TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Advisory Planning Commission of the Tahoe Regional Planning Agency will conduct its regular meeting at 9:30 a.m. on Wednesday, September 9, 1987, at the Chateau, 955 Fairway Boulevard, Incline Village, Nevada. The agenda for said meeting is attached hereto and made a part of this notice.

September 1, 1987

By: William A. Morgan
   Executive Director
   Tahoe Regional Planning Agency
AGENDA

I  CALL TO ORDER AND DETERMINATION OF QUORUM

II APPROVAL OF AGENDA

III DISPOSITION OF MINUTES

IV PLANNING MATTERS
   A. Discussion on Recreation Committee Findings
   B. Status Report on Ordinance Amendments
   C. Discussion on Proposed Additional Ordinances
      Chapter 7 - Temporary Uses and Structures and Special Events
      Chapter 10 - Structures Housing Gaming
      Chapter 15 - Redevelopment Plans
      Chapter 24 - Driveway and Parking Standards
      Chapter 26 - Outdoor Advertising Stancards
      Chapter 94 - Scenic Highway Corridors
      Chapter 96 - Road Closures
      Design Review Guidelines
   D. Discussion on the Community Planning Process

V REPORTS
   A. Staff Presentation on the Individual Parcel Evaluation System
   B. Legal Counsel
   C. APC Members
   D. Public Interest Comments

VI CORRESPONDENCE

VII PENDING MATTERS

VIII ADJOURNMENT
MEMORANDUM

September 2, 1987

To: APC

From: Staff

Subject: Discussion on Recreation Committee Findings

Chapter 13 of the Code sets the date of September 1, 1987 for TRPA to complete a study of Subsection 13.5.L, Additional Developed Outdoor Recreation for possible amendments.

The APC and its Recreation Subcommittee undertook the task of preparing the study. The APC Recreation Subcommittee had staff prepare a draft of their findings and recommendations for their August 25 meeting, however, due to a lack of a quorum, it could not make an official recommendation. The group in attendance recommended continuing the study for a month because of the quorum problem and the need to further work on the marina recommendations. It is counsel's opinion that the September 1, 1987 date is directory and not mandatory, but work should continue with due diligence. We recommend that the APC subcommittee complete its work and provide a formal recommendation to the APC with sufficient lead time for staff to prepare its comments for a subsequent APC meeting.
MEMORANDUM

September 2, 1987

To: Advisory Planning Commission

From: Agency Staff

Subject: Status Report on Ordinance Amendments

At the August meeting, the TRPA Governing Board considered proposed amendments to Code Chapters 1, 4, 11, 12, 20, 22, 33, 34, 37, 50, 51, 52, 53, 54, 55, 82 and 93. The Board adopted the proposed changes with these exceptions:

-- they deferred action on height, Chapter 22, due to concerns regarding the language of the findings in section 22.7, and

-- they deferred action on the definition of stream environment zone, SEZ, due to concerns over the exact wording.

The APC will receive copies of the adopted changes to the Code under separate cover. At the September APC meeting, staff will make a brief presentation on the two items, above, and answer questions from the APC.

Please contact Gordon Barrett or Greg George at (702) 588-3296 if you have any questions or comments on this agenda item.
MEMORANDUM

September 1, 1987

To: APC
From: Staff
Subject: Status Report on Code of Ordinance Amendments

Attached are six draft chapters proposed to be added to the Code of Ordinances and a draft of the Design Review Guidelines. These are rough drafts and are still undergoing internal staff review. They are presented to the APC in this form to obtain early input and to expedite the review.

Schedule

The staff plans to have the subject items adopted at the December Governing Board meeting. This is required by the settlement ordinance and the TRPA work program. In order to accomplish this task, meet hearing requirements, and environmental documentation requirements it is estimated that drafts for public circulation must be released by September 25.

The schedule calls for early consultation with the APC and other interested parties before the package of drafts and the related environmental document are released on September 25. After the September release, there will be APC hearings and workshops in October and November to further refine the drafts. In December the APC will make recommendations to the Governing Board on the package.

Requested APC Comments

In general, the staff is requesting APC comments in order to prepare the September 25 drafts. The intent is not to rewrite these ordinances or guidelines at the APC meeting but to receive comments which can be incorporated into the September 25 draft which in turn will be reviewed in detail at the October and November APC meetings. Written comments would be most welcome.

Chapter 7 -- Temporary Uses and Structures and Special Events: The staff and an APC committee are currently working on this draft and will be meeting for a second time on September 11.
Chapter 10 -- Structures Housing Gaming: Drafts have been mailed to individuals who deal with gaming issues with a request for comments by the APC meeting. Further drafting will occur based on the individual comments and APC comments.

Chapter 15 -- Redevelopment Plans: A group of individuals from the South Lake Tahoe Redevelopment group is preparing a draft. It was not completed at the time of this mailing. Staff may prepare a draft or delete this item from the package.

Chapter 24 -- Driveway and Parking Standards: The driveway portion is adopted. Therefore, only the parking standards are in draft. This portion has been drafted by staff with some consultation with local agencies.

Chapter 26 -- Outdoor Advertising: This is staff's first draft based on the TRPA scenic consultant recommendations and a comparison of other sign ordinances (summary sheet attached). It is our intent for this ordinance to be a model ordinance which may be adopted and implemented by local governments.

Chapter 94 -- Scenic Highway Corridors: This chapter is a staff first draft and has had little outside input.

Chapter 96 -- Road Closures: This is staff's draft to deal with traffic problems occurring during peak periods due to road closures. This needs input from the state highway departments, and drafts are being sent to them for comments.

Design Review Guidelines: The first draft based on a scenic consultant's recommendation was given to the APC in the Spring. Staff is meeting with local design review groups and is incorporating their comments into this second draft. Comments from Douglas and Incline are not included but will be included after meetings scheduled this month. The intent of this document is similar in purpose to the outdoor advertising ordinance.

If you have any questions, please contact Gordon Barrett at 588-4547.
CHAPTER 7

TEMPORARY USES AND STRUCTURES AND SPECIAL EVENTS

Chapter Contents

7.0 Purpose
7.1 Applicability
7.2 Definitions
7.3 Temporary Uses Limitations
7.4 Temporary Structures Limitations
7.5 Special Events Limitations
7.6 TRPA Approved Construction Projects
7.7 Review Standards
7.8 Existing Temporary Uses and Structures and Special Events

7.0 Purpose: This chapter sets forth regulations for projects of limited duration and impact, such as temporary uses, temporary structures, special events, and temporary construction-related activities.

7.1 Applicability: All projects considered temporary as set forth below shall comply with the provisions of this Chapter.

7.2 Definitions:

7.2.A Temporary Use: A temporary use is a primary use listed in the Table of Primary Uses in Chapter 18 and the uses set forth in Chapter 51 or an accessory use, approved as a nonpermanent use for a period of operation not to exceed twelve months.

7.2.B Temporary Structure: A temporary structure is a structure or improvement approved to exist for a period not to exceed twelve months or in the case of a special event, the time limit set forth in the permit.

7.2.C Special Event: A special event is an organized activity which does not occur more than four times in a calendar year, does not exceed ten days in duration and has sufficient impact to be classified as a project pursuant to Section 4.6.

7.3 Temporary Uses Limitations: A temporary use may be approved by TRPA for a period not to exceed six months except that TRPA may extend the original period for an additional six months. Temporary uses shall be considered special uses pursuant to Chapter 18 and 51 and may be permitted anywhere in the Region.
7.4 **Temporary Structure Limitations**: A temporary structure related to an existing or temporary use may be approved for a period not to exceed six months except that TRPA may extend the original approval for an additional six months. A temporary structure for a special event shall be limited to the time specified in the permit. All temporary structures shall be subject to the development standards set forth in Section 7.7.

7.5 **Special Events Limitations**: Special events may be approved for a period not to exceed ten days and not more often than once every 90 days. Special events may be approved as a series of events not to span a period of three years. All special events shall be subject to the development standards set forth in Section 7.7.

7.6 **TRPA-Approved Projects**: Temporary structures and uses necessary for the construction of a TRPA-approved project may be permitted provided the structures and uses are removed within the time limits set forth in the project approval.

7.7 **Review Standards**: All temporary structures and uses and special events shall be reviewed pursuant to the following standards:

7.7.A **Land Coverage**: Permanent additional land coverage or land disturbance shall not be permitted.

7.7.B **Parking**: The parking requirements of TRPA shall apply to the preparation of a parking analysis and plan, where a parking plan is considered necessary by TRPA.

7.7.C **BMPs**: Chapter 25 shall apply except permanent BMPs shall not be required.

7.7.D **Outdoor Advertising**: The outdoor advertising limitations of Chapter 26 shall apply.

7.7.E **Noise**: The noise limitations of Chapter 23 shall apply. Applicants for special events shall submit a noise impact report if the event may exceed the CNELs for the plan area.

7.7.F **No Permanent Impacts**: Impacts, mitigated or otherwise, resulting from the temporary use, temporary structure or special event shall be limited to the approved period. Temporary uses or structures or special events shall not be approved if significant adverse impacts may occur after the approved period. Permanent structures or uses shall not result from the approval of a temporary use or structure, or special event. All temporary uses and structures, and special events shall provide adequate security to TRPA to assure removal of any structures and improvements and implementation of required mitigation.

7.7.G **Allocations**: Temporary projects are exempt from the allocation limitations set forth in Chapter 33.
7.7.H **Mitigation Fees:** Temporary projects are exempt from the mitigation fee requirements of Chapters 20 Land Coverage, Chapter 56 Mitigation Fee Requirements, Chapter 82 Water Quality Mitigation, and Chapter 93 Traffic and Air Quality Mitigation.

7.8 **Permanent and Seasonal Structures and Uses Distinguished:** Uses, structures and events not meeting the definitions of this chapter are considered permanent and are subject to the provisions found elsewhere in the Code. Permanent uses operated periodically on a yearly basis are considered seasonal uses. Uses and structures operated and maintained for more than one year are not considered temporary except for special events which may occur on a yearly basis within the limitations set forth in Section 7.5.

7.9 **Existing Temporary Uses and Structures and Special Events:** A temporary use or structure legally commenced prior to the effective date of the Regional Plan may be continued pursuant to the limitations set forth in the applicable permit, if any was required, or three years from the effective date of the Regional Plan whichever is lesser. A special event established prior to the effective date of the Regional Plan may continue for one year from the effective date of the Regional Plan provided the special event remains substantially the same in scale, location, timing, and duration.
Chapter 4 amendments to establish what temporary uses and structures and special events are exempt from TRPA review:

Add Section 4.6 to read as follows:

4.6 **Temporary Activities:** The following temporary activities are exempt from review and approval by TRPA.

4.6.A **Temporary Uses and Structures:** Temporary uses and structures shall be determined exempt pursuant to the standards set forth for permanent uses and structures as set forth in this chapter.

4.6.B **Special Events (without MOU):** Individual special events not covered by the MOU in Subsection 4.6.C are exempt provided a statement is filed in accordance with Section 4.3 above and the activity complies with the criteria set forth below:

1. The special event provides adequate parking and does not require parking in areas not designed for parking;
2. The special event does not require the closure of a traffic lane or intersection of a highway requiring TRPA review pursuant to Chapter 96;
3. The special event does not discharge pollutants affecting attainment of air or water quality standards;
4. The special event does not create noise levels which may exceed the CNEL limits;
5. The special event does not create land or vegetation disturbance; and
6. The special event does not exceed ten days duration and does not occur on a project area more than four times in a calendar year.

4.6.C **Special Events (MOU):** Special events listed on a TRPA approved list submitted annually by local jurisdictions in conformance with the criteria in 4.6.B(1) through (5) and pursuant to an approved MOU.

4.6.D **Accessory Special Events:** Events accessory to a primary use such as sporting events at a school, a golf tournament at a golf course, a ski race at a ski area, a sale at a store, and a garage sale at a residence are exempt from Agency review and approval if the event and its impacts are contained on the project site and meet the criteria above in Subsection 4.6.B.
CHAPTER 10

STRUCTURES HOUSING GAMING

Chapter Contents

10.0 Purpose
10.1 Applicability
10.2 Regulation Of Structures Housing Gaming Under A Nonrestricted License As Permitted And Conforming Uses
10.3 Reconstruction Of Structures Housing Gaming
10.4 Regulation Of Modification, Remodeling, Change In Use, Or Repair Of A Structure Housing Nonrestricted Gaming
10.5 Regulation Of Restricted Gaming
10.6 Regulation Of Activities Outside Structures Housing Gaming
10.7 Coordination With NTRPA

10.0 Purpose: Structures containing restricted and nonrestricted gaming are subject to special regulations as set forth in Article VI(d) through (i) of the Compact. This chapter implements those provisions and coordinates regulation with the Nevada Tahoe Regional Planning Agency.

10.1 Applicability: Structures containing licensed restricted gaming or licensed nonrestrictive gaming shall be regulated pursuant to the provisions of this chapter.

10.2 Regulation Of Structures Housing Gaming Under A Nonrestricted License As Permitted And Conforming Uses: TRPA shall recognize structures housing gaming under a nonrestricted license as permitted and conforming uses:

10.2.A Prohibition Of New Structures Housing Gaming: The construction of, change of use to, or expansion in cubic volume of any structure to house gaming under a nonrestrictive license not existing or approved on May 4, 1979, is prohibited.

10.2.B Existing Structures Housing Gaming: The following are permitted and conforming uses and shall be considered allowed uses pursuant to Chapter 18:

(1) Every structure housing gaming under a nonrestricted license which existed as a licensed gaming establishment on May 4, 1979 or whose construction was approved by Tahoe Regional Planning Agency affirmatively or deemed approved before that date.

(2) Every other nonrestricted gaming establishment whose use was seasonal and whose license was issued before May 4, 1979, for the same season and for the number and type of games and slot machines on which taxes and fees were paid in the calendar year 1978.
10.3 Reconstruction Of Structures Housing Gaming: Any structure housing licensed gaming as a primary use may be rebuilt or replaced to size not to exceed the cubic volume, area open to the public, height, and land coverage existing or approved on May 4, 1979 without the review and approval of TRPA or other regulatory authority of the state of Nevada whose review would be required for a new structure. Any remodel, modification or other change from the original structure shall be regulated pursuant to Section 10.4.

10.4 Regulation Of Modification, Remodeling, Change In Use, Or Repair Of A Structure Housing Nonrestricted Gaming: TRPA review of modification, remodeling, change in use, or repair shall be pursuant to the following provisions:

10.4.A External Modification: Any external modification of the structure which requires a permit from local government and is not exempt from TRPA review pursuant to Chapter 4 shall require TRPA review and approval.

(1) TRPA Review: TRPA review of an external modification is limited to determining whether the modification will do any of the following:

(a) Enlarge the cubic volume of the structure;
(b) Increase the total square footage of area open to one approved for public use on May 4, 1979;
(c) Convert an area devoted to the private use of guest to an area open for public use;
(d) Increase the public area open to public use which is used for gaming beyond the limits contained in subparagraph 10.4.C(1); and
(e) Conflict with or be subject to the provisions of the Code applicable throughout the Region.

If an external modification is determined to have any of the effects enumerated in subparagraphs (a) through (c) above, the modification is prohibited. If the external modification is determined to have any of the effects enumerated in subparagraph (d) or (e) it is subject to the provisions of the Code. If the external modification is determined to have none of the above effects, it is not subject to the provisions of this Code.

(2) Time Limits For Determination: TRPA shall make this determination within 60 days after a complete application is delivered to TRPA unless the applicant has agreed to an extension. A report describing the activity and the NTRPA action shall be required as part of a complete application for submittal to the TRPA.
(3) **Project Review:** If the external modification is determined to have the effects enumerated in Subparagraphs 10.5.A(1)(d) and (e), TRPA shall process it as a project pursuant to the regulations of TRPA.

10.4.B **External Repair, Change In Use, And Remodel:** External repair, change in use, and remodel shall be reviewed and approved pursuant to the provisions for external modifications as set forth above.

