

# Title 6 – Development Services

## Chapter 6.75 – Residential Development and Design Standards

**PUBLIC REVIEW DRAFT**  
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## **Chapter 6.75 - Residential Development and Design Standards**

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### **Sections**

- 6.75.010 - Purpose and Applicability of Chapter
- 6.75.020 - Allowable Land Uses
- 6.75.030 - Development Standards
- 6.75.040 - Design Standards
- 6.75.050 - Accessory Dwelling Units

### **6.75.010 - Purpose and Applicability of Chapter**

- A.** The purpose of this Chapter is to describe permit requirements in residential areas, identify any supplemental land use regulations applicable to residential areas, and establish development standards for the same.
- B.** The standards contained in this chapter are to be applied to new construction, additions to or expansion of structures, exterior remodeling, and placement of structures, site work, landscaping, and paving as well as other activities, including public projects, which may potentially affect the general appearance of the City. These activities must comply with all design standards in this chapter as a part of their project approval, with the following exceptions:
  - 1.** If the Director makes the determination that the cost of completing required public improvements as a part of project construction is prohibitive, the applicant may submit an improvement completion schedule for the Director's review and approval, that, depending on the magnitude of the improvements, allows for up to five years for the improvements to be completed.
  - 2.** Projects for which the City has found the standard not to be applicable when granting a Variance. (SLTCC 6.55.330).
  - 3.** Exterior remodeled structures shall only be required to comply with standards directly related to the remodeling activities, except where otherwise noted in this Title.
  - 4.** Projects for which the Director or Review Authority finds that alternative design provides equal to or better improvements that meet the intent of this Chapter. Development and design standard exceptions may be granted for modifications up to a 10 percent deviation from the standard. At their discretion, the Director or Review Authority may require approval of a Variance (SLTCC 6.55.330 and 6.55.340) for any proposed exception. In granting a design exception, the Director or Review Authority shall find:
    - a.** The environmental impact will be lessened by granting the exception; and
    - b.** Safety will be enhanced by the exception; and
    - c.** The exception will substantially meet the intent of the standard.

### **6.75.020 - Allowable Land Uses**

The plan area maps and their related plan area statements for the city of South Lake Tahoe are adopted by reference and are depicted in the plan area map of the TRPA Regional Plan Overlay Maps, and in the document entitled "Regional Plan for the Lake Tahoe Basin, Plan Area Statements" (TRPA Code of Ordinances Section 11.3). (Ord. 902; Ord. 1060 § 1 (Exh. A). Code 1997 § 32-3) For the purpose of this

chapter, the city shall adopt by reference the permissible uses contained within the TRPA Code of Ordinances, Chapter 21. (Ord. 902; Ord. 1060 § 1 (Exh. A). Code 1997 § 32-10)

### 6.75.030 - Development Standards

#### A. Single-Family, Duplex and Triplex Development Standards Table.

1. **Plan Area Development Standard Tables.** The intent of the Plan Areas Single-Family Residential Development Standards table (Table 6.75-1) is to clearly and precisely establish the basic site and structure regulations that apply to all single-family developments with less than four dwelling units (i.e., single-family dwelling, duplex, triplex) in residential plan areas. Development standards for properties located within the boundaries of a Community Plan or Area Plan supersede these standards.

**Table 6.75-1  
Plan Areas Single-Family, Duplex and Triplex Residential Development Standards**

Development Feature (minimum unless otherwise indicated)	Plan Area Statements	Additional Regulations
<b>Gross Residential Density (maximum)</b>		
<b>Allowable Density</b>	See the Plan Area Statement in which the subject parcel is located for allowable density, See Section 6.75.050 regarding Accessory Dwelling Units	
<b>Parcel Area (minimum) area required for each NEWLY CREATED parcel or modification of existing parcels</b>		
<b>Parcel Area (square feet)</b>	6,000	
<b>Parcel Area (mobile home parks)</b>	5 acres	
<b>Parcel Width</b>	60'	
<b>Parcel Depth</b>	100'	
<b>Setbacks (minimum) - Setbacks for residential is measured from the property line.</b>		
<b>Front setback</b>	20'	6.75.030(A)(2)
<b>Side, Street setback</b>	15'	6.75.030(A)(2)
<b>Side, Interior</b> (parcels less than 80 ft wide)	5'	6.75.030(A)(2)
<b>Side, Interior</b> (parcels greater than 80 ft wide)	10'	6.75.030(A)(2)
<b>Rear</b>	15'	6.75.030(A)(2)
<b>Rear, Corner</b>	5'	6.75.030(A)(2)
<b>Rear, Street</b>	5' when there is no vehicle access from the rear	6.75.030(A)(2)
<b>Height Standards (maximum measured in feet unless otherwise notes)</b>		
Refer to TRPA Code of Ordinances		

2. **Plan Area Statements Additional Regulations.** In addition to the standards specified in Table 6.75-1 (Plan Areas Single-Family, Duplex and Triplex Residential Development Standards) The following setback exceptions apply to those areas located within established Plan Areas.
  - a. **Previously Established Lots.** Lots established prior to April 30, 1962, which are 5,000 square feet or less in area, may reduce the rear yard setback to 10 feet.
  - b. **Garage Construction on Slopes.** If the site for a garage or carport has a slope of greater than 1:4 (rise to run), the front setback can be either 20 feet or zero, but it cannot be any

- setback between the two, due to snow and parking conflicts within the right-of-way. Where a garage or carport is allowed to be constructed with zero setback from the property line a rooftop deck and/or single story storage or living space may be constructed directly above the garage in compliance with all other development and design standards.
- c. **Swimming Pools and Spas.** Swimming pools and spas may project into the rear yard to no closer than 10 feet from the rear property line.
  - d. **Cornices, Eaves, and Fireplaces.** Cornices, eaves, fireplaces, or similar architectural features may extend into any required yard by no more than 50 percent of the required setback, however, may not extend to within 15' of the front property line. Cornices, eaves, or similar architectural features must be a minimum of seven and one-half feet above ground level.
  - e. **First Floor Uncovered Stairs, Landings and Decks.** First floor uncovered stairs, landings, decks (not including freestanding decks), and patios may project to within five feet of the rear or side property lines and within 15 feet of the front property line, provided they do not exceed a height of 30 inches.
  - f. **Second Story Cantilever.** Second story decks or living space may project into the front or rear setback by a maximum of five feet with a minimum five-foot setback from the property line.
  - g. **Accessory buildings.** An accessory building up to a maximum of 120 square feet in area and maximum 8' side wall height that does not require a building permit, may be placed three feet from the side or rear property lines. Accessory structures within the setback must include gutters and runoff management to prevent stormwater conveyance on to adjacent property.
  - h. **Play Equipment.** Play equipment may be located within any yard area provided it:
    - (1) Is temporary;
    - (2) Does not exceed a height of eight feet high nor encompass an area more than 120 square feet;
    - (3) Does not have play platforms greater than 30 inches in height;
    - (4) Is a minimum of three feet from the property line; and
    - (5) Any play equipment which cannot meet all the above conditions shall meet the required setbacks for structures.
  - i. **Garage, Carport, or Parking Pad Replacement.** Garage, carport, or parking pad replacements facing a street shall be setback a minimum of 20 feet from the front property line.
  - j. **Residential Carport Setback Exception.**
    - (1) Residential carport structures that provide accessibility to residents with disabilities that prevent them from conducting snow removal on the driveway, may be granted an exception to vary the required yard setback provided the structure meets building code requirements for safety, snow load and wind load, City design standards and fire code.
    - (2) **Procedure to Grant Exception for Carport Structures for Persons with Disabilities.** The granting of an exception to the required yard setback to provide reasonable accommodations to residents with disabilities that prevent them from conducting snow removal shall be in accordance procedures in Subsection 6.55.170(L)(A-D) (Setback Exceptions).
      - (a) **Application.** Application for a carport setback exception shall be filed with Development Services. When the applicant is not the owner, the original signature of the property owner shall be on the application. The application shall include:
        - i. Site plan showing existing structures on the parcel, driveway access, setbacks, and an accessible route from the front door to the parking spaces.
        - ii. Structure shall meet all land coverage requirements per TRPA Code of Ordinances, Chapter 30.

- iii. A written statement from a doctor verifying the disability prevents the applicant from conducting snow removal from the driveway. A condition of approval will be included in the permit that requires the statement be verified and resubmitted every two years. If the disability no longer exists, the exception shall expire immediately, and the structure shall be removed.
- iv. Evidence of a snow removal contract or other arrangements for removing snow from the edge of the carport structure to the street edge. A condition of approval will be included in the permit that requires the statement be verified and resubmitted every two years.
- v. Applicant shall complete a hold harmless agreement to hold the City of South Lake Tahoe harmless from liability for any damage or claims relating to the carport structure.

**(b) Notice of Application.** Notice of application for a carport setback exception shall be mailed to all property owners within a 300-foot radius of the property seeking the setback exception. Development Services will provide this notification. The notice shall state that the application will be reviewed by the Zoning Administrator and that written comments may be submitted no later than 14 days after the date of the notice. The notice shall also state that there will not be a formal hearing on the application and the final action may occur, without further notice, any time after the 14-calendar-day comment period.

**(c) Conditions of Authorization.** The carport setback exception permit shall include conditions of approval necessary to grant the setback exception:

- i. Ability to obtain a building permit for the carport structure.
- ii. Ability to provide an accessible route from the front door to parking spaces must be provided.
- iii. The applicant shall submit a written statement from a doctor every two years to verify the disability. If the disability no longer exists, the setback exception shall expire immediately.
- iv. The applicant shall submit evidence of a snow removal contract or other arrangements for removing snow from the edge of the carport structure to the street edge.
- v. Exception shall expire immediately upon the sale or transfer of ownership of the property and the structure shall be removed.
- vi. Exception shall expire immediately when person with qualifying disability no longer is a permanent resident of the property and the structure shall be removed.

**(d) Building Permit Application.** Application for a building permit shall be filed with the building division accompanied by the required filing fee. When the applicant is not the owner, the original signature of the property owner shall be on the application. The application shall include:

- i. Plans that include engineering calculations stamped by a licensed engineer.
- ii. Plans shall comply with California Fire Code with approval stamps.
- iii. Approved design review permit. (Ord. 902; Ord. 1048 § 1 (Exh. A); Ord. 1064 § 1 (Exh. A). Code 1997 § 32-16)

**3. Area Plans Community Plan, and Specific Plan Requirements.** Single-family, Duplex and Triplex developments and residentially designated parcels located within an approved area plan, community plan, or specific plan (i.e., Tahoe Valley Area Plan, Tourist Core Specific Plan, Bijou/Al Tahoe Community Plan) shall comply with the allowable uses and development standards specified in each respective plan.

4. **Airport Planning Area.** All single-family, duplex and triplex residential development shall comply with the development standards in the currently adopted Airport Land Use Compatibility Plan if the subject parcel is located within the Airport Influence Area (AIA).
5. **Permanent Foundations.** A manufactured home, mobile home, tiny home, factory built home or similar dwelling unit designed for occupancy as a permanent dwelling shall be allowed as a dwelling on those parcels where single-family dwellings are permitted in compliance with the requirements of the applicable zoning district, and subject to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, along with the following standards:
  - a. **Permanent Foundation.** Except when located in a Mobilehome Park, a dwelling unit shall be placed on a permanent foundation system and shall be subject to the same provisions, regulations and restrictions as a conventionally constructed single-family residence.
  - b. **Prior to Installation Requirements.** Prior to installation of a manufactured home or mobile home on a designated foundation system, the owner or a licensed contractor shall obtain a building permit. To obtain such a permit, the owner or contractor shall comply with all requirements of Section 18551(a) of the Health and Safety Code.
6. **Bear-Proof Refuse Enclosure (Bear Box) Requirements.**
  - a. **Purpose.** This Subsection establishes requirements for the proper storage of residential garbage for all new residential units within the city limits of South Lake Tahoe.
  - b. **Single-Family, Duplex and Triplex Residential Garbage Can Enclosure.**
    - (1) **When Required.** The owner, lessee, or resident of any single -family, duplex or triplex residential property shall install an approved bear-proof refuse enclosure (bear box) prior to the issuance of a Building Permit or Certificate of Occupancy for all new residential construction.
    - (2) **Vacation Home Rentals.** Permitted Vacation Home Rentals must comply with bear box requirements of Section 3.50.440.
    - (3) **Approved Delay of Installation.** Installation of bear-proof refuse enclosures may be delayed with prior written approval from the Director finding that such delay is necessary due to Tahoe Regional Planning Agency requirements or frozen ground conditions.
    - (4) **Development Standards.** Bear-proof refuse enclosures shall:
      - (a) Not be located within a City-maintained road right-of-way or easement;
      - (b) Be located no more than 50 feet from, the edge of right-of-way/front property line and no less than 10 feet from the edge of the curb-face or pavement if no curbing exists; and
      - (c) Be an enclosure approved by the El Dorado County Environmental Management Department.
    - (5) **Existing Residential Uses.** Existing residential properties may continue to use garbage and recycling containers that are stored within the residence, in an enclosed garage, or other structure that is inaccessible to bears, provided that residents only remove and set out their garbage and recycling containers for collection by the franchised waste hauler no earlier than 6:00 a.m. on the regularly-scheduled day of collection and return such cans to the house, garage, or structure on the same day of collection. Existing residential properties may keep outside or set out for collection their trash and recyclables containers on days and times other than those specified herein provided that they use bear-resistant containers that are effective in preventing bears and other animals from accessing the trash and recyclables and the bear-resistant containers are in good repair and otherwise meet all other requirements of this Section. If a bear-resistant container used by a resident is ineffective in preventing bear or other animal access to the resident's trash and recyclables, the resident must either install and use a bear-proof refuse enclosure (bear box) or keep

all trash and recyclables in an enclosed garage or part of the house, or similar structure that is inaccessible to bears.

- (6) Properties in HOAs/POAs.** Residents that live in a development managed by a homeowner's association (HOA) or property owner's association (POA) may be exempt from this Section where the HOA/POA maintains an alternative garbage management plan and requirements for preventing animal access to garbage. The Director may approve alternative garbage management for properties located within the jurisdiction of an HOA/POA.

**c. Use and Maintenance of Bear-Proof Refuse Enclosures.**

- (1)** The owner, lessee, or resident shall at all times maintain and use an approved bear-proof refuse enclosure for the collection, storage, and disposal of garbage when required to do so by this Section.
- (2)** Each bear-proof refuse enclosure and surrounding area shall be maintained in a manner to minimize odor and nuisance.
- (3)** All garbage must be placed in plastic or metal cans inside the bear-proof refuse enclosure. Bagged or loose garbage may not be placed inside the bear-proof refuse enclosure unless also stored in a plastic or metal garbage can.
- (4)** Bear-proof refuse enclosure doors, or equivalent, shall not be opened except when necessary to place garbage cans inside or to remove the garbage cans from the bear-proof refuse enclosure.
- (5)** The bear-proof refuse enclosure shall not be overloaded to the extent the enclosure cannot be securely closed.

**7. Landscaping.**

- (1) Water Efficient Landscaping.** Landscaping and Irrigation shall be subject to the standards of the City Water Efficient Landscape Ordinance (Title 6, Chapter 6.80).
- (2) Use of Disturbed Areas/Revegetation.** Projects shall be designed to use existing disturbed areas rather than undisturbed areas and revegetate the areas not covered with impervious surfaces for the siting of all improvements except when:
  - a)** Disturbed area is precluded from development by setbacks or other 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; and
  - e)** The degree of existing disturbance is minor, and the area shall be restored as part of the project.

**8. Site Improvements.**

**a. Fences and Walls.**

- (1) Standard Application of Maximum Fence Height and Location.** Except as otherwise provided by this Subsection, the maximum height of fences in yard setback areas shall be consistent with Table 6.75-2 (Maximum Height of Fences in Residential Setback Areas).



