

Sparks Zoning Code

A photograph of a historic building with a prominent tower and a street lamp in the foreground. The building is white with blue accents and a dark roof. The street lamp has two globes. The sky is clear and blue.

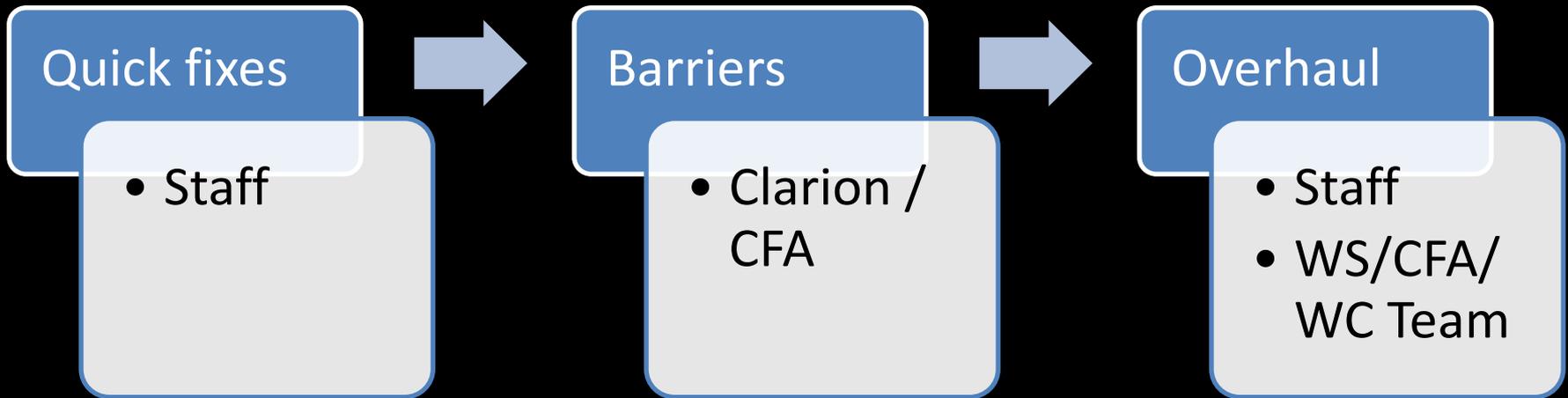
April 27, 2015

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/NS	RN	C1	C2	TC	PO	I	PF		
Residential																										
<i>Residences</i>	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	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			
<i>Group Living:</i>	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		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																										
<i>Animal Services*:</i>	Animal services, indoor	C	C												P	P	P	P	P	P	P	P	L*			