10.4.C **Internal Modification, Remodeling, Change In Use, Or Repair:** Internal modification, remodeling, change in use, or repair is not a project and does not require TRPA review or approval except as follows:

(1) Internal modification, remodeling, change in use or repair of areas open to public use within a structure housing gaming under a nonrestricted license which alone or in combination with any other such modification, remodeling, change in use or repair will increase the total portion of those areas which is actually used for gaming by more than the product of the total base area, as defined below, in square feet existing on or approved before August 4, 1980, multiplied by 15 percent constitutes a project and is subject to all of the provisions of this compact relating to projects. For purposes of this paragraph and the determination required by Article VI(g), base area means all of the area within a structure housing gaming under a nonrestricted license which may be open to public use, whether or not gaming is actually conducted or carried on in that area, except retail stores, convention centers and meeting rooms, administrative offices, kitchens, maintenance and storage areas, rest rooms, engineering and mechanical rooms, accounting rooms and counting rooms.

(2) Internal modifications related to an external modification, remodel, change in use, or repair may be subject to TRPA review and approval. In order to mitigate impacts associated with a proposed combination external - internal project, the structure housing gaming may elect to submit to internal review and approval.

10.5 **Regulation Of Restrictive Gaming:** The review of gaming conducted pursuant to a restricted license shall be as follows:
10.5.A Use: Gaming conducted pursuant to a restricted gaming license issued before May 4, 1979, to the extent permitted on that date, shall be a permitted and conforming use and shall be considered an allowed use pursuant to Chapter 18. New establishments with restricted gaming as a primary use shall be prohibited.

10.5.B Modification, Remodel, Change In Use, And Repair: Such projects shall be reviewed and approved pursuant to the standards of the Code applicable through out the Region.

10.6 Regulation Of Activities Outside Structures Housing Gaming: Activities noncontiguous and outside areas determined to be structures housing nonrestricted gaming by shall be regulated pursuant applicable standards of this Code except as specified in 10.6.A.

10.6.A Special Relocation Limitations For Structures Housing Gaming: TRPA shall not permit restaurants, convention facilities, showrooms, or other public areas to be constructed elsewhere in the Region outside the structure in order to replace area existing or approved for public use on May 4, 1979.

10.7 Coordination With NTRPA: In order to administer and enforce the provisions of this chapter, the Nevada Tahoe Regional Planning Agency shall:

10.7.A Identify all structures housing gaming and require the owner or licensee of structures housing gaming under a nonrestricted license to provide:

(1) Documents containing sufficient information for NTRPA to establish the following relative to the structure:

(a) The location of its external walls;
(b) Its total cubic volume;
(c) Within its external walls, the area in square feet open or approved for public use and the area in square feet devoted to or approved for the private use of guests on May 4, 1979;
(d) The amount of surface area of land under the structure; and
(e) The base area as defined in Subparagraph 10.4.B(1) in square feet existing on or approved before August 4, 1980.

(2) Certification: NTRPA shall review and certify the information as to accuracy and consistency with the requirements of the Compact. NTRPA shall forward a copy of the certified information to TRPA.
10.7.B **Reports On Internal Activities:** A report describing the internal modification, remodeling, change in use, or repair which increases the areas open for public use which is used for gaming shall be submitted to TRPA at least one working day before commencement of the activity.

10.7.C **Coordinated Review:** NTRPA shall review all activities related to structures housing gaming prior to TRPA review. NTRPA, where applicable, consult with TRPA and local government prior to approving any activity. Coordinated review and compliance procedures may be established through a Memorandum of Understanding.

1. **Internal Activities:** NTRPA shall review all internal modifications, remodelings, changes in use, or repairs to determine if it will increase the total portion of areas open to public use used for gaming, increases the area open to public use beyond that existing or approved on May 4, 1987, and if it is consistent with applicable state law.

2. **External Activities:** NTRPA shall review all external modification, remodeling, and repair pursuant to this chapter and applicable state law.
CHAPTER 2 DEFINITIONS AMENDMENTS

Add new definitions as follows:

Structure Housing Gaming: Means the entire area within the external walls of a building or buildings joined together in some definite manner and in which gaming under a nonrestricted license is conducted in any part thereof. It includes any structures that existed or were approved as of January 1, 1979. It shall not include appurtenances such as vents, chimneys, elevator housings, cooling and heating units and other mechanical equipment; shall not include appurtenances used to shelter said mechanical equipment or vertical shaft openings in the roof; and public safety appurtenances such as fire escapes.

External Walls: Is any structural wall exposed to the elements.

Areas Open To Public Use (public use areas): Means all of the areas within a structure housing gaming under a nonrestricted license except areas devoted to the private use of guests.

Areas Devoted To Private Use Of Guests (private use areas): Means those portions of a structure housing gaming which are open to public invitees but reserved for their private use. It includes only hotel rooms and hallways to serve hotel room areas, and any parking areas within a structure housing gaming. A hallway is deemed to serve hotel room areas if more than fifty percent (50%) of the areas on each side of said hallway are hotel rooms.

Restricted Gaming License: Has the meaning ascribed to it in Section 4 of Chapter 287 Statutes of Nevada 1979.

Nonrestricted Gaming License: Means a gaming license which is not a restricted license.

External (gaming): Outside the structural aspects of an external wall or roof of a structure housing gaming.

Remodel: To change the appearance of a structure. Remodeling may occur in conjunction with reconstruction, modification or expansion but does not include changes associated with ordinary maintenance and repair.

Internal (gaming): Within and including the structural aspects of an external wall or roof of a structure housing gaming.
CHAPTER 4 AMENDMENTS

Add Section 4.7 to read as follows:

4.7 Structures Housing Gaming: The following activities are exempt from TRPA review and approval:

4.7.A Internal Modification, Remodel, Change In Use Or Repair: Except for increases in gaming floor area as set forth in Subsection 10.4.B, such activities occurring within structure housing restricted gaming are exempt provided the reporting requirements of Subsection 10.7.B are met.

4.7.B Restricted Gaming As An Accessory Use: Gaming conducted pursuant to a restrictive license is exempt from TRPA review if it is accessory to the primary use within the project area.

4.7.C Ordinarily Exempt: Activities related to structures housing gaming shall be exempt if the other provisions of this chapter exempt the activity generally throughout the Region.
CHAPTER 24

DRIVEWAY AND PARKING STANDARDS

Chapter Contents

24.0 Purpose
24.1 Applicability
24.2 Compliance Program
24.3 Driveways
24.4 Parking Standards
24.5 Parking Lot Design

24.0 Purpose: This chapter sets forth minimum standards for driveways and parking facilities to minimize interference with traffic flow on the street and highway system of the Tahoe Region.

24.1 Applicability: This chapter is applicable to all development that requires or uses vehicular access or parking.

24.2 Compliance Program: The standards set forth in Sections 24.3 and 24.4, inclusive, shall be conditions of approval for projects with driveways or parking, and for projects for which TRPA finds that the driveways or parking are not in compliance with the standards set forth in Sections 24.3 and 24.4, inclusive, and are causing significant adverse impacts on traffic, transportation, air quality, water quality, or safety. If TRPA finds that driveways associated with existing development are causing such impacts, TRPA may implement corrective measures pursuant to Chapter 9.

24.3 Driveways: To ensure organized and well-designed ingress and egress of vehicles from driveways, TRPA shall review the design of driveways according to the following standards and procedures:

24.3.A Driveway Defined: A driveway is a clearly identifiable path of vehicular access from the parking area of a parcel to the public right-of-way or other access road. A driveway may be either one-way or two-way.

24.3.B General Standards: Driveways shall comply with the following standards:

(1) New driveways shall be designed and located so as to cause the least adverse impacts on traffic, transportation, air quality, water quality, and safety.

(2) Shared Driveways: In the application of Subsections 24.3.C through 24.3.E, inclusive, TRPA shall encourage shared driveways if TRPA finds that the effect is equal or superior to the effect of separate driveways.
(3) **Role of Community Plans**: Approved community plans may replace the standards in Subsections 24.3.C through 24.3.E, inclusive, with alternative specific provisions, provided such provisions are more appropriate to the situation and provide equal or superior measures to satisfy the environmental thresholds.

(4) **Standards of Caltrans and Nevada Department of Transportation**: On state and federal highways, the ingress/egress standards of the California or Nevada Department of Transportation shall apply, as appropriate, in addition to the standards in Subsections 24.3.C through 24.3.E, inclusive. Where the state standards conflict with Subsections 24.3.C through 24.3.E, inclusive, the state standards shall control.

(5) **Slope of Driveways**: Slopes of driveways shall not exceed the standards of the county or city in whose jurisdiction the driveway is located. Driveways shall not exceed ten percent slope, unless TRPA finds that construction of a driveway with a ten percent or less slope would require excessive excavation and that the runoff from a steeper driveway shall be infiltrated as required in Chapter 25. In no case shall the driveway exceed fifteen percent slope.

**24.3.C Numbers of Driveways**: Additional or transferred development, which does not require a traffic analysis pursuant to Section 93.3, shall be served by a single driveway with no more than two points of ingress/egress from the public right-of-way or other access road. Additional or transferred development, which requires a traffic analysis pursuant to Section 93.3, shall conform to the ingress/egress provisions necessary to mitigate all traffic and air quality impacts under Section 93.3.

**24.3.D Width of Driveways**: Driveway widths shall conform to the following standards:

(1) **Single Family Homes**: Driveways serving single family homes shall have a minimum width of ten feet. Where the single family home includes a garage, the driveway shall be at least as wide as the garage door opening for a distance of fifteen feet from the front of the garage.
(2) **Other Residential Uses:** Two-way driveways serving residential uses other than single family homes shall have a minimum width of 20 feet and a maximum width of 24 feet. One-way driveways serving other residential uses shall have a minimum width of ten feet and maximum width of twelve feet.

(3) **Commercial, Tourist Accommodation, Recreation, and Public Service Uses:** Two-way driveways serving commercial, tourist accommodation, recreation, and public service uses shall have a minimum width of 20 feet and a maximum width of 30 feet. One-way driveways serving such uses shall have a minimum width of ten feet and a maximum width of fifteen feet. For two-way driveways with median dividers serving such development, each direction shall have a minimum width of ten feet and a maximum width of seventeen feet.

24.3.E **Service Drives:** Uses other than single family homes, which do not require the preparation of a traffic analysis pursuant to Section 93.3, may be permitted an additional service driveway for maintenance and garbage removal. The service driveway shall be at least ten feet wide, and no more than twelve feet wide. Uses which require the preparation of a traffic analysis pursuant to Section 93.3 may be permitted an additional service driveway or driveways for maintenance and garbage removal provided the traffic and air quality impacts of such driveways are mitigated under Section 93.3.

24.4 **Parking Standards:** Parking standards for the Region are as follows:

24.4.A **Parking Demand:** Table 24-1, or an approved Parking Analysis, shall be used to estimate the parking demand of uses in the Lake Tahoe Region.

24.4.B **Onsite Parking:** Adequate onsite parking to meet the parking demand shall be provided within the project area. In addition, the following standards shall apply:

(1) **Residential Uses:** Single-car garages shall not be counted towards meeting minimum standards. Multiple-car garages shall only count as one space towards meeting minimum standards.

(2) **Non-Residential Uses:** When parking demand is calculated to a fraction, parking demand shall be rounded up to the nearest whole number. At a minimum, non-residential activities shall provide at least two parking spaces plus one space for each employee for the peak work shift.
(3) **Multiple-Uses:** When two or more uses share a site or parcel, each use's parking demand shall be calculated independently of all other uses on the site. Total parking demand for a site or parcel shall be the sum of all uses at the site or parcel, unless an exception has been made pursuant to subparagraphs (5) or (6) below.

(4) **Fleet Vehicles:** All non-residential activities shall provide one appropriately sized parking space for each business or fleet vehicle.

(5) **Shared Parking:** Shared parking areas may be permitted by the TRPA when two or more uses have different peak period parking demands. Prior to approving shared parking, TRPA shall find that adequate parking exists, the demand for parking will not overlap, and any necessary agreements for shared parking have been executed. Any such agreements cannot be amended without written consent of TRPA.

(6) **Exceptions:** Following are specific exceptions to the onsite parking standards:

i. **Parking Analysis:** Exceptions to the parking standards may be permitted by TRPA on approval of a Parking Analysis.

ii. **Residential Uses:** When TRPA finds that the requirements of Subparagraph (1) above are not practical to implement without significant excavation or fill, or limited available land coverage, then each space within a garage or garages shall count towards meeting the parking standards.

iii. **Non-Residential Uses:** When there is an existing use and existing parking, and the proposed project significantly reduces parking demand, then the standards contained in this subsection may be reduced when TRPA finds that parking capacity cannot be increased on the site.

24.4.C **Offsite Parking:** Offsite parking is prohibited with the following exceptions:

(1) **Temporary Uses or Special Events:** The applicant shall document the anticipated demand for offsite parking, the number of spaces needed, the duration of the demand, and the expected frequency of the occurrence.
(2) **Deed Restrictions:** Exceptions may be granted based upon an approval of a Parking Analysis when offsite parking is provided through a deed restriction, or similar device. Any such agreements cannot be amended without written consent of TRPA.

In all cases, locations for offsite or overflow parking areas shall require approval by the TRPA. The applicant shall demonstrate that the use of offsite parking will not result in compaction of soils, loss of vegetation, increased runoff, or violate applicable TRPA standards.

24.4.D **On-street Parking:** New on-street parking is prohibited. On-street parking along major highways shall be reduced and eliminated where possible. Community plans shall identify locations where off-street parking can be provided to eliminate on-street parking. Where on-street parking cannot be removed, state and local agencies shall implement on-street parking restrictions in designated areas for specific times. Minimum parking requirements shall not be met by providing parking within any street or highway right-of-way.

24.4.E **Community Plans:** Exceptions to the parking standards may be granted when parking is provided, in whole or in part, by equal or superior standards contained in an approved community plan.

24.4.F **Parking Analysis:** When a Parking Analysis is prepared, it shall contain the following:

1. An estimate of parking demand; and
2. Alternatives to the parking standards; and
3. Means to ensure compliance with these alternatives; and
4. Other information that TRPA may require.

24.5 **Parking Lot Design:** The proper design of parking lots is essential to providing the required amount of parking spaces within a minimum amount of area. The provision of the required parking must consider requirements for reduced coverage and be designed to have a minimum of impact on water quality. In order to meet these requirements, projects may have imposed, as conditions of approval, appropriate provisions of the Design Review Guidelines and the Agency's Handbook of Best Management Practices.
Table 24-1
Parking Demand Table

I. RESIDENTIAL

Domestic animal raising
1 Space/5 Pens; or
1 Space/500 s.f. of area devoted to boarding/breeding

Employee housing
(Use Multiple Family Dwelling Rate)

Mobile Home
2 Spaces/Unit; and
1 Space/6 Units (Guest Parking)

Multiple family dwelling
1 Space/Unit; and
½ Space per Bedroom

Multi-person dwelling
1 Space/2 Beds; and
1 Space/Live-in Staff; and
1 Space/10 Beds (Guest Parking)

Nursing and personal care
1 Space/3 Beds; and
1 Space/Staff

Residential care
1 Space/4 Beds; and
1 Space/Live-in Staff; and
1 Space/2 Other Staff; and
1 Space/5 Beds (Guest Parking)

Single family dwelling
2 Spaces

Summer home
(Use Single Family Dwelling Rate)
II. TOURIST ACCOMODATION

Bed and breakfast facilities
(Use Hotel/Motel Rate)

Hotel, motel, and other transient dwelling units
1 Space/Full-time Administrative Staff; and
1 Space/2 Other Full-time Employees; and
1 Space/3 Part-time Employees; and
1 Space/Guest Room; and
1 Space/250 s.f. Meeting/Display Area; and
1 Space/400 s.f. Commercial-Retail Area

Time sharing (hotel/motel design)
(Use Hotel/Motel Rate)

Time sharing (residential design)
(Use Hotel/Motel Rate)

III. COMMERCIAL

A. Retail

Auto, mobile home and vehicle dealers
1 Space/Employee; and
1 Space/500 s.f. Gross Sales Area

Building materials and hardware
1 Space/300 s.f. GFA; and
1 Space/2,000 s.f. Gross Site Area

Eating and drinking places
1 Space/75 s.f. GFA; and
1 Space/5 Permanent Seats

Food and beverage retail sales
1 Space/150 s.f. GFA

Furniture, home furnishings and equipment
Furniture - 1 Space/500 s.f. Non-storage Area; and
1 Space/1,000 s.f. Storage Area
Other - 1 Space/300 s.f. GFA

General merchandise stores
Convenience Store - 1 Space/150 s.f. GFA
Other - 1 Space/300 s.f. GFA