**Table 6.75-2  
Maximum Height of Fences in Residential Setback Areas**

Location of Fence	Maximum Height
<b>Front Yard Setback</b>	
Within 10 to 15 feet from the property line	4 feet
Within 15 to 20 feet from the property line	5 feet
Beyond 20 feet from the property line	6 feet
<b>Side Yard Setback, Interior</b>	
Between front setback and rear property line	6 feet
<b>Side Yard Setback, Street</b>	
Within the 8 foot setback	3 feet
Beyond the 8 foot setback	6 feet
<b>Rear Yard Setback</b>	
On rear property line	6 feet

- (2) **Nonconforming Fence Regulations.** All nonconforming fences in residential areas shall comply with all regulations in Section 6.10.260 (Nonconforming Fence Regulations).
- (a) **Continuation and Maintenance.** A nonconforming fence may be continued, and may be maintained, except as provided in this article or otherwise provided by law.
- (b) **Adding on to Nonconforming Fences.** No person shall add on to a nonconforming fence in any manner which increases its nonconformance.
- (c) **Maintenance or Repair of Existing Nonconforming Fences.** Maintenance or repair, including structural repairs, may be made to any nonconforming fence or portions thereof, provided the nonconforming portion(s) of the fence is not changed or if the change does occur, it is in conformance with the code.
- (d) **Reconstruction of Damaged Nonconforming Fences.** A nonconforming fence damaged by fire or calamity may be reconstructed. If the fence is reconstructed, the nonconforming portions of the fence which relate to the health, safety and welfare, shall be brought into conformance with this code. Health, safety and welfare include fences within the front, street side yard and “clear zones” which do not meet the provisions of this code including construction standards.
- (3) **General Wall Standards.**
- (a) **General Construction.** A wall may be constructed of a permanent material such as stucco, exposed concrete block, concrete, brick or stone.
- (b) **Prohibited Types.** Walls shall not include razor wire, chicken wire, electrified fences, pallet fences, trailers or other similar storage units, spiked fences, paper, visqueen plastic and similar materials.
- (4) **General Fence Standards.**
- (a) **General Construction.** A fence may be constructed of a permanent material such as wood, chain link, iron or other material approved by the Director. Nondimensional lumber may be used if the fence is a split-rail fence or log type fence.
- (b) **Prohibited Types.** Fencing shall not include barbed wire (see exception, subsection 9 below), razor wire, chicken wire, electrified fences, pallet fences, trailers or other similar storage units, spiked fences, paper, visqueen plastic and similar materials.

- (c) Wire Mesh Fences.** Wire mesh fences are allowed, subject to the following standards:
- i. The wire is a minimum 14-gauge thickness; and
  - ii. The supports meet the same design standards for wood fences (see Subsection 6 below).
- (5) Retaining Walls.** The maximum height of retaining walls shall be limited to eight feet. When slopes greater than eight vertical feet must be retained, terraces shall be used to create smaller grade changes (three to five feet or less). Areas between terraces shall be wide enough to accommodate landscape planting pockets to soften the wall's appearance. Downhill sides of retaining walls shall also be planted in order to help screen the structure. Also see the TRPA Handbook of Best Management Practices.
- (6) Wood Fence Standards.** All wood fences shall conform to the following standards:
- (a)** Material shall be of dimensional lumber that has been milled into standard sizes of two-by-four, four-by-four, four-by-six, one-by-six, one-by-eight.
  - (b)** Wooden fence posts shall be redwood, cedar, or pressure-treated material.
  - (c) Fence Specifications.** All wooded fences shall comply with the following specification in Table 6.75-3 (Wood Fence Specifications)

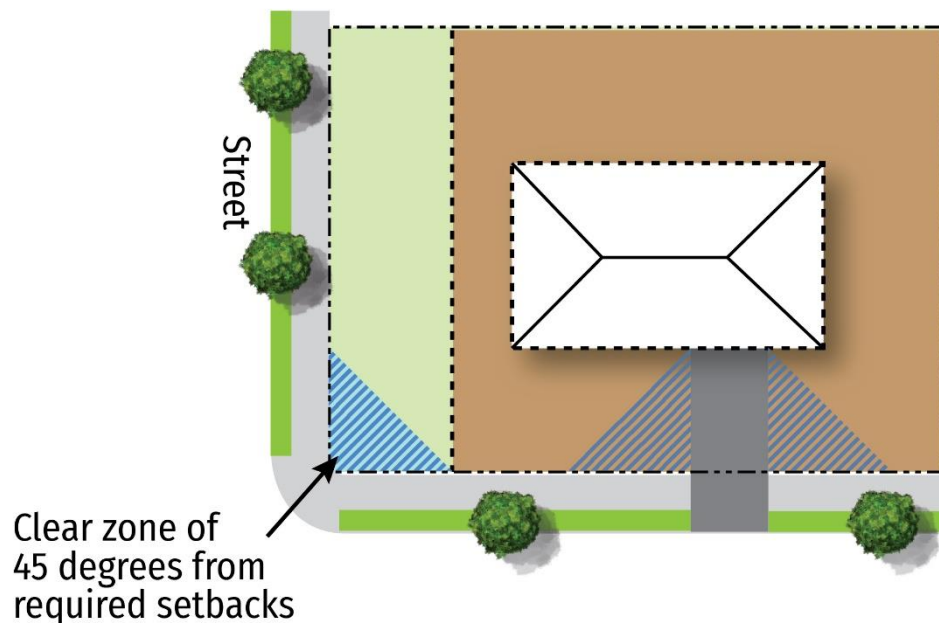
**Table 6.75-3  
Wood Fence Specifications**

Height (feet)	Minimum Post Size (inches)	Maximum Space between posts (in feet)
3	4 x 4	8
4	4 x 4	8
5	4 x 4	8
6	4 x 4	8
7	Height requires separate application to Building Division for permit.	
8		

- (d)** All wooden fence designs shall incorporate cross rails that run horizontally at approximately eight inches up from ground level and eight inches down from the top of the fence.
  - (e)** Fences shall be constructed with the fence boards applied to the street side of the fence.
- (7) Chain Link Fence Standards.** The following chain link fencing standards shall be applied to any public or private property within the city, including single-family dwellings:
- (a)** The Director may approve chain link fencing that complies with all applicable standards. At the discretion of the Director, any proposed chain link fencing may be forwarded to the planning commission for final determination. Any decision planning commission decision may be appealed in accordance with Chapter 2.35 SLTCC.
  - (b)** The standards for chain link fencing shall not be applied to: fences erected for construction site purposes when an active Building Permit applies to the construction activity. Any chain link fencing which is not visible from the public right-of-way or adjacent property.
  - (c)** All chain link fencing (excluding construction fencing, see subsection (6)(b) of this section) shall comply with the following standards:

- i. Chain link fencing shall conform to all applicable fence standards within this section regarding location, height and setbacks in Table 6.75-2 (Maximum Height of Fences in Residential Setback Areas).
  - ii. Use of chain link fencing shall be limited to protecting property while allowing for the visual surveillance of the property from outside the fence.
  - iii. Landscaping, building orientation and design, parking and storage enclosed by chain link fencing shall conform to all applicable City ordinances, regulations and design standards.
  - iv. Redwood slatted chain link or other slating material in chain link fencing is permitted on the side and rear residential property lines but prohibited in residential front yards and commercial areas.
  - v. **Construction.** Chain link fencing shall be constructed in such a manner as to compensate for snow load and wind load. This shall include, but not be limited to, the following construction guidelines:
    - a. The use of wooden posts, pressure-treated or redwood, is encouraged as replacements for metal posts. Such wooden posts should be a minimum of six inches by six inches.
    - b. Metal posts, if used, shall have a minimum diameter of two inches if over six feet in height, or a minimum diameter of one and one-half inches if less than six feet in height.
- (8) Clear Zones.** For the purpose of creating visibility to and from the public-right-of-way, as well as preserving adjacent property views, the following “clear zones” are required:
- (a) Street Corner.** That a “clear zone” be maintained at the street corner, whether the intersection is controlled or not. The clear zone is created by extending the front property line and street side property line to a point and measuring from the point along the front property line and street side yard property line to a distance of 25 feet to a point and connecting these two points to create a “clear zone” triangle (see Figure 6.75-1 in this section).
  - (b) Garage/Access Drives.** That a “clear zone” be maintained for all garages and access drives. This clear zone created by drawing a 45-degree angle from each side of the garage door opening (or width of access drive away from the driveway). This 45-degree angle shall terminate at the alternate setbacks (see figure B in this section).

**Figure 6.75-1**  
**Clear Zones for Single-Family, Duplex and Triplex Residential Development**



**(c) Interior Property Lines.** That a “clear zone” be maintained between adjoining interior property lines should an alternative fence setback be used. This clear zone is created by measuring along the interior property line the distance equal to the standard fence setback to a point. From the point, draw a 45-degree angle onto the property that is taking advantage of the alternative fence setback, to a point where the 45-degree line intersects the alternative fence setback (see Figure 6.75-1 in this section).

**(d) General.** Nothing over three feet high may be placed within the “clear zone.” A tree is permitted within the clear zone if its branches are eight feet above ground level.

**(9) Exceptions.**

**(a) Retaining Walls.** Retaining walls for erosion control are not considered a fence and therefore are exempt from any setback requirement, unless:

- i. They are over three feet high in the front or street side yard; or
- ii. Located within the “clear zone.”

**(b) Double Frontage Parcels.** On double frontage parcels (e.g., parcels with two street frontages and not a corner parcel) the property owner shall determine the front and rear yards. The rear yard shall not have a required fence setback, unless:

- i. A vehicle access is provided, in which case a “clear zone” (see Figure 6.75-1 above) shall be maintained; or
- ii. The Director determines, based on documentation provided by the property owner, that the subject property has documented a security problem. Examples of such documentation could be from the FAA mandating the use of barbed wire, police report indicating vandalism, or the necessity to keep stored items outside that could be considered a potential safety hazard, such as electrical transformers.

**(10)Maintenance.** All fences (see Exceptions, Section 8 above) shall be properly maintained so as not to present a safety hazard or nuisance or a blight to the neighborhood. Failure to maintain the fence and/or landscaping as required by the alternative fence standards, is a violation of this Code.

**9. Planned Unit Development.** All single-family residential development applications that include a proposed Planned Unit Development shall comply with the standards and requirements of Section 6.55.220 (Planned Unit Development).

**10. Parking Requirements.**

- a. Purpose.** This Subsection establishes standards for the development (including amount and location) of single-family, duplex, and triplex dwelling off-street-vehicle parking areas. The purpose of the standards is to provide for safe vehicle parking, circulation, and storage.
- b. Definitions.**
  - (1) Parking Space.** An area for parking a vehicle plus the area required for safe vehicle ingress and egress. The area set aside to meet these provisions must be usable and shall have permanent driveway access for off-street parking.
  - (2) Parking Facility.** A clearly identifiable location for off-street vehicle parking. A parking facility may be a parking area or parking lot.
- c. Resulting Fractions.** When calculating the number of off-street vehicle parking spaces required any resulting fraction less than one-half shall be disregarded and any fraction one-half or greater shall be construed as requiring one additional parking space. (Ord. 903. Code 1997 § 5-48)
- d. Landscape Barriers.** All parking areas and driveways shall install landscaping or parking barriers adjacent to paved parking areas to prevent vehicle encroachment into unpaved areas.
- e. Parking in Required Yards.** No parking space shall be located in any required setback area except that only one required parking space per residential unit shall be permitted in the driveway located within the required front yard setback.
- f. Unpaved Parking Areas.** Where existing unpaved parking areas are located within a required side yard and it is not feasible to relocate parking spaces outside of the side yard due to existing structures and/or natural features on the property, a maximum of 20' X 20' size parking area may be paved and encroach in to the side yard by 50 percent of the required setback. In no case shall paving, retaining walls or other associated features be located within 2.5 feet of a side property line. Driveway apron flares may not extend beyond the side property line within the City right-of-way.
- g. Required Parking Stall Size.** Parking spaces shall have a minimum dimension and a clear space of nine feet wide and 19 feet in depth and a height of seven feet. Parking areas within a garage or carport may be reduced to 18' in length to accommodate stairs, HVAC and fire prevention equipment in the garage.
- h. Parking Maximum.** The maximum number of spaces permitted is 1.25 times the minimum number listed in Table 6.75-4 (Residential Zone Parking Ratios). (Ord. 903. Code 1997 § 5-51)
- i. Parking Ratios.**

**Table 6.75-4  
Residential Zone Parking Ratios**

Use	Minimum Required Number of Spaces per unit
Single-Family House, Duplex, and Triplex	
One bedroom or less	1 space
More than one bedroom	2 spaces

- j. **Vacation Home Rental Parking.** Permitted Vacation Home Rentals must comply with parking requirements of Section 3.50.440 (Vacation Home Rentals- Conditions of Operation).
- k. **Required Snow Storage.** Snow storage shall not be located within required parking spaces, driveways, aprons, public rights-of-way, or public snow storage easements.
- l. **Nonconforming Parking Areas, Driveways, and Aprons.** The following standards apply to all nonconforming parking areas:
  - (1) **Continuation.** A nonconforming parking area, driveway, or apron may be continued, except as provided in this section or otherwise provided by law.
  - (2) **Enlargement.** No person shall expand a nonconforming parking area, driveway, or apron in any manner which increases its noncompliance.
  - (3) **Non-conforming number of parking spaces.** Where a single family dwelling, duplex, or triplex is non-conforming with respect to the required number of spaces the residential building shall not be expanded beyond 30percent of the existing floor area or with additional bedrooms without bringing the parking area into conformance.
  - (4) **Non-conforming parking, driveway and apron design.** Where a single-family dwelling, duplex, or triplex is non-conforming with respect to parking area, driveway, or apron design and development standards, the residential building shall not be expanded in a manner that requires additional parking spaces without bringing the entire parking area, driveway and apron into conformance.
- m. **Minor Maintenance.** The minor maintenance and repair of any nonconforming portion of a parking area, driveway, or apron is permitted. Minor maintenance and repair include such activities as pothole patching, seal coating and crack repair to maintain parking areas, driveways, and aprons in good condition.
- n. **Major Maintenance.** The major maintenance and repair of any nonconforming portion of a parking area, driveway or apron is not permitted. Major maintenance and repair is any action that improves the existing condition of the apron, drive or parking area including the removal and replacement of nonconforming portions of an apron, driveway or parking lot material that is not considered a pothole, or the resurfacing of an apron drive or parking area not considered a seal coat.

## 11. Driveway and Apron Requirements.

### a. Definitions.

- (1) **Apron.** The improved portion of a driveway within the City right-of-way between the front property line and the edge of the improved travelway.
- (2) **Driveway.** The improved portion of ingress and egress to private property that provides access to parking areas.
- (3) **Right-of-Way.** that portion of real property dedicated or granted to the City to be utilized for public street and utility purposes.
- (4) **Travelways.** The portion of the right-of-way improved for vehicular traffic. The travelway width is usually less than but may be equal to the width of the right-of-way. (Ord. 903. Code 1997 § 5-41)

### b. **New Driveways.** New driveways shall be oriented 90 degrees to the travelway centerline.

### c. **Encroachment Permit.** An encroachment permit shall be required for providing access from the travelway to off-street parking areas.

### d. **Slope of Driveways.** The maximum grade throughout any portion of driveways for single-family residences shall not exceed 10 percent measured from the public street flowline perpendicular to a point 20 feet from the property line.

**e. Required Driveway Widths.** Driveway widths shall conform to the following standards:

- (1) **Dwelling with a Garage.** The driveway shall have a minimum width equal to the width of the garage door but not less than 10 feet. This width shall extend a minimum of 15 feet from the face of the garage door. At this point, the driveway may taper down to a minimum width of 10 feet.
- (2) **Dwelling without a Garage.** The apron, driveway, and parking pad shall have a minimum width of 10 feet.
- (3) In no event shall the driveway width exceed 30 feet within the public right-of-way and 10 feet back of the property line.
- (4) A dwelling legally constructed without a garage may have a paved 20-foot by 20-foot driveway within the required front yard setback adjacent to a public street to provide the number of required parking space per dwelling as shown in Table 6.75-6 (Residential Zone Parking Ratios).

**f. Maintain Sight Distances.** No obstruction, including fences and landscaping, shall exceed three feet in height within a clear zone see figure xx). Trees pruned a minimum of eight feet above ground level are permitted.

**12. Multiple Driveways on One Parcel.** Multiple driveways on one parcel shall be separated a minimum of 20-feet as measured at the front property line. Circular driveways shall meet the standard of 90 degrees to the centerline of the street for a minimum distance of 10 feet from the front property line.

**13. Outdoor Exterior Lighting.** Outdoor exterior light fixtures are permitted, provided the following criteria are met:

- a. Lighting shall only be directed downward (not above the horizontal plane) to avoid nighttime sky-lighting. Up-lighting for any purpose including the lighting of architecture or landscape architecture is prohibited, except with overhead shields to prevent nighttime sky-lighting.
- b. All outdoor lighting shall be designed, located, installed, directed downward or toward structures, fully shielded, and maintained in order to prevent glare, light trespass, and light pollution and away from adjoining properties and public rights-of-way, so that no light fixture directly illuminates an area outside of the property lines.
- c. The maximum height of exterior lighting fixtures is 26 feet.
- d. Lighting designed for or used as an advertising display, search lights, and up-lighting is prohibited.

**B. Multi-Family Residential Development Standards**

- 1. **Purpose.** The multi-family development standards in Section B apply to all development with four or more dwelling units including mobile home parks, multi-person dwelling units, nursing care and residential care facilities.
- 2. **Multi-Family Development Standard Tables.** The intent of the Plan Areas Multi-Family Residential Development Standards table (Table 6.75-5) is to clearly and precisely establish the basic site and structure regulations that apply to all developments.