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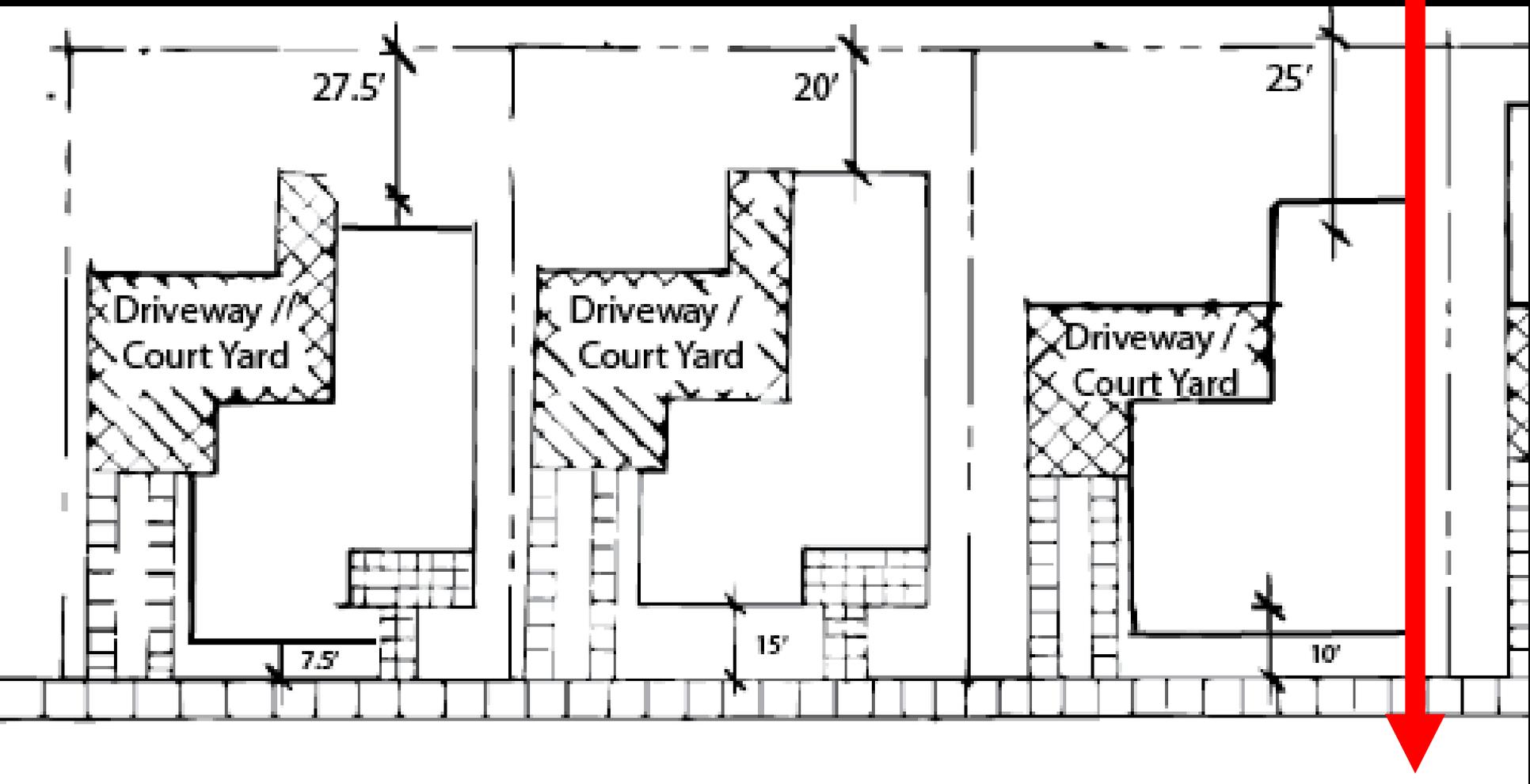
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Uses:	124
Existing:	174
Difference:	50 (29%)
New uses	45