Mail order and vending
1 Space/500 s.f. Non-storage Area; and
1 Space/1,000 s.f. Storage Area
III. COMMERCIAL (Continued)

A. Retail (Continued)

Nursery
1 Space/Full-time Employee; and
1 Space/300 s.f. GFA

Outdoor retail sales
1 Space/Employee; and
1 Space/500 s.f. Gross Sales Area

Service stations
1 Space/300 s.f. Retail/Office Area; and
3 Space/Service Bay

B. Entertainment

Amusements and recreation services
Arcade - 1 Space/150 s.f. GFA
Bowling - 5 Spaces/Lane
Health Spa/Gym - 1 Space/300 s.f. GFA
Ice/Roller Rink - 1 Space/Full-time Employee; and
1 Space/200 s.f. GFA

Tennis (Indoor),
Racquetball, etc. - 1 Space/Employee; and
3 Spaces/Court

Theatre - 1 Space/Employee; and
1 Space/3 Seats

Other - 1 Space/35 s.f. GFA

Gaming-nonrestricted only
1 Space/1.5 Full-time Employees; and
1 Space/3 Part-time Employees; and
1 Space/250 s.f. Casino Floor Area

Privately owned assembly and entertainment
Auditorium - 1 Space/Full-time Employee; and
1 Space/150 s.f. GFA; or
1 Space/3 Seats
Cabarret - 1 Space/2 Employees; and
1 Space/4 Seats
Convention - 1 Space/Full-time Employee; and
1 Space/400 s.f. GFA

Outdoor amusements
Miniature Golf - 3 Spaces/Hole; and
1 Space/250 s.f. Commercial Area

Other - Case-by-Case
C. Services

Animal husbandry services
1 Space/250 s.f. GFA Outside of Kennel

Auto repair and service
1 Space/300 s.f. Retail/Office Area; and
3 Space/Service Bay

Broadcasting studios
1 Space/300 s.f. GFA

Business support services
1 Space/300 s.f. GFA

Contract construction services
1 Space/1,500 s.f. GFA Storage; and
1 Space/300 s.f. GFA Office

Financial services
1 Space/200 s.f. GFA

Health care services
1 Space/150 s.f. GFA; and
1 Space/2 Employees

Laundries and dry cleaning plant
1 Space/500 s.f. Non-storage Area; and
1 Space/1,000 s.f. Storage Area

Personal services
Laundromat - 1 Space/150 s.f. GFA
Other - 1 Space/250 s.f. GFA

Professional offices
1 Space/250 s.f. GFA

Repair services
1 Space/500 s.f. Non-storage Area; and
1 Space/1,000 s.f. Storage Area

Sales lots
1 Space/Employee; and
1 Space/500 s.f. Gross Sales Area

Schools - business and vocations
1 Space/75 s.f. GFA; and
1 Space/Staff
III. COMMERCIAL (Continued)

C. Services (Continued)

Schools - preschool
  1 Space/Employee; and
  1 Space/5 Students

Secondary storage
  1 Space/1,000 s.f. Storage Area

D. Light Industrial

Batch Plants
  1 Space/500 s.f. Non-storage Area; and
  1 Space/1,000 s.f. Storage Area

Food and kindred products
  1 Space/500 s.f. Non-storage Area; and
  1 Space/1,000 s.f. Storage Area

Fuel and ice dealers
  1 Space/500 s.f. Non-storage Area; and
  1 Space/1,000 s.f. Storage Area

Industrial services
  1 Space/350 s.f. GFA

Printing and publishing
  1 Space/500 s.f. Non-storage Area; and
  1 Space/1,000 s.f. Storage Area

Recycling and scrap
  1 Space/500 s.f. Non-storage Area; and
  1 Space/1,000 s.f. Storage Area

Small scale manufacturing
  1 Space/400 s.f. GFA

E. Wholesale/Storage

Storage yards
  1 Space/500 s.f. Non-storage Area; and
  1 Space/1,000 s.f. Storage Area

Vehicle and freight terminals
  1 Space/Employee; and
  1 Space/Bay

Vehicle storage and parking
  1 Space/500 s.f. Non-storage Area; and
  1 Space/1,000 s.f. Storage Area
III. COMMERCIAL (Continued)

E. Wholesale/Storage (Continued)

Warehousing
- Mini-Warehouse - 1 Space/5 Rental Units; and
  1 Space/Employee
- Other - 1 Space/1,000 s.f. GFA

Wholesale and distribution
- 1 Space/500 s.f. Non-storage Area; and
- 1 Space/1,000 s.f. Storage Area

IV. PUBLIC SERVICE

A. General

Airfields, landing strips, and heliports
  Case-by-Case

Cemeteries
- Mausoleum - 1 Space/Employee; and
  1 Space/6 Interment Spaces @ Capacity
- Other - 1 Space/Employee; and
  1 Space/4 Interment Spaces @ Capacity

Churches
- 1 Space/3 Seats

Collection stations
- 1 Space/500 s.f. Non-storage Area; and
- 1 Space/1,000 s.f. Storage Area

Cultural facilities
- 1 Space/Full-time Employee; and
- 1 Space/250 s.f. GFA

Day care centers
- 1 Space/Employee; and
- 1 Space/5 Students

Government offices
- 1 Space/250 s.f. GFA

Hospitals
- 1 Space/Physician; and
- 1 Space/2 Employees; and
- 1 Space/2 Beds; and
- 1 Space/300 s.f. Emergency Room Area

Local assembly and entertainment
  (Use Privately Owned Assembly and Entertainment Rate)
IV. PUBLIC SERVICE (Continued)

A. General (Continued)

Local post office
Case-by-Case

Local public health and safety facilities
1 Space/Employee; and
1 Space/1,000 s.f.

Membership organizations
Case-by-Case

Power generating
1 Space/Full-time Employee

Publicly owned assembly and entertainment
(Use Privately Owned Assembly and Entertainment Rate)

Public utility centers
3 Space/2,500 s.f. of Facility Area

Regional public health and safety facilities
1 Space/Employee; and
1 Space/1,000 s.f.

Schools - college
1 Space/Faculty or Staff; and
1 Space/2 Full-time Students; and
1 Space/4 Seats in Auditorium, Stadium, or Gymnasium; and
1 Space/100 s.f. Non-classroom Meeting Area

Schools - kindergarten through secondary
Elementary -
1 Space/Faculty or Staff; and
1 Space/50 s.f. Non-Classroom Area

High School -
1 Space/Faculty or Staff; and
1 Space/3 Students; and
1 Space/4 Seats Auditorium, Etc.; and
1 Space/100 s.f. Non-classroom Meeting Area

Social service organizations
Case-by-Case

V. RECREATION

A. Urban Recreation

Day use areas
1 Space/1,000 Park Area
V. RECREATION (Continued)

A. Urban Recreation (Continued)

Recreation centers
  1 Space/Full-time Employee; and
  1 Space/500 s.f. GFA

Participant sports facilities
  Swimming - 1 Space/Full-time Employee; and
                1 Space/3 Part-time Employee; and
                1 Space/75 s.f. Pool Area
  Tennis -  1 Space/3 Courts
  Other -  Case-by-Case

Sports assembly
  1 Space/3 Seats

B. Developed Outdoor Recreation

Beach recreation
  Case-by-Case

Boat launching facilities
  Case-by-Case

Cross country skiing courses
  1 Space/Full-time Employee; and
  1 Space/2 Part-time Employees; and
  1 Space/7 Skiers @ Maximum Capacity

Developed campgrounds
  1 Space/Full-time employee; and
  1 Space/3 Part-time Employees; and
  1 Space/Campsite or Cabin; and
  1 Space/ 10 Campsites or Cabins (Guest Parking)

Golf courses
  Driving Range -  1 Space/Full-time Employee; and
                   1 Space/Tee
  Executive (Par 3) -  1 Space/Full-time Employee; and
                        40 Space/9 Holes
  Other -  1 Space/Full-time Employee; and
            1 Space/3 Part-time Employees; and
            10 Spaces/Hole

Group facilities
  1 Space/1,000 Park Area

Marinas
  1 Space/Full-time employee; and
  1 Space/3 Moorings or Slips
B. Developed Outdoor Recreation (Continued)

Off road vehicle courses
Case-by-Case

Outdoor recreation concessions
Case-by-Case

Recreational vehicle park
1 Space/Full-time employee; and
1 Space/3 Part-time Employees; and
1 Space/RV Site; and
1 Space/ 10 RV Sites (Guest Parking)

Riding and hiking trails
Case-by-Case

Rural sports
Case-by-Case

Skiing facilities
1 Space/Full-time Employee; and
1 Space/2 Part-time Employees; and
1 Space/7 Skiers @ Maximum Capacity

Snow mobile courses
1 Space/Full-time Employee; and
1 Space/2 Part-time Employees; and
1 Space/7 Snowmobilers @ Maximum Capacity

Undeveloped campgrounds
Case-by-Case

Visitor information center
Case-by-Case

All Other Uses
Case-by-Case
CHAPTER 26
OUTDOOR ADVERTISING

26.0 Purpose
26.1 Applicability
26.2 Sign Package Review
26.3 Permitted Signs
26.4 Prohibited Signs
26.5 Existing Signs

26.0 Purpose: The purpose of this chapter is to ensure that outdoor advertising is designed and maintained consistent with the Community Design Subelement of the Land Use Element and related elements of the Goals and Policies.

26.1 Applicability: All signs shall comply with the applicable standards set forth herein. In addition, sign projects also may have imposed, as conditions of approval, appropriate provisions of the Design Review Guidelines and Scenic Quality Implementation Program.

26.2 Sign Package Review: As an integral part of the Agency's review of a proposed new building or development, or expansion of an existing business or use, or change in use of an existing structure not exempted under Chapter 4, or any sign permit application, all locations and/or areas currently occupied or intended to be occupied by permanent signage shall be indicated on the submitted plans or drawings, together with a statement as to the function of the sign (i.e., building identification, advertising, etc.).

26.3 Permitted Signs:

26.3.A Building Signs: Each individual business may have wall signage for each street frontage. Such signage shall not exceed an area greater than ten percent of the building face of the street frontage, not to exceed a maximum area of 75 square feet.

Wall signs must be displayed upon the frontage from which area credit for the sign is calculated with the following exceptions:

(1) In instances where a business does not have a street frontage as defined in this title, but does have frontage without an entrance on what is defined as a street, the Agency may allow a wall sign to be calculated from and erected upon that alternate frontage.
(2) In those instances where a business has no frontage with or without an entrance on any street, the Agency may approve a wall sign on one exterior wall of the building space used by that business.

When multiple business establishments are within a common building, the calculation of sign area for an individual business shall be ten percent of the building face owned or leased by that business, not to exceed a maximum of 50 square feet per business.

26.3.B Pedestrian-Oriented Signs: Each individual business establishment may have one pedestrian-oriented sign for each entrance on each street frontage. Multiple business establishments within a common building may have one pedestrian-oriented sign for each such business per each street frontage, to be of common type and appearance. Sign area utilized for pedestrian-oriented signs will be included in the total building sign area allowed for each business.

26.3.C Freestanding Signs:

(1) Freestanding Signs Permitted: In addition to building signs permitted under Subsection 26.3.A, freestanding signs shall be allowed in the following instances:

(a) Where the frontage for the lot exceeds 200 feet in length;
(b) For the identification of a building complex with at least five tenants;
(c) Where the land use does not involve a major structure in its operation;
(d) When wall signs would be ineffective due to substantial building setbacks from the roadway (to be determined by staff); or
(e) When the free-standing sign is set back beyond the building facade closest to the roadway.

(2) Only one free-standing sign permitted for each property, except when the property has a street frontage greater than 300 feet and more than one major entry point.

(3) Freestanding Sign Height: The overall height of the sign shall not exceed 12 feet.

(4) Freestanding Sign Area: The maximum area for each freestanding sign shall be 50 square feet per property with one business and 75 square feet per property containing multiple businesses.

(5) Freestanding Sign Setback: Freestanding signs and sign structure shall not be located less than ten feet from any property line.
26.3.D **Temporary Signs:** Each individual business establishment may have a maximum of 50 square feet of temporary signs located within the building and displayed at any one time. All temporary signs mounted or displayed in such location or manner as to attract the attention of a person outside the building shall be included in the calculation.

(1) **Area And Height Limit:** Individual temporary signs or a series of signs intended to be read or viewed as one sign shall not exceed 32 square feet in area or six feet in height.

(2) **Political Candidates Or Issues:** Temporary signs promoting a political candidate or issue are permitted for a period not to exceed 30 days for primary elections and special elections and not to exceed 60 days for a general election. The sign must be removed within five days after the election.

(3) **Temporary Signs For Nonprofit Organizations:** Temporary signs promoting a one-time event sponsored by a nonprofit organization are permitted for a period not to exceed 28 days. The signs must be removed within seven days after the event.

(4) **Real Estate Signs:** Real estate signs over eight square feet may remain in place on premises for six months and all are subject to renewals for three-month periods. Real estate signs under eight square feet may remain in place on premises until ten days after the property is sold.

(5) **Location:** No temporary sign may be placed within ten feet of the property lines of the property on which it is located; except in cases where the building structure is ten feet or less from the public right-of-way, the sign may extend six inches from the building front.

(6) **Time Limit Generally:** Temporary signs will be limited to a period of seven consecutive days four times within one calendar year.

26.3.E **Gasoline Price Signs:** Any business selling motor fuel to the public may have one permanently mounted gasoline price sign on each street frontage providing direct vehicular entrance to the business. Such sign may be incorporated with the ground mount or pole sign allowed in 26.3.B; however, in no instance may the gasoline price sign itself exceed ten feet in height and 15 square feet in area for each face with a maximum of two faces. Movable gasoline price signs are not allowed. Sign area utilized for gasoline price signs will be included in the total allowed freestanding sign area allowed for each business.
26.3.F Directional And Necessary Information Signs: Directional signs indicating entrance, exit, one-way circulation, drive-up window, etc., and necessary information such as menu boards of a minimum size and containing no advertising matter beyond that necessary to accomplish their directional or information purpose will not be considered advertising signs in the context of this section.

26.3.G Exceptions: The following are exceptions to the sign regulations contained herein.

(1) Community Plan And Redevelopment Areas: Community Plan and Redevelopment Areas may prepare substitute sign standards as part of their community or redevelopment plans. Such standards shall be equal to or superior to the standards contained therein as provided for in Subsection 14.5.C of the Code of Ordinances. In the formation of substitute sign regulations community and redevelopment areas shall consider the nature and character of the neighborhoods within the Plan Areas in drafting substitute sign regulations. Such community plan and redevelopment areas shall also provide sign regulations which remedy visual problems associated with signs identified for their plan areas in TRPA's Scenic Quality Implementation Program. Such plan areas shall also present to TRPA visual analyses which demonstrate that substitute regulations will permit the Roadway Travel Route Rate ratings with the plan areas to achieve a minimum score of 16.

(2) Special Areas Allowing Commercial Uses In Residential Plan Areas: Commercial uses located in Special Areas within residential plan areas shall not be permitted freestanding signs provided under Subsection 26.3.C of this chapter. All other sign types and areas permitted in this chapter shall be allowed in such areas.

26.4 Prohibited Signs: The following signs or devices are specifically prohibited:

(1) Any sign located on any property other than that property on which the business is located, except signs allowed under Subparagraph 4.8.A(11) and Subparagraph 26.3.D(2).

(2) All signs illuminated by or containing blinking, flashing, intermittent, or moving light or lights, except the time and temperature portion of a sign;

(3) All projecting signs erected or maintained from the front or face of a building in excess of 12 inches, including those projecting from the face of any awning or marquee;
(4) All roof signs, except as provided otherwise in this title;
(5) Strings of pennants, banners, posters, ribbons, streamers, balloons, spinners, or other similar moving or fluttering devices or searchlights, moving or revolving devices of a carnival-like nature.
(6) No sign shall contain shiny-reflective material, sequin-studded materials, or fluorescent color;
(7) All signs with advertising copy which imitate official traffic signs, or signals or use such words as "stop," "look," "danger," "caution," "warnings" or "go slow";
(8) Any sign placed in such a manner that it obscures the vision of a motorist upon entering or leaving a street;
(9) Any sign affixed to or painted on trees, rocks or other natural features, utility poles, street sign poles, traffic signal equipment and poles, garbage receptacles, benches and other types of street furniture, bridges, railings, and fences;
(10) Signs that rotate or have a rotating or moving part, or parts, except barber poles and numerical indicating parts of clocks and thermometers; or
(11) Signs attached to or located on stationary motor vehicles, equipment, trailers and related devices when used in a manner to augment approved signage for a business as opposed to normal operation or parking of the motor vehicle. This section does not include business, company or government identification signs on non-stationary motor vehicles.