**Table 6.75-5  
Plan Areas Multi-Family Residential Development Standards**

Development Feature		
Development Feature (minimum unless otherwise indicated)	Plan Area Statements	Additional Regulations
<b>Gross Residential Density (maximum)</b>		



<b>Allowable Density</b>	See the Plan Area Statement in which the subject parcel is located for allowable density.	
<b>Parcel Area (minimum) area required for each NEWLY CREATED parcel.</b>		
<b>Parcel Area (square feet)</b>	Multi-Family: 6,000	
	Mobile Home Site: 5 acres	
<b>Parcel Width (feet)</b>	60	
<b>Parcel Depth (feet)</b>	100	
<b>Setbacks (minimum) -Setbacks are measured in feet from the property line</b>		
<b>Front</b>	20	6.75.030(A)(2)
<b>Side, Street</b>	15	6.75.030(A)(2)
<b>Side, Interior</b> (parcel less than 80 ft wide)	5	6.75.030(A)(2)
<b>Side, Interior</b> (parcels greater than 80 ft wide)	10	6.75.030(A)(2)
<b>Rear</b>	15	6.75.030(A)(2)
<b>Rear, Adjacent to the street when there is no vehicle access from the rear</b>	5	6.75.030(A)(2)
<b>Rear, Corner</b>	5	6.75.030(A)(2)

3. **Plan Area Statements Additional Regulations.** In addition to the standards specified in Table 6.75-5 (Plan Areas Multi-Family Residential Development Standards) the following setback exceptions apply to those areas located within established Plan Areas.
- a. **Previously Established Lots.** The rear setback on lots established prior to April 30, 1962, which are 5,000 square feet or less in area, may be reduced to 10 feet.
  - b. **Swimming Pools and Spas.** Swimming pools and spas may project into the rear setback to no closer than 10 feet from the rear property line.
  - c. **Cornices, Eaves, and Fireplaces.** Cornices, eaves, fireplaces, or similar architectural features may extend into any required setback by no more than 50 percent of the required setback but may not extend to within 15 feet of the front property line. Cornices, eaves, or similar architectural features must be a minimum of seven and one-half feet above ground level.
  - d. **First Floor Uncovered Stairs, Landings and Decks.** First floor uncovered stairs, landings, decks (not including freestanding decks), and patios may project to within five feet of the rear or side property lines and within 15 feet of the front property line, provided they do not exceed 30 inches in height.
  - e. **Second Story Cantilever.** Second story decks or living space may project into the front or rear setback a maximum of five feet with a minimum five-foot setback from the property line.
  - f. **Accessory buildings.** An accessory building up to a maximum of 120 square feet in area and maximum 8 feet side wall height that does not require a building permit, may be placed three feet from the side or rear property lines. Accessory structures within the setback must include gutters and runoff management to prevent stormwater conveyance on to adjacent property.
  - g. **Garage, Carport, or Parking Pad Replacement.** Garage, carport, or parking pad replacements facing a street shall be setback a minimum of 20 feet from the front property line.
  - h. **Play Equipment.** Play equipment may be located within any yard area provided:
    - (1) Is temporary use;
    - (2) Does not exceed a height of seven feet high nor encompass an area more than 120 square feet;
    - (3) Does not have a play platform greater than 30 inches in height; and
    - (4) Is a minimum of three feet from the property line.



- (5) Any play equipment which cannot meet all the above conditions shall meet the required setbacks for structures.
- 4. **Area Plan, Community Plan, and Specific Plan Requirements.** All multi-family residential development located within an approved area plan, community plan, or specific plan (i.e., Tahoe Valley Area Plan, Tourist Core Specific Plan, Bijou/Al Tahoe Community Plan) shall comply with the allowable uses and development standards specified in each respective plan.
- 5. **Airport Planning Area.** All multi-family residential development shall comply with the development standards in the currently adopted Airport Land Use Compatibility Plan if the development is located within the Airport Influence Area (AIA).
- 6. **Additional Multi-Family Residential Development Standards.** The following development standards apply to all multi-family residential uses and selected architectural style from Section 6.75.040(D).
  - a. **Fencing.**
    - (1) **Standard Application of Maximum Fence Height and Location.** Except as otherwise provided by this Subsection, the maximum fence height in yard setback areas shall be consistent with Table 6.75-6 (Maximum Height of Fences in Multi-Family Residential Setback Areas).

**Table 6.75-6  
Maximum Fence Height in Multi-Family Residential Setback Areas**

Location of Fence	Maximum Height
<b>Front Yard Setback</b>	
Within 10 to 15 feet from the property line	4 feet
Within 15 to 20 feet from the property line	5 feet
Beyond 20 feet from the property line	6 feet
<b>Side Yard Setback, Interior</b>	
Between front setback and rear property line	6 feet
<b>Side Yard Setback, Street</b>	
Within the 8-foot setback	3 feet
Beyond the 8-foot setback	6 feet
<b>Rear Yard Setback</b>	
On rear property line	6 feet

- (2) **Nonconforming Fence Regulations.** All nonconforming fences in multi-family residential uses shall comply with the following:
  - (3) Continuation and Maintenance. A nonconforming fence may be continued, and may be maintained, except as provided in this article or otherwise provided by law.
  - (4) Adding on to Nonconforming Fences. No person shall add on to a nonconforming fence in any manner which increases its nonconformance.
  - (5) Maintenance or Repair of Existing Nonconforming Fences. Maintenance or repair, including structural repairs, may be made to any nonconforming fence or portions thereof, provided the nonconforming portion(s) of the fence is not changed or if the change does occur, it is in conformance with the code.
  - (6) Reconstruction of Damaged Nonconforming Fences. A nonconforming fence damaged by fire or calamity may be reconstructed. If the fence is reconstructed, the nonconforming

portions of the fence which relate to the health, safety, and welfare, shall be brought into conformance with this code. Health, safety, and welfare include fences within the front, street side yard and “clear zones” which do not meet the provisions of this code including construction standards.

**b. General Wall Standards.**

- (1) **General Construction.** A wall may be constructed of a permanent material such as stucco, exposed concrete block, concrete, brick, or stone.
- (2) **Prohibited Types.** Walls shall not include razor wire, chicken wire, electrified fences, pallet fences, trailers or other similar storage units, spiked fences, paper, visqueen plastic and similar materials.
- (3) **Retaining Walls.** The maximum height of retaining walls shall be limited to eight feet. When slopes greater than eight vertical feet must be retained, terraces shall be used to create smaller grade changes (three to five feet or less). Areas between terraces shall be wide enough to accommodate landscape planting pockets to soften the wall’s appearance. Downhill sides of retaining walls shall also be planted in order to help screen the structure. Also see the TRPA Handbook of Best Management Practices.

**c. General Fence Standards.** All multifamily residential fences shall comply with specific architectural standards in 6.75.040.

- (1) **General Construction.** A fence may be constructed of a permanent material such as wood, chain link, iron or other material approved by the Director. Nondimensional lumber may be used if the fence is a split-rail fence or log type fence.
- (2) **Prohibited Fence Materials.** The following fence materials are prohibited: barbed wire, razor wire, chicken wire, electric, pallets, trailers, or other similar storage units, spiked, paper, visqueen plastic, and similar materials.
- (3) **Wire Mesh Fences.** Wire mesh fences are allowed, subject to the following standards:
  - (a) The wire is of a heavy gauge (14- gauge thickness or greater);
  - (b) The fence supports meet the same design standards for wood fences (see Subsection (5)); and
- (4) **Wood Fence Standards. All wood fences shall conform to the following standards:**
  - (a) Material shall be of dimensional lumber that has been milled into standard sizes of two-by-four, four-by-four, four-by-six, one-by-six, or one-by-eight.
  - (b) Wooden fence posts shall be redwood, cedar, or pressure-treated material.
  - (c) **Fence Specifications.** All wooded fences shall comply with the following specification in Table 6.75-7 (Wood Fence Specifications)

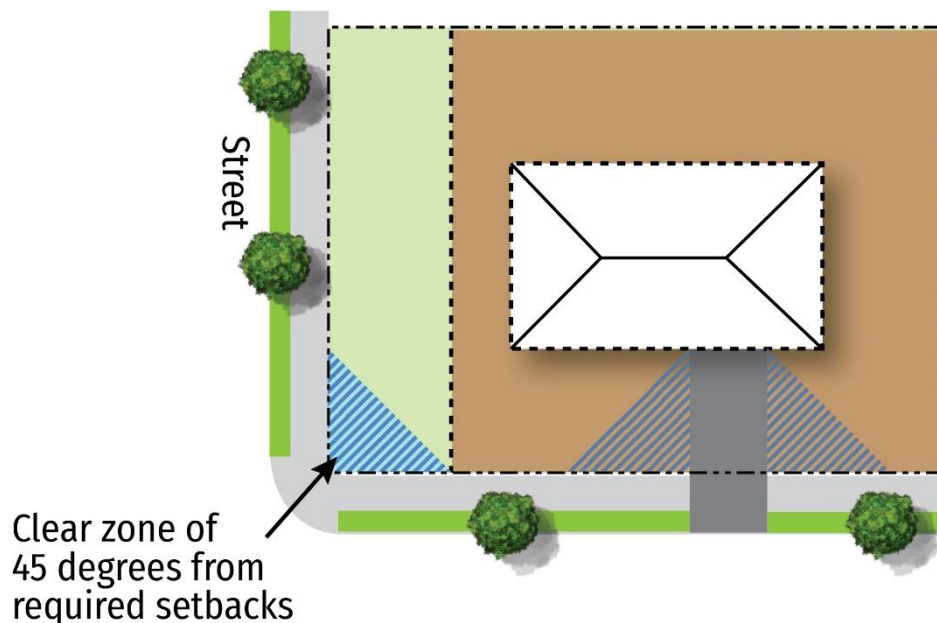
**Table 6.75-7  
Wood Fence Specifications**

Height (feet)	Post Size (inches)	Space between posts (in feet)
3	4 x 4	8
4	4 x 4	8
5	4 x 4	8
6	4 x 4	8
7	Height requires separate application to Building Division for permit.	
8		

- (d) All wooden fence designs shall incorporate cross rails that run horizontally at approximately eight inches up from ground level and eight inches down from the top of the fence.
  - (e) Fences shall be constructed with the fence boards applied to the street side of the fence.
- (1) **Chain Link Fence Standards.** The following chain link fencing standards shall be applied to any public or private property within the city, including multifamily dwellings.
- (a) The Director may approve chain link fencing that complies with all applicable standards. At the discretion of the Director, any proposed chain link fencing may be forwarded to the Planning Commission for final determination. Any Planning Commission decision may be appealed in accordance with Chapter 2.35 SLTCC.
  - (b) The standards for chain link fencing shall not be applied to fences erected for construction site purposes when an active Building Permit applies to the construction activity or any chain link fencing which is not visible from the public right-of-way or adjacent property.
  - (c) All chain link fencing (excluding construction fencing, see subsection (5)(b) of this section) shall comply with the following standards:
    - iii. Chain link fencing shall conform to all applicable fence standards within this section regarding location, height and setbacks (See subsection (c)(3) above).
    - iv. Use of chain link fencing shall be limited to protecting property while allowing for the visual surveillance of the property from outside the fence.
    - v. Landscaping, building orientation and design, parking and storage enclosed by chain link fencing shall conform to all applicable City ordinances, regulations and design standards.
    - vi. Redwood slatted chain link or other slating material in chain link fencing is permitted on the side and rear residential property lines but prohibited in residential front yards and commercial areas.
    - vii. **Construction.** Chain link fencing shall be constructed in such a manner as to compensate for snow load and wind load. This shall include, but not be limited to, the following construction guidelines:
      - a. The use of wooden posts, pressure-treated or redwood, is encouraged as replacements for metal posts. Such wooden posts should be a minimum of six inches by six inches.
      - b. Metal posts, if used, shall have a minimum diameter of two inches if over six feet in height, or a minimum diameter of one and one-half inches if less than six feet in height.
- (2) **Clear Zones.** For the purpose of creating visibility to and from the public-right-of-way, as well as preserving adjacent property views, the following “clear zones” are required:
- (a) **Street Corner.** A “clear zone” be maintained at the street corner, whether the intersection is controlled or not. The clear zone is defined by extending the front property line and street side property line to a point and measuring from the point along the front property line and street side yard property line to a distance of 25 feet to a point and connecting these two points to create a “clear zone” triangle (see Figure 6.75-2).
  - (b) **Garage/Access Drives.** A “clear zone” be maintained for all garages and access drives. This clear zone is determined by drawing a 45-degree angle from each side of the garage door opening (or width of access drive away from the driveway). This 45-degree angle shall terminate at the alternate setbacks (see Figure 6.75-2).

- (c) **Interior Property Lines.** A “clear zone” be maintained between adjoining interior property lines should an alternative fence setback be used. This clear zone is determined by measuring along the interior property line the distance equal to the standard fence setback to a point. From that point, draw a 45-degree angle onto the property that is taking advantage of the alternative fence setback, to a point where the 45-degree line intersects the alternative fence setback (see Figure 6.75-2).
- (d) **General.** No structure, fence, sign, landscaping, or similar materials over three feet high may be placed within the “clear zone.” A tree is permitted within the clear zone if its branches are a minimum of eight feet above ground level.

**Figure 6.75-2**  
**Clear Zones for Multi-Family Residential Development**



**(3) Exceptions.**

- (a) **Retaining Walls.** Retaining walls for erosion control are not considered a fence and therefore are exempt from any setback requirement, unless:
- viii. They are over three feet high in the front or street side yard; and
  - ix. Located within the “clear zone.”
- (b) **Double Frontage Parcels.** On double frontage parcels (e.g., parcels with two street frontages and not a corner parcel) the property owner shall determine the front and rear yards. The rear yard shall not have a required fence setback, unless:
- i. A vehicle access is provided, in which case a “clear zone” (see Figure 6.75-2 above) shall be maintained; or
  - ii. The Director determines, based on documentation provided by the property owner, that the subject property has documented a security problem. Examples of such documentation could be from the FAA mandating the use of barbed wire, police report indicating vandalism, or the necessity to keep stored items outside that could be considered a potential safety hazard, such as electrical transformers.

(c) **Maintenance.** All fences shall be properly maintained so as not to present a safety hazard or nuisance or a blight to the neighborhood. Failure to maintain the fence and/or landscaping as required by the alternative fence standards, is considered to be a violation of this Code.

**d. Screening.**

(1) **Equipment Screening.** All exterior grade mounted mechanical and electrical equipment, excluding solar panels, shall be screened or incorporated into the design of structures so as not to be visible from the public view.

(a) Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems.

(b) Screening materials shall be consistent with the exterior colors and materials of the structure by one of the following: inset into structure facades, screened with low walls or fences or screened with evergreen appropriate shrub plantings that can be maintained for the required screening height.

(2) **Tree Screening.** Where a multi-family residential structure containing four or more units is adjacent to an existing single-family residential use, a screen planting of trees or other screening elements such as a trellis or supplementary fencing shall be installed. Screening shall obscure sightline visibility into private yard areas or windows on adjacent single-family residential properties.

**e. Parking.**

(1) **Purpose.** This Subsection establishes standards for the development (including amount and location) of multi-family residential automobile parking areas. The purpose of the standards is to provide for safe automobile parking, circulation, and storage.

(2) **Definitions.** See 6.10.330 (Definitions) in Title 6 (Development Services) for parking definitions and explanations.

(3) **Resulting Fractions.** When calculating the number of required off-street vehicle parking spaces, any resulting fraction less than one-half shall be disregarded and any fraction one-half or greater shall be construed as requiring one additional parking space. (Ord. 903. Code 1997 § 5-48)

**f. Parking Landscape.** All parking areas and driveways shall install landscaping or parking barriers to prevent vehicle encroachment into non-impervious coverage areas.

**g. Encroachment Permit Required.** An encroachment permit shall be required for providing access to all off-street parking areas or lots from a public road.

