



## SECTION 1240.18 S SPARK DISTRICT.

### A. PURPOSE

The S Spark District is intended to encourage and facilitate redevelopment by implementing the following mixed-use policies:

- 1) **Mix of Land Compatible Land Uses.** Permit a range of compatible land uses, such as residential (from single-family to multi-family), public, institutional, office, retail, personal services use, and appropriate general business uses.
- 2) **Walkability.** Create a walkable, pedestrian-oriented development that does not conflict with motorized traffic.
- 3) **Building Location and Site Design.** Ensure that buildings have a strong relationship to the street by requiring development to be human-scale through appropriate building location and site design, including developing areas that include civic spaces and pedestrian amenities and requiring on-street parking along interior streets.
- 4) **Use of Buildings.** Allow compatible mixed uses to be located in a single building.

B. PERMITTED USES	C. SPECIAL LAND USES
<ul style="list-style-type: none"><li>• Adaptive Rehabilitation</li><li>• Arena/Theater</li><li>• Artisan/Maker Space</li><li>• Assisted Senior Living (<a href="#">Section 1251.02</a>)</li><li>• Banquet and Meeting Hall &lt; 100 capacity (<a href="#">Section 1251.07</a>)</li><li>• Banquet and Meeting Hall &gt; 100 capacity (<a href="#">Section 1251.07</a>)</li><li>• Bar, Tavern, or Saloon</li><li>• Bookstore</li><li>• Brewpub</li><li>• Carry-Out Restaurant</li><li>• Community Garden (<a href="#">Section 1251.09</a>)</li><li>• Distillery, Winery - w/ or w/o food</li><li>• Drive-In Restaurant</li><li>• Essential Services</li><li>• Farmers' Market (<a href="#">Section 1251.14</a>)</li><li>• Financial Institutions</li><li>• Full-Service Restaurant</li><li>• Government/Public Uses (<a href="#">Section 1251.15</a>)</li><li>• Greenhouse / Nursery (Principal Use)</li><li>• Hotel (<a href="#">Section 1251.19</a>)</li><li>• Independent Senior Living with Services (<a href="#">Section 1251.20</a>)</li><li>• Indoor Recreation</li><li>• Limited Service Restaurant</li><li>• Medical or Dental Clinic &lt; 20,000 s.f.</li><li>• Microbrewery (<a href="#">Section 1251.34</a>)</li><li>• Motel (<a href="#">Section 1251.33</a>)</li><li>• Multi-Family Dwelling Units (<a href="#">Section 1251.32</a>)</li><li>• Nightclub</li></ul>	<ul style="list-style-type: none"><li>• Cemetery (<a href="#">Section 1251.10</a>)</li><li>• Institutions of Higher Education</li><li>• Private K-12 Schools</li><li>• Kennels (<a href="#">Section 1251.22</a>)</li><li>• Marinas</li><li>• Outdoor Recreation/ Private (<a href="#">Section 1251.35</a>)</li><li>• Parking as a Principal Use</li></ul>



- Office < 5,000 s.f.
- Office 5,000 to 17,000 s.f.
- Office > 17,000 s.f.
- Outdoor Recreation/ Public ([Section 1251.35](#))
- Personal Service Establishments ([Section 1251.38](#))
- Public K-12 Schools
- Religious Institutions ([Section 1251.38](#))
- Research and Development
- Retail Sales < 5,000 s.f.
- Retail Sales 5,000 to 17,000 s.f.
- Retail Sales > 17,000 s.f.
- Single Family Dwelling Unit Attached
- Single Family Dwelling Unit Detached
- Transportation and Logistics
- Two-Family Dwelling Units
- Warehouse
- Wholesale

Refer to [Section 1230.06](#) for definitions of uses and refer to [Chapter 1251](#) for development standards for specific uses.

#### D. ACCESSORY USES

- Accessory Buildings ([Section 1260.01](#))
- Accessory Dwelling Unit
- Farmers Market ([Section 1251.14](#))
- Personal-Scale Solar Energy Facility ([Section 1251.36](#))
- Personal-Scale Wind Energy Facility ([Section 1251.37](#))
- Private Gardens

#### E. DIMENSION REGULATIONS

<i>Lot Standards</i>	<i>S</i>
<i>Minimum Lot Area (sq. ft.)</i>	2,900
<i>Minimum Lot Width (ft.)</i>	60
<i>Maximum Percent of Building Coverage</i>	NL
<i>Front Yard Setback (ft.)</i>	NL
<i>Rear Yard Setback (ft.)</i>	NL
<i>Side Yard Setback (ft.)</i>	NL
<i>Maximum Building Height</i>	NL

*Footnotes: Refer to [Chapter 1241](#) wherever a footnote is referenced in parentheses after one of the dimension regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to [Chapter 1251](#) for dimensional regulations for specific uses. All development in the S District is eligible for administrative approval subject to the discretion of the zoning administrator.*