





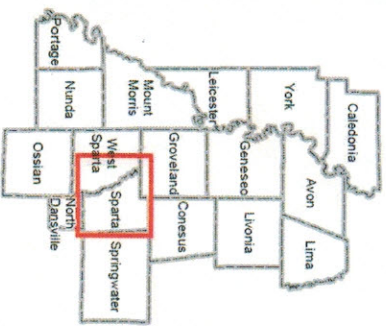







Town of Sparta ZONING MAP

Zoning Districts

-  Agricultural / Residential (A/R)
-  Commercial (C)
-  Hamlet / Mixed Use (H/MU)
-  Highway / Mixed Use (H/MU)
-  Light Industrial (LI)
-  Active Use Overlay (AD)

Livingston County



-  State Highway
-  County Highway
-  Town Road
-  Town Boundary
-  Village Boundary

Adopted by the
Sparta Town Board:

Map created by the Livingston County
Planning Department, 02/2020
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Sparta_town_zoningupdate.mxd

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* Highway Residential Zoning District is 500 feet from centerline on both sides of the highway.



TOWN OF SPARTA

ZONING SCHEDULE

Zone	Permitted Principal Uses	Special Permit Uses	Minimum Lot Size	Setbacks Front*/rear/side	Minimum Lot Width
A/R	Agriculture Agribusiness 1 & 2 family homes Home offices Roadside stands	Campgrounds Motor vehicle service stations Kennels Airports Manufactured Home Parks Excavations & mining Animal hospital Day care center Essential services Clubs, lodges, or fraternal organizations Retail businesses, inns, churches, Professional offices, bars & restaurants, Other uses (see Section 601.C.)	60,000 sq. ft.	75' 20' 10'	200 ft.
H/R	Same as for A/R, except that homes less than 20 feet wide are not permitted.	Same as for A/R, except that manufactured home parks, excavations & mining, telecommunication towers, and public utility structures are not permitted.	108,900 sq. ft.	75' 20' 10'	250 ft.
C	Business services Retail & wholesale Restaurants Business & Professional offices	Motor vehicle repair stations/Service stations Retail gasoline outlets Essential services Hotels/Motels Kennels Drive-in restaurants Day Care Center	20,000 sq. ft.	75' 20' 15'	100 ft.
LI	See Light Industrial	Section 603			
H/MU	Same as A/R & C	Same as A/R, H/R & C			See Section 607-E.
AD	See Adult Use	Section 608			

* Front setback is measured from road centerline.

Town of Sparta
Building Permit & Inspection Fees
Affective May 2018

General Maintenance Permit up to 10,000 no fee but permit IS Required

Variance	\$50.00
Zoning Permit for all new construction	\$25.00
Building with no PERMIT	\$50.00
Demolition	\$15.00
Accessory Structure (shed, pole barn, etc.)	\$25.00 min. or .10/sq. ft.
Additions & Alterations more 50%	\$20.00 min. or .16/sq. ft.
Foundations	\$50.00
Certificate of Compliance w/no building permit	\$35.00
Certificate of Occupancy (commercial)	\$50.00
Certificate of Occupancy (residential)	\$35.00
Temporary Certificate of Occupancy 30 days w/ fire inspection	\$35.00
Chimney, Fireplace, Woodstove, Pellet Stove, Furnace Water Heater	\$40.00
Commercial Building up to 4000 sq. ft.	\$150.00 min. or .15/sq. ft.
Over 4000 sq. ft.	\$200.00 min. or .20/sq. ft.
Manufactured home Double Wide (Including slab, piers)	\$150.00 min. or .12/sq. ft.
Manufactured home Single Wide (Including slab, piers)	\$100.00 min. or .12/sq. ft.
Modular Home w/ foundation	\$150.00 min. or .18/sq. ft.
Free standing fence 4' or higher (Ag exempt)	\$25.00
Generator, Electrical service w/3 rd party inspection	\$40.00
Inspection request from Bank	\$50.00
Missed inspection appointment	\$15.00
Multi Family Dwelling new construction	\$225.00 min. or .18/sq. ft.
Single Family Dwelling new construction	\$150.00 min. or .18/sq. ft.
Permit renewal 1 st time 50% original fee, 2 nd original fee	\$25.00
Pond over one acre (zoning permit)	\$35.00
Pool (above ground)	\$75.00
(In ground w/barrier)	\$25.00 min. or .08/sq. ft.
Porch or Deck	\$100.00
Operating Permit	\$25.00
Fire Inspections	\$100.00
Mobile Home Park Annual Inspections	\$100.00
Site Plan Review (Engineer & Publication)	\$50.00
Site Visit (Flood Control Interpretation)	\$25.00
Sign Permit (20 sq. ft. Max.)	\$100.00
Special Use Permit	\$100.00