**h. Parking in Required Yards.** No parking space shall be located in any required yard.

(1) **Off-Street Parking Facility Design.** Parking facilities shall be designed to provide the required parking spaces within a minimum amount of area. Parking facilities shall be designed to minimize coverage and water quality impacts. The Review Authority may require, as conditions of approval, appropriate provisions of the design guidelines, as well as the following improvements:

(a) **Size of Spaces.** All parking spaces shall conform in size to the following minimum standards. No parking space shall be less than nine feet wide or less than 19 feet long except:

i. In areas adjacent to landscaping, the parking space length may be reduced to 17 feet for perpendicular or diagonal parking provided an approved wheel stop is located outside the 17 feet;

- ii. Spaces for compact cars may be reduced to 15 feet in length (13 feet with wheel stops) and eight and one-half feet wide. Such spaces for compact cars shall not exceed more than 10 percent of the total off-street parking requirement;
  - iii. Up to 25 percent of the required parking spaces may be compact car spaces if:
    - (A) The parking facility exceeds 10,000 square feet in size;
    - (B) The designated compact car parking spaces are located together in a manner consistent with reasonable design standards for such facilities;
    - (C) The compact car spaces are identified by approved signage;
    - (D) Reasonable provisions have been made for enforcement of restrictions on the use of designated spaces by compact cars only;
- (b) Parking in a Garage or Carport.** Multifamily residential parking within a garage or carport shall have a minimum dimension of nine feet in width, 19 feet in depth, a clear space height of seven feet.
- (c) Off-street Parking Lot Standards.**

**Table 6.75-8  
Off-Street Parking Facility Aisle Width Standards**

Angle of Parking	One-Way Aisle Width (feet)	Two-Way Aisle Width (feet)
Parallel	11	N/A
30 degrees	11	N/A
45 degrees	13	N/A
60 degrees	18	N/A
90 degrees	24	24

- i. Every parking space shall be clearly marked. All markings shall be maintained so they are always visible and legible.
- ii. Circulation within any parking facility shall be designed to ensure that no vehicle must cross a public street in order to move from one aisle to another aisle within the same facility, nor back on to a public street in order to leave the facility. If such circulation is not otherwise possible, directional signs or markings shall be provided in all facilities in which one-way traffic has been established.
- iii. Turning Radius within Parking Lots. All areas used for off-street parking shall be served by a driveway as required in this section and shall also provide sufficient area for on-site turning movements so that no vehicles must back on to a public street.
- iv. All parking facilities shall be prepared, graded, and paved in such manner to ensure that all surface waters will drain in accordance with the technical specifications of the City Public Improvement and Engineering Standards and not be discharged across, over, or upon any public sidewalk or right of way abutting the facility.
- v. Bumper guards or wheel stops shall be provided to ensure that no portion of any parked vehicle will touch any wall, fence, or building or project beyond the facility parcel lines unless the adjacent parcel is served by the facility..
- vi. Parking facility lighting shall be designed to reflect light away from adjoining property and shall conform to exterior lighting standards in Subsection (p).
- vii. Areas within the drip line of trees shall not be paved, except in the following circumstances:

- a. The area is more than five feet from the trunk of the tree, or
- b. if the paving extends around less than 50 percent of the circumference of the trunk of the tree, paving may be placed within one foot of the tree trunk.
- viii. No vehicle access shall be located within the curb radius of a corner lot or within 15 feet of the curb radius.
- ix. A backup turning space five feet deep by 24 feet wide must be provided at the end of a 90-degree parking space which has no access to a driveway.
- x. Handicapped/Disabled Parking. New construction and remodeling shall conform to applicable State of California Law, Title 24, and the Americans with Disabilities Act (ADA).
- xi. All parking areas and driveways shall have landscaping or parking barriers (approved by the City as a part of building permit, encroachment permit or through the city design review process) to prevent vehicle encroachment into non-impervious coverage areas.
- xii. Parking areas shall be sloped at least two percent to prevent ponding and icing. [Source: 6.10.340(9)(d)(i)]

**(2) Parking Lot Landscaping.**

- (a) Landscaped Perimeter.** Off-street parking areas for multifamily residential uses shall have a landscaped perimeter. The minimum perimeter width shall be equal to the required yard setback. Where the perimeter faces a public street, recreation area, or Lake Tahoe, a shrub planting area with a mature growth height of at least three feet shall be provided. All parking areas shall provide random tree planting in the landscape perimeter at a ratio of one tree for every four parking spaces.
- (b) Landscaped Islands.** Landscaped islands shall be a minimum of three feet in width.
- (c) Maintain Sight Distances.** In order to allow drivers safe visibility at intersections of driveways and streets, no obstruction in excess of three feet high shall be placed within a triangular area formed by the street and driveway at property line and a line connecting them at points 25 feet from their intersection. Trees pruned a minimum of eight feet above ground level are permitted.
- (d) Emergency Vehicle Access.** Emergency vehicle access shall be consistent with the Fire Code for Fire Access.

**(3) Multi-Family Residential Parking Ratios.**

**Table 6.75-9  
Multi-Family Residential Parking Ratios**

Use	Required Number of Spaces
Multi-Family Development	
Studio or one-bedroom unit or less	1 space
Two or more bedrooms per unit	2 spaces/unit; and 1 guest space/ for every 4 units
Mobile Home Park	2 spaces/unit; or 1 space/unit; and 3 guest spaces for every six units
Multi-person dwelling (dormitories, boarding or rooming houses)	1 space/2 beds; and 1 space/10 beds (guest parking)
<b>Note:</b> See parking reduction exception below in Subsection (4).	



- (4) Parking Reductions.** The number of required parking spaces may be reduced up to 20 percent if a deed restriction is placed on the property making the property owner responsible for parking management (e.g., tenant not parking on unpaved areas, not parking in front of dumpsters, not parking on neighboring properties)
- (5) Required Snow Storage.**
- (a)** Multifamily residential development must have snow storage areas on site or recorded off-site.
  - (b)** Snow storage shall not be located within required parking spaces, access drives, public rights-of-way, or public snow storage easements.
- (6) Nonconforming Parking Areas.** The following standards apply to all nonconforming parking areas:
- (a) Continuation.** A nonconforming parking area may be continued, except as provided in this section or otherwise provided by law.
  - (b) Enlargement.** No person shall enlarge a nonconforming parking area in any manner which increases its nonconformance.
  - (c) Non-conforming number of parking spaces.** Where a parcel is non-conforming with respect to the required number of spaces, residential structures on the parcel shall not be expanded in any manner that requires additional parking without bringing the entire parking area into conformance.
  - (d) Non-conforming parking, driveway and apron design.** Where a parcel is non-conforming with respect to parking area, driveway, or apron design and development standards, residential structures on the parcel shall not be expanded in any manner that requires additional parking spaces without bringing the entire parking area, driveway, and apron into conformance.
- (7) Minor Maintenance and Repair.** The minor maintenance and repair of any nonconforming portion of a parking area, driveway or apron is permitted. Minor maintenance and repair are activities that preserve the existing condition of the parking area, driveway or apron and include pothole patching, seal coating and crack repair.
- i. Bear-Proof Garbage Can Requirements.**
- (1) Purpose.** This Subsection establishes requirements for the proper storage of residential garbage for new multi-family residential developments within the city limits of South Lake Tahoe.
  - (2) Multi-Family Residential Garbage Can Enclosure.**
    - (a) When Required.** The owner of any multi-family residential property with five or more dwelling units shall install an approved bear-proof dumpster enclosure prior to the issuance of a Certificate of Occupancy. For properties less than five dwelling units, individual bear-proof garbage enclosures (See Section 6.75.030(A)(6) in lieu of a bear-proof dumpster are allowed.
    - (b) Vacation Rentals.** Permitted Vacation Home Rentals must comply with bear-proof garbage can enclosure requirements of Section 3.50.440.
    - (c) Approved Delay of Installation.** Installation of bear-proof dumpster enclosures may be delayed with prior written approval from the Director finding that such delay is necessary due to Tahoe Regional Planning Agency requirements or frozen ground conditions.
    - (d) Development Standards.** Bear-proof dumpster enclosures shall:
      - i.** Be constructed of either wood or concrete block and placed on a concrete base which has a slight slope to allow for drainage.



- ii. Be constructed to allow for a one- to two-foot space on either side of the dumpster(s) for easy maneuverability.
- iii. Include a gate unless the opening faces into the property and is not visible from a public street or adjacent properties. The gate shall be sight obscuring and have a minimum of a one-foot clearance to allow for ice and snow buildup. (Note: Chain link with wooden slats does not qualify as sight obscuring).
- iv. If the enclosure is to be of wooden materials, it shall be constructed of substantial materials including a minimum of four-by-four posts, galvanized pipe, and bolts.
- v. Enclosures of concrete block or other non-combustible fire rated materials may be placed within side and rear yard setbacks outside of driveway clear zones and in compliance with adopted Fire and Building Codes.

**(e) Properties in HOAs/POAs.** Developments managed by a homeowner's association (HOA) or property owner's association (POA) may be exempt from this Section where the HOA/POA maintains an alternative garbage management plan and requirements for preventing animal access to garbage. The Director may approve alternative garbage management for properties located within the jurisdiction of an HOA/POA.

**(3) Use and Maintenance of Bear-Proof Garbage Can Enclosures.**

- (a)** The owner, lessee, or resident shall at all times maintain and use an approved bear-proof dumpster enclosure for the collection, storage, and disposal of garbage when required to do so by this Section.
- (b)** Each bear-proof dumpster enclosure and surrounding area shall be maintained in a manner to minimize odor and nuisance.
- (c)** All garbage must be placed in a dumpster inside the bear-proof dumpster enclosure. Bagged or loose garbage may not be placed inside the bear-proof dumpster enclosure.
- (d)** The bear-proof dumpsters and enclosures shall not be overloaded to the extent the enclosure cannot be securely closed.

**j. Multifamily Residential Driveway and Apron Requirements.**

- (1) Definitions.** See 6.10.310 (Definitions) and 6.10.360 (Nonconforming aprons, driveways, and parking areas) in Title 6 (Development Services) for driveway and apron definitions and explanations.
- (2) New Driveways.** New driveways shall be oriented 90 degrees to the public street centerline.
- (3) Compliance with California Department of Transportation.** State of California Department of Transportation State highway ingress/egress standards shall apply as appropriate. In the case of conflicts between City and State standards, the State standards shall apply. New driveway access to state highways shall require an access permit from Caltrans prior to construction.
- (4) Slope of Driveways.** The maximum driveway grade of any driveway portion shall not exceed five percent as measured from the public street flowline perpendicular to a point 20 feet from the parcel line.
- (5) Required Residential Driveway Widths.** Driveways shall have a minimum width of 10 feet and maximum width of 30 feet.
- (6) Service Drives.** Multi-family residential uses may have an additional service driveway for maintenance and garbage removal. The service driveway shall be a minimum 10 feet in width, but no wider than 12 feet.
- (7) On-Site Turning Movements.** All multi-family residential off-street parking shall be served by a driveway as required by this article and shall provide sufficient area for on-site turning

movements so that no vehicles will have to back out onto any public street or other access road.

- (8) Vertical Clearance.** No entranceway for vehicular access to any garage or parking space, shall have less than seven feet vertical clearance. An entranceway under a Porte cochere, canopy or other structure shall have vertical clearance compliant with CA Fire Code.
- (9) Residential Apron, Driveway, and Parking Pads.** Residential apron, driveway, and parking pads shall be set back from the side property line a minimum of five feet. This does not include the three-foot apron flares. None of the above, including flares, shall cross the ray of the side property line within a public right-of-way.
- (10) Snow Staked Driveways.** Multifamily residential uses with more than one driveway shall have all driveways snow staked in order to aid in proper snow removal efforts. The staking shall consist of two two-inch by two-inch by eight-foot wood stakes placed on both sides of each driveway. The stakes shall be painted red on the top two feet. Stakes shall be installed at the beginning of each snow season (approximately October 1st) and shall be removed in the spring (approximately April 1st).
- (11) Multiple Driveways on One Parcel.** Multiple driveways on one parcel shall be separated a minimum of 20-foot as measured at the front property line. Circular driveways shall meet the standard of 90 degrees to the centerline of the street for a minimum distance of 10 feet from the front property line.

**k. Common Open Space.**

- (1) Common Open Space Requirements.** For multifamily residential projects containing twelve or more units, not less than 5 percent of the gross acreage of the total project shall be set aside as common open space to allow for active and passive recreation opportunities to benefit all residents of the project. Open space ownership and maintenance shall be the responsibility of the property owner(s).
- (2) Connections.** Common open space areas shall be directly connected to all interior space areas (i.e., community room, recreation room, exercise center), trash and recycling enclosures, laundry facilities (if applicable), structure entrances, parking areas, and mail delivery areas by pedestrian-oriented pathways.
- (3) Common Gathering Space.** Common open space areas shall include a minimum of one of the following common gathering spaces:
  - (a)** Patio area or plaza no smaller than 100 square feet with seating area for a minimum of eight people. Patio seating can be fixed chairs and tables, table/bench combination, or landscape materials (i.e., slabs of stone or rock);
  - (b)** BBQ area no smaller than 100 square feet; or
  - (c)** Play area or tot lot no smaller than 300 square feet and complies with the additional requirements:
    - i. Contain play equipment, including equipment designed for children age five years and younger;
    - ii. Be clearly visible from at least 3 dwelling units within the project; and
    - iii. Be protected from any adjacent streets or parking lots by a fence, retaining wall or other barrier at least 4 feet in height. Barriers must protect the play area and allow remaining unprotected sides of the play area to maintain unobstructed view corridors to at least three dwelling units.
  - iv. Exemptions.** The play area requirement shall not apply to any development that is: age-restricted to senior citizens or is located within 500' radius of a public park. If this exemption applies common open space requirements still apply.

- I. Condominium Conversions.** New multi-family residential developments that are proposed to be subdivided as condominiums prior to issuance of a certificate of occupancy shall indicate the intent to subdivide on plans and documentation submitted for any permits. Existing multi-family residential developments that are proposed for condominium conversion shall comply with the condominium conversions development standards in Section 6.55.210 (Condominium Conversions of Certain Residential Property).
- m. Planned Unit Development.** All multi-family residential developments seeking to implement a Planned Unit Development shall comply with the standards and requirements in Section 6.55.220 (Planned Unit Development).
- n. Landscaping.**
- (1) Plant Specification Requirements.** All plantings shall be of regionally appropriate plant species as described in the database of WULCOLS IV (State of California Water Use Classification of Landscape Species) as specified for the City of South Lake Tahoe and as further described in the latest edition of the Home Landscaping Guide for the Tahoe Basin (University of Nevada Cooperative Extension), City Water Efficient Landscape Ordinance (Title 6, Chapter 6.80), and Sunset Western Garden Manual.
  - (2) Tree Plantings.** All newly planted trees shall have a minimum trunk diameter of one inch located 4 feet above finished grade. A minimum of one tree per dwelling unit understory (mature height of 20 feet) shall be planted.
  - (3) Planting Placement.** All shrubs and ground covers shall be appropriately sized and spaced for growth at 30 months to cover a minimum of 75 percent of the soil surface. A minimum of 50 percent of all shrub and groundcover plantings shall have an average growth height at maturity of three to five feet (as defined in the Sunset Western Garden Manual.). A minimum of 75 percent of all shrubs and ground cover plants shall be perennials (as defined in the Sunset Western Garden Manual).
  - (4) Permanent Plantings.** All permanent plantings (excluding remediation, biofiltration and erosion control areas) shall be irrigated with drip or low volume emitters on systems that are controlled automatically. Landscaping and Irrigation shall be subject to the standards of the City Water Efficient Landscape Ordinance (Title 6, Chapter 6.80).
  - (5) Artificial Turf.** Artificial turf or other similar materials are prohibited, except for sports fields and play areas or where it is not visible from a public right of way or Class 1 multi-use trail.
  - (6) Landscape Planting location.** Designed plantings shall be located in all site areas including:
    - (a)** Areas between new and existing structures where plantings mitigate for visual impacts.
    - (b)** Areas around community recreation structures and common gathering areas within a development with 12 or more dwelling units.
    - (c)** Areas for erosion control, stormwater biofiltration, and any construction remediation.
    - (d)** Areas within and around the entire perimeter of parking lots, along drive entries, and other paved storage or utility areas.
- o. Structure and Landscape Lighting Levels.** The following structure and landscape and lighting standards apply only to development with 12 or more dwelling units.
- (1) Uniformity and Operation.** As measure in foot candles at grade, maximum to minimum illumination levels shall not exceed a ratio of 20:1. Illumination levels: Minimum, Maximum, and Average illumination levels for areas intended to be lighted, as measured at grade, shall be:
    - (a) Minimum.** 0.2-foot candles (fc)
    - (b) Maximum.** 5.0-foot candles (fc)
    - (c) Average.** 1.25-foot candles (fc)

- (2) **Operation of the systems.** All exterior lighting systems shall be controlled by devices that automatically turn lights on at dusk and off at sunrise or off by a pre-set time clock or photocell. Time clock "ON" operation shall not be approved
- p. **Light Trespass.** Lighting using exterior light fixtures is permitted, provided the following criteria are met:
- (1) Lighting shall only be directed downward (not above the horizontal plane) to avoid sky-lighting. Up-lighting for any purpose including the lighting of architecture or landscape architecture is not permitted except with overhead shields to prevent nighttime sky-lighting.
  - (2) No light (freestanding or building mounted) shall spill off site. The use of cutoff shields, or other devices as approved by the Director is required.
  - (3) The maximum height of exterior lighting is 26 feet.
- q. **Luminaire Types.**
- (1) All light fixtures must be LED and match 3000K Correlated Color Temperature (CCT).
  - (2) No light fixture shall exceed 3,000 lumens ( $\pm$  3 percent). Colored effect lamps are prohibited, including winter seasonal displays.
- r. **Fixture Appearance and Design.** All light fixtures and parts of fixtures that are mounted on the public faces of a building (wall, soffit or roofed overhang), post, column, or large-scale retaining wall shall be of matching materials, color, and finish. The style and dimensions (design) of these fixtures shall be consistent with the designated project architectural style.
- (1) Light fixtures on posts/columns (including brackets and any metal post materials) shall have the same finish and color which shall be black, dark grey or one of the TRPA approved Munsell color(s) that has been specified for the building exterior.
- s. **Walkways and Pedestrian Area Lighting.** Walkway lighting shall provide a uniform coverage and be illuminated with discrete fixtures that direct all light onto the walkway surface. Maximum illumination per fixture shall be not greater than 20 watts incandescent or 600 lumen equivalent lamps.
- (1) Strip in-place step fixtures shall be the full width of a grade-level walkway under a projecting riser nose for all steps. All strip fixtures shall be dimmable.
  - (2) Pedestrian lighting bollard fixtures shall be a maximum of 3 foot - 6 inches measured from the closest walkway surface to the top of the fixture or bollard post (whichever is higher). Bollards shall illuminate walkways that are located 9 feet or more from a building face.
  - (3) Post mounted fixtures shall match the approved structure materials, post or column dimensions, colors, and finishes. Post mounted fixtures shall be located a minimum of 20 feet from any structure wall not higher than 8 feet tall.
  - (4) Structure mounted fixtures illuminating walkways and pedestrian areas shall be a maximum height of 8 feet measured from grade to the bottom of the fixture.
- t. **Parking Areas and Utility, and Storage Area Lighting.** All parking areas containing more than six parking spaces shall be illuminated.
- (1) All parking areas shall be illuminated with fixtures that will provide uniform coverages. Fixtures maybe a combination of freestanding post/column or structure mounted fixtures.
  - (2) Where fixtures are mounted on posts or columns, the bottom of the fixture mounting head shall be a maximum of 12 feet above the pavement surface.
- u. **Exterior Lighting.**
- (1) **Purpose.** The functional objectives in providing exterior area lighting are to illuminate areas necessary for safe and comfortable use while protecting the night sky from excessive light pollution. In certain situations, area 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.