26.5 Existing Signs: A sign or outdoor advertising device that is existing within the Region at the effective date of the ordinance codified in this title, but which does not comply with the limitations established in this title is hereby declared to be a non-conforming sign.

26.5.A Removal Of Nonconforming Signs: Nonconforming signs shall be conformed or removed as follows:

(1) Where the cost of conforming the sign is less than one hundred dollars or where the sign has a value of less than one hundred dollars, such sign shall be conformed or removed within ninety days after the effective date of the ordinance codified in this chapter.
(2) A nonconforming sign which is destroyed or which is damaged to an extent in excess of fifty percent may only be replaced by a sign which conforms to the provisions of this chapter.
(3) Except as otherwise provided, nonconforming signs shall be made to conform to the provisions herein or shall be removed in accordance with the following schedule;
<table>
<thead>
<tr>
<th>Value of Sign</th>
<th>Time In Which Sign Must Conform Or Be Removed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not over $1,000</td>
<td>1 year</td>
</tr>
<tr>
<td>Not over 2,000</td>
<td>2 years</td>
</tr>
<tr>
<td>Not over 3,000</td>
<td>3 years</td>
</tr>
<tr>
<td>Not over 4,000</td>
<td>4 years</td>
</tr>
<tr>
<td>Not over 5,000</td>
<td>5 years</td>
</tr>
<tr>
<td>Not over 6,000</td>
<td>6 years</td>
</tr>
<tr>
<td>Greater than 6,000</td>
<td>7 years</td>
</tr>
</tbody>
</table>

26.5.B Loss Of Nonconforming Status:

(1) A nonconforming sign shall immediately lose its legal nonconforming designation if:

(a) The sign is altered in any way in structure, or more than 50 percent of the copy as measured by the sign area, except for changeable copy signs and normal maintenance; or

(b) The sign is damaged in excess of 50 percent of the original value of the sign; or

(c) The sign is relocated.

(2) On the happening of any of the provisions of subsection (1) of this section, the sign shall be immediately brought into compliance with this title with a new permit secured therefor, or shall be removed.

(3) Upon the remodeling or expansion of the business or use for which the nonconforming signs were installed and in which instance the value of the remodeling and/or expansion exceeds 50 percent of the value of the existing improvements, the nonconforming status of any signs on the premises shall cease, and all signs on the premises of that use shall be required to meet the provisions of this Code. All improvements to a single business or use within any 12-month period shall be treated cumulatively in the administration of this provision.

26.5.C Maintenance And Repair Of Nonconforming Signs: Nothing in this section shall relieve the owner or user of a nonconforming sign, or owner of the property on which such nonconforming sign is located, from the provisions of this title regarding safety, maintenance and repair of signs; provided, however, that any repainting, cleaning and other normal maintenance or repair of the sign or sign structure shall not modify the sign structure or copy in any way which makes it more nonconforming.
<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>TEPA Proposed</td>
<td>1250 sq ft</td>
<td>2%</td>
</tr>
<tr>
<td>Public Cemetery</td>
<td>1000 sq ft</td>
<td>20%</td>
</tr>
<tr>
<td>Douglas County</td>
<td>2000 sq ft</td>
<td>2%</td>
</tr>
<tr>
<td>Pharr City</td>
<td>1000 sq ft</td>
<td>2%</td>
</tr>
<tr>
<td>MC County</td>
<td>2000 sq ft</td>
<td>2%</td>
</tr>
<tr>
<td>City of Aspinell</td>
<td>2000 sq ft</td>
<td>2%</td>
</tr>
<tr>
<td>City of Carles</td>
<td>2000 sq ft</td>
<td>2%</td>
</tr>
<tr>
<td>Park City</td>
<td>2000 sq ft</td>
<td>2%</td>
</tr>
</tbody>
</table>

The Commercial Sign Regulations Matrix includes regulations for various categories and frequencies, as indicated in the table above.
CHAPTER 26
Definitions

Building Face: The two-dimensional surface area of a building found within the perimeter bounded by the finished grade line, the cornice line, and exterior side walls in one plane not including intermediate walls perpendicular to such surface area.

Building Sign: Any sign attached to and supported by a wall of a building, or the wall of a structure, including a mansard roof, with the exposed face of the sign in a plane parallel to the plane of the wall. Any permanent sign placed behind glass or within a building and located in such a manner as to have an obvious intent to capture interest of those outside the building, shall be considered a wall sign and shall be treated in the same manner.

Freestanding Sign: Any type of sign which is permanently supported in a fixed location by a structure of poles, uprights, or braces in or on the ground; or which is placed upon a planter, pedestal, retaining wall, or other structure and not supported by a building.

Nonconforming Sign: A sign or outdoor advertising device that is existing within the Region at the effective date of the ordinance codified in this title which does not comply with the limitations established in this title.

Pedestrian-Oriented Sign: A permanent, nonilluminated sign with an area less than five square feet on any one side, and not over ten feet above ground level.

Roof Sign: A sign erected or constructed wholly upon and over the roof of any building and supported solely on the roof structure. Signs standing out horizontally from a mansard roof, are considered wall signs, however, they may not extend vertically above the top of the mansard.

Sign Area: The area of a sign shall include the sum of all display areas within any type of perimeter or border which may enclose the outer limits of any writing, representation, emblem, figure, or character. The area of the sign having no perimeter or border shall be computed by enclosing the entire area within a parallelogram or triangle of the smallest size sufficient to cover the entire area of the sign and computing the area of the parallelogram, circle or triangle. The structure supporting a sign is not included in determining the area of the sign.

Street: A public or private way open to general public use including all classes of roadways excepting alleys and driveways and including major internal circulation corridors within parking lots.

Street Frontage: The side of a building containing an entrance open for public use facing a street which abuts the property on which the building is located.

Temporary Sign: Any sign intended to be displayed for a limited period of time.
4.8 Outdoor Advertising:

4.8.A List Of Exempt Activities: The following outdoor advertising activities and practices are exempt from review and approval by TRPA provided they do not result in the creation of additional land coverage or relocation of land coverage:

(1) The changing of the advertising copy or message on a lawfully erected painted or printed sign, theater marquee, or similar signs specifically designed for the use of changeable copy;

(2) Temporary signs/decorations customary for special holidays, such as Christmas and Independence Day;

(3) For each street frontage of the premises, one temporary real estate sign not over eight square feet in area offering the immediate premises for sale, lease, or rent;

(4) Maintenance and repair or cleaning of a sign. This shall not include any structural, electrical, copy, or color changes of a sign;

(5) On-premises nonelectrical, nonilluminated directional signs not over two square feet in area;

(6) Memorial signs or tablets, names of buildings, and dates of erection when cut into masonry surface or when constructed of bronze or other noncombustible materials;

(7) Signs of public service companies indicating danger and/or service and safety information;

(8) Temporary on-premises or political signs not over eight square feet for a period not exceeding 30 days for primary elections, special elections and special events, and not to exceed 60 days for a general election;

(9) Any sign not visible from the street;

(10) Portable, two-faced A-frame signs with maximum dimensions of two feet by three feet per face providing that no more than two such signs for any one residential open house may be displayed at one time, and such signs may only be displayed in residential areas. Such signs shall only be displayed between the hours of 10:00 a.m. to 5:00 p.m., and shall not be placed where they will constitute a hazard by blocking vision or blocking safe movement of either vehicles or pedestrians; or
(11) Signs on private property 12 inches by 18 inches or smaller which limit access, parking admittance or pertain to security provisions; signs 18 inches by 18 inches or smaller defining entrance or exit; and octagonal stop signs 24 inches or smaller.

4.8.B List Of Qualified Exempt Activities: The following activities are exempt provided a statement is filed in accordance with Section 4.3 and the activity complies with the criteria set forth below:

(1) Change of sign face only on an existing conforming sign, when done in conjunction with qualified exempt changes in commercial operations as defined in Subsection 4.3.B. The applicant shall demonstrate that such sign is in conformance with applicable provisions of Chapter 26 on a form provided by TRPA.
CHAPTER 94
SCENIC HIGHWAY CORRIDORS

Chapter Contents

94.0 Purpose
94.1 Applicability
94.2 Designation Of Scenic Highway Corridors
94.3 Preservation And Enhancement Of Viewsheds And View Corridors
94.4 Preservation Of Historical Sites
94.5 Enhancement Of Recreational Opportunities
94.6 Design Criteria

94.0 Purpose: This chapter designates areas adjacent to major existing highways which provide an exceptional scenic value as Scenic Highway Corridors.

94.1 Applicability: This chapter is applicable to all development projects located within Scenic Highway Corridors.

94.2 Designation Of Scenic Highway Corridors: The following corridors which lie within the Tahoe Basin are designated as Scenic Highway Corridors:

(a) Highway 89 from the northern Lake Tahoe Basin boundary to the Tahoe City limits;
(b) Highway 89 from Blackwood Creek to the South Lake Tahoe City limits;
(c) Highway 89 from Luther Pass to the Highway 50 intersection;
(d) Highway 50 from Echo Summit to the Highway 89 intersection;
(e) Highways 28 and 50 from Incline village to Round Hill;
(f) Highway 431 from the Tahoe Basin boundary to the Highway 28 intersection.
(g) Highway 267 from the Tahoe Basin boundary to the Highway 28 intersection.
(h) All sections of highway within the Lake Tahoe Basin designated as Scenic Highways by either the State of California or Nevada.

94.3 Preservation And Enhancement Of Viewsheds And View Corridors: The TRPA and other agencies shall preserve and enhance views whenever feasible by establishing viewsheds and view corridors along the Scenic Highway Corridors designated in Subsection 94.2. The TRPA, through the project review process shall ensure that viewsheds and view corridors along the Scenic Highway Corridors are maintained and enhanced.

94.4 Preservation Of Historical Sites: The TRPA and other public agencies within the Tahoe Basin shall preserve and protect the scenic value of historic sites along the Scenic Highway Corridors designated in Subsection 94.2.
94.5 Enhancement Of Recreational Opportunities: TRPA and other public agencies within the Tahoe Basin shall enhance the recreational opportunities along the Scenic Highway Corridors designated in Subsection 94.2 by providing pedestrian and bicycle facilities along scenic routes. These facilities shall be implemented in accordance with the Bicycle and Pedestrian Plan developed by the Agency with the cooperation of other Basin public agencies.

94.6 Design Criteria: At a minimum, Scenic Highway Corridors and projects to be developed within these corridors, shall meet the following design criteria before project approval can be given by TRPA, and any required permits may be issued by public agencies within the Tahoe Basin.

94.6.A Right-of-Way: Development within existing right-of-way shall be prohibited. Where possible, additional right-of-way shall be acquired to preserve and protect the scenic corridor.

94.6.B Development Setbacks: Setbacks for development in scenic highway corridors for new development shall be a minimum of 100 feet from the parcel boundary where parcel depth permits, and a minimum of half the parcel depth where the 100 foot setback is not possible. Setbacks for designated recreational parking areas shall be of a sufficient distance to minimize the visual impact on the scenic corridor.

94.6.C Adjacent Building Design: Building design shall be in conformance with Chapter 30, Design Standards.

94.6.D View Pullouts: Scenic viewpoints shall be identified by TRPA and pullouts shall be provided where possible. These pullouts shall not be used to provide for long term parking but to provide opportunities for viewing and photo taking. Highway pullouts shall be paved and the Agency's Handbook of Best Management Practices shall be employed in their design and construction.

94.6.E Parking: Long-term parking for recreational purposes should be confined to designated parking areas which are set back from the roadside and, if possible, are screened from view. Proper signing shall indicate parking limitations for each parking area.

94.6.F Signing: Signs located within the Scenic Highway Corridors shall not detract from the rating given for that corridor in the Scenic Resources Inventory. Signs shall conform to the applicable criteria identified
Chapter 26 of the Code. Signs shall be placed along the corridors to indicate scenic turnouts and photo sites. These signs shall be constructed of a natural non-reflective material.

94.6.G **Utilities:** Utilities in scenic corridors shall be placed underground where possible or be screened from view.

94.6.H **Highway Fixtures:** Guardrails and other barriers to be placed in scenic corridors shall be limited to that necessary to adequately provide for the safety of the highway user. These fixtures shall be constructed of materials which meet applicable highway design safety standards. Where possible, earth tones and rough textures shall be used. Retaining walls and other erosion control devices along scenic corridors shall use natural materials and not detract from the scenic quality of the corridor.

94.6.I **State Designated Scenic Corridors:** State standards shall be applicable on state designated scenic corridors or routes.
CHAPTER 96
ROAD CLOSURES

Chapter Contents

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96.1 Applicability
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96.0 Purpose: This chapter sets forth standards for closing travel lanes to minimize interruption of traffic flow within the Lake Tahoe Region.

96.1 Applicability: This chapter is applicable to all activities that require the closure of any travel lane within the Region.

96.2 Definitions: The following terms are defined as follows:

96.2.A Arterial: A major highway, road, or street, primarily for through traffic, usually with unlimited access to adjacent roads or streets.

96.2.B Collector: A road or street that gathers and disperses traffic between the larger arterials and local roads or streets, and that has intersections at grade.

96.2.C Highway: Highways are those federal or state designated highways located in whole or in part within the Region, including, but not limited to:

(1) California S.R. 28; and
(2) California S.R. 89; and
(3) California S.R. 267; and
(4) Nevada S.R. 28; and
(5) Nevada S.R. 207; and
(6) Nevada S.R. 431; and
(7) U.S. Highway 50.

96.2.D Road: See Chapter 2

96.2.E Street: Same as Road above.
96.3 Maintenance or Construction Activities: No highway, arterial, or collector in the Lake Tahoe Region shall have travel lanes closed or restricted unless the following standards are met:

96.3.A Maintenance or construction activities on highways, arterials or collectors, including but not limited to overlays and striping withing the right-of-way, shall be limited to Mondays through Friday, and shall be prohibited on national holidays. Controlled traffic must be allowed. Maintenance or construction activities shall be completed by 3:00 p.m. when possible. Maintenance or construction activities shall be scheduled before the Memorial Day holiday, and after the Labor Day holiday, where practical.

96.3.B Any closure or blockage of a highway shall be limited to ten minutes, and a traffic management plan pursuant to Section 96.7 must be prepared.

96.3.C When any highway, street or road is closed, detours shall be provided. When detours are not available, a traffic management plan pursuant to Section 96.7 shall be reviewed and approved by TRPA.

96.4 Special Events: Special events which propose to close a traffic lane or intersection of a highway, street, or road in the Lake Tahoe Basin shall meet the following criteria:

96.4.A When a highway is to be closed, an application shall be submitted to the Agency at least 90 days prior to the event.

96.4.B When a street or road is to be closed, an application shall be submitted to the Agency at least 45 days prior to the event.

96.4.C A traffic analysis similar to that required by Section 93.4.H shall be prepared for highway closures, focusing on effects on vehicle speeds and vehicle miles traveled, and resultant air quality impacts.

96.4.D Closures which TRPA predicts will result in violations of TRPA Thresholds, federal air quality standards, or state or local air quality standards shall be prohibited.

96.4.E Closures which will occur during January, February, October, November, or December on Highway 50 in the City of South Lake Tahoe or the urbanized portion of Douglas County shall be prohibited.

96.4.F Highway closures which will occur on national holidays, or a weekend where a national holiday occurs on a Monday or Friday, shall be prohibited.
96.5 **Adjacent Structures:** Construction or maintenance of structures immediately adjacent to a highway, arterial, or collector, including signs, shall not close or restrict travel lanes unless the following standards are met:

96.5.A When construction or maintenance activities, including but not limited to changing readerboard lettering, along or adjacent to a highway, arterial, or collector requires closure of a travel lane, a traffic management plan pursuant to Section 96.7 shall be reviewed and approved by TRPA. Any closure of a travel lane shall be limited to Mondays through Thursday, and shall be prohibited on national holidays. Controlled traffic must be allowed. Construction or maintenance activities shall occur between 9:00 p.m. and 9:00 a.m. when possible.

96.5.B Any closure or blockage of a regional highway shall be limited to ten minutes, and must be identified in an approved traffic management plan pursuant to Section 96.7.