A Variety of Contexts



Flexibility | Better Design



Streamlining | Predictability

Transit Oriented Development

Purple line trains
to Linden
Board here

Rush hour
stop

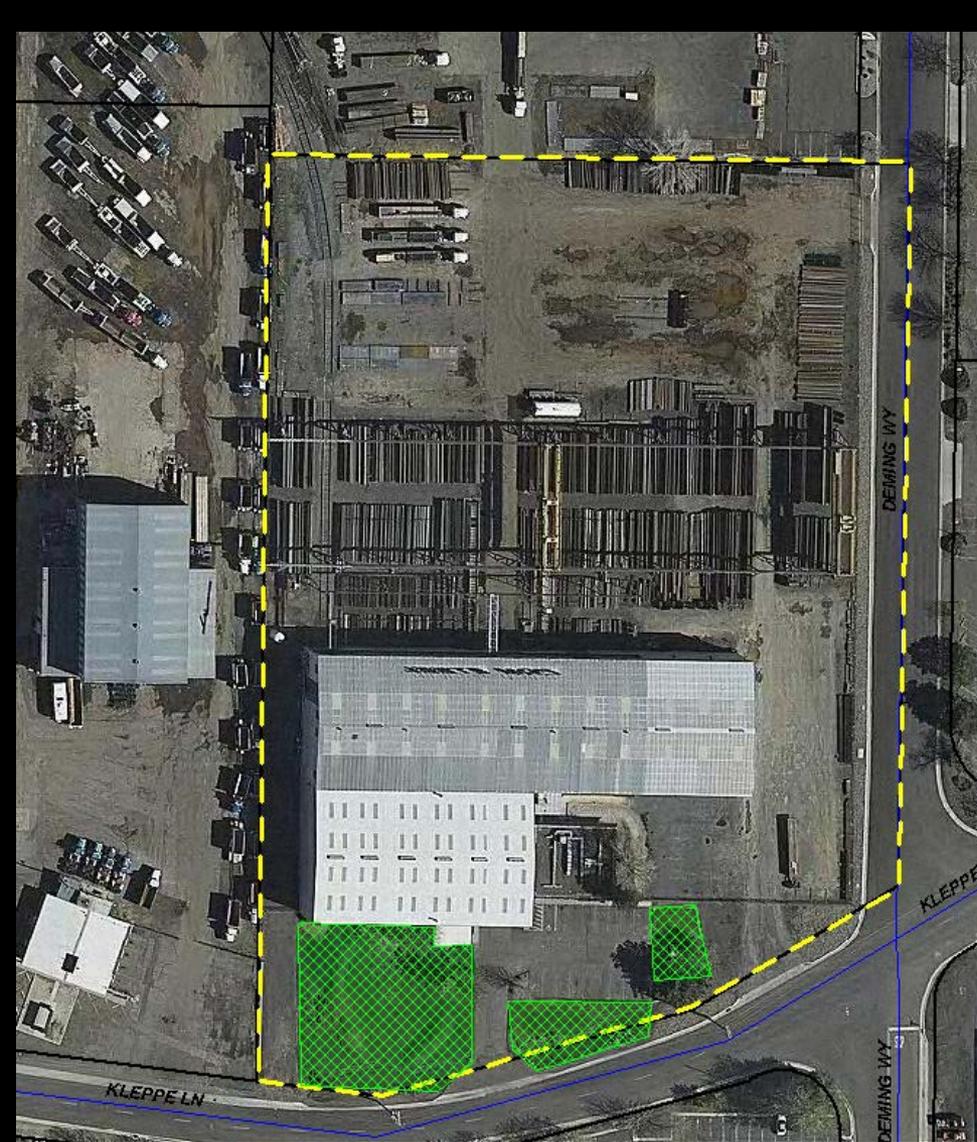
2
Green

4
Blue

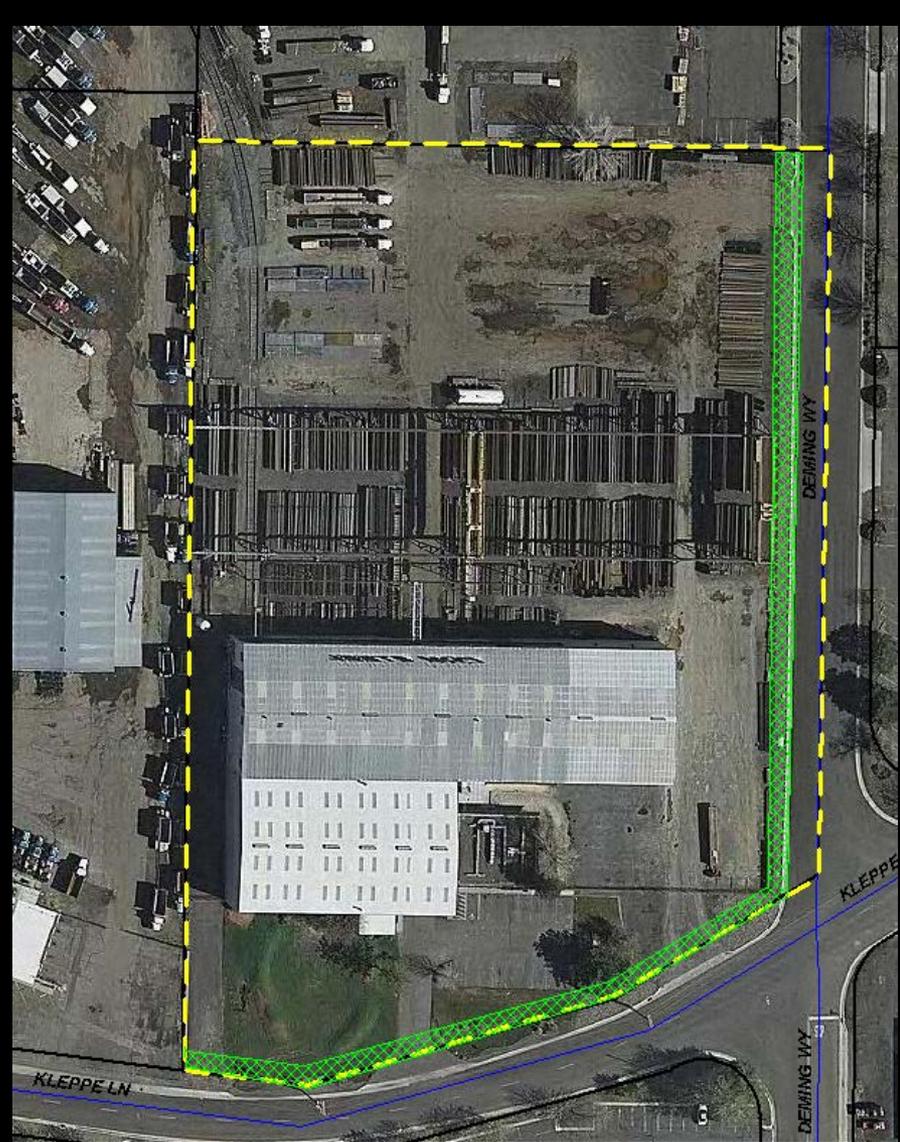
6
Red