- (2) Cut-off shields.** Lighting fixtures and other installations shall feature cut-off shielding in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted. No portion of the bulb (lamp) shall be visible in horizontal elevation.
- (3)** No lights shall blink, flash, change intensity or give the illusion of movement.
- (4)** Lighting may be used for outdoor landscaping, parking lots, streets, walkways, and architectural or landscape feature illumination. Lighting using exterior fixtures is permitted, provided the following criteria are met:
  - (a)** Lighting shall be fully shielded with no portion of the bulb visible at elevation.
  - (b)** Lighting shall be directed downward (not above the horizontal plane) and away from adjacent properties.
  - (c)** No lighting shall spill off-site.
  - (d)** The maximum mounting height of downward exterior building lighting shall be 26 feet.
- (5)** Parking garage lighting shall not spill off-site or include fluorescent lighting.
- (6)** Street lighting shall meet the standards of Caltrans or City of South Lake Tahoe Public Improvement Engineering Standards.
- (7) Architectural, Landscape, and Specialty Lighting.** The following lighting requirements apply to all new multi-family residential projects.
  - (a)** Lighting shall be designed to minimize lighting of night sky and shall accentuate individual architectural or aesthetic elements, not the entire structure, site and landscape areas.
  - (b)** Stripe or “outline” lighting along structure features other designating patterns as articulation, edges, ridges, eaves or similar are prohibited.
  - (c)** Decorative water features such as waterfalls, ponds, fountains or similar features, if illuminated, shall use adjustable in-water type fixtures that direct the light horizontally. The maximum illumination for any single-lamp fixture used for underwater lighting shall be (20-watt equivalent) or 600 lumens.

### 6.75.040 - Design Standards

- A. Purpose.** The purpose of this Section is to provide minimum design standards for multi-family residential projects with four or more dwelling units. All multi-family residential projects that comply with one of the following architectural styles and associated specific design standards (6.75.040(D)), all general design standards (6.75.040(C)), and all general development standards in Subsection 6.75.030(B) (Multi-Family Residential Development Standards) are permitted by-right and are not subject to discretionary review.
- B. Discretionary Review.** Multi-family residential projects that propose alternative development and design standards other than those specified in 6.75.030(B) (Multi-Family Residential Development Standards) and 6.75.040 (Multi-Family Residential Design Standards) shall require a discretionary Design Review permit.
- C. Definitions.** The following are exterior building materials are approved component structural materials that are grouped into three categories that represent their visual texture when located on the façade or roof of a building. Where the selected architectural style shall require a specific texture of an exterior building material, the specified materials shall be identified by the textural category (Low, Minimum,

Maximum) that the material is grouped within. Textures are identified as: T1, T2, or T3 below. Texture codes shall be indicated on project design documents and plans for all proposed exterior building materials.

**T1 No/Low Visual Texture.** Smooth-trowel stucco or plaster, smooth troweled or panel-formed concrete, standing seam metal roofing (seam battens minimum 12 inch spacing) and siding, smooth metal panels, smooth wood panels, smooth composite material panels, cut-stone slabs.

**T2 Minimum Visual Texture.** Heavy dashed stucco siding, heavy v or square-joint ship-lap siding, lap-board siding, shingles (saw-cut wood, thin slate, thin split wood shingle or flat composition), brick and manufactured or natural small rock (maximum 3 inch x 6 inch) units with shallow (maximum 3/8 inch recess) tooled masonry joints, embossed metal roofing (minimum 1½ inch corrugated or folded deep pattern metals), exposed aggregate or pebble stone concrete, heavy brush hammered (minimum ¾ inch face recess) architectural concrete, tile, corrugated fiber cement, masonry block, cast-in-place concrete (uniform dimension board-formed minimum ½ inch face recess), split-face masonry units with flush mortar joints.

**T3 Maximum Visual Texture.** Large (minimum 6 inch x 12 inch) natural or manufactured rock/small boulder masonry with deep-raked (minimum 1½ inch recess) mortar joints, logs, boards on boards, boards and batten, composite shadow-edge shingles (minimum 50 percent thicker than standard composition shingles), heavy split or cut wood shake, cast-in-place concrete (mixed dimension-board-formed minimum 1½ inch face recess), special design (minimum three-inch recess)“deep-pattern” masonry units.

**D. General Multi-Family Residential Design Standards.** The following design standards apply to all multi-family residential development with more than four units regardless of architectural style, unit count, building size or location on a site and are in addition to specific design standards per architectural style in Subsection 6.75.040(D).

**1. Architectural Appearance and Spatial Character.**

**a. Façade Articulation.** All structure facades that face or are visible from a public street shall include all of the following treatments and as further described in the selected architectural style requirements.

**b. Variety in Wall Plane.** All exterior structure walls shall vary in depth through a pattern of offsets, recesses, or projections as described for the selected architectural style in Subsection 6.75.040(D).

**c. Façade Design Incorporates Architectural Detail and Stylistic Cohesion.** All structure façades shall be configured and designed based upon the specific requirements of the selected architectural style, including window and door trims, window and door configurations and types, braces and corbels, fascias and trims, eaves and overhangs, wainscoting and abutments, roof slopes, and posts and columns.

**d. Materials, Colors and Finishes Integrate the Structure.** The materials, colors, finishes and textures of structure walls and roof shall be consistent with the selected architectural style (6.75.040(D)).

**e. Vertical Articulation for Taller Structures.** The upper and lower stories of structures with three or more stories shall be distinguished by incorporating one or more of the following features. These features may be applied to the transitions between any floors, except where otherwise specified by the selected architectural design style.

**(1)** A change in façade materials, along with a change in plane at the transition between the materials.

**(2)** A base treatment at the ground floor consisting of a material such as stone, concrete masonry, or other material distinct from the remainder of the façade and projecting at least 3 inches from the wall surface of the remainder of the structure.

- (3) Setting back the top floor(s) of the structure a minimum of four feet from the remainder of the façade.
- f. **Façade Transparency/Limitation on Blank Walls.** At least 20 percent of the area of each street-facing facade must consist of windows, doors, or other openings. No structure wall that faces a pedestrian walkway, or publicly accessible outdoor space shall extend in a continuous plane of more than 24 feet without a window, door, or other opening such as a passageway or alcove or similar.
- g. **Massing and Articulation.**
- (1) All structures shall have at least one exterior façade that shall be designated as the public face of the structure. The public face of the structure is the façade that is most visible at 5 feet above grade from a right of way or public area. The structure architectural style of the public face (façade) must represent all of design attributes of the selected architectural style (as described in Subsection 6.75.040(D)). The design attributes of an architectural style are represented in the public façade's structural forms, proportions, materials, fenestration, decorative elements, colors and finishes/textures.
- (2) The longest dimension of the façade of at least one structure shall include a WALL plane-break comprised of an "offset" of at least one foot six inches in finished depth located at every demising wall between living units within a single structure. Roof areas 40 feet or longer when measured parallel to the exterior building wall shall be interrupted by gables, structure projections, or other forms of visual articulation further described in this section.
- (3) Upper stories (including exterior balcony areas) of a structure may extend as a cantilevered structure beyond the ground floor footprint. Cantilevered floors, balconies or soffits from upper floors to lower floors shall not exceed five feet and shall not extend to within five feet of a side property line or to within 15 feet of a front property line.
1. **Windows and doors.** Windows and doors with glazing shall be configured by frame dimension and trim detail, color, finish, and shape to match the designated architectural style.
- (1) **Glazing.** Glazing may be of any glass type except for certain colors and tints as described in the specific architectural design standards (6.75.040(D)). Glazing may be clear, frosted or embossed with a texture and pattern that is appropriate for a designated architectural style.
- (a) Where specific window details are a requirement of the architectural style, all required mullions, muntins, and mulled posts/beams shall match in finish, exterior colors, and style. Sandblasted or etched patterns or finishes on glass to replicate muntins and mullions shall not be allowed.
- (b) Mirrored or reflective coatings on glass shall not be allowed, however, glazing that is specified to meet California Title-24 energy standards and TRPA standards for acceptable glass reflectance shall be the acceptable standard.
- (c) All glass shall be set into the structure wall vertically. Sloping window glass is prohibited.
- (d) Skylight glazing shall be flat. "Roof windows" of large glass areas larger than 16 square feet or multiple mulled skylights collectively exceeding 16 square feet shall not be allowed.
- (2) **Appearance (Dimension, Color, Finish).** Windows on any single structure and within grouping of structures within the same development, shall have matching "frame" dimensions and trim details, exterior colors and finishes and shall be from the same manufacturer and/or share the same frame dimensions
- (3) **Doors.** Doors with glass (hinged, sliding, folding) shall have matching frame dimensions, trim detail, exterior colors, and finishes. All swinging or folding doors that access into a dwelling shall hinge toward the structure interior except at utility doors described in (d) below.

- (a) All dwelling entry doors shall have matching frame dimensions and trim details and shall match the designated architectural style. Exterior color and finish shall be as designated by the structure façade color and finish schedule prepared for the individual structure.
  - (b) Muntins and mullions, if a part of the door glazing system and selected architectural style, shall match any similar elements in windows when on the same structure.
  - (c) Utility doors for storage closets, mechanical rooms and similar functions shall be flush face set in the structure wall to minimize door visibility and appearance within the façade of the building. The door shall hinge to the structure exterior and shall be covered by a projecting roof as limited by property line set-back requirements. All utility service doors shall match the style, color, and finish of garage doors where they are visible to public view. Utility service doors screened from public view or on a rear structure face that is out of public view may use commercial styled plain-face door or match the development's garage doors. These doors shall be colored to match the adjacent wall color.
  - (d) **Garage and service doors.** Large doors for vehicles or other similar access shall be operable as a roll-up, overhead track or tilt-up. Doors that open toward the exterior shall not encroach into setback areas when fully opened.
  - (e) All garage doors in addition to their style and appearance, shall be manufactured with materials, colors, and finishes that match the selected architectural style of the structure.
  - (f) All garage doors shall be recessed from the garage door exterior frame face.
- (4) **Window Recess.** Windows must be recessed at least  $\frac{3}{4}$  inch from the surrounding wall, measured from the exterior wall to the glass surface. Window surrounds and trims shall not count toward the recess dimension.
- (5) **Divided Lites and Mullions.** Divided-lite windows, where used, may consist of true/full divided lites or simulated divided lites, in accord with the following standards:
- (a) Sandwich muntins, where muntin material is located between two panes of glass, but not on the exterior glass surface of the window, shall not be allowed.
  - (b) Roll-on or tape muntin's are prohibited.

## 2. Structure Entry Requirements.

### a. Main Entry Orientation

- (1) **Primary Structure Entry.** Direct pedestrian access shall be provided between the public sidewalk or street and primary structure entry. Where a site is located on two or more public streets, the primary structure entry shall be oriented toward the street with the highest classification in the General Plan. If a site fronts two public streets of equal classification, the project applicant may determine on which frontage to meet the standard. These pedestrian access points to the public street are required to minimize pedestrian-vehicular proximities where applicable. Where pedestrian access requires a walking surface adjacent to the "public section" of the interior access roadway (that is between the public street and adjacent structures) the pedestrian access and interior access roadway shall be separated by a planting area 6 feet in minimum width.
- b. **Entry Configuration.** Exterior entrances to residential units shall be in the form of individual or shared entrances at the ground floor of the structure. Exterior entrances to individual units on upper floors are also permitted.
- c. **Entry Area and Covers.** Exterior entrances serving multiple units must have a roofed projection or recess with a minimum depth of 5 feet and a minimum horizontal area of 60 square feet. Exterior entrances serving a single unit must have a roofed projection or recess with a minimum depth of at least 5 feet and a minimum horizontal area of at least 25 square feet. All



residential entries (including exterior structure stairways) shall be sheltered from the rain and snow. Sheltering may be accomplished by recessing the entry a minimum of 4 feet or with a roof overhang, eave, structure cantilever (where approved) or overhead architectural element. All sheltering roof elements shall match the structure primary roof system construction materials, design and architectural style. Add-on roof coverings and systems are prohibited.

3. **Rooftop Mechanical Screening.** All roof-mounted mechanical and electrical equipment, excluding solar panels, shall not be visible and if used, they shall integrate into the structure's roof design. Rooftop fencing, screens or other visual barriers that are applied to sloped roof for primary functional purpose of screening mechanical equipment shall not be allowed.
4. **Structure Material Texture, Patterns, and Colors.**
  - a. **Material Colors.** All visible exterior materials of a structure façade including cladding, roofing and accessory elements shall be natural earth tone Munsell colors. All colors shall be identified by a specific Munsell color and the identification of its Hue, Value and Chroma (HVC). The colors of a structure shall correspond to variations in structure mass or shall be separated by a structure element. All structure exterior material colors shall be planned and specified using the following formulas:
    - (1) Composite materials that are manufactured to match the natural color of a material that is unmanufactured (natural) shall be undetectable from the natural material
    - (2) All structures shall have a minimum of three exterior body colors excluding glass. Roofs must have a minimum of one color and walls must have a minimum of two colors.
    - (3) All structure accessory elements such as decorative trims, window trims, exposed beams and braces, doors, decorative brackets, planter boxes, discrete concrete areas used as a finish, railings, pickets, fascia, posts, mesh, decorative panels, and similar) shall be colored to match at least one of the two required walls or roof colors or may be black, dark brown, or dark grey colors.
    - (4) All structure utility elements such as electrical cabinet doors, louvers and grills, blind hidden doors, vents, caps, covers, lids, clips, conduits, electrical junction and/or switch boxes, brackets, fan shrouds, and metal flashings shall be colored to match adjacent material color or be black or dark green.
    - (5) All visible structural concrete, concrete block foundations and/or visible footings which exceed 6 inches from grade, shall be colored to match the color of the immediately adjacent structure element.
    - (6) All exterior faces of window and door frames shall be colored any TRPA allowed Munsell color except white or off-white, and clear anodized aluminum/silver which are prohibited.
    - (7) Tinted window glass or applied window films are prohibited.
  - b. **Material Finish.** In addition to color, all exterior structure materials shall have a specified finish. The finish will be a natural finish surface or an applied finish which is a manufactured change to the appearance of the surface of a material. All finishes of exterior structure materials shall have low gloss (matte) or very low light reflectivity (non-gloss)..
    - (1) Changes in materials shall correspond to variations in structure mass or shall be separated by a structure element.
    - (2) Where a natural finished material is specified with no applied finish, the finish characteristics of the material shall be clearly denoted. Any future applied finish to same material that may change the natural finish appearance is prohibited.
  - c. **Finish Texture.** All exterior component structure materials shall be specified by the natural texture or applied texture of their finished surfaces. All structure materials may have a single tactile texture or a range of tactile textures.
    - (1) Roofing may be any texture described within the selected architectural style of the structure.

