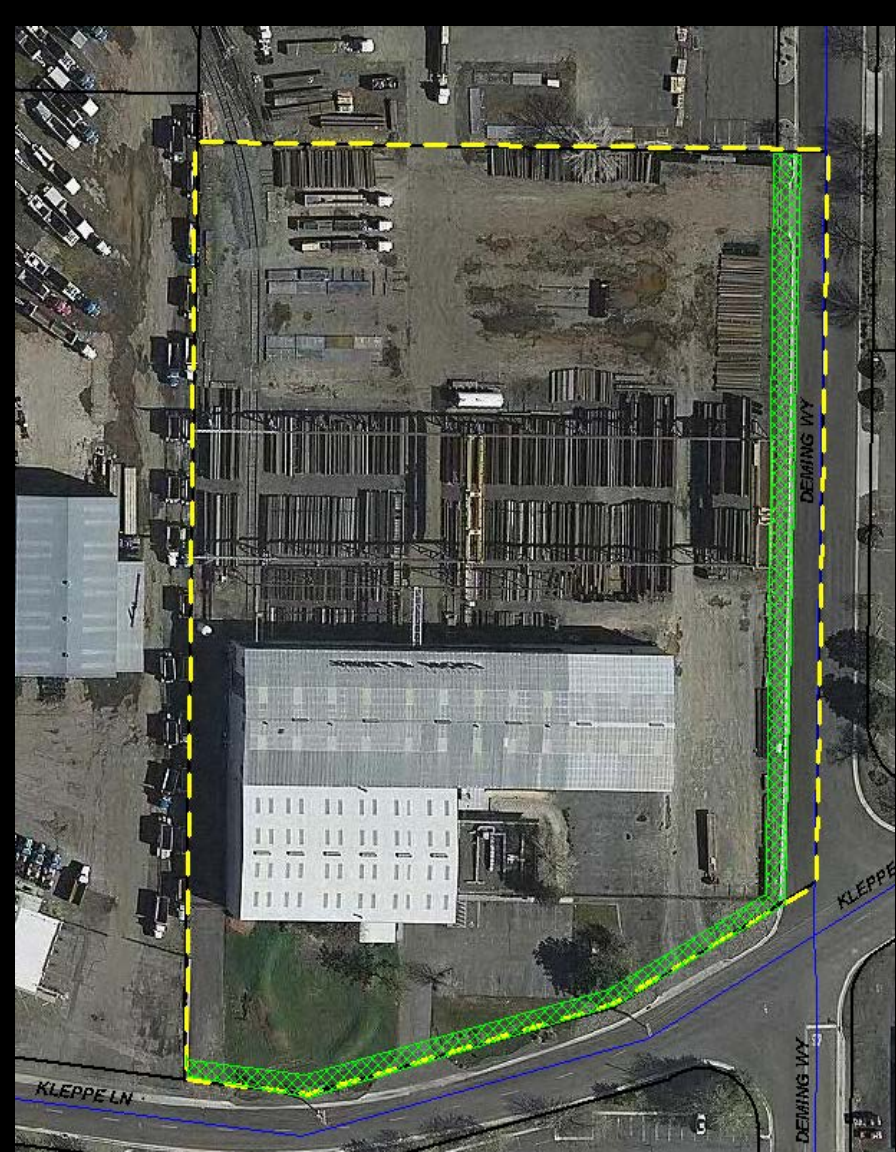
# Mixed Use Development





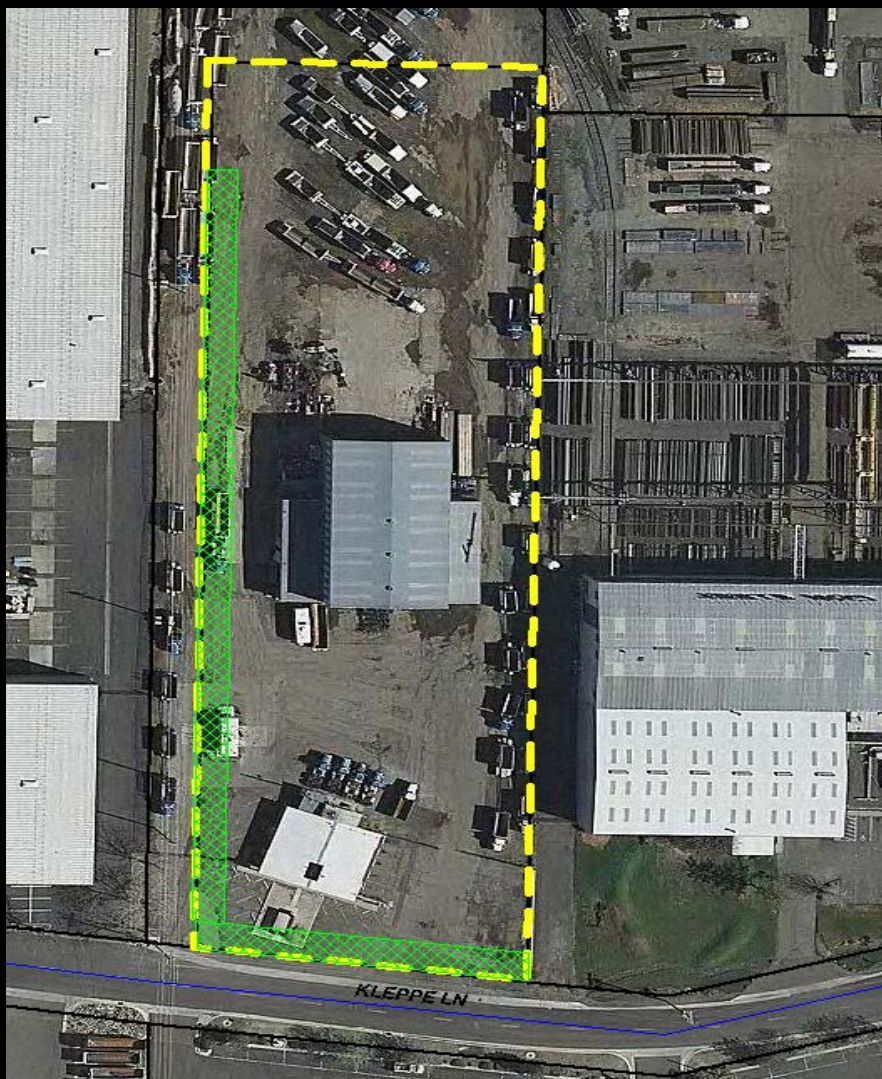


Current:  