Mixed Use Development

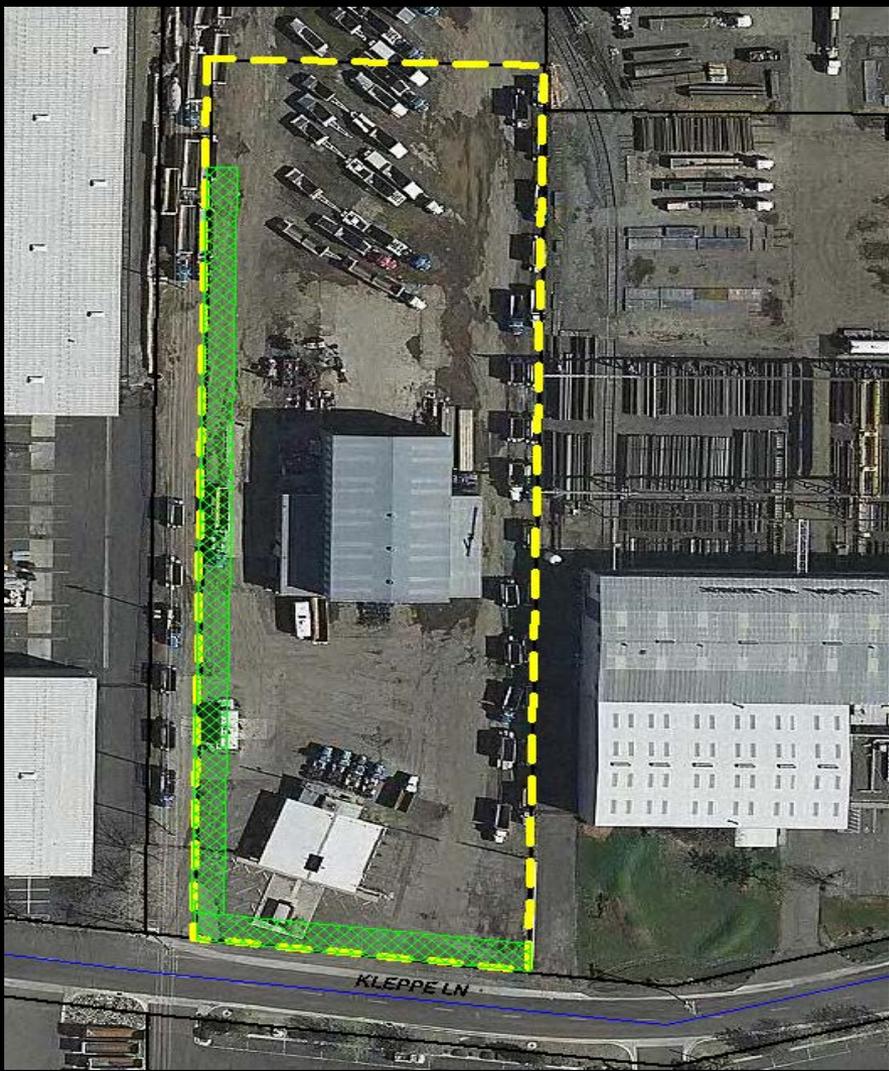




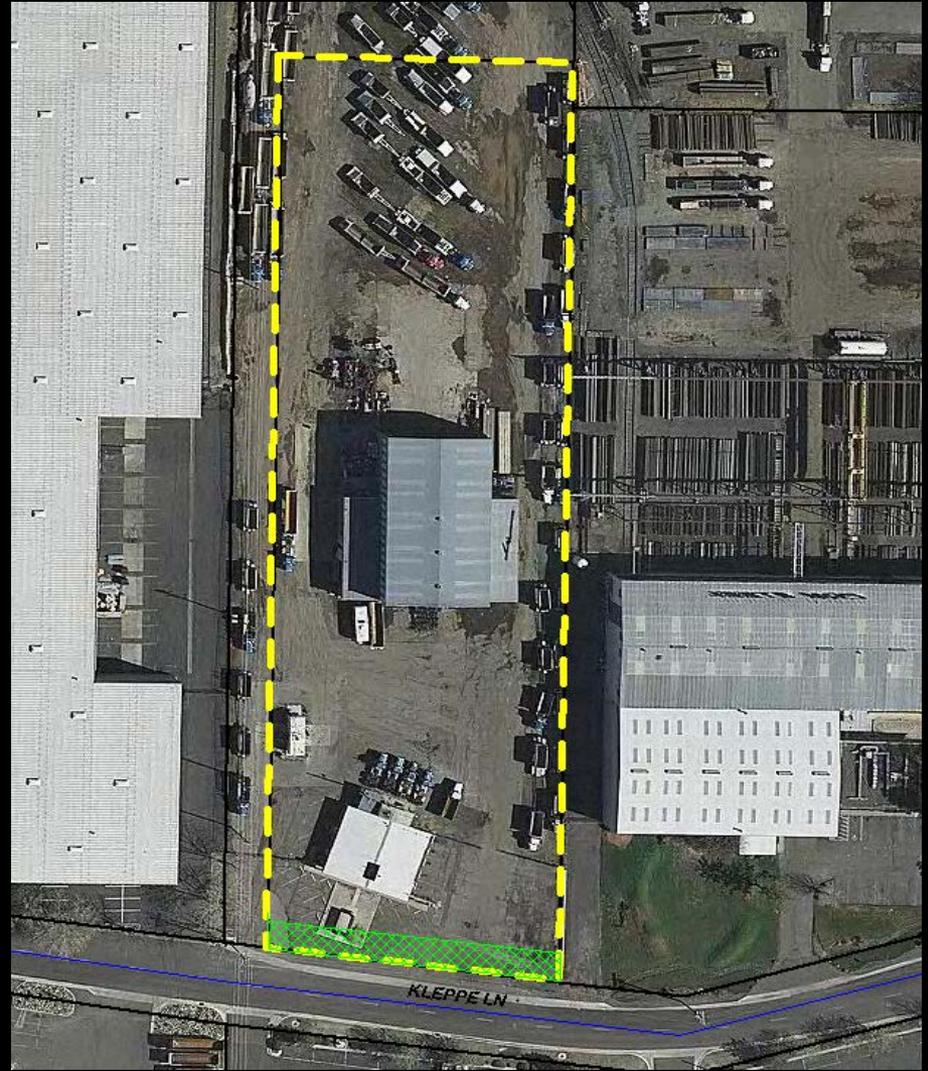
Current:
6% on 6 acres