- (2) All utility and mechanical equipment, including propane fuel tanks, storage containers, skylights (including frames and glazing), bicycle racks, newspaper dispensers, mail boxes, bear boxes, rubbish and trash dumpsters, permanent outdoor seating units, bicycle racks, built-in cooking equipment and cabinets, children's' play apparatus, pump houses, metal sheds, metal mesh "chain-link" fencing, HVAC units, and water storage tanks, shall be colored in black, dark green or dark brown in non/low gloss finishes that minimize reflectivity if they are unscreened and open to public view.
- (3) All structure exterior walls, excluding of glass, door and window frames and jambs, doors and gutters. shall be limited to a maximum of 25 percent smooth texture finishes.
- B. Allowable Architectural Styles and Specific Design Standards.** Multi-Family residential projects shall select one of the following approved architectural styles and shall comply with all associated specific design standards for the selected style. Multi-family residential projects that propose alternative architectural styles or modifications to the design standards shall require a discretionary Design Review permit and shall abide by the following discretionary review findings:
1. The project conforms to the City General Plan, any applicable community plan, area plan, or specific plan, all applicable Development Standards of City Code Section 6.75.030.B and the General Multi-Family Residential Design Standards of City Code Section 6.75.040.D.
  2. The project reflects a "mountain" architectural theme which includes the use of pitched roofs, natural colors, and natural material such as rock and wood.
  3. The project design will protect, preserve, or enhance desirable neighborhood characteristics.
  4. The project will improve, enhance, and protect the scenic quality of South Lake Tahoe's built and natural environments.
  5. Approval of the project is in the interest of public health, safety and general welfare.
- C. Architectural Styles.**
1. **Alpine and European Chalet Architectural Style.**

**Table 6.75-10  
Alpine and European Chalet Architectural Style**

<i>Alpine and European Chalet</i>	
<b>Description</b>	
This refined style of Mountain Architecture developed in the early 19th century in the rural Northern European Alps. This traditional historic residential style was "imported" to North America from tourists that believed that it was a sophisticated alternative to American rustic mountain architecture. In the Alps, the lifestyle of communities where chalets are prevalent are rooted in winter snow and ski activities and are ideal building forms for harsh winter living. The chalet style tends towards a square form with the entire building under one large roof. Chalet-styled architecture became popularized in American winter ski resort design in the 1930's for its perception of European sophistication and later became an adopted Mountain Architectural style for housing, lodges and resorts.	
<b>Required Building Forms, Articulation, and Details</b>	
Single projecting roofs are typically low in pitch and extend out from the primary structure walls, where at the eaves and at the gable ends, all facades are below the roof with balconies, railings of patterned or ornamental wooden pickets or panels, eaves are set at right angles to the front façade, large wood or slate shingle roofing, building walls on the first floor level are low, upper floors cantilever over the stories below, exposed beam ends are ornamented, brackets and/or braces support balconies or cantilevered elements, wood planks or stacked log (rounded faces) on upper floor walls, bottom floor walls stucco or stone, windows with no muntin's but with single crossed mullions.	
<b>Required Materials, Colors, Finishes, and Textures</b>	

Monochromatic dominate wall color, maximum visual texture wood and stone where used, applied and/or natural finishes including paint, blackened steel, exposed aggregate, random stone or embossed concrete paving at featured locations such as entries, internal walkways, low retaining walls or similar. Wall visual textures (except stone) low or no texture. Balcony railings maximum visual texture.

### **Stylistic Examples**



**2. Alpine and European Chalet Style Specific Design and Development Standards.** The following specific design and development standards shall apply to any multi-family project using the Alpine and European Chalet style as described in Table 6.75-10 (Alpine and European Chalet Architectural Style) in addition to the general design standards in Subsection 6.75.040(D) (General Design Standards).

**a. General Development Regulations.** In addition to the specific design standards listed in this Subsection for the Alpine and European Chalet Architectural Style, all multi-family projects shall comply with the Subsection 6.75.030(B) (Multi-Family Development Standards).

**b. Roof Structure.**

- (1) **Roof Type.** Gable roofs only (hips, butterfly, inverted, curved or flat roofs are prohibited).
- (2) **Roof Pitch.** 4:12 to 5:12 (slope) is required. (All shed roof slopes shall match).
- (3) **Roof Overhangs.** Minimum 66 inch and maximum 144-inch eave projections.
- (4) **Roof Beams.** Exposed beams, purlins, and ornamental end cuts on gable and eaves are required. Beams shall use braces and brackets on a minimum of 20 percent of the total of all exposed beams on each façade.
- (5) **Roof Mass.** Minimum one large roof (40 to 60 percent of total roof area) and at least one feature roof with gable (open or closed).
- (6) **Roof Materials.** Roof materials may include stone slate or heavy texture composition shingles. Installation pattern shall be fish scale or square butt.
- (7) **Roof Features.** Dormers are acceptable and must have a shed roof slope.
- (8) **Roof Color.** Roof colors shall comply with TRPA approved Munsell colors.

**c. Wall Systems.**

- (1) **Balconies.** Cantilevered balconies must include exposed floor beams. Balconies supported by exposed posts are not allowed. Where structural support is required to augment a cantilever condition, decorative wood or metal structural braces shall be used.
- (2) **Cantilevers.** Conditioned building areas that cantilever over lower floors or balconies are prohibited.
- (3) **Sloped Ceiling Areas.** 50 percent of upper floor area must be within the roof slope zone (attic area) cathedral interior ceiling area.
- (4) **Wall Finish and Materials.** Upper floor siding shall be any of the following materials: stucco, wood or composite V groove siding, ½ log (curved face) wood siding. All wall

finishes shall match except at the ground floor. Stucco on ground floor walls is acceptable if upper floors walls are wood siding materials. Where stucco is the siding of upper floor walls, the bottom floor shall be stone. Stone shall be natural unquarried patterns with filled and tooled grout joints. Minimum size stone is 6 inches and can include large scale field stone. Manufactured stone that meets the criteria for pattern, finish, color and scale of a stone that is either quarried or as field stone is acceptable.

- (5) **Wall Color.** Stone, where used, shall contrast from the adjacent wall. Where stucco is used on lower floor walls, the stucco veneer shall contrast the wood wall color.

**d. Fenestration.**




- (1) **Window to Wall Ratio.** Minimum primary building facade window to wall area ratio shall be a minimum of 30 percent and maximum of 40 percent. Building ends and rear facade window to wall area ratio shall be a minimum of 20 percent and a maximum of 35 percent.
- (2) **Window Trim.** If used, window trim shall be no larger than 3.5 inches wide
- (3) **Window and Glass Door Shutters.** If used, shall be on a maximum of 50 percent of windows or glass doors and shall be colored to match window trims. Shutters shall be plank style and may have designed perforations cut out of the face as a decorative detail. Shutters shall be of smooth texture and shall be colored in a to contrast the wall color on which they are located.
- (4) **Window Shape.** All windows shall be rectangular shaped with a minimum 1:1.5 aspect ratio configuration. sloped top clearstory windows are prohibited.
- (5) **Doors.** Garage doors shall be wood or wood-effect composite with minimal patterning that may be vertical, horizontal or Chevron. Entry doors shall be wood or wood-effect composite. The color shall match color of wood siding or trims.

**e. Required Feature Elements.**

- (1) **Decorative Balcony Railings.** All balconies shall have wood or composite wood railing and infill pickets or panels that are common to chalet style which requires a railing design that shall have not more than 50% open area and not less than 25% open area and shall have a top rail cap of at least 3.5" in thickness.
- (2) **Brackets, Braces, and Exposed Beams.** Any exposed exterior structural members, such as trusses, beams or braces, shall be spaced no less than 6 feet apart on center and no more than eight feet. All beam or brace materials shall be wood or composite materials with an appearance of wood.
- (3) **Screens and Fences.** All screens and fences shall be made from wood or stone or composite materials with an appearance of wood or stone. Fences and screens shall match balcony pickets or panels.
- f. **Lighting.** Light fixtures shall be wall mounted lanterns in simplistic form. Finish shall be an aged brown patina bronze or blackened steel.

**3. Tahoe Rustic/Historic Parkitecture Architectural Style.**

**Table 6.75-11  
Tahoe Rustic/Historic Parkitecture Architectural Style**

<b>Tahoe Rustic-Pioneer</b>		
<b>Description</b>		
<p>Tahoe Rustic/Historic Parkitecture architecture is both formal and relaxed, of the moment and highly individualistic. A rustic-built environment with its logs, twigs, burls and bark, is rooted in the Arts and Crafts Movement of the late 19th century but unique to Tahoe, is most closely associated with late 18th century Nevada mining, ranching and lumber settlements as well as Native American lodges and encampments. Rustic design found its most sophisticated expression in the last quarter of the 19th century in the more substantially detailed “Parkitecture” style with its underlying European Chalet formalities and detailing from the Arts and Crafts and American Picturesque architectural movements. The connections between architecture and landscape architecture are through building forms that respond to their sites, landscaping becoming an integral part of the design. The Tahoe rustic style is rooted in human-scaled environments connected to the landscape, use of humble materials and honest construction techniques. Tahoe Rustic design is the most timeless of Mountain architectural styles.</p> <p>There are two basic substyles that comprised this style: “Rustic Pioneer Architecture” refers to log cabins and other forms of vernacular architecture used to satisfy the pioneers and ranchers residential needs. The cabins were built with local materials for mainly practical reasons. The second style is “Western False-Front Architecture” refers to commercial “main street” architecture used in the Old West. Primarily used on two-story buildings, the style includes a primary street-front facade with a square top, often hiding a gable roof behind. The goal for the architecture is to project an image of stability and success, while in fact, the building behind façade is a humble building that might be temporary. For the purposes of these standards, the smaller scaled “Pioneer Style” is most appropriate in proximity to residential districts while the “False-Front Style” is most suitable for commercial districts where mixed-use or urban-styled residential living maybe be developed. This style is not the focus of this standard.</p>		
<b>Required Building Forms, Articulation, and Details</b>		
<p>A single single-slope roof form with a ridge and gable-end facades, low-slope attached shed roofs as open covers with log or timber posts, masonry columns. Gable and eve overhangs and exposed structural beams, windows with muntin’s and mullions a visible full-height larger-scaled chimney, doors and windows with muntin’s and mullions, doors with glazing and muntin. , Split-shake (or similar heavy texture roofing or siding), logs and/or wood board-on-board (or batten) siding, stone retaining walls, field stone, log or wood sided chimneys.</p>		
<b>Required Materials, Colors, Finishes, and Textures</b>		
<p>Maximum visual texture wood and stone where used, applied and/or inherent finishes including aged wood planking, blackened steel, random stone or embossed “boardwalk” concrete paving at featured locations such as entries, internal walkways, low retaining walls or similar. Smooth textures are not approved for any building siding or roofing materials.</p>		
<b>Stylistic Examples</b>		
		

**4. Tahoe Rustic/Historic Parkitecture Style Specific Design and Development Standards.** The following specific design and development standards shall apply to any multi-family residential project using the Tahoe Rustic/Historic Parkitecture style as described in Table 6.75-11 (Tahoe

Rustic/Historic Parkitecture Architectural Style) in addition to the general design standards in Subsection 6.75.040(D) (General Design Standards).

**a. General Development Regulations.** In addition to the specific design standards listed in this Subsection for the Tahoe Rustic/Historic Parkitecture Architectural Style, all multi-family residential projects shall comply with the Subsection 6.75.030(B) (Multi-Family Development Standards).

**b. Definitions.**

(1) **Primitive.** Unadorned, basic fabrication- handmade appearance rather than finely machined. Unpainted or rusty or aged, unpolished or refined finishes. See (g)(1) below.

**c. Roof Structure.**

(1) **Roof Type.** Roofs shall be gable style. Hip, butterfly, inverted, curved or flat roofs are prohibited.

(2) **Roof Pitch.** All roof pitches (except a-frame style) shall be 6:12 to 14:12 slope. All shed roof slopes shall match. A-frame style roofs shall be minimum 18:12 slope and maximum 22:12 slope. Where multiple sloped roofs are used, all slopes shall match.

(3) **Roof Overhang.** Eave projections shall be a minimum 36 inches and maximum 48 inches. Gable “beak” projections are prohibited.

(4) **Roof Edge.** Roof fascia shall be a maximum 5.5 inches on the main roof. Gutters are prohibited.

(5) **Roof Beams.** Roof beams shall be exposed dimensional wood timber beams or logs on gables or on eaves. Beam ends must be square cut. Exterior beams shall express the logic of the internal structure as an extension of interior beams appearing to extend through an exterior wall.

(6) **Roof Mass.** Roof mass shall include a minimum of one large roof that is 40 to 60 percent of total roof area with at least one gable end or long eave side with an attached shed roof (open or closed) extension that extends a minimum of four feet from the exterior building walls.

(7) **Roof Materials.** Roof materials shall be heavy composition shingles. The installation pattern shall be fish scale or square butt.

(8) **Roof Features.** Dormers are permitted with roof slope to match main feature roof slope. When included, dormers shall be 20 to 30 percent of main roof area.

(9) **Appendages.** Appendages shall have either a closed/walled or open shed roof cover that is 50 to 70 percent less than the slope of the main roof. Appendage roofs may extend on all sides of the main roof area (perimeter).

(10) **Roof Color.** Roof color shall be an approved TRPA shades of medium and dark brown in the Munsell color chart. Light shades are prohibited.

**d. Wall Systems.**

(1) **Balconies.** Balconies are permitted at primary building gable ends only. Balconies sides shall be “enclosed” into the roof slope as “cutouts” or from open dormers. Balconies shall not project from walls.

(2) **Front Façade Feature Gable.** A minimum 24-inch projection from the primary façade is required. Cantilevered floors or soffits from upper floors to lower floors are prohibited

(3) **Sloped Ceiling Areas.** Fifty percent of the upper floor area must be within the roof slope zone (attic area) Cathedral interior ceiling area.

(4) **Floor Area.** Where two or more stories are proposed, the upper floor area shall be a minimum of 50 percent of the floor area below.



- (5) **Wall Finish and Materials.** Wall finish shall be wood appearance (with a maximum visual texture), thick edge lap siding, board-on-board, board on batten, or ½ round logs or wood shingles in fish scale or square butt pattern. Patterns and materials shall not change between the ground floor wall and upper floor walls. Stone shall be natural unquarried or cut patterns, (ledger, river rock, or crafted shaped is prohibited). Irregular pattern with minimal or deep-raked grout joints. Ledger, river rock and cut or crafted shaped are prohibited. Stone shall be a minimum size of 6 inches in two dimensions and can include large-scale field stone Coverage shall between 10 and 20 percent of total wall area located in minimum of one and maximum of three areas.
- (6) **Wall Color.** Wall color shall be an approved TRPA shades of medium green or brown in the Munsell color chart.
- e. **Fenestration.**
- (1) **Window Details.** All windows and doors with glazing shall have divided lites or muntins.
- (2) **Area of Glass in Window.** Maximum glazing area shall be 1.5 x 1.5 feet without additional mullions.
- (3) **Window to Wall Ratio.** Minimum primary building facade window to wall area ratio shall be a minimum of 25 percent and maximum 35 percent. Building ends and rear facade window to wall area ratio shall be a minimum of 20 percent and maximum of 30 percent.
- (4) **Window Color.** Window color shall be an approved TRPA shade of green, brown or beige in the Munsell color chart. One color shall be used throughout.
- (5) **Window Trim.** Window trim shall match color of the window and shall be not larger than 3.5 inches wide
- (6) **Window Groups.** Window walls, patio doors, or similar openings shall be separated by vertical mullions with a minimum of 6-feet between mullion sides.
- (7) **Window Shutters.** Window shutters are prohibited.
- (8) **Window Shape.** Aspect ratio of all window dimensions shall be at least 1:1.5. All windows shall be rectangular.
- (9) **Doors.** Garage doors shall be wood or wood-effect composite “Barn Style” with minimal patterning. Entry doors shall be wood or wood-effect composite- “Barn Style”. Garage door color shall be an approved TRPA shade of brown or beige in the Munsell color chart.
- f. **Required Feature Elements.**
- (1) **Railings and Guardrails.** All railings shall have at least 50 percent open surface area. At least 50 percent of railing materials shall be made from wood or composite materials with an appearance of wood. Metal pickets, mesh or infill panels of any material are prohibited. Guardrail posts shall match railing posts. Glass or plastic infill panels are prohibited.
- (2) **Building Posts or Columns and Bases.** Logs, wood timbers or masonry columns shall be used as building posts, whether structural or decorative non-structural. and shall have a height to width ration of 16:1 up to 12 feet in height. Posts or columns that exceed 12 feet shall have a height to width ratio of 8:1, with minimal bases of built-up timbers or larger logs. Minimal base height shall be limited to a ratio of a maximum of 20% of the total height of the overall supported height.
- (3) **Exterior Chimney Feature.** An exterior large-scaled “chimney” shall be located on an exterior building wall of at least one building. The chimney may be non-functional and serve as a decorative feature only. The chimney shall require a ground-level base dimension of at least 2 x 8 feet. All chimneys shall extend upward at least 6 feet above the closest proximate roof surface. All additional chimneys may extend directly from the roof top with a base dimension of at least 2 x 4 feet. The tops of all chimneys shall be of the same exterior finish material as the primary chimney surface materials. Approved materials are

the same as the exterior building wall finish materials. Flue termination caps, screens, exhaust fans and motors shall be not visible and be within the body of the chimney.