96.5.C When any highway, street or road is closed, detours shall be provided. When detours are not available, a traffic management plan pursuant to Section 96.7 shall be reviewed and approved by TRPA.

96.6 **Other Agency Approvals:** Any closure of a highway, street or road requires the prior approval of appropriate state transportation agencies and county public works departments.

96.7 **Traffic Management Plan:** At a minimum, traffic management plans required by this chapter shall contain:

96.7.A Specific schedules.

96.7.B Estimated traffic volumes to be affected.

96.7.C Detour routes if detours are proposed.

96.7.D Temporary lane arrangements if lanes are to be closed.

96.7.E Statement of need for lane closure or blockage.

96.8 **Exceptions:** The following closures are allowed without TRPA review or approval:

96.8.A Closures which are covered under any memorandums of understanding with a public agency.

96.8.B Closures resulting from weather conditions.
96.8.C Closures resulting from an accident, fire, or other emergency incidents.

96.8.D Closures resulting from emergency construction activities which do not require a TRPA approval.

96.8.E Closures required by a TRPA condition of approval.
DESIGN REVIEW GUIDELINES

Tahoe Regional Planning Agency
September 1, 1987
DESIGN REVIEW GUIDELINES

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4. Setbacks
5. Building Design
6. Landscaping
7. Exterior Lighting
8. Signs
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10. Combustion Appliances
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1. SITE DESIGN

Site design or site planning is the arrangement of indoor and outdoor spaces to accommodate the activities of a proposed use. The goal of site design is to fit the buildings and other structures into the landscape in such a way that leaves the natural features of the site intact and functional. This goal is a small-scale application of the environmental carrying capacity concept upon which land use planning in the Tahoe Region is based.

STANDARD: 30.5.A(1) EXISTING NATURAL FEATURES OUTSIDE OF THE BUILDING SITE SHALL BE RETAINED AND INCORPORATED INTO THE SITE DESIGN TO THE GREATEST EXTENT FEASIBLE. PROJECTS SHALL BE DESIGNED TO AVOID DISTURBANCE TO ROCK OUTCROPS AND STREAM ENVIRONMENT ZONES AND TO MINIMIZE VEGETATION REMOVAL AND MAINTAIN THE NATURAL SLOPE OF THE PROJECT SITE.

GUIDELINES: A. Hillside Development

(1) Building Design. Buildings designed for sloping topography should conform to the natural topography rather than altering the natural topography to accommodate the structure. Terracing slopes to accommodate flat-pad construction should not be permitted in areas where slopes exceed five percent. The form, mass, and profile of individual buildings and architectural features should be designed to blend with the natural terrain and preserve the character and profile of the site as much as possible. Techniques that should be considered include:

Design Structures to Fit Terrain

(a) Split pads, pier foundations, stepped footings, and grade separations to permit dwellings to step down or step up the natural slope;

(b) Flat rooflines and/or low profiles with rooflines following the lines of the natural slope;
(c) Detached garages, carports, or open parking to decrease apparent building mass;

(d) Varied and articulated elevations and rooflines to soften the appearance of large vertical surfaces and to avoid the appearance of a massive, rigid, vertical element.

(2) **View Corridors.** The siting and design of new development should preserve or upgrade existing view corridors through to the lake, the surrounding ridgelines and the natural landscape. Where new view corridors are opened up by new development, the siting and massing of buildings and landscaping should be designed to enframe and enhance views. The size of the opening to be maintained as a view corridor should be sufficient to permit significant view penetration (i.e., wide enough to provide visual interest). Buildings should not appear to exceed the height of the mountain backdrop when viewed from the lakes, major public areas, or travel corridors. When a view of a mountain peak or other natural features is involved, the distance between buildings should be sufficient to permit views that allow the entire shape of the natural form to be apparent. This often can be accomplished by stepping back the upper stories of structures in combination with setting the bases of buildings farther apart. In developments with multiple structures, clustering the structures can create the open space necessary for view corridors.
(3) **Maintain Backdrops.** Building sites with visually significant mountain backdrop should avoid siting tall structures which would obscure or compete with the mountain view. Low building forms should be used instead. Increasing the building setback from major public viewpoints (e.g. the road, beach, etc.) also can reduce the obstruction of views caused by a structure.

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- **Preserve Views of Ridgelines**

(4) **Views from Roadway.** Along segments of the Basin's roadways, mountains and ridgelines often dominate straight ahead views (e.g. the Strip in South Lake Tahoe). Existing scenic features should be protected by not allowing structures to obscure the land form. Taller structures which would interrupt the profile of the ridge or hill should be avoided. Similarly, structures should be sited a sufficient distance from the roadway or stepped back to avoid disruption of view.

(5) **View Protection.** Where possible, new hillside development should be sited at either sufficient horizontal or vertical distance from other structures that outward views are retained for both existing and new development. This recommendation can be most effectively implemented in planned unit developments and subdivisions. However, the siting and design of single units downhill from existing development should consider their views.

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B. **Grading**

(1) **Limit Grading.** All grading should be kept to a minimum. Extensive regrading of a site to create building pads for construction is not permitted. Buildings should be fitted to the land with graded areas limited, whenever possible, to the portion of the site to be covered by the structure. When graded areas cannot be covered by the structure, they should preferably be screened from public views by the building.
(2) **Visual Mitigation.** In order to minimize the visual impacts associated with grading, the following grading guidelines are recommended:

- The overall shape, height, and grade of any cut or fill slope should be designed to simulate the existing natural contours and scale of the natural terrain of the site.

- The angle of a graded slope should be gradually adjusted so that it merges smoothly into the angle of the natural terrain. Flat planes and sharp angles created by grading should be avoided.

- Graded slopes should be promptly revegetated with a groundcover or combination of groundcover, shrubs, and trees to reduce the visual impact of the graded slope and to stabilize the slope and minimize erosion.

(3) **Roadway Dimensions.** In steep terrain, minimal roadway dimensions are recommended to reduce the amount of grading required, thus reducing the visual impact. A looped system of one-way streets can be used or roadways may be split (i.e., one lane in either direction) in order to reduce the area of cut required on a hillside.

(4) **Natural Vegetation.** Grading should be designed to minimize the disruption to natural vegetation (including native groundcovers and shrubs, as well as trees). Revegetation of graded areas should utilize plant materials that will blend well with the surrounding natural vegetation.

(5) **Slope Configuration.** When graded slopes (either cut or fill) extend horizontally for more than 100 feet (such as along roadways), the contours should be curved to create an undulating bank with greater visual variety and a more natural appearance. Long, straight engineered slopes look unnatural and detract from the scenic quality of the roadway landscape. Varying slope bank gradients (i.e., 2:1 in some areas, 3:1, 5:1, etc. in others) is another method for producing graded slopes that have a more natural appearance.

(6) **Retaining Walls.** Maximum height of retaining walls should be limited to three feet. Downhill sides of retaining walls should be planted to provide visual screening for walls.

**STANDARD:** 30.5.A.(2) **PROJECTS SHALL BE DESIGNED TO USE EXISTING DISTURBED AREAS RATHER THAN UNDISTURBED AREAS FOR THE SITING OF ALL IMPROVEMENTS EXCEPT WHEN:**

(a) The disturbed area is precluded from development by setbacks or other such limitations;
(b) The disturbed lands are classified as sensitive lands and alternative sites classified as non-sensitive exist on the parcel;

(c) The use of the disturbed lands would require more total disturbance than use of undisturbed lands;

(d) Avoidance of other development impacts are of more importance than the preservation of undisturbed areas; or

(e) The degree of existing disturbance is minor and the area shall be restored as part of the project.

GUIDELINES: (1) Existing Disturbed Areas: Use existing disturbed areas onsite as areas to concentrate structures and other land coverage.

- Disturbed areas often have been compacted by some previous activity. This makes them good sites for driveways, garages, parking areas and walkways.

- Disturbed areas which have been compacted are rather inhospitable areas for landscaping and plant materials.

STANDARD: 30.5.B(4) SCREENING OF SERVICE YARDS, MAINTENANCE YARDS, WAREHOUSING, OUTDOOR STORAGE AND TRASH AND REFUSE COLLECTION AREAS SHALL BE ACCOMPLISHED BY THE USE OF WALLS, FENCING, LANDSCAPE PLANTINGS OR COMBINATIONS THEREOF. SCREENING SHALL BE EFFECTIVE IN BOTH WINTER AND SUMMER.

GUIDELINES: C. Screening Methods

(1) Site design must consider the placement and screening of service areas and auxiliary structures.

Utility meters and service functions should not be visible on the primary facades of buildings or in front yard areas. Minimize the visual impact of trash storage and pickup areas. Screen trash and service areas with landscaping, berming or fencing. Consider snow accumulation in planning your access to trash receptacles and service areas. Auxiliary structures should be architecturally compatible with the rest of the site development. A good building may be ruined by poorly located mechanical equipment or storage areas.
(2) **Boats and Trailers.** Commercial enterprises involved in the storage, maintenance or repair of boats should be required to provide adequate onsite parking for boats and trailers. Parking boats and trailers in front yard setbacks adjacent to the edge of the roadway without adequate screening should be prohibited.

(3) **Service Areas:** Service areas near the building should be screened with a wall of the same construction and materials as the building wall.

(4) **Trash Enclosures:** Trash disposal areas should be adequately enclosed by a fence or wall. The area should be landscaped and equipped with doors and hardware of durable materials. The pad in front of the trash enclosure should be reinforced to carry the weight of garbage trucks as they lift the full containers.

D. **Walls and Fences**

(1) **Positive Visual Screening.** Walls and fences often obstruct views, and generally decrease the natural and open character of the landscape. For this reason, the use of walls and fences is not encouraged from a visual standpoint unless it provides positive visual screening of development. The use of walls or fences to simply define one's property should be discouraged. In areas where views of the lake or other significant features are available, walls and fences should be avoided or designed so that they do not obstruct views.

(2) **Integration with Setting.** The siting and design of walls and fencing should respect existing land forms and vegetation patterns and blend into the natural landscape as much as possible, rather than arbitrarily following site boundary lines.

(3) **Design and Materials.** The design of fences, walls, and other structural landscape features should be compatible with and complementary to the site architecture and the natural landscape. Predominantly natural materials (e.g. wood, stone) should be utilized; however, limited use of textured and color tinted concrete can be acceptable. Retaining walls and cribbing should also utilize natural materials such as wood timbers, logs, rock, or textured concrete. Chain link fences should be strongly discouraged except as temporary construction fences or as absolutely required for safety purposes. Chain link fences will be acceptable only if surfaced with colors which blend with the natural settings.

(4) **Landscaping.** All fences, walls and other structural landscape features should be accompanied by landscaping to better integrate the structures with the site and to reduce their visual impacts.
STANDARD: 30.5.B(5) SERVICE YARDS, MAINTENANCE YARDS, WAREHOUSING, AND OUTDOOR STORAGE AREAS SHALL BE LOCATED IN AREAS WHICH ARE NOT HIGHLY VISIBLE FROM MAJOR TRANSPORTATION CORRIDORS, SCENIC TURNOUTS, PUBLIC RECREATION AREAS OR THE WATERS OF LAKES IN THE REGION.

GUIDELINES: (1) Outdoor Storage Areas: Outdoor storage and work areas should be adequately screened by a solid fence, wall, or hedge. The area being screened should not be visible through the screen. Chain link fencing is not recommended unless combined with landscaping and wood slates. Equipment and materials should not be stacked higher than the top of the fence. Landscaped areas should be provided in front of the screen if it is within 20 feet of the street.

(2) Service Yards: Locate service and maintenance yards, warehousing and outdoor storage areas to the rear of the site and out of the view from the road.

(3) Auxiliary Structures: Certain types of warehousing and storage can be done within structures which match the architecture of the main buildings onsite.

2. PARKING AND CIRCULATION

The design of parking areas should be safe and accessible. Simple layouts which can be readily understood by motorists are advocated. Reducing the visual dominance of the automobile in the landscape while increasing opportunities for the pedestrian are design goals in this section.

STANDARDS: 30.5.B STANDARDS FOR COMMERCIAL, TOURIST ACCOMMODATION, PUBLIC SERVICE AND MULTI-RESIDENTIAL PROJECTS: IN ADDITION TO THE OTHER STANDARDS IN THIS SECTION, THE STANDARDS FOR COMMERCIAL, TOURIST ACCOMMODATION, PUBLIC SERVICE AND MULTI-RESIDENTIAL PROJECTS ARE:

(1) ONSITE PARKING AREAS SHALL BE PROVIDED WITH LANDSCAPED PERIMETERS. ONSITE PARKING AREAS GREATER THAN 1/4 ACRE IN SIZE SHALL BE PROVIDED WITH LANDSCAPED ISLANDS DESIGNED IN ACCORDANCE WITH THE HANDBOOK OF BEST MANAGEMENT PRACTICES.

24.5 Parking Lot Design: The proper design of parking lots is essential to providing the required amount of parking spaces within a minimum amount of area. The provision of the required parking must consider requirements for reduced coverage and be designed to have a minimum of impact on water quality. In order to meet these requirements, projects may have imposed, as conditions of approval, appropriate provisions of the Design Review Guidelines and the Agency's Handbook of Best Management Practices.
GUIDELINES: Parking

(1) Location of Parking: A major scenic goal within the Lake Tahoe Basin is to reduce the visual impact associated with the automobile. Toward this end, parking in commercial areas should be located away from building frontages and the main roadway whenever possible. It is preferable to have parking areas located in back- or side yards where the parking can be more efficiently screened by buildings and landscaping. This also helps establish a stronger architectural edge along the travel corridors when cars are not parked between the viewer and the building. In areas where commercial development backs directly onto the lakeshore, it may be preferable to maintain the area between the building and the lake free of parking.

(2) Angle Parking:

<table>
<thead>
<tr>
<th>Angle (degrees)</th>
<th>Space Width</th>
<th>Total Width</th>
<th>Aisle Width</th>
<th>Herringbone</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>One-Way</td>
<td>One-Way</td>
<td>Two-Way</td>
</tr>
<tr>
<td>90</td>
<td>10 feet</td>
<td>45 feet</td>
<td>24 ft.</td>
<td>24 ft.</td>
</tr>
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<td>11 feet</td>
<td>39 feet</td>
<td>17 ft.</td>
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</tr>
<tr>
<td>45</td>
<td>13 feet</td>
<td>33 feet</td>
<td>15 ft.</td>
<td>21 ft.</td>
</tr>
</tbody>
</table>

(3) Parallel Parking: Parking space dimensions for parallel parking shall be 9 feet by 22 feet. Aisle dimensions shall be 12 feet for one-way aisles and 24 feet for two-way aisles.

(4) Stacked Parking: Stacked parking areas shall only be permitted by the Agency when vehicles are directed or parked by parking attendants. The use of stacked parking shall be discouraged. Dimensions for stacked parking spaces shall be 8 feet by 16 feet. An aisle 12 feet wide shall be maintained along the length of one side of the stacked parking area to allow for emergency access.

(5) Compact Vehicle Spaces: Parking lots with 20 or more required parking spaces may design for a maximum 25 percent compact car spaces. Space width shall be a minimum of 8 feet and space to curb length shall be a minimum of 15 feet.
(6) Handicapped Parking: Parking lots with 10 or more spaces shall provide parking for the handicapped. One space shall be provided for the first 30 spaces or fraction thereof. One additional space shall be provided for each additional 50 spaces or fraction thereof. Dimensions of handicapped parking spaces shall be 12 feet by 18 feet. Access to and from the vehicle shall be on level ground. Location of handicapped parking shall be as near to the main pedestrian corridor or building entrance as possible. Parking spaces for the handicapped shall be clearly marked, both on the pavement and with a sign displaying the universal handicapped emblem. No requirement contained in this paragraph shall replace or supersede any federal, state, or local requirements for the provision of accessible parking for the handicapped.

(7) Delineation of Parking Areas. Considerable visual confusion and clutter results from the uncoordinated parking that occurs in the ill-defined and unpaved areas along the shoulder of the roadway. All parking areas, shall be striped to indicate location of spaces within the parking lot. The parking lot shall be maintained to ensure that striping remains clearly visible.

