

Chapter 6

School Design Standards

The intent of these design standards is to standardize the development standards for schools in the region (Sparks, Reno, Washoe County).

The objectives of these standards are:

- 1) well-designed schools;
- 2) to mitigate the impacts of schools next to residential uses;
- 3) promote consistency;
- 4) provide an appropriate number of parking spaces and
- 5) provide flexibility in landscaping areas.

The City's review of school projects will consider the following criteria during the Site Plan Review process:

- a. Building Setbacks;
- b. Landscaping; and
- c. Parking;

A. Site Planning Standards

The following standards deal with the erection of any new school building, and the addition or alteration of an existing school building.

- I. Building Height
 - a. There are no restrictions on the building height of a school.
- II. Building setbacks
 - a. One foot distance for every foot in height when adjacent to residential uses.

III. Landscaping

- a. Up to 20% of the site.

IV. Parking

- a. High School – One space for each 1.5 students, faculty and staff based on design capacity.
- b. Junior/Middle School – Two spaces per classroom plus one space per 100 students based on design capacity.
- c. Elementary School – One space per classroom and one space per 100 students based on design capacity.

B. Definitions

- I. **Building Height** – Having no minimum or maximum height requirements provides for the flexibility to build unique facilities consistent with the character of the neighboring community. In the future schools in the urban core may have a smaller footprint and be 2 or more stories in height. Depending on the type of school and the amenities it offers, the height will need to vary.

II. Building Setbacks - The 1' requirement does not pertain to those elevations adjacent to uses other than residential. Each elevation will determine the amount of setback, for instance a 25' front facing elevation will require a 25' setback in the front, a 30' side elevation will require a 30' setback on that side, and that same building that has a rear facing elevation adjacent to a use other than residential will have no setback requirement.

III. Landscaping - landscaping details will be determined based on type of school, community character, and site specifics such as slope and soil quality. These details will be determined during a pre-site plan review meeting with the local government and WCSD.

IV. Parking - This is a minimum standard and also presumes all relevant Americans with Disabilities Act (ADA) and American National Standards Institute (ANSI) requirements will be met.

V. Review - Administrative approval (standard code and site plan, if applicable) review, no Special Use Permit (SUP) or other discretionary approval required.