**(4) Exposed Beams, Braces and Brackets.** Any exposed exterior structural trusses or beams shall be spaced no less than 4 feet and no more than 6 feet apart on center. All beam materials shall be wood or composite materials with an appearance of wood. Braces, if used, shall be on open covers at beam-to-post connections. Braces or brackets shall be rustic and have a 45-degree angle configuration.

**(5) Screens and Fences.** All fences or screens shall be wood or composite materials with an appearance of wood to match building siding, or stone, or any combination of these materials.

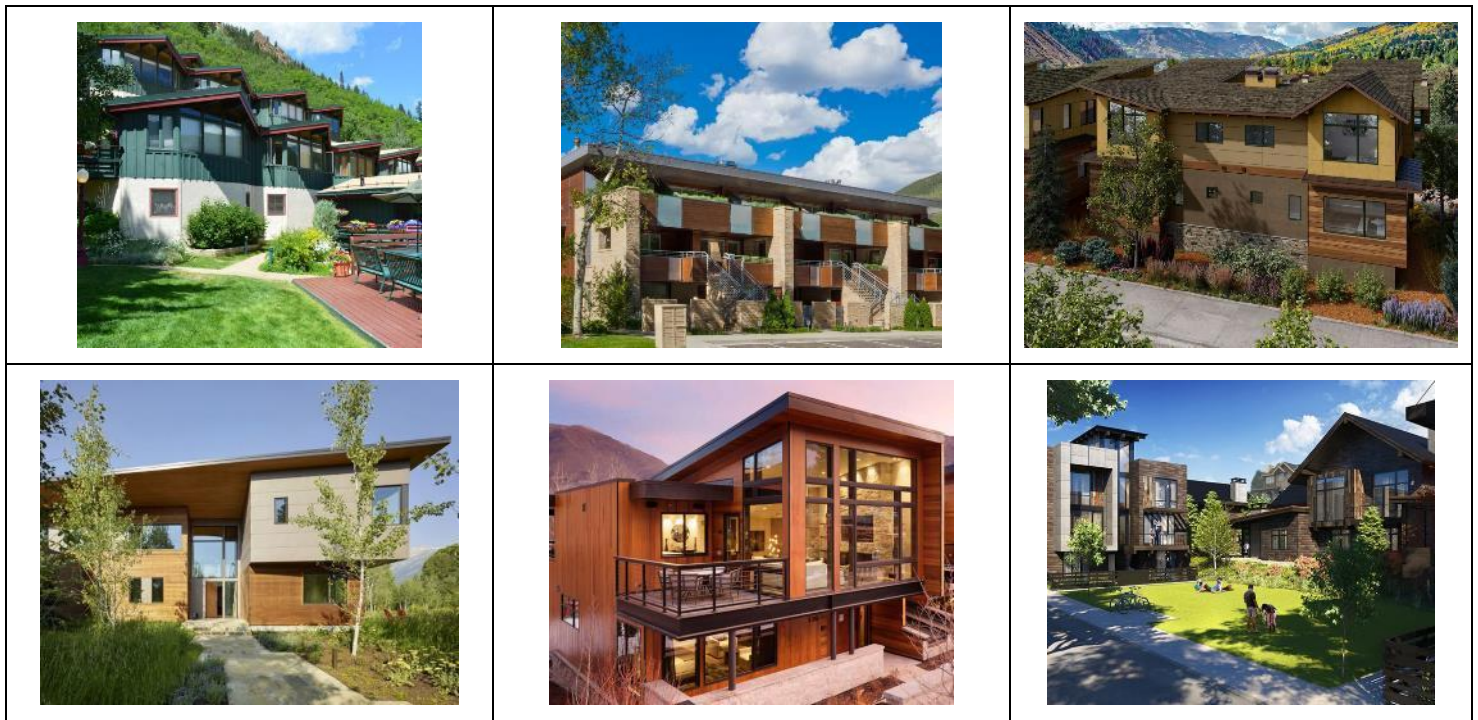
**g. Lighting.** Light fixtures shall be “primitive” lanterns of simplistic form with a 50 percent metal to glass ratio and a minimum size of 10 x 10 inches. Fixture finish shall be applied and/or inherent finishes including aged brown patina bronze or blackened steel.

**5. Mountain Modern and Contemporary Architectural Style.**

**Table 6.75-12  
Mountain Modern and Contemporary Architectural Style**

<b>Mountain Modern and Contemporary</b>
<b>Description</b>
<p>Contemporary and Modern styled architecture is often used interchangeably and are thought of as the same style even though they are different. As the Tahoe area grew from a seasonal resort area to a year-round community, many residents embraced key concepts from the Rustic and Pioneer style and its more sophisticated companion –” Parkitecture” and sought to create their own versions of the alpine chalet style. The result is a more nuanced and practical “contemporary” blend of these root styles. Contemporary style does not refer to a specific period of time—it’s constantly evolving to reflect the popular styles of present-day design- it is what is happening in design at this very moment in time. It borrows qualities from many styles, without focusing on any one in particular. Though contemporary design as a “style” has fewer specific rules that define it, there are several distinctions that differentiate it from a “modern” style. Modern design as a style, developed at the peak of the Modern Art Movement in Northern Europe during the 1920’s through the beginning of WWII. This style focuses on a few strict rules- simple in form and precise in function, which are valued as equals under this style. Modern style emphasizes crisp lines, warm neutrals, and balance. Early adopters in America seized upon these ideas and created the unique “Mid-Century” modern style which is a precursor to the looser Contemporary Style and strict Modern Style. Currently, the prevailing style of Mountain Modern and Contemporary buildings are found in resort and small Western ranch communities. This style is at once a blend of old and new, connectedness and privacy, uses enduring but rustic materials in precision assembly and has a strong relationship to its site and landscape.</p> <p>Mountain Modern and Contemporary architectural styles share many broad rules: Details are reduced to their most practical forms. Historical references are distilled to their most important characteristics and the rest are abandoned. Use of commonly available manufactured materials that are less customized and hand-crafted. Building forms are more organized and less complex than the original root styles of the past. Simply said, Mountain modern is today’s version of yesterday’s version.</p>
<b>Required Building Forms, Articulation, and Details</b>
<p>This “Style” is a simplified, abstract and practical composite of the “Alpine/ Chalet” and “Rustic/Pioneer” and “Parkitecture” Styles of mountain architecture that are filtered through the rules of Modernism- simple in form and precise in function. The results are fundamental historic design forms, articulation and detailing in the manner of today’s design culture, its prevalent construction materials and building techniques. The result is a style of today- it is “contemporary.”</p>
<b>Required Materials, Colors, Finishes, and Textures</b>
<p>The exterior building materials (walls and roof) shall be limited to simple reduced groups of not more than 4 materials that will be used throughout the building. Juxtaposition of the selected reduced material and finish palette shall contrast different materials, colors and finishes and textures.</p>
<b>Stylistic Examples (i.e, Modern, Contemporary, Mid-Century)</b>





**6. Mountain Modern and Contemporary Style Specific Design and Development Standards.**

The following specific design and development standards shall apply to any multi-family residential project using the Mountain Modern and Contemporary style as described in Table 6.75-12 (Mountain Modern and Contemporary Architectural Style) in addition to the general design standards in Subsection 6.75.040(D) (General Design Standards).

- a. General Development Regulations.** In addition to the specific design standards listed in this Subsection for the Mountain Modern and Contemporary Style, all multi-family residential projects shall comply with the Subsection 6.75.030(B) (Multi-Family Development Standards).
- b. Form, Articulation, and Detailing.**
  - (1) Façade Detailing.** Roofs shall be gabled. Hips, butterfly, inverted, curved or flat roofs are acceptable.
  - (2) Roof Form.** Any one of the following primary roofs may be combined with a flat roof. Each roof type shall have either large overhangs or flush roof-to-wall connections without an overhang and simple in geometric shape. The ratio of flat to feature roof shall be not less than 30 percent of combined roofed area.
    - (a)** Single gable roof that is broad and low-sloped (Mid-Century Modern Style rooted in Alpine Chalet style);
    - (b)** Shed roof that is a large single-slope; (Mid-Century Modern Style or Modern Style)
    - (c)** Gambrel roof that extends from the ridge to grade (Rustic Style);
    - (d)** Frame roof with an acute angle that extends from ridge to grade (Rustic or “Parkitecture” Style);
    - (e)** Curved or barrel-vaulted roof (industrial commercial buildings); or
    - (f)** Flat roof with multiple levels of extended planes (Modern style).
  - (3) Large Areas of Glazing.** Structures shall include large windows with minimal framing, glass extending from floors to ceilings in feature walls, glass doors and other expansive glazing on the front and rear façade. Clearstory windows are permitted. Other exterior walls

may have glass windows in any quantity or configuration or have isolated “feature windows” of a unique shape, location, or emphasis.

- c. Exterior Wall Compositions.** Structures shall be designed with at least one of the following exterior wall material compositions:
- (1) Natural.** (a) Seamless wood or wood appearance panels or wood saw-cut shingle siding, (b) maximum texture field stone with deep raked joints, (c) rough texture exposed beams, (e) high contrast colored low texture finish doors, (f) covered soffits to match wood panels, (g) rough texture wood fascia.
  - (2) Abstract.** (a) Composite vertical application pattern shiplap siding or horizontal lap siding, (b) smooth colored large format tile a minimum 16 x 32 inches in size, (c) and high contrast colored low visual texture finish doors. (d) wood scale fascia 18” minimum in height.
  - (3) Industrial.** (a) Large low texture blackened metal panels or metal corrugated panels, (b) smooth panel formed concrete, (c) low texture exposed wood beams, (d) covered soffits in smooth seamless composite panels, (e) blackened metal fascia, (f) low contrast colored low visual texture finish doors.
  - (4) Minimal.** (a) Heavy dashed finish stucco or large fiber-cement board panels, modular minimal texture masonry or large tile units (minimum 8 inches x 16 inches), (b) enclosed roof beams (not exposed), (c) covered soffits, (d) low contrast colored low visual texture finish doors.
- d. Roof Structure.**
- (1) Roof Type.** The following roof types are allowed:
    - (a) A-Frame.** Metal standing seam/corrugated, saw-cut wood shingle.
    - (b) Barrel (curved)** metal standing seam/corrugated only
    - (c) Gable.** Metal standing seam/corrugated only.
    - (d) Gambrel.** Metal standing seam/corrugated, saw-cut wood shingle, low texture composition shingle.
    - (e) Flat.** Membrane and/or metal.
    - (f) Shed.** metal standing seam/corrugated, saw-cut wood shingle, low texture composition shingle.
  - (2) Roof Pitch.** The following roof pitches are allowed:
    - (a) A-Frame.** Minimum of 16:12 to a maximum of 22:12.
    - (b) Barrel (curved).** Maximum 4:1 ratio of exterior wall to wall and height at center.
    - (c) Gable.** 2:12 to 4:12.
    - (d) Gambrel.** Top slope 3:12 to 4:14 with a symmetrical second slope (minimum 16:12).
    - (e) Shed.** 2:12 to 14:12.
  - (3) Roof Overhang.** The following roof overhangs are allowed:
    - (a) Gable.** Eave projection over walls shall be minimum of 2 feet on sides and 6 feet on front and rear.
    - (b) Shed and Barrel (vaulted).** A minimum of 3 feet on top and bottom of slope, with sides flush or a maximum of 2 feet.
  - (4) Gutters.** Gutters are not required. If gutters are used, they shall be a maximum of 5.5-inch metal fascia gutter

- (5) **Roof Beams.** Any exposed roof beams shall be dimensional wood timber, steel tube, or I-beams on gables. Beam ends shall be square, or slope cut.
  - (6) **Roof Mass.** A-frame, barrel, gable, gambrel and shed roofs shall have a maximum of three areas. If combined with a flat roof, the flat roof shall be not more than 30 percent of the total roof area. Flat roofs shall have at least one main roof of 60 percent area and a maximum of three additional flat roofs of at least 10 percent of the size of the main roof. There shall be a minimum of two roof elevations separated by a minimum of 3 feet between top and bottom of fascia edges.
  - (7) **Roof Features.** A single shed roofed dormer is permitted on A-Frame or shed roofs and cover a maximum of 15 percent of the slope of each roof in which the dormer is located. Gable roofs are permitted with openings or cut-outs for one open-air internal courtyard atrium area located no closer than 14 feet from a fascia edge. Structural beams may be exposed. Posts shall be allowed in this area if required for structural integrity.
  - (8) **Scissor Trusses.** Scissor trusses on sloped roofs may be used. Scissor trusses shall be internal and shall not be used within 12 feet of the front of rear gable, gambrel or A-frame exterior wall. Areas where scissor trusses are not allowed shall be framed with parallel dimension structural members such as dimensional lumber or I-trusses.
  - (9) **Appendages.** Open roof covers as a part of an extended main sloped roof or any part of a flat roof are permitted. Where roof covers are used, the soffit finish shall match all other soffit finishes. Posts may be used to support a roof cover and if used, shall be a minimum of four feet from the roof cover edge. Closed or walled roof covers are prohibited.
  - (10) **Roof Color.** Roofs may be any TRPA approved Munsell scale dark color. Light colors shall be allowed on flat roofed areas that are not visible from off-site views of the roofed surface area.
- e. Wall Systems.**
- (1) **Balconies.** Balconies are permitted at primary building gable ends or from a dormer. Balconies or roof decks may be located on the roof of a flat roofed building or under a projecting roof. Entire balcony areas, including sides, shall be under a roof. Balconies shall cantilever from a wall and shall not use support posts.
  - (2) **Cantilevers.** Cantilevered floors or soffits from upper floors to lower floors shall be a maximum of six inches horizontal for every vertical foot of the wall below.
  - (3) **Sloped Ceiling Areas.** Fifty percent of upper floor areas must be within the roof slope zone (attic area) Cathedral interior ceiling area.
  - (4) **Floor Area.** Where three or more stories are proposed, the upper floor area shall be a minimum of 50 percent of the lower floor area.
  - (5) **Wall Finish and Materials.** Patterns and/or materials shall change between the ground floor base wall and upper floor walls.
  - (6) **Wall Color.** Wall color shall be any of the approved TRPA colors in the Munsell color chart. There shall be a minimum of two wall colors.
- f. Fenestration.**
- (1) **Window Details.** All windows and doors with glazing shall not have mullions. Muntins or mulled posts (mullions) and similar features are limited to areas larger than 16 square feet.
  - (2) **Area of Glass in Window.** Maximum glazing area shall be 3 x 4 feet without additional mullions.
  - (3) **Window to Wall Ratio.** The primary building facade window-to-wall area ratio shall a minimum of 35 percent and a maximum of 60 percent. Building ends and rear facade window-to-wall area ratio shall a minimum of 30 percent and a maximum of 60 percent.

Windows on primary front and secondary rear facades shall extend to the bottom of the soffit and ceilings and shall match the slope of these areas.

- (4) **Window Color.** Window color shall be any of the darkest approved TRPA colors in the Munsell color chart. One color shall be used throughout
- (5) **Window Trim.** If used, window trim shall match the color of the window and shall be not larger than 2 ½ inches wide.
- (6) **Window Groups.** Window walls, patio doors or similar features shall be separated by a vertical mullion post unit spaced a minimum of six feet between the sides of the mullion post unit. Doors with glazing shall have narrow sides stiles, base and top rails with a maximum face width of 3 ½ inches minimum, maximum six-inch side stiles and top rails and 10-inch base stile,
- (7) **Window Shutters.** Window shutters are prohibited.
- (8) **Window Shape.** Windows with sloped tops set into an exterior wall with a sloped roof shall be sloped parallel to the top of the exterior roof slope angle. windows shall extend as clearstory or as transom windows.
- (9) **Doors.** Garage doors shall be wood or metal with no or minimal visual texture. Entry doors shall be glass, metal, wood, or wood composite with no or minimal visual texture. Color shall be any TRPA approved Munsell color.

**g. Required Feature Elements.**

- (1) **Railings and Guardrails.** All railings shall have at least 80 percent open surface area or shall be 100 percent closed. Posts shall be no larger than 3 ½ inches in width dimension. Pickets (if used) shall not be used without a top rail that covers the picket ends. Open railing in-fill materials shall be metal mesh, 1/8 or 3/16-inch steel cable, steel pickets no larger than 1 x 1 inches, or glass infill panels. Solid railing in-fill shall match the dominate wall material of the structure walls. Guardrail posts shall match railing posts. Glass infill panels shall be allowed if the glass is anti-reflective clear glass. Plastic infill panels or similar are prohibited.
  - (2) **Building Posts or Columns and Bases.** Posts shall be not smaller than 3 ½” inches in any dimension. Posts shall be square or round without tapers. Round posts shall be a minimum of 3 ½ inches in diameter. Posts may be wood, steel, cast concrete, masonry, wood or stone veneer or a de-barked log as column.
  - (3) **Exposed Flue Chimneys.** If exposed flue chimneys are used, they shall be a minimum of 14 inches diameter round metal extending to the terminus with a flush top. A “mushroom” cap, spark arrestor or projection from flue sides is not allowed. Flue shall be dark grey or black color with low-gloss metal finish.
  - (4) **Exterior Chimneys.** If exterior chimneys are used, they may be visible to the exterior and may be veneered with any siding material used on the exterior structure walls.
  - (5) **Exposed Beams.** Any exposed exterior structural beams shall be spaced a minimum of 4 feet and a maximum of 6 feet on center. All beam materials shall be wood or composite materials.
  - (6) **Braces.** Braces are prohibited.
  - (7) **Screens and Fences.** All front view fence and screen materials must match only one building siding material.
- h. Lighting.** Wall lanterns shall be a simplistic vertical rectangular form of a maximum of 50 percent metal to glass ratio. Sized 1:2 ratio a minimum of 6 inches x 12 inches. Finish shall be applied.