(8) Landscaping. Parking areas should not visually dominate a project. Plant materials, earth berms, and low walls and fences should be used to reduce the visual prominence of parking areas while still providing adequate visibility for customers and security. Landscaping should be required around the entire perimeter of the parking area, with 10-foot minimum width landscape strips along nonfrontage sides and 20-foot minimum width landscape strips along frontage roads. Trees should be planted at intervals of no greater than 40 feet on center around the perimeter of the parking area. Landscaped islands should also be provided within the interior of parking areas to break up expanses of pavement and screen parked vehicles. Parking areas should be divided into bays not exceeding 75 feet in length with landscaped buffer strips between bays. Tree planting on the interior of the parking area should be provided at a ratio of at least one tree per four (4) spaces.

(9) Sloped Parking Areas. When parking is sited on sloping terrain, terrace the parking lots to follow the terrain rather than allowing the lot surface to extend above the natural grade.

(10) Driveways. The number of driveways from parking areas onto the main (i.e. frontage) roadway should be kept to a minimum. Whenever possible parking lot entrances should face side streets. Also, owners of adjoining properties should be encouraged to develop shared points of ingress and egress in order to reduce the number of access points onto the main roadway.
Parking areas placed at rear of buildings with shared driveways and side street access are preferred. Landscaping should be planted around the perimeter and on the interior of parking areas.

**STANDARDS:**

30.5.B. A PEDESTRIAN CIRCULATION SYSTEM SHALL BE INCORPORATED INTO THE SITE PLAN TO ASSURE THAT PEDESTRIANS CAN MOVE SAFELY AND EASILY BOTH ON THE SITE AND BETWEEN PROPERTIES AND ACTIVITIES WITHIN THE NEIGHBORHOOD YEAR ROUND.

**GUIDELINES:**

1. **Elements of Pedestrian Environments:** Provide elements which will contribute to a good pedestrian environment including:
   - Destinations which can be reached on foot;
   - Pedestrian-scaled signage;
   - Eliminate barriers and obstacles to continuous movement;
   - Provide protection from inclement weather;
   - Clearly marked pathways or walkways of adequate width.

2. **Pedestrian Amenities:** Provide pedestrian amenities which will encourage people to walk such as:
   - Street furniture;
   - Outdoor cafes;
   - Pedestrian plazas;
   - Window shopping opportunities;
   - Outdoor entertainment.

3. **Circulation Pattern:** The circulation pattern should be easily comprehended by the user.
(4) Separate Modes: Separate vehicular and pedestrian circulation systems should be provided in order to reduce conflicts between pedestrians, bicyclists, and motorists. Separation can be effected through the use of changes in grade, materials, screens, and structures.

(5) Walking Layout—Walkways: Layout of sidewalks should follow the anticipated movement of pedestrians.

(6) Loading Activities: Loading activity should not interfere with other site circulation patterns.

(7) Building Entries: Building entries should be clearly visible from the parking areas and should be kept clear of parking.

(8) Paving Materials: Paving materials should be compatible with other site materials. Sidewalk surfaces should be non-slippery.

STANDARD: 30.5.B PROVIDE ADEQUATE ACCESS FOR EMERGENCY VEHICLES AND FOR THOSE PERSONS ATTEMPTING TO RENDER EMERGENCY SERVICES.

GUIDELINES: (1) Site Access: Provide at least two points of access to the site whenever possible. This increases the options of fire and safety personnel to reach a site during an emergency. Service drives can serve this purpose if access to the building is available. A secondary access point need not always be a road or drive. Grasscrete or even lawn open to a public street can be used as emergency access.

(2) Driveway Widths: Provide at least the minimum driveway width as defined in Section 24.2.E of the Code.

(3) No Parking in Driveways: Do not allow parking in the driveway.

(4) Stacked Parking: In areas of stacked parking, maintain an aisle clear of vehicles at least 12 feet wide along the length of one side of the stacked parking area (§24.4.A(3)).

3. SNOW STORAGE

Designing for snow in climates like the Lake Tahoe Region presents different challenges to site design. During snow months, roofs, parking areas, and walkways become areas to be cleared of snow. Without removing the snow offsite, provisions need to be made to store the snow on site.

STANDARD: 30.5.C STANDARDS FOR SNOW STORAGE: THE STANDARDS FOR SNOW STORAGE ARE:

(1) PARKING AREAS SHALL BE SLOPED AT LEAST TWO PERCENT TO PREVENT PONDING AND ICING.

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GUIDELINES: Maintain Two Percent Cross Slopes: Maintaining positive slopes for drainage of a minimum 2% across all driveway and walkway surfaces will facilitate drainage and prevent ponding of water and the formation of ice.

STANDARD: 30.5.C COMMERCIAL, TOURIST ACCOMMODATION, PUBLIC SERVICE, RECREATION AND MULTI-RESIDENTIAL PROJECTS SHALL PROVIDE, WITHIN THE PROJECT AREA, SNOW STORAGE AREAS OF A SIZE ADEQUATE TO STORE SNOW REMOVED FROM PARKING, DRIVEWAY AND PEDESTRIAN ACCESS AREAS OR HAVE ARRANGEMENTS BY MEANS OF RECORDED EASEMENTS OR EQUIVALENT ARRANGEMENTS TO REMOVE AND STORE ACCUMULATED SNOW OFFSITE.

GUIDELINES: Snow Removal

(1) Snow Storage Areas: All parking areas, whether on- or off-street, will be designed to accommodate snow removal maintenance procedures. Protection, in the form of curbs, rocks, timbers, etc., should be provided for landscaping adjacent to parking areas. Commercial projects, multiple-family residential developments and public facilities should provide snow storage areas. These storage areas should be located away from public views and visually sensitive areas (e.g. at the rear of the property, screened by the buildings, etc.).

(2) Landscape Edges: Edges of landscaped areas adjacent to roadways and parking areas should be delineated with curbing, large rocks or boulders, timbers, berming, etc. that will be compatible with snow removal techniques and can protect plant materials from snow plows and other vehicles.

4. SETBACKS

In commercial areas building setbacks should be utilized to create visual interest to allow for substantial landscaped areas, and to avoid the tunnel-like effects associated with strip development.

STANDARD: 30.5.D SETBACK STANDARDS: THE SETBACK STANDARDS ARE:

(1) BUILDINGS SHALL BE SET BACK A MINIMUM OF 20 FEET FROM THE APPLICABLE PROPERTY LINES ADJACENT TO A PUBLIC RIGHT-OF-WAY. TRPA MAY REDUCE THIS SETBACK FOR A PROJECT IF TRPA FINDS THAT A REDUCED SETBACK WOULD MINIMIZE THE AMOUNT OF GRAATING AND SITE DISTURBANCE THAT WOULD RESULT FROM CONSTRUCTION OF IMPROVEMENTS NECESSARY TO MEET LOCAL OFF-STREET PARKING REQUIREMENTS.
GUIDELINES: Commercial:

(1) Variety: Variety is encouraged in the setbacks and in the relationship of buildings to the street in order to reduce the sense of sameness which characterizes strip development.

(2) Larger Setbacks: Developments with longer street frontage are encouraged to have generally larger setbacks.

(3) Coordinated Setbacks: The setbacks for a project should be responsive to neighboring uses and appear coordinated to them.

(4) Activities Within Setbacks: Only landscaping, driveways and signs should be allowed within this setback.

(5) Commercial Setbacks: In commercial areas such as Kings Beach and other Placer County communities, where existing development is set close to the roadway (10-foot minimum setback) and structures are relatively small in scale, it may be desirable to maintain minimal building setbacks to preserve a more intimate pedestrian scale for the area. This would only be appropriate if new development maintained the small-scaled buildings and if parking along the frontages of structures (both on- and off-street) was eliminated or severely restricted. A landscaped buffer no less than 10 feet wide would be required between the roadway and building facades in order to provide a sense of separation between the roadway and pedestrian areas. Placement of pedestrian walkways between the landscaping and the building is preferable to placement along the street edge. Landscape treatments must be compatible with snow removal techniques.

(6) Preserve Views with Deeper Setbacks:

Encourage deeper setbacks to preserve views.

GUIDELINES: Residential

(1) Residential Setbacks: In non-commercial areas, the purpose of building setbacks should be to minimize the visibility of development from adjoining travel corridors. The setback will permit a densely planted buffer of native vegetation to be maintained along the roadway. Residential units that
take direct access off major travel routes should be set back as far as possible. Front yard setbacks for residential development along major travel corridors should be a minimum of thirty (30) feet from the road right-of-way. Garages, decks, stairs, and roof overhangs should not intrude into front setback. As much as possible, existing mature, natural vegetation (especially tree cover) located in the front setback should be preserved. To insure effective screening, additional native trees (species should be selected from TRPA's Recommended Native and Adapted Plant List and should be compatible with existing native species in surrounding area) should be introduced so that trees are located at 20 feet on-center minimum and at least two rows deep.

(2) Residential Subdivisions: Residential subdivisions should be setback so that they are not visible from major travel corridors (i.e. average setback of 200-250 feet from roadway). Individual units within a subdivision should take access off internal streets and not directly off major travel corridors. Subdivision entry points should be designed to provide safe, efficient, easy-to-identify access points, while also creating a positive first impression that is compatible with the surrounding natural vegetation. The location of existing vegetation and geological features should help determine the appropriate entry setting.

STANDARD: 30.5.D BUILDINGS, OTHER STRUCTURES AND LAND COVERAGE SHALL BE SET BACK FROM SEZs IN ACCORDANCE WITH CHAPTER 37, TECHNICAL APPENDIX I, "PROCEDURES FOR IDENTIFYING AND DELINEATING THE BOUNDARIES OF SEZs AND ESTABLISHING SETBACKS."

CHAPTER 37, TECHNICAL APPENDIX I

I Setbacks From SEZs

GUIDELINES: None

STANDARD: 30.5.D(3) OTHER SETBACKS ARE SET FORTH IN CHAPTER 64.

64.6 CUTS AND FILLS: THE FOLLOWING STANDARDS SHALL APPLY TO CUTTING AND FILLING OF EARTHEN MATERIAL:

64.6.A(3) and 64.6.B(5): SETBACKS SHALL BE AS SET FORTH IN CHAPTER 70 OF THE UNIFORM BUILDING CODE. AS A CONDITION OF APPROVAL, TRPA MAY IMPOSE SETBACKS AS SET FORTH IN THE DESIGN REVIEW GUIDELINES.

UNIFORM BUILDING CODE, CHAPTER 70:

SETBACKS:
SEC. 7011. (a) GENERAL. CUT AND FILL SLOPES SHALL BE SET BACK FROM SITE BOUNDARIES IN ACCORDANCE WITH THIS SECTION. SETBACK DIMENSIONS SHALL BE HORIZONTAL DISTANCES MEASURED PERPENDICULAR TO THE SITE BOUNDARY. SETBACK DIMENSIONS SHALL BE AS SHOWN IN FIGURE NO. 70-1.

(b) TOP OF CUT SLOPE. THE TOP OF CUT SLOPES SHALL BE MADE NOT NEARER TO A SITE BOUNDARY LINE THAN ONE FIFTH OF THE VERTICAL HEIGHT OF CUT WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 10 FEET. THE SETBACK MAY NEED TO BE INCREASED FOR ANY REQUIRED INTERCEPTOR DRAINS.

(c) TOE OF FILL SLOPE. THE TOE OF FILL SLOPE SHALL BE MADE NOT NEARER TO THE SITE BOUNDARY LINE THAN ONE-HALF OF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 20 FEET. WHERE A FILL SLOPE IS TO BE LOCATED NEAR THE SITE BOUNDARY AND THE ADJACENT OFF-SITE PROPERTY IS DEVELOPED, SPECIAL PRECAUTIONS SHALL BE INCORPORATED IN THE WORK AS THE BUILDING OFFICIAL DEEMS NECESSARY TO PROTECT THE ADJOINING PROPERTY FROM DAMAGE AS A RESULT OF SUCH GRADING. THESE PRECAUTIONS MAY INCLUDE BUT ARE NOT LIMITED TO:

1. ADDITIONAL SETBACKS.
2. PROVISION FOR RETAINING OR SLOUGH WALLS.
3. MECHANICAL OR CHEMICAL TREATMENT OF THE FILL SLOPE SURFACE TO MINIMIZE EROSION.
4. PROVISIONS FOR THE CONTROL OF SURFACE WATERS.

(d) MODIFICATION OF SLOPE LOCATION. THE BUILDING OFFICIAL MAY APPROVE ALTERNATE SETBACKS. THE BUILDING OFFICIAL MAY REQUIRE AN INVESTIGATION AND RECOMMENDATION BY A QUALIFIED ENGINEER OR ENGINEERING GEOLOGIST TO DEMONSTRATE THAT THE INTENT OF THIS SECTION HAS BEEN SATISFIED.

GUIDELINES: Refer to grading guidelines listed in Section, 1, Site Design, of this manual.

5. BUILDING DESIGN

General design considerations:
A. Building Design

(1) **Style.** Major building forms should express a simplicity and directness responsive to the heritage of mountain architecture. Complexity and contradiction of form and expression should be avoided. The goal is for functional design solutions that are compatible with the natural environment and contribute to the character and quality of the built environment. Variety and distinctiveness in design are desirable; however, development projects that sacrifice the visual character and quality of the streetscape and natural environment in order to make an independent statement should not be permitted.

(2) **Comprehensive Design.** All structures within a project should be integrally designed with strong architectural and spatial relationships. The same or complementary design, materials, and colors used on the main structures should be used on any accessory structures on the site.

(3) **Siting, Scale and Massing.** The siting, scale and massing of new development should be compatible with existing development (when such development is consistent with the community design guidelines and the intent of the community plan governing the area). The siting, scale and massing of new development should be subordinate to the area's scenic features. The project should not decrease the visibility of such features or compete with them for the viewer's attention.

(4) **Facades.** Long, straight building facades are generally uninviting and visually uninteresting. Vary building setbacks and articulate facades to add visual variety, distinctiveness, and human scale to commercial areas. It is essential that the variety appears coordinated and not haphazard, cluttered or confusing. The spaces created by the varied setbacks of the building facades can accommodate landscaping and pedestrian seating areas that contribute visual interest.

(5) **Outdoor Spaces.** Building design and site planning should consider the types of outdoor spaces that will be created by a development. Building forms and building complexes should be designed to create "positive" outdoor spaces that have their own identify and function due to their enclosure by and orientation to the buildings, rather than being left-over, unused areas.

(6) **Detailing.** Detailing of buildings should be an integral part of the building design which adds variety and interest to the facade. Painted or false detailing should be discouraged where it detracts from the architectural integrity of the structure or attempts artificially to create interest.
(7) **Auxiliary Structures.** Auxiliary structures, frequently associated with commercial buildings, such as trash enclosures, newspaper racks, phone booths, vending machines, etc., should be integrated into the design of the development in order to create a pleasing appearance both on- and offsite. Undesirable elements such as outdoor storage areas, mechanical equipment, loading areas, and trash disposal areas should be sited away from public views whenever possible and carefully screened.

(8) **Incorporating Signage.** If a sign is intended the facade should be designed to accommodate signage so that a business will have advertising space without detracting from the appearance of the structure.

B. **Building Heights**

Maximum building heights are regulated in Chapter 22. Building heights will vary in different areas depending on the land use and the building height ordinance governing that particular area. From a scenic standpoint the two height-related criteria are: 1) compatibility with the natural environment; and 2) compatibility with the built environment.

(1) **Natural Environment.** The height of structures should not interfere with views of significant scenic features and should not exceed the height of existing forest cover in the vicinity. In addition to restricting the height of new structures, the visual impact associated with building height can be mitigated and significant scenic backdrops can be protected by varying setbacks, stepping back upper stories, and maintaining view corridors that enframe views. Structures that rise above the forest cover detract from the natural character of the environment because they are visible from viewpoints around the lake at great distances from the actual building site. Maintaining building heights below the height of existing forest cover will limit the visual impact of a structure to the immediate site vicinity.

(2) **Built Environment.** The height of new development should respect existing development patterns and avoid creating sharp contrasts with neighboring structures. If new structures are taller than adjacent development, carefully coordinated step-backs and variations in building height should be utilized to reduce sharp contrasts and provide visual interest.

C. **Building Materials**

(1) **Exterior Materials.** External building materials should be predominantly natural, such as wood siding, wood shakes, and native stone. Exterior building materials should also be genuine and not simulated (e.g. no simulated stone or brick should be permitted). Brick and slumpstone are acceptable, but concrete block is not. Texturing and integral coloring of concrete
surfaces is encouraged. Exposed aggregate surfaces are
generally more acceptable than concrete with a smooth finish.
Aluminum, steel, plastic and plywood siding should not be
permitted.