6% on 6 acres



Proposed:  
6 acres + front



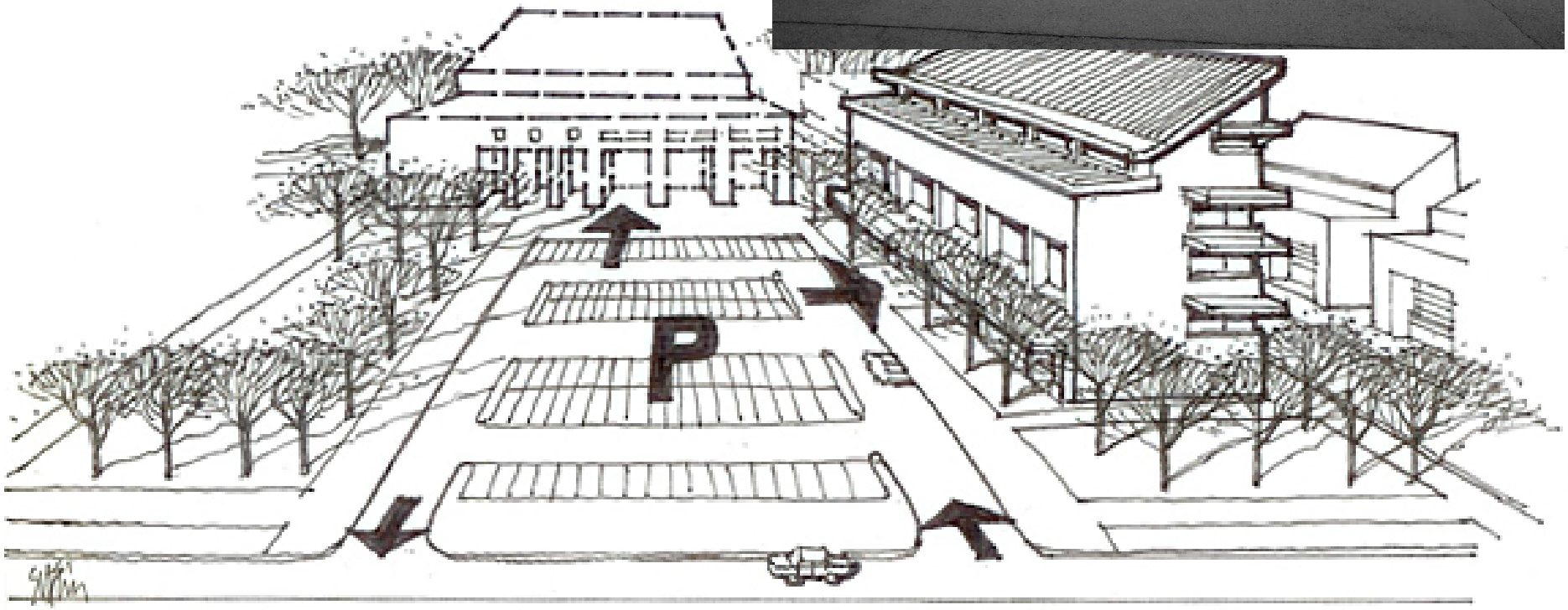


3 acres + 6%  
(7,840 sf)