### 6.75.050 - Accessory Dwelling Units

- A. Purpose.** The purpose of this Section is to provide regulations for the development of Accessory Dwelling Units and Junior Accessory Dwelling Units through a ministerial process consistent with Government Code Sections 65852.2 and 65852.22. Accessory Dwelling Units expand housing opportunities by increasing the number of housing units available within existing neighborhoods and provide housing generally at lower cost. This Section provides standards to minimize adverse impacts on the public health, safety, and general welfare that may be associated with Accessory Dwelling Units.
- B. Secondary Units vs. Accessory Dwelling Units.** Secondary units as defined by TRPA are permitted on parcels greater than one acre in size and are not subject to the requirements in this Section.
- C. Applicability.** Any construction, establishment, alteration, enlargement, or modification of an Accessory Dwelling Unit shall comply with the requirements of this Section and the City's Building Code. An Accessory Dwelling Unit or Junior Accessory Dwelling Unit that conforms to the standards of this Section shall not be:
1. Deemed to be inconsistent with the General Plan designation and zone for the parcel on which the Accessory Dwelling Unit or Junior Accessory Dwelling Unit is located.
  2. Deemed to exceed the allowable density for the parcel on which the Accessory Dwelling Unit or Junior Accessory Dwelling Unit is located.
  3. Considered in the application of any City ordinance, policy, or program to limit residential growth.
  4. Required to correct a nonconforming zoning condition. This does not prevent the City from enforcing compliance with applicable building standards in compliance with Health and Safety Code Section 17980.12.
- D. Types.** An Accessory Dwelling Unit approved under this Section may be one of the following types:
1. **Attached.** An Accessory Dwelling Unit that is created in whole or in part from newly constructed space that is attached to the proposed or existing primary dwelling, such as through a shared wall, floor, or ceiling.
  2. **Detached.** An Accessory Dwelling Unit that is created in whole or in part from newly constructed space that is detached or separated from the proposed or existing primary dwelling, including an existing stand-alone garage converted into an Accessory Dwelling Unit. The detached Accessory Dwelling Unit shall be located on the same parcel as the proposed or existing primary dwelling.
  3. **Converted.** An Accessory Dwelling Unit that meets the following requirements:
    - a. Is entirely located within the proposed or existing primary dwelling or accessory structure, including but not limited to attached garages, storage areas, or similar uses; or an accessory structure including but not limited to studio, pool house, or other similar structure. Such conversion may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing structure if the expansion is for the sole purpose of accommodating ingress and egress to the converted structure.
    - b. An Accessory Dwelling Unit that does not satisfy the requirements of Subsection a above shall be defined to be either an attached or detached Accessory Dwelling Unit or a Junior Accessory Dwelling Unit.
  4. **Junior Accessory Dwelling Unit.**
    - a. An Accessory Dwelling Unit that meets all the following requirements is referred to as a Junior Accessory Dwelling Unit:
      - (1) Is entirely located within a single-family detached primary dwelling and shall consist of the conversion of an existing bedroom.
      - (2) Is less than 500 square feet.

- (3) Has independent exterior access from the primary dwelling.
  - (4) Has sanitation facilities that are either shared with or separate from those of the primary dwelling.
  - (5) Includes an efficiency kitchen, which includes a cooking facility with appliances, food preparation counter, and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.
- b. Owner Occupancy Requirements.** All Junior Accessory Dwelling Units shall be subject to an owner-occupancy requirement. A person with legal or equitable title to the property shall reside on the property in either the primary dwelling or Junior Accessory Dwelling Unit as that person's legal domicile and permanent residence. However, the owner-occupancy requirement of this paragraph does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.
- c. Deed Restriction.**
- (1) Prior to issuance of a Building Permit for Junior Accessory Dwelling Unit, a deed restriction shall be recorded against the title of the property in the County Recorder's office and a copy filed with the Director. The deed restriction shall run with the land and bind all future owners. The form of the deed restriction will be provided by the City and shall provide that:
    - i. The Junior Accessory Dwelling Unit shall not be sold separately from the primary dwelling, except as may otherwise be permitted by State law.
    - ii. The junior Accessory Dwelling Unit is restricted to the approved size and other attributes allowed by this Section.
    - iii. The deed restriction runs with the land and shall be enforced against future property owners.
  - (2) The deed restriction may be removed if the owner eliminates the Junior Accessory Dwelling Unit, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may make a written request of the Director, providing evidence that the Junior Accessory Dwelling Unit has in fact been eliminated. The Director may then determine whether the evidence supports the claim that the Junior Accessory Dwelling Unit has been eliminated. Appeal may be taken from the Director's determination consistent with other provisions of this Code. If the Junior Accessory Dwelling Unit is not entirely physically removed but is only eliminated by virtue of having a necessary component of a Junior Accessory Dwelling Unit removed, the remaining structure and improvements shall otherwise comply with applicable provisions of this Code.
  - (3) The deed restriction is enforceable by the Director or his or her designee for the benefit of the City. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the City is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the Accessory Dwelling Unit in violation of the recorded restrictions or abatement of the illegal unit.

**E. Location and Number.**

1. An Accessory Dwelling Unit shall only be allowed on a parcel zoned to allow single-family or multi-family dwelling residential uses and includes a proposed or existing dwelling.
2. **Single-Family Areas.** Accessory Dwelling Units are permitted in single-family areas as follows:
  - a. **Single-Family Parcel.** Only one attached Accessory Dwelling Unit or Junior Accessory Dwelling Unit shall be allowed on a parcel with a proposed or existing single-family dwelling on it, where the Accessory Dwelling Unit or Junior Accessory Dwelling Unit is:

- (1) Is either within the space of a proposed single-family dwelling, within the existing space of an existing single-family dwelling, or within the existing space of an accessory structure, plus up to 150 additional square feet if such expansion is for the sole purpose of accommodating ingress and egress to the converted structure;
      - (2) Has exterior access that is independent of that for the single-family dwelling; and
      - (3) Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.
    - b. **Limited Detached.** One detached new construction Accessory Dwelling Unit shall be allowed on a parcel with a proposed or existing single-family dwelling, in addition to a Junior Accessory Dwelling Unit, if it meets all the following requirements:
      - (1) Is detached from the primary dwelling;
      - (2) Is 800 square feet or smaller in size;
      - (3) Has a peak height above grade of 16 feet or less; and
      - (4) Has side and rear setbacks of at least four feet.
  3. **Limitation on Types and Number of Units.** In any single-family area, only the following combination of Accessory Dwelling Units may be provided on a single parcel:
    - a. Detached Accessory Dwelling Unit and Junior Accessory Dwelling Unit
    - b. Detached Accessory Dwelling Unit and Attached Accessory Dwelling Unit
  4. **Multi-Family Areas.** Accessory Dwelling Units are permitted in multi-family areas as follows:
    - a. **Converted Spaces within a Multi-Family Development.**
      - (1) Within any multi-family structure used exclusively for residential use, portions of such structures that are not used as livable space may be converted to Accessory Dwelling Units, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, provided that any such space converted to an Accessory Dwelling Unit complies with minimum State building standards for dwellings.
      - (2) At least one Accessory Dwelling Unit shall be allowed within an existing multi-family structure as long as the total number of Accessory Dwelling Units within the structure does not exceed 25 percent of the existing units.
    - b. **Limited Detached.** Up to two detached Accessory Dwelling Units shall be allowed on a parcel where a multi-family structure exists if each of the detached Accessory Dwelling Units meets all the following requirements:
      - (1) Has side and rear setbacks of at least four feet; and
      - (2) Is 800 square feet or smaller in size.
- F. Standards Applicable to All Accessory Dwelling Units.** The following standards apply to all Accessory Dwelling Units and Junior Accessory Dwelling Units constructed on or moved to a new site and to the remodeling or rebuilding of existing single-family dwelling or multi-family structure to create an Accessory Dwelling Unit.
1. **Parcel Size and Width.** No minimum parcel size or parcel width shall apply for the construction of an Accessory Dwelling Unit.
  2. **Access.** Every Accessory Dwelling Unit shall have direct exterior access independent of the exterior access of the primary dwelling.
  3. **Fire Sprinklers.** Fire sprinklers are required in an Accessory Dwelling Unit if they are required in the primary dwelling.
  4. **Permanent Foundations.**
    - a. All Accessory Dwelling Units shall be permanently attached to a permanent foundation.

- b. A recreational vehicle, commercial coach, trailer, motor home, camper, camping trailer, or boat shall not be used as an Accessory Dwelling Unit.
5. **Nonconforming Conditions.** The correction of nonconforming zoning conditions is not required in order to establish an Accessory Dwelling Unit on a parcel with a primary dwelling.
6. **Design.**
- a. Accessory Dwelling Units shall be designed and constructed to architecturally and aesthetically match the existing single-family dwelling in terms of exterior materials and colors, building elements, structure mass, and roof pitch, as well as any applicable design guidelines.
  - b. Within any historic district zone or historic district overlay zone, the design of Accessory Dwelling Units shall be consistent with the design and development guidelines applicable to such zones.
  - c. If the Accessory Dwelling Unit is a manufactured home, the manufactured home shall be erected and permanently attached on a permanent foundation and shall be made to match the primary dwelling in terms of architectural style, exterior materials and colors, and roof pitch.
7. **No Separate Conveyance.** An Accessory Dwelling Unit may be rented, but no Accessory Dwelling Unit, unless otherwise permitted by State law, may be sold or otherwise conveyed separately from the parcel and the primary dwelling in the case of a single-family parcel or from the parcel and all of the dwellings in the case of a multi-family parcel.
8. **Rental Term.** No Accessory Dwelling Unit may be rented for a term that is shorter than 30 days.
9. **Impact Fees.** No impact fees (including school fees) shall be charged to an Accessory Dwelling Unit that is less than 750 square feet in size. Any impact fee charged to an Accessory Dwelling Unit 750 square feet or greater shall be charged proportionately in relation to the square footage of the primary dwelling unit (e.g. the floor area of the primary dwelling, divided by the floor area of the Accessory Dwelling Unit, times the typical fee amount charged for a new dwelling. For the purposes of this paragraph, impact fees do not include any connection fee or capacity charge for water or sewer service.
- G. **Additional Standards Applicable to Attached and Detached Accessory Dwelling Units.** The following standards apply only to attached and detached Accessory Dwelling Units.
1. **Size.**
- a. **Detached.** May not exceed 850 square feet if it has fewer than two bedrooms or 1,000 square feet if it has two bedrooms. No more than two bedrooms are allowed.
  - b. **Attached.** May not exceed 850 square feet if it has fewer than two bedrooms or 1,000 square feet if it has two bedrooms. No more than two bedrooms are allowed. An attached Accessory Dwelling Unit shall not exceed 50 percent of the floor area of the primary dwelling.
2. **Height.**
- a. **Single-Story Attached or Detached.** A single-story attached or detached Accessory Dwelling Unit shall not exceed 16 feet in height above grade, measured to the peak of the structure.
  - b. **Two-Story.** An attached or detached Accessory Dwelling Unit that is constructed with a second story shall not exceed the maximum allowable structure height for the area in which it is located.
3. **Passageways.** No passageway, breezeway, or similar connection between structures on the parcel shall be required in conjunction with the construction of an Accessory Dwelling Unit.
4. **Utilities.** Attached and detached Accessory Dwelling Units shall require new, separate utility connections directly between the Accessory Dwelling Unit and STPUD.
5. **Parking.**
- a. One off-street parking space is required for each attached and detached Accessory Dwelling Unit. The parking requirement for an attached or detached Accessory Dwelling Unit shall be in



- addition to the parking requirement for the existing residence on the property. This space may be provided as tandem parking, including on an existing driveway. No parking shall be permitted in the front yard other than on the paved driveway. Parking spaces may also be provided through a mechanical vehicle parking lift.
- b. **No Replacement.** When a garage, carport, or covered parking structure providing required parking for the primary residence or residences is demolished to allow for the construction of an Accessory Dwelling Unit or is converted to an Accessory Dwelling Unit, those parking spaces are not required to be replaced.
  - c. Additional parking for the Accessory Dwelling Unit is not required in the following instances:
    - (1) The Accessory Dwelling Unit is located within one-half mile walking distance of public transit, including transit stations and bus stations.
    - (2) The Accessory Dwelling Unit is located within a historic district.
    - (3) The Accessory Dwelling Unit is part of the proposed or existing primary residence or an accessory structure.
    - (4) When on-street parking permits are required but not offered to the occupant of the Accessory Dwelling Unit.
    - (5) When there is a designated car share vehicle parking space located within one block of the Accessory Dwelling Unit.
- 6. Permits.**
- a. **Ministerial Accessory Dwelling Unit Permit.** Prior to constructing any attached or detached Accessory Dwelling Unit, the property owner shall obtain a Building Permit from the City. The City shall issue the permit within 60 days from the date that the City received a completed application, unless:
    - (1) the applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay,
    - (2) the City requires corrections to the Building Permit application, in which case the 60-day time period is tolled until the applicant resubmits a corrected application, or,
    - (3) the Building Permit application is submitted with a permit application to create a new single-family or multifamily dwelling on the parcel, in which case the City may delay acting on the Building Permit application until the City has acted on the permit application to create the new single-family or multifamily dwelling, but the Building Permit application for the Accessory Dwelling Unit will be issued in conjunction with the permit application approval.
  - b. **Application and Processing Fees.** The City Council shall establish a schedule of fees for the application and processing of a Building Permit for an Accessory Dwelling Unit.
- H. Standards Applicable to Converted Accessory Dwelling Units.** The following standards apply only to converted Accessory Dwelling Units:
- 1. **Setback.** No setback is required for a legally existing structure that is converted to an Accessory Dwelling Unit.
  - 2. **Parking.** No additional off-street parking is required for the converted Accessory Dwelling Unit, regardless of if a garage, carport, or covered parking structure is converted into an Accessory Dwelling Unit. If replacement parking is provided, the replacement spaces shall be located in any configuration on the same parcel as the Accessory Dwelling Unit and may include but is not limited to covered spaces, uncovered spaces, or tandem spaces. Replacement parking may only occur on driveways leading to a required parking space or in rear yard on a paved surface, provided such paved area can be easily accessed via the driveway or an alley. No parking shall be permitted in the front yard other than on the paved driveway. Parking spaces may also be provided through a mechanical vehicle parking lift.

3. **Building Permit.** The property owner shall obtain a valid Building Permit for the converted Accessory Dwelling Unit, subject to all the standard application and processing fees and procedures that apply to Building Permits generally.
- I. **Standards Applicable to Junior Accessory Dwelling Units.** The following standards apply only to Junior Accessory Dwelling Units.
    1. **Size.** The total area of floor space for a Junior Accessory Dwelling Unit shall not exceed 500 feet and shall not expand the size of an existing single-family dwelling by more than 150 square feet, provided such expansion is provided solely for the purpose of accommodating ingress and egress.
    2. **Efficiency Kitchen.** A Junior Accessory Dwelling Unit shall include an efficiency kitchen, requiring and limited to the following components:
      - a. A sink with a maximum waste line drain of one-and-on-half inches.
      - b. A cooking facility with appliances which do not require electrical service greater than one 120 volts or natural or propane gas.
      - c. A food preparation counter or counters that total at least 15 square feet in area.
      - d. Food storage cabinets that total at least 30 square feet of shelf space.
    3. **Parking.** No additional off-street parking is required for the Junior Accessory Dwelling Unit.
    4. **Permits.**
      - a. **Ministerial Junior Accessory Dwelling Unit Permit.** The property owner shall obtain a valid Building Permit for the Junior Accessory Dwelling Unit, subject to all standard application and processing fees and procedures that apply to Building Permit generally. The City shall issue a ministerial permit within 60 days from the date that the City received a completed application, unless either:
        - (1) The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or
        - (2) the City requires corrections to the Building Permit application, in which case the 60-day time period is tolled until the applicant resubmits a corrected application, or,
        - (3) The application to create a Junior Accessory Dwelling Unit is submitted with a permit application to create a new single-family dwelling on the parcel. The City may delay acting on the permit application for the Junior Accessory Dwelling Unit until the City acts on the permit application to create the new single-family dwelling, but the application to create the Junior Accessory Dwelling Unit will still be considered ministerial without discretionary review or a hearing.

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