(2) **Building Color.** Exterior building colors should be compatible
with the surrounding natural and man-made environment, and not in
competition with surrounding elements for attention (i.e.
building color should not become "signing" for the site).
Generally, building colors should be subdued and not garish, with
natural colors (i.e. vegetation and earth-tones found in the
area) preferred. Primary colors or other bright colors should be
used only as accents to enliven architecture and then used
sparingly, such as upon trim. It is important to remember that
light-valued elements project forward against the dark greens and
browns of the forest background, making them more visually
prominent.

**STANDARD:**

30.6 BUILDING DESIGN STANDARDS: IN ACCORDANCE WITH SECTION
30.1, THE FOLLOWING BUILDING DESIGN STANDARDS SHALL
APPLY:

30.6.A GENERAL STANDARDS: THE GENERAL STANDARDS ARE:

(1) THE ARCHITECTURAL DESIGN OF A PROJECT SHALL INCLUDE ELEMENTS
THAT SCREEN FROM PUBLIC VIEW ALL EXTERNAL MECHANICAL
EQUIPMENT, INCLUDING REFUSE ENCLOSURES, ELECTRICAL
TRANSFORMER PADS AND VAULTS, SATELLITE RECEIVING DISKS,
COMMUNICATION EQUIPMENT, AND UTILITY HARDWARE ON ROOFS,
BUILDINGS OR THE GROUND.

**GUIDELINE:**

(1) **Satellite Dish Antennae.** Visibility of satellite dish
antennae from any public right-of-way or significant
viewpoint should be reduced to the highest degree possible.
The following guidelines should apply:

- Satellite dishes should be sited so that they are
  screened from views from public rights-of-way,
significant viewpoints, or other public areas.

- Satellite dishes should be screened through the use of
  landscaping materials, fencing, existing structures,
  sub-grade placements or other means that both screen
  the antenna and appear natural on the site.

- All wires or cables related to the satellite dish
  should be installed underground.

- The use of mesh satellite dishes is preferable to the
  solid dishes because they blend into their surroundings
  more effectively.
The color of satellite dishes should be compatible with the surrounding setting including both the natural landscape and the built environment. The appearance of existing antennae suggests that darker color values (particularly black mesh) blend into the forest cover better than lighter values. Antennae with unpainted or reflective surfaces should not be allowed.

Satellite dishes should be permitted on or attached to a building only if architecturally integrated into the structure and not visible from public rights-of-way or viewpoints.

(2) **Roof Equipment.** Screening must be provided for all roof-mounted mechanical and electrical equipment as an integral part of building design. Any exposed vents or flashing on the roofs should be painted to blend with the surfacing materials.

**STANDARD:**

30.6.A **ROOFS, INCLUDING MECHANICAL EQUIPMENT AND SKYLIGHTS SHALL BE CONSTRUCTED OF NONGLARE FINISHES THAT MINIMIZE REFLECTIVITY.**

(1) **Roof Treatment:** The form, color, and texture of the roof should be an integral part of the building design and be compatible with both the natural and man-made setting. The use of wood shake and shingle roofs is strongly encouraged. The use of metal roofs is not encouraged but is acceptable if the metal is surfaced with a low-gloss finish that is guaranteed by the manufacturer for a minimum of 20 years and the color is of a value and hue that blends well with the surroundings.

(2) **Roof Surfaces:** Roof surfacing materials are important as a means of blending the new construction to the existing character of the area, as careful selection of these materials can help to relate the buildings to their surroundings. On the other hand, the wrong color and texture can make the building garish and distracting. From a functional standpoint, the choice of materials depends on the slope and assembly of the roof. The objective is to choose roof surfacing materials that help the building blend with its site and its climatic conditions and which are also functionally appropriate.

6. **LANDSCAPING**

**General Design Considerations:**

(1) **Natural Character.** In addition to adding aesthetic charm and interest to developments, the primary goal for landscape improvements within the Tahoe Basin should be to preserve and enhance the natural
landscape character of the project site and vicinity. Introduced vegetation should be compatible with the natural landscape in scale and should reflect the physical properties such as form, line, color and texture of local plant communities.

(2) **Existing Landscape Elements.** As much as is feasible, significant existing landscape elements should be preserved and incorporated into development and landscape plans. Elements such as mature trees, tree groupings, and rock outcroppings should be considered as design determinants. Landscape construction plans should show how the design has considered existing vegetation and site features, and what steps would be taken during construction to protect them. Vegetation protection practices during construction may be found in TRPA's *Handbook of Best Management Practices*.

(3) **Design Concept.** Landscape plans should exhibit a design concept that provides more than a haphazard arrangement of plants. Plant materials should be utilized in a logical, orderly manner which defines the site's spatial organization and function, relates to the buildings and structures, and incorporates the various site elements.

(4) **Integration With Setting.** Landscape plans should locate new plantings in such a manner that edges of the existing forest canopy are extended, and sharp distinctions between existing natural vegetation and introduced plantings are not evident. New plantings should be arranged in natural-looking groups. Geometric layouts with evenly spaced rows of trees and other formal landscape patterns should be avoided.

(5) **Functional Aspects.** Landscape improvements should be utilized to better integrate development with its surroundings by helping to reduce the apparent scale of structures, screening views of unsightly or non-essential elements, visually softening hard edges, and providing a transition between different use areas.

(6) **Scale.** The scale and nature of landscape materials should be appropriate to the site and structures. Large-scale buildings should be complemented with large-scale landscape materials (i.e. plants, rocks, timbers, walls, fences, etc.) appropriate to the design character of the building.

(7) **Plant Palette.** Generally a limited palette of plant species is preferable for most projects.

(8) **Plant Characteristics.** In addition to choosing plant materials that are compatible with the surrounding natural vegetation, the selection of plant materials should be based on their year round interest (foliage, color, flowers, fruit, branching pattern, etc.) and function (e.g. screen, accent, shade, etc.). For example, deciduous vegetation would be inappropriate in areas where substantial year round screening is necessary. Plant materials that are well adapted to local conditions, i.e. requiring minimal irrigation and fertilizers, are preferable.
(9) View Protection. New landscaping shall not be located in such a manner that it would obstruct significant views, either when first installed or upon maturity. Where views exist, a conscious effort should be made to use plant materials to enhance them (e.g. tree clusters to "frame" view corridor; groundcovers or understory planting to improve foreground of significant view, etc.).

(10) Landscaped Setbacks. All structures should be required to have a landscaped (either existing natural vegetation or introduced plantings) setback from any public roadway. The existing practice of having no landscaping between the facade of a structure and the roadway is unacceptable. The width of this setback should be proportionate to the scale of the development in terms of both the length of the frontage and the height and mass of the structures. For new commercial developments the landscaped setbacks should not be less than twenty (20) feet deep. For existing development undergoing renovating/upgrading, this minimum may be difficult, if not impossible, to attain. In such cases, the maximum possible landscaped setback should be created, although it should not be less than ten (10) feet deep.

STANDARD: 30.7 LANDSCAPING STANDARDS: THE FOLLOWING LANDSCAPING STANDARDS SHALL APPLY:

30.7.A. PLANT SPECIES PERMITTED: PLANT SPECIES ON THE TRPA RECOMMENDED NATIVE AND ADAPTED PLANT LIST SHALL BE USED FOR LAWNS AND LANDSCAPING.

GUIDELINE: Use plant species listed on TRPA's Recommended Native and Adopted Plant List. This list is maintained at the TRPA offices.

STANDARD: 30.7.B MINIMUM PLANT SIZES AND SPACINGS: FOR PROJECTS OTHER THAN SINGLE FAMILY HOME PROJECTS, THE FOLLOWING SIZES AND SPACING SHALL BE REQUIRED FOR WOODY PLANT MATERIALS AT TIME OF PLANTING:

(1) TREE SHALL BE A MINIMUM SIX FEET TALL OR 1-1/2 INCH CALIPER SIZE OR DIAMETER AT BREAST HEIGHT;

(2) SHRUBS SHALL BE A MINIMUM OF THREE GALLON POT SIZE WHERE: UPRIGHT SHRUBS HAVE A MINIMUM HEIGHT OF 18 INCHES AND MINIMUM SPREAD OF 18 INCHES; AND, SPREADING SHRUBS HAVE A MINIMUM SPREAD OF 18-24 INCHES.

(3) GROUNDCOVERS SHALL BE A MINIMUM FOUR INCH POT SIZE OR ONE GALLON CONTAINER AND SHALL BE A MAXIMUM 24 INCHES ON CENTER SPACING.
GUIDELINE: Size of Materials. Larger, more mature plant materials should be used as much as possible to ensure some immediate effect on the appearance of the project. Plant materials should be sized and spaced so that a lush and somewhat mature appearance will be attained within two years of planting.

STANDARD: 30.7.C ACCENT VEGETATION: PLANT SPECIES NOT FOUND ON THE TRPA RECOMMENDED NATIVE AND ADOPTED PLANT LIST MAY BE USED FOR LANDSCAPING AS ACCENT PLANTINGS. SUCH PLANTS SHALL BE LIMITED TO BORDERS, ENTRYWAYS, FLOWERBEDS, AND OTHER SIMILAR LOCATIONS TO PROVIDE ACCENTS TO THE OVERALL NATIVE OR ADOPTED LANDSCAPE DESIGN.

GUIDELINES: Accent Vegetation: The use of exotic or non-native materials should be limited to accent areas such as project entries and to smaller-scale, pedestrian-oriented areas where more visual interest and variety is desirable. The use of lawns along major thoroughfares (Highways 50, 89, 28, and 207) should be discouraged.

7. EXTERIOR LIGHTING

The functional objectives in providing exterior lighting are to illuminate areas necessary for safe and comfortable use. In certain situations, exterior lighting can add to the aesthetic appeal of a site by highlighting architectural features of a building or illuminating pathways and landscape plantings. In these instances, only the special features of a building or landscape should be illuminated.

STANDARD: 30.8 EXTERIOR LIGHTING STANDARDS: IN ACCORDANCE WITH SECTION 30.1, THE FOLLOWING EXTERIOR LIGHTING STANDARDS SHALL APPLY:

30.8.A GENERAL STANDARDS: THE GENERAL STANDARDS ARE:

(1) EXTERIOR LIGHTS SHALL NOT BLINK, FLASH OR CHANGE INTENSITY. STRING LIGHTS, BUILDING OR ROOFLINE TUBE LIGHTING, REFLECTIVE OR LUMINESCENT WALL SURFACES ARE PROHIBITED.

(2) EXTERIOR LIGHTING SHALL NOT BE ATTACHED TO TREES EXCEPT FOR THE CHRISTMAS SEASON.

(3) PARKING LOT, WALKWAY, AND BUILDING LIGHTS SHALL BE DIRECTED DOWNWARD.
(4) Fixture mounting height shall be appropriate to the purpose. The height shall not exceed the limitations set forth in Chapter 22.

(5) Outdoor lighting shall be used for purposes of illumination only, and shall not be designed for, or used as, an advertising display. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures projected above the horizontal is prohibited.

(6) The commercial operation of searchlights for advertising or any other purpose is prohibited.

(7) Seasonal lighting displays and lighting for special events which conflict with other provisions of this section may be permitted on a temporary basis pursuant to Chapter 7.

GUIDELINES:

(1) Lighting Design. Exterior lighting should be designed as an integral part of the architecture and landscape and located in a manner that minimizes the impact of lighting upon adjacent structures and properties.

(2) Lighting Levels. Avoid consistent overall lighting and overly bright lighting. The location of lighting should respond to the anticipated use and should not exceed the amount of light actually required by users. Lighting for pedestrian movement should illuminate changes in grade, path intersections, and other areas along paths which, if left unlit, would cause the user to feel insecure. As a rule of thumb, one foot candle per square foot is adequate.

(3) Fixture Design. Exterior lighting fixtures should be simple in design.

(4) Structural Lighting. Night lighting of building exteriors should be done in a selective fashion: highlight special recognizable features; keynote repeated features; or use the play of light and shadow to articulate the facade. The purpose of illuminating the building should be to add visual interest and support building identification. Harsh overall lighting of a facade tends to flatten features and diminish visual interest.
(5) **Lighting Height.** As a rule, the light source should be kept as low to the ground as possible while ensuring safe and functional levels of illumination. Area lighting should be directed downward with no spill of lighting directed offsite. Direction of light should be downward in order to avoid sky lighting. Any light source over 10 feet high should incorporate a cut-off shield to prevent the light source from being directly visible from areas offsite. The height of luminaires should be in scale with the setting.

### 8. SIGNS

The primary purpose of signs should be to identify uses located within a specific site. Signs should not be used as advertisements or to attract attention. The design of a sign should be simple and easy to read with the sign's message limited to the name and logo (if applicable) of the business occupying the site and the street address.

**STANDARD:** Specific sign regulations are listed in the Code of Ordinances Chapter 26, Outdoor Advertising.

**GUIDELINES:**

1. **Sign Design.** Sign design should conform to the architectural character of the building in terms of historic time period, style, location, size, configuration, materials and color. Signage attached to a building should be designed to be integral with the building and not obscure or conceal architectural elements. Standardized or corporate signing which does not relate to the building architecture should not be permitted.

2. **Sign Area.** To reduce the visual competition between signs, sign area should be limited to the minimum amount necessary to identify the use. Total sign area permitted for each building can be divided for use in more than one sign. The use of a number of smaller signs rather than one larger sign is encouraged when such use would not contribute to visual clutter and would more clearly identify the business.

3. **Signs Permitted.** The following sign types should be permitted; however, the sign type most preferred is the "wall mounted sign." Other acceptable sign types include:

   - awning signs
   - projecting signs (with restrictions)
   - window signs (with restrictions)
   - Monument signs (where appropriate).
(4) Freestanding Signs. Where permitted, freestanding signs should be low-profile monument signs. (The optimum sign height for viewing by motorists is approximately four (4) feet). Signage should be integrated with the landscaping and architecturally related to and compatible with the main structure. Freestanding signs should be located at least 10 feet from the street right-of-way line.

(5) Sign Height. No signs should be permitted on top of any roof, and no sign attached to a wall or eave should be permitted to project above the eave line of the building it identifies. On multi-story structures (with the exception of the casinos), no sign should be permitted above the line created by the bottom of the second floor windows or 14 feet, whichever is lower.

(6) Sign Location. Architectural details of a building often suggest a location, size, or shape for a sign. Signage should complement the architectural features of a building.

(7) Multiple-Tenant Complexes. Multiple-tenant buildings and complexes should be required to develop a sign program that minimizes the potential visual conflicts and competition among tenant signs, yet insures adequate identification for each tenant. Freestanding signs used to identify such complexes should include the name and address of the complex and not include the name of every tenant. Tenant identification should be provided by wall or projecting signs within the complex.

(8) Internally Illuminated Signs. Internally illuminated signs should be discouraged, as should the use of plastic as the principal sign material. Internally illuminated signs are only acceptable when just the individual letters and/or symbols are illuminated (i.e. the background is not translucent or illuminated) and illumination is of low intensity. However, the use of this type of signage is not encouraged for the Lake Tahoe Basin. Can type or cabinet signs with translucent backlit panels are strongly discouraged.

(9) Sign Lighting. It is preferable that signs be externally illuminated. Both direct and indirect lighting methods are acceptable provided that the illumination is not harsh or unnecessarily bright. The light source for externally illuminated signs must be positioned so that light does not shine directly on adjoining properties or cause glare or shine in the eyes of motorists or pedestrians.
(10) **Reader Boards and Marquees.** Reader boards or marquees shall be prohibited for all businesses except for those whose main function is providing a regularly changing schedule of entertainment (i.e. theaters and casinos). Reader boards and marquees should not include advertising of rates or products. Exceptions to this will include gas station signs displaying gas prices and church signs identifying upcoming services.

(11) **Sign Removal.** All signs which are no longer applicable to the property on which they are located due to the closing or relocation of a business should be promptly removed. Sign frames, structural members, and supporting poles should also be removed if they are not in compliance with adopted sign standards or remain unused for 60 days.

