A. PURPOSE OF THE DESIGN STANDARDS MANUAL

The Design Standards Manual is intended as a supplement to the City of Sparks Zoning Ordinance which regulates the use of the land and provides specific regulations for the development of land throughout the City of Sparks, adopted by reference, Sparks Municipal Code Title 20.

The Manual contains design standards that are more "qualitative" than "quantitative." The design standards contained herein provide guidance on design matters that are more directly related to ensuring that proposed development projects are of high quality by promoting open space, recreational needs and protection of existing neighborhoods. Development regulations contained in the Zoning Ordinance relate more to the allowed uses of land and to the more quantitative aspects of development (i.e., density, height of structures, setbacks, amount of parking required, size and number of signs permitted, landscape area requirements, etc.).

B. GOALS OF THE DESIGN STANDARDS MANUAL

The Design Standards Manual is established in order to achieve the following goals:

1. Provide standards for the orderly development of the City and the promotion of high quality development;

2. Implement the goals, objectives and policies of the Master Plan related to quality development and neighborhood compatibility;

3. Maintain and protect the value of property;

4. Maintain a high quality of life without causing unnecessary high public or private costs for development or unduly restricting private enterprise, initiative, or innovation in design.

The interpretation and implementation of the design standards in this manual shall be based on the above goals. Projects that are reviewed for compliance with the design standards shall also meet the intent of the above goals.
C. HOW ARE THE DESIGN STANDARDS APPLIED?

The design standards in this manual are a companion document to the zoning ordinance and are intended to regulate and restrict projects subject to review and approval under the City’s Zoning Regulations as authorized by NRS 278.250(1). The design standards apply to all projects subject to review and approval in compliance with the requirements of the Zoning Ordinance. The Zoning Ordinance contains regulations primarily related to the allowable uses of land and specific bulk and density development standards. The standards in the Design Standards Manual generally relate to basic qualitative aspects of development. The Design Standards Manual addresses the design aspects of a project with the purpose of ensuring well-designed, high quality development.

Examples in design and materials are illustrative of concepts and shall not be interpreted as the only solution.

Through the course of review for each project, the design concept and application of the standards will be reviewed in its entirety. Any specific standard within this manual may not be met, but the intent of the subsection shall be satisfied. The developer shall demonstrate how an alternative design solution will better the proposed projects design and still provide conformance of the project to meet the intent of the applicable subsection. The developer shall provide justification for departure of any specific design standard to the Administrator for review and approval.

Each project will be reviewed by the Administrator who shall determine compliance of the standards contained within this Design Standards Manual. When the Design Standards Manual is silent, the current ordinances and policies at the time of submission for permit shall apply. If there is a conflict with the Sparks Municipal Code, the Sparks Municipal Code (SMC) shall take precedence.

When the developer is dissatisfied with the decision of the Administrator, the developer can appeal to the Design Standards Review Committee established pursuant to the Sparks Municipal Code Title. The decision of the Design Standards Review Committee may be appealed per the appeal process outlined in the Sparks Municipal Code Title 20.07.

D. HOW TO USE THE DESIGN STANDARDS MANUAL

The design standards in this manual are organized into chapters according to major categories – slopes, non-residential and residential.

Project proponents shall review the entire Design Standards Manual prior to beginning a project’s design. In most cases, more than one chapter will apply to a particular project.

A brief description of each chapter is provided below:

Chapter 2 – BASIC SLOPE GRADING DESIGN STANDARDS

Chapter 2 addresses major cuts, major fills, minor cuts and minor fills. Standards in this chapter apply to all non-residential and residential projects. Topics include basic slope grading, major and minor fill slopes, major and minor cut slopes, and slope re-vegetation and erosion control.

Chapter 3 – NON-RESIDENTIAL DEVELOPMENT DESIGN STANDARDS

Chapter 3 contains general design standards that are common to all types of non-residential developments. Standards in this chapter will apply to all non-residential projects including office, commercial and industrial uses. Topics include site...
planning, parking and circulation, landscaping and architecture.

Chapter 4 – SINGLE-FAMILY DETACHED RESIDENTIAL DESIGN STANDARDS

Chapter 4 covers basic components of single-family project design. The single-family design standards cover site planning, street image, landscaping, walls, and architecture.

Chapter 5 – MULTI-FAMILY/ATTACHED SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS

Chapter 5 addresses multi-family/attached single family projects. The standards cover site planning, parking layout, circulation, landscaping, trash enclosure/screening, walls, and architecture.

E. Definitions

1. Administrator: means the city manager or his lawfully designated representative.

2. Architectural Elements: are component pieces or design features that are an integral part of the design of the building/structure.

3. Architectural Style: is the classification of building design that shares consistency of design, form or ornamentation with other buildings similarly classified. The buildings share many common attributes, including similarity in general appearance, in the arrangement of major design elements, in ornamentation, in the use of materials, and in form, scale and structure.

4. Building Articulation: is adding interest to long blank walls that create a complementary pattern or rhythm, dividing large buildings into smaller, identifiable parts.

5. Compatible/Compatibility: are design elements that are harmonious, agreeable or congenial combination as in complementary or; characteristics of different land uses or activities that permit them to be located near each other in harmony and without conflict with designs to minimize impacts on each other addressing such items as odor, noise, light and/or traffic.

6. Complementary: is the design that is in proper proportions, color combinations in the same hue or contrasting as on a color wheel; completes the design with similar design elements and/or building materials.

7. Consistent: are architectural elements that have an unvaried texture, color or design; can be repeat with similar and identifiable pattern or; identical or logical use of architectural elements.

8. Decorative: is a special treatment to fences/walls, exterior building elevations, and paving whose primary function is ornamental.

9. Human Scale: is proportional relationship of architectural design or streetscape element that relate to human height, form and function.

10. Intense Color: is the brightness or dullness of a color.

11. Parking Lot: is the area provided for off-street parking and maneuvering of motor vehicles. The parking lot area is not associated with service access, loading docks, and staging areas.

12. Perimeter: is the boundary or border of a lot, tract or parcel of land except the street frontage.


14. Street Frontage: is the boundary or border of a lot, tract or parcel of land that adjoins the street, access easement or right-of-way.

15. Subdued Color: is a color made less intense.
16. **Substantial**: are architectural elements that are solidly or strongly built and integrated as part of the building.

17. **Unified Appearance**: are architectural elements that are used or placed on the building in the same manner as others; or consistent in appearance in the use of materials, having an unvaried texture, color or design.