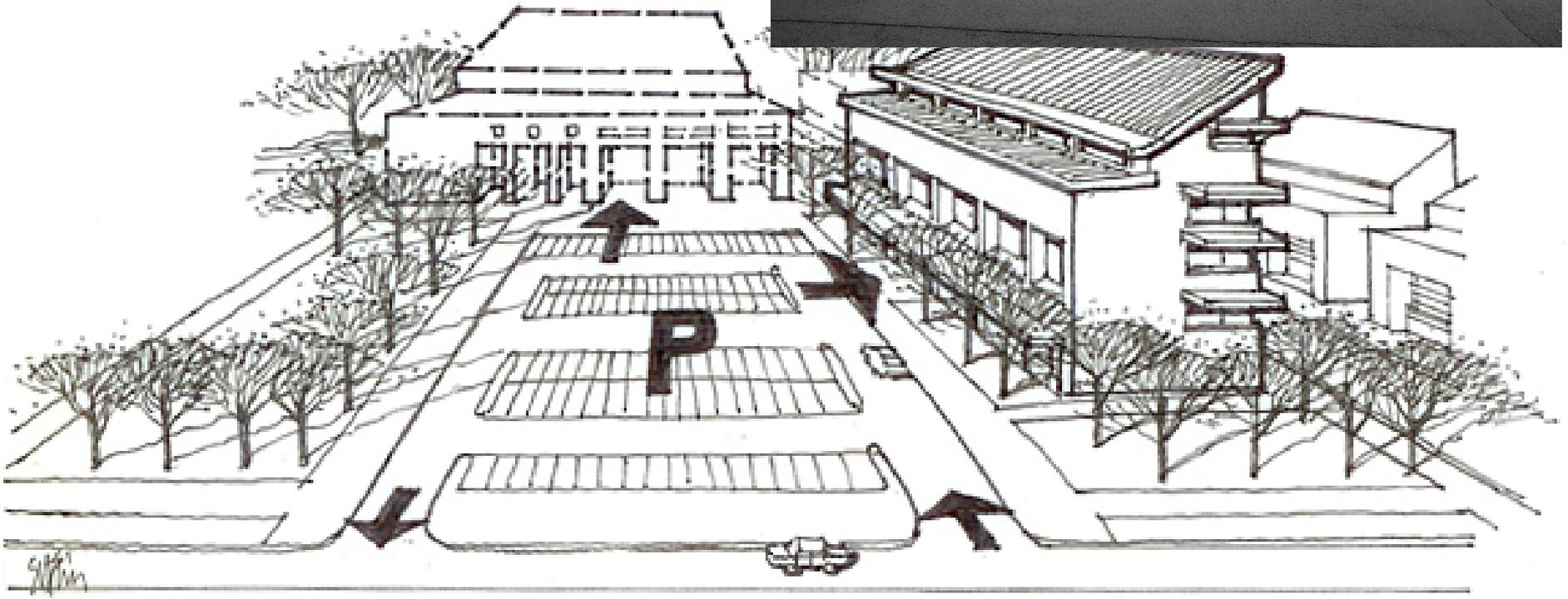
Proposed:
6 acres + front



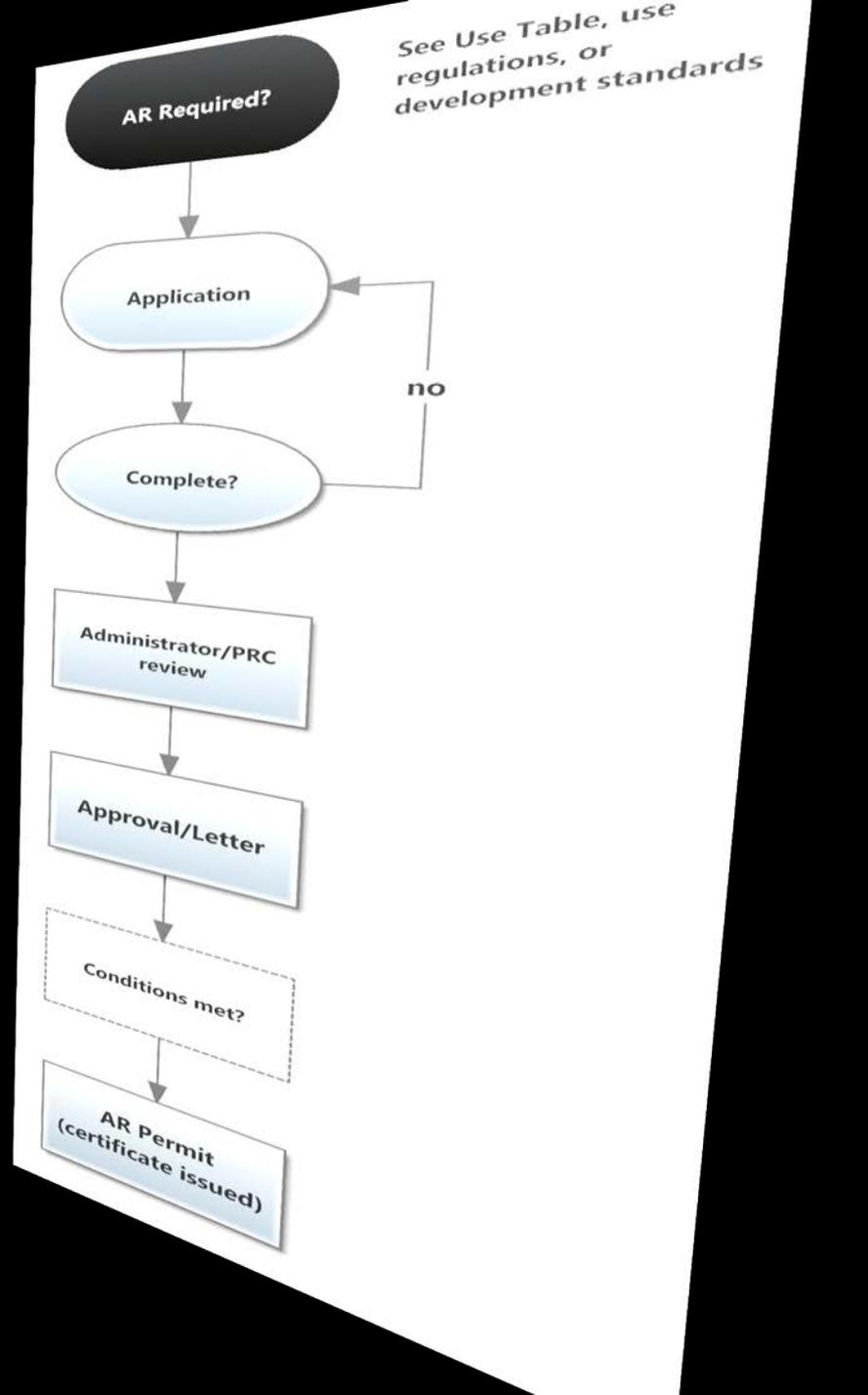
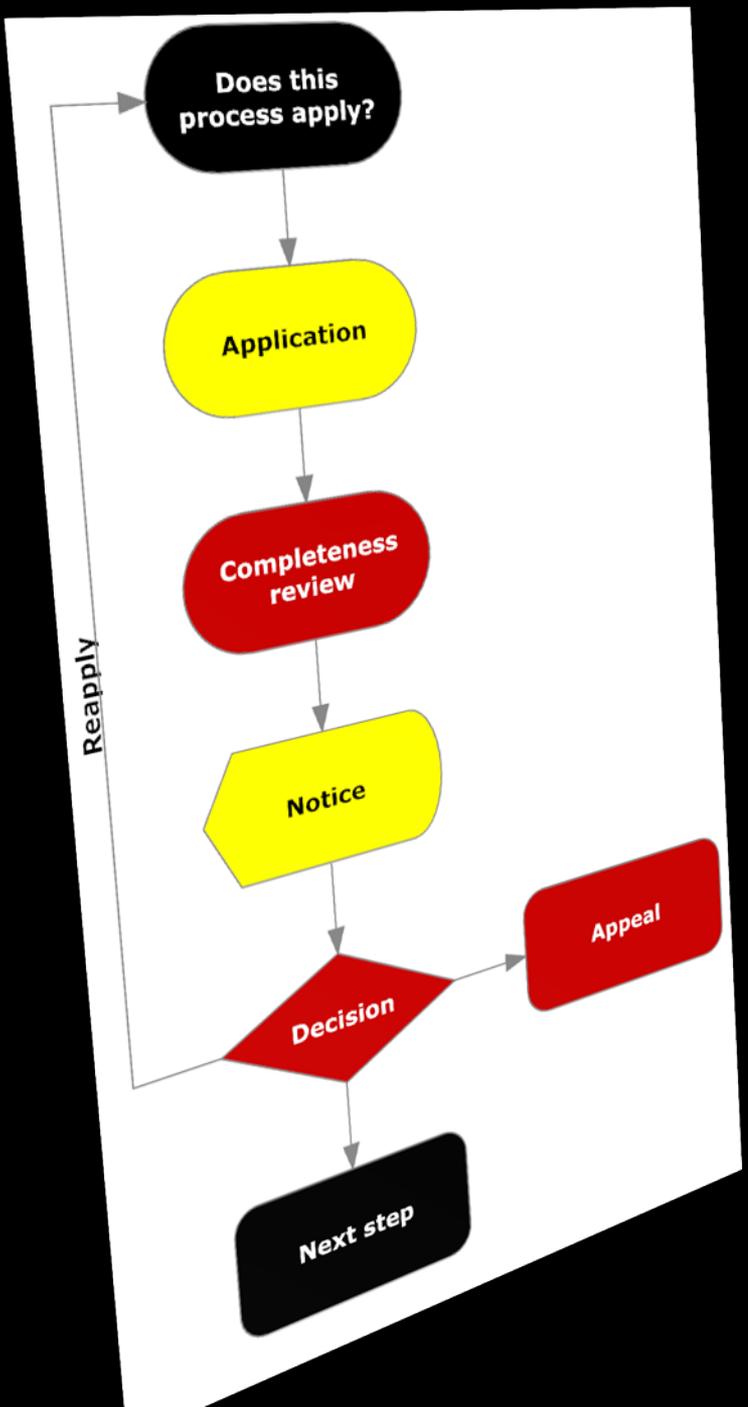
3 acres + 6%
(7,840 sf)



3 acres + front
(2,000 sf)



Source: USAF Sustainable Sites Toolkit, at http://www.wbdg.org/ccb/AF/AFSUSTTOOLKIT/Strategies/Site/Strategies_SharedParking.shtml



Administration

- Conditional use permit
- Administrative permit

Conclusions

- Discussion?
- Questions?