(12) **Projecting Signs.** Projecting signs are not generally encouraged for the Tahoe Basin except in urban areas where the community plan calls for a smaller scale, pedestrian-oriented community character or within a multiple tenant complex. It is intended that projecting signs be small in size and preferably use a graphic depiction (rather than verbal) of the business or service offered. Projecting signs should be subject to the following guidelines:

- No projecting signs should have a one dimensional sign area exceeding 5 square feet;
- All projecting signs should provide a minimum vertical clearance of 7 feet;
- No projecting sign should extend more than 3 feet from the building, and all signs should project from the wall at a 90 degree angle;
- No internally illuminated projecting signs should be permitted.

9. **WATER CONSERVATION**

**STANDARD:** 30.9 **WATER CONSERVATION STANDARDS:** THE FOLLOWING APPLIANCES AND FIXTURES SHALL BE INSTALLED IN NEW FACILITIES OR WHEN REPLACED IN EXISTING FACILITIES: LOW FLOW FLUSH TOILETS; LOW FLOW SHOWERHEADS (3 GPM RATED MAXIMUM FLOW); FAUCET AERATORS; AND WATER-EFFICIENT APPLIANCE (E.G., WASHING MACHINES AND DISHWASHERS).

**GUIDELINES:** The following water conservation fixtures shall be considered appropriate to meeting Section 30.9, Water Conservation Standards:
Toilets - maximum 3.5 gallon tanks
Showerheads - maximum flow: 3 gallons per minute
Faucets - must contain either a pressure compensating
aerator or a non-pressure compensating aerator with low flow
setting
Appliances - shall be water-efficient
Irrigation systems - shall be equipped with tensiometer

Note: The list of low-flow plumbing fixtures may also be
found in TRPA's application packets.

10. COMBUSTION APPLIANCES

The goal of regulating combustion appliances is to assist in meeting the Region's
thresholds for air quality and regional visibility.

STANDARDS: 30.10

STANDARDS FOR COMBUSTION APPLIANCES: ALL NATURAL GAS,
OIL, OR PROPANE-FIRED WATER HEATERS AND SPACE HEATERS,
AND ALL WOOD HEATERS, INSTALLED WITHIN THE REGION IN
NEW FACILITIES, OR WHEN REPLACED IN EXISTING
FACILITIES, SHALL MEET THE STANDARDS SET FORTH IN
CHAPTER 91.

91.3.A GAS HEATERS: THE FOLLOWING STANDARDS APPLY
TO NATURAL GAS OR PROPANE-FIRED WATER HEATERS
OR SPACE HEATERS TO BE INSTALLED IN THE
REGION.

(1) EMISSION STANDARDS: NATURAL GAS OR
PROPANE-FIRED WATER HEATERS OR SPACE
HEATERS INSTALLED IN THE REGION SHALL
MEET THE FOLLOWING EMISSION STANDARDS:

(a) WATER HEATERS: WATER HEATERS SHALL
NOT EMIT GREATER THAN 40 NANOGRAMS
OF NITROGEN OXIDE (AS NO₂) PER
JOULE (70 LB PER BILLION BTU) OF
HEAT OUTPUT. WATER HEATERS
INSTALLED IN MOBILE HOMES SHALL NOT
EMIT GREATER THAN 50 NANOGRAMS
OF NITROGEN OXIDE (AS NO₂) PER JOULE
(88 LB PER BILLION BTU) OF HEAT
OUTPUT.

(b) SPACE HEATERS: SPACE HEATERS SHALL
NOT EMIT GREATER THAN 40 NANOGRAMS
OF NITROGEN OXIDES (AS NOₓ) PER
JOULE OF USEFUL HEAT DELIVERED TO
THE HEATED SPACE.

(3) EXEMPTIONS: THE REQUIREMENTS OF SUBSECTION 91.3.A SHALL NOT APPLY TO THE FOLLOWING:

(a) GAS WATER HEATERS WITH A RATED HEAT INPUT OF 75,000 BTU PER HOUR OR GREATER OR GAS WATER HEATERS INSTALLED IN RECREATIONAL VEHICLES.

(b) GAS-FIRED CENTRAL FURNACES WITH A RATED INPUT OF 175,000 BTU PER HOUR OR GREATER; COMBINATION UNITS WITH A COOLING RATE OF GREATER THAN 65,000 BTU PER HOUR, OR CENTRAL GAS FURNACES INSTALLED IN RECREATIONAL VEHICLES OR MOBILE HOMES.

91.3.B WOOD HEATERS: WOOD HEATERS TO BE INSTALLED IN THE REGION SHALL MEET THE REQUIREMENTS OF THIS SUBSECTION. WOOD HEATERS SHALL MEET THE SAFETY REGULATIONS ESTABLISHED BY APPLICABLE CITY, COUNTY AND STATE CODES. COAL SHALL NOT BE USED AS A FUEL SOURCE.

(1) EMISSION STANDARDS: WOOD HEATERS INSTALLED IN THE REGION SHALL NOT CAUSE EMISSIONS OF MORE THAN 15 GRAMS OF SMOKE PER HOUR FOR NONCATALYTIC WOOD HEATERS OF SIX GRAMS PER HOUR FOR CATALYTICALLY EQUIPPED WOOD HEATERS. AS OF JULY 1, 1988, THE STANDARDS SHALL BE NINE GRAMS PER HOUR IF HEAT IS PROVIDED BY NON-CATALYTICALLY
EQUIPPED WOOD HEATERS AND FOUR GRAMS PER HOUR IF HEAT IS PROVIDED BY CATALytically EQUIPPED WOOD HEATERS. UPON PROMULGATION OF A FEDERAL NEW SOURCE PERFORMANCE STANDARD (NSPS) FOR WOOD HEATERS, THE TRPA SHALL AMEND THIS CHAPTER TO CONFORM TO THE FEDERAL STANDARD.

(2) LIMITATIONS: WOOD HEATERS SHALL BE SIZED APPROPRIATELY FOR THE SPACE THEY ARE DESIGNED TO SERVE. WOOD HEATERS SHALL NOT BE INSTALLED IN HOTELS, MOTELS, AND TIMESHARE UNITS OF HOTEL/MOTEL DESIGN, EXCEPT IN THE COMMON AREAS. REPLACEMENTS OF EXISTING WOOD HEATERS SHALL BE WITH UNITS MEETING THE EMISSION STANDARDS CONTAINED IN PARAGRAPH (1) ABOVE.

(3) LIST OF APPROVED HEATERS: TRPA SHALL MAINTAIN A LIST OF WOOD HEATERS WHICH MAY BE INSTALLED IN THE REGION. THE LIST SHALL INCLUDE THE BRAND NAMES, MODEL NUMBER, DESCRIPTION OF THE MODEL AND THE NAME AND ADDRESS OF THE MANUFACTURER. WOOD HEATERS CERTIFIED FOR USE IN EITHER COLORADO OR OREGON SHALL BE CONSIDERED IN COMPLIANCE WITH SUBSECTION 91.3.B.(1).

(4) FIREPLACES: TRPA SHALL EVALUATE THE PERFORMANCE OF FIREPLACES WITH REGARD TO THE AIR QUALITY AND VISIBILITY PROVISIONS OF THE GOALS AND POLICIES AND THIS CODE, AND AMEND THIS CHAPTER AS APPROPRIATE.

GUIDELINES: Prior to selecting combustion appliances, consult the List of Approved Heaters at the TRPA offices for acceptable manufacturers and model numbers.

11. SCENIC HIGHWAYS/VIEWSHED PROTECTION

Travel along roads within the Lake Tahoe Region designated as Scenic Highway Corridors provides spectacular viewing opportunities of the natural landscape. Development activities of the built environment within these corridors should
remain visually subordinate to the natural environment. The following list of Scenic Highway Corridors designated by TRPA may also be found in Chapter 94 of the Code of Ordinances.

94.1 Designation of Scenic Highway Corridors: The following corridors which lie within the Tahoe Basin are designated as Scenic Highway Corridors:

(a) Highway 89 from the northern Lake Tahoe Basin boundary to the Tahoe City limits;
(b) Highway 89 from Blackwood Creek to the South Lake Tahoe City limits;
(c) Highway 89 from Luther Pass to the Highway 50 intersection;
(d) Highway 50 from Echo Summit to the Highway 89 intersection;
(e) Highways 28 and 50 from Incline Village to Round Hill;
(f) Highway 431 from the Tahoe Basin boundary to the Highway 28 intersection;
(g) Highway 267 from the Tahoe Basin boundary to the Highway 28 intersection;
(h) All sections of highways within the Lake Tahoe Basin designated as Scenic Highways by either the State of California or Nevada.

STANDARD: 94.2 PRESERVATION AND ENHANCEMENT OF VIEWSHEDS AND VIEW CORRIDORS: THE AGENCY AND OTHER AGENCIES SHALL PRESERVE AND ENHANCE VIEWS WHENEVER FEASIBLE BY ESTABLISHING VIEWSHEDS AND VIEW CORRIDORS ALONG THE SCENIC HIGHWAY CORRIDORS DESIGNATED IN SUBSECTION 94.1. THE AGENCY, THROUGH THE PROJECT REVIEW PROCESS, SHALL ENSURE THAT VIEWSHEDS AND VIEW CORRIDORS ALONG THE SCENIC HIGHWAY CORRIDORS ARE MAINTAINED AND ENHANCED.

GUIDELINES: (1) View Corridors. The siting and design of new development should preserve or upgrade existing view corridors through to the lake, the surrounding ridgelines and the natural landscape. Where new view corridors are opened up by new development, the siting and massing of buildings and landscaping should be designed to enframe and enhance views. The size of the opening to be maintained as a view corridor should be sufficient to permit significant view penetration (i.e., wide enough to provide visual interest). Buildings should not appear to exceed the height of the mountain backdrop when viewed from the lakes, major public areas, or travel corridors. When a view of a mountain peak or other natural features is involved, the distance between buildings should be sufficient to permit views that allow the entire shape of the natural form to be apparent. This often can be accomplished by stepping back the upper stories of structures in combination with setting the bases of buildings farther apart. In developments with multiple structures, clustering the structures can create the open space necessary for view corridors.
(2) Views from Roadway. Along segments of the Basin's roadways, mountains and ridgelines often dominate straight ahead views (e.g. the Strip in South Lake Tahoe). Existing scenic features should be protected by not allowing structures to obscure the land form. Taller structures which would interrupt the profile of the ridge or hill should be avoided. Similarly, structures should be sited a sufficient distance from the roadway or stepped back to avoid disruption of view.

(3) Landscaping. Landscaping within projects should not obscure view corridors. Selection of trees and shrubs should consider growth habits such as height, density and branching habits to avoid view obstruction or long-term maintenance requirements (i.e. pruning). Landscaping should be utilized to soften the edges of view corridors and enhance the appearance of the foreground area.

(4) Elevation and Direction of Views. The establishment and treatment of view corridors should consider the elevation and direction from which most viewers will see the project. Views of the lake from the roadway are the most easily disrupted due to the relatively low elevation of the viewer and the feature viewed (i.e. in some situations even parked cars and landscaped parking areas may be enough to obstruct such views). View corridors which are relatively narrow and situated at right angles to the roadway often have little visual significance to travelers on the roadways due to their speed of travel and their typically narrow focus of attention on the roadway. Views from hillside areas above a project need to be considered when deciding on the height and location of structures.

STANDARD: 94.5.F SIGNING: SIGNS LOCATED WITHIN THE SCENIC HIGHWAY CORRIDORS SHALL NOT DETRACT FROM THE RATING GIVEN FOR THAT CORRIDOR IN THE SCENIC RESOURCES INVENTORY. SIGNS SHALL CONFORM TO THE APPLICABLE CRITERIA IDENTIFIED IN CHAPTER 26 OF THE CODE. SIGNS SHALL BE PLACED ALONG THE CORRIDORS TO INDICATE SCENIC TURNOUTS AND PHOTO SITES. THESE SIGNS SHALL BE CONSTRUCTED OF A NATURAL, NON-REFLECTIVE MATERIAL.

GUIDELINES: Refer to sign guidelines listed in Section 8 of this manual.

STANDARD: 94.5.G UTILITIES: UTILITIES IN SCENIC CORRIDORS SHALL BE PLACED UNDERGROUND WHERE POSSIBLE OR BE SCREENED FROM VIEW.

GUIDELINES: (1) Location of Utility Lines. All existing and future utilities should be constructed and routed underground except in those situations where natural features prevent the underground siting or where safety considerations
necessitate above-ground construction and routing. Above-ground utilities should be constructed and routed to minimize detrimental effects on the visual setting of the designated area (i.e. away from major transportation and view corridors). Whenever possible, above-ground utilities shall be screened from major viewpoints and travel corridors.

(2) **Utility Line Right-of-Way Corridors.** In those areas where utility line rights-of-way traverse highly visible slopes, the practice of clear-cutting the right-of-way should be discontinued if possible. The sharp definition given to these straight corridors by the clear-cutting contrasts with the natural character of the forested slopes, thus increasing the visual prominence of the utility corridors. In areas where utility companies require access to the corridors for maintenance purposes, it is recommended that rather than creating rights-of-way with straight, surveyed boundaries (as a result of clear-cutting practice) the utility companies be more selective in their clearing methods, maintaining a corridor with more natural looking edges and only as much cleared corridor width as is functionally necessary.
MEMORANDUM

September 1, 1987

To:       APC
From:     Staff
Subject:  Community Planning Work Program

The following is an update of the Community Planning Program that was
rescheduled by the APC for the September APC meeting. Included are cost and
staffing estimates requested by APC, Washoe and El Dorado County status reports.

COST AND STAFF ESTIMATES

At the APC's request, TRPA staff has further researched the cost and staffing
requirements of community planning. The following estimates were obtained:

Private Consultant Estimate: Omni-Means provided staff with the following
estimate and breakdown for a typical CP:

<table>
<thead>
<tr>
<th>PHASE</th>
<th>COST</th>
<th>PERSON HOURS</th>
<th>TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inventory</td>
<td>$25,000</td>
<td>500</td>
<td>6 mo.</td>
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<tr>
<td>Preliminary</td>
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<tr>
<td>Plan</td>
<td>$40,000</td>
<td>800</td>
<td>6 mo.</td>
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<tr>
<td>Final Plan</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>EIS</td>
<td>$25,000 to $50,000</td>
<td></td>
<td></td>
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</tbody>
</table>

Placer County Estimate: Bill Combs estimated that the Squaw Valley General Plan
cost approximately $80,000. It was an in-house document. Bill and staff esti-
mate a one year Tahoe City CP staffing requirements as follows:

- Senior Planner 9 months
- Associate Engineer 6 months
- Associate Planner 1 month
- Intern 1 month
- Draftsman 1 month
- Secretary .5 month
- Management/Legal .5 month

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Community Planning Work Program
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The estimated staffing cost for one year would be approximately $45,000. A more realistic time table of a year and one half would raise the cost to $67,000. Also, extra costs such as a man-modified report which is estimated to cost the TRPA $7,000 should be considered. A 20 percent extra cost factor would increase the total plan cost to $80,000.

Kings County Estimate: Kings County staff in Washington has a community planning staff of twenty people and they program five plans a year. They estimate that a Tahoe size (small) community plan should take 2 to 2.5 planners a year to a year and a half.

WASHOE AND EL DORADO COUNTY UPDATE

Washoe County has indicated that the staff is proposing to do all the CPs in one plan. This will be an in-house project and the county will hire an additional senior planner. The bulk of the planning will commence in the summer of 1988, however, there may be inventory work this winter.

El Dorado County has indicated that a new senior planner will be hired in September to be the "Tahoe planner." January is the estimated starting date for the Meyers CP, which would be an in-house plan.

RECOMMENDED WORK PROGRAM

Based on this new information and a request from Placer County to designate a group of individuals to the Kings Beach planning team, the staff is revising the work program. Recommendations for the revised program will be presented at the APC meeting.

9/1/87
MEMORANDUM

September 1, 1987

To: Advisory Planning Commission

From: Agency Staff

Subject: Staff Presentation on the Individual Parcel Evaluation System

As requested by the APC, the staff will make a presentation at the September meeting regarding progress to date on implementation of IPES. The presentation will consist of two main parts:

(1) Gary Shellhorn, IPES Project Manager, will present a summary of progress to-date on field evaluations, projected status for the end of this field season, and issues encountered during the field phase.

(2) Greg George, Chair of the IPES Steering Committee, will make a short presentation on the activities of the steering committee and the issues they have been involved in.

If you have any questions on this agenda item, contact Gary or Greg at (702) 588-3296 prior to the September 9 meeting.

DZ
9-1-87