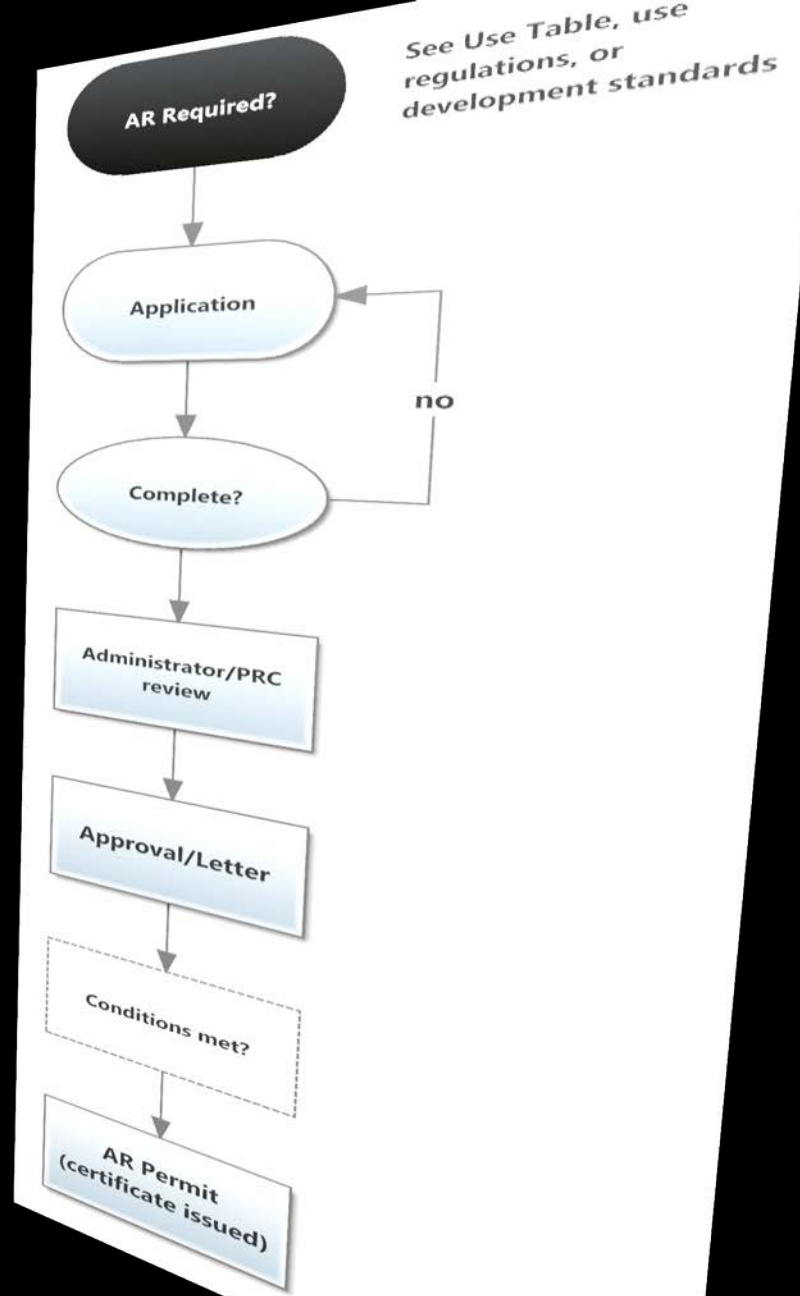
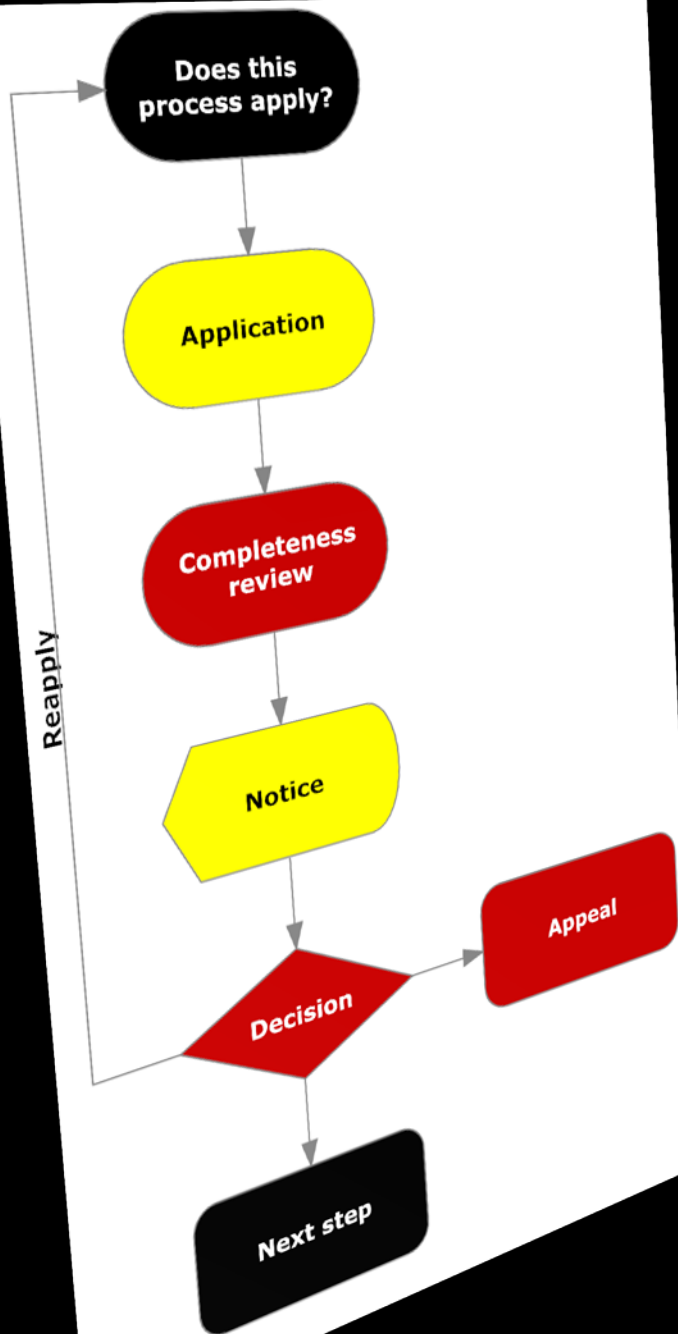


3 acres + front  
(2,000 sf)





Source: USAF Sustainable Sites Toolkit, at  
[http://www.wbdg.org/ccb/AF/AFSUSTTOOLKIT/Strategies/Site/Strategies\\_SharedParking.shtml](http://www.wbdg.org/ccb/AF/AFSUSTTOOLKIT/Strategies/Site/Strategies_SharedParking.shtml)



# Administration

- Conditional use permit
- Administrative permit

# Conclusions

- Discussion?
- Questions?