



# City of South Lake Tahoe

*"making a positive difference now"*

## CITY-WIDE DESIGN STANDARDS CHECKLIST

Project Name: \_\_\_\_\_

Project Number: \_\_\_\_\_ Date: \_\_\_\_\_

Planner: \_\_\_\_\_

### Article VI. City-Wide Design Standards

#### 6.10.110 SITE DESIGN

##### A. SITE DETERMINANTS

**1. Standard:**  
Yes / No / NA

##### **Natural Features**

Existing natural features outside of the building footprint shall be retained and incorporated into the site design to the greatest extent feasible. Projects shall be designed to avoid disturbance of rock outcrops and stream environment zones and to minimize vegetation removal and maintain the natural slope of the project site.

**2. Standard:**  
Yes / No / NA

##### **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 nonsensitive 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;
- e. The degree of existing disturbance is minor and the area shall be restored as part of the project.

**3. Standard:**  
Yes / No / NA

##### **Screening of Service Areas**

Site design shall provide a positive visual screening of service areas. This includes service yards, maintenance yards, warehousing areas, outdoor storage, (including autos waiting repair) and above ground fuel storage tanks, dumpsters and the like.

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Positive visual screening of service areas shall be accomplished by use of landscaping, building orientation, walls or sight obscuring fencing (also see

Article VII of this chapter). Said walls or fencing shall conform to Article VII of this chapter, be a minimum of six feet high and utilize landscaping to soften the "public" side of the wall or fence.

**4. Standard:**  
Yes / No / NA

**Pedestrian Circulation**

A pedestrian circulation system shall be incorporated into the site plan to assure that pedestrians can move safely and easily both on the site and between properties and activities within the neighborhood year round.

**5. Standard:**  
Yes / No / NA

**Dumpster Enclosures Design Standards**

All commercial properties and large multi family properties (5 units or more) shall be required to have dumpster enclosures conforming to the following:

Yes / No / NA

a. Enclosures shall be constructed of either wood or concrete block and placed on a concrete base which has a slight slope to allow for drainage.

Yes / No / NA

b. Enclosures shall be constructed to allow for a one- to two-foot space on either side of the dumpster(s) for easy maneuverability.

Yes / No / NA

c. A gate will be required unless the opening faces into the property and is not visible from a public street or adjacent properties. The gate shall be site 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 site obscuring - see Article VII of this chapter). If the gate is required to be removed for repair purposes, it shall be replaced within one month unless an extension is requested due to unforeseen circumstances.

Yes / No / NA

d. 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. See city staff for pre-approved design.

Yes / No / NA

e. Exceptions to the setback requirement (with applicable conditions) shall be permitted provided the findings of SLTCC 6.55.630, Granting of Variance can be made.

Yes / No / NA

f. A building permit shall be required for the enclosures and will include a fee. The pre-approved plans will not require plan check or design review/fee (see city planning staff for pre-approved designs).

Yes / No / NA

Note: If the enclosure is being constructed on existing hard coverage, a qualified exempt will be required from TRPA; if constructed on soft coverage or an area that was not previously covered, TRPA review will be required.

Yes / No / NA

g. It is the responsibility of the property owner or designated manager to maintain access to the dumpsters during inclement weather which includes adequate gate clearance.

Yes / No / NA

h. There shall be no refuse or bulk items accumulating around or within the enclosure. In the event this problem occurs, the provisions of CSLTCC 4.150.110 will apply which allows the City to authorize a special pickup or increase the number of weekly pickups.

**B. DESIGNING FOR VIEW**

The following standards only apply to a building's additional height, as permitted by the TRPA Code of Ordinances, Chapter 37.

**1. Standard:** When viewed from major arterials, scenic turnouts, public recreation, areas or  
Yes / No / NA the waters of Lake Tahoe, but not less than 300 feet, the additional height will not cause a building to extend above the forest canopy, when present, or a ridgeline.

**2. Standard:** The building shall be designed to minimize the interference with the existing  
Yes / No / NA views within the area to the extent practicable.

**3. Standard:** That portion of the building which is permitted the additional height shall be  
Yes / No / NA adequately screened as seen from major arterials, the waters of lakes, and other public areas from which the building is frequently viewed.

The adequacy of the screening is based on a combination of the following which cause the additional height to blend or merge into the background;

- a. the horizontal distance from which the building is viewed;
- b. the extent of screening;
- c. the proposed exterior colors and materials.

**C. GRADING & DRAINAGE**

**1. Standard:**  
Yes / No / NA

**Cuts**

Yes / No / NA

Yes / No / NA

Yes / No / NA

- a. The maximum cut slope shall be determined on the basis of the risk of soil instability or soil erodibility as shown by an information report or other available information.
- b. If the material of the slope is of such composition and character as to be unstable under anticipated conditions, the City (and referred to the TRPA) shall require such measures as are necessary to ensure the stability of the slope. Such measures may include, but are not limited to, reduction of the slope angle and mechanical stabilization of the slope.
- c. As a condition of approval, the [City] TRPA may impose setbacks as set forth in the design review manual.
- d. Where mechanical stabilization or containment of the slope by other than the use of natural material is employed, conditions of approval may require screening by vegetation.

Yes / No / NA

**Fills**

- a. The maximum fill slope shall be determined on the basis of the risk of instability or soil erodibility as shown by an information report, a subsurface soil and geological report or other available information.

- Yes / No / NA      b. No organic material, such as vegetation or rubbish, or any other material not capable of proper compaction, or otherwise not conducive to stability, shall be permitted in fills.
- Yes / No / NA      c. Borrowing for fill is prohibited unless approved by the [City] TRPA.
- Yes / No / NA      d. As a condition of approval, the [City] TRPA may impose setbacks as set forth in the design review manual.

**2. Standard:                    Grading**  
 In order to minimize the visual impacts associated with grading, the following is required:

- Yes / No / NA      a. The overall shape, height and grade of any cut or fill slope shall be designed to simulate the existing natural contours and scale of the natural terrain of the site;
- Yes / No / NA      b. The angle of a graded slope shall be gradually adjusted so that it merges smoothly into the angle of the natural terrain.
- Yes / No / NA      c. Graded slopes shall be promptly revegetated with a ground cover or combination of ground cover, shrubs, and trees to reduce the visual impact of the graded slope and to stabilize the slope and minimize erosion. Rock may be used to help stabilize graded slopes; however, they should be used sparingly and interspersed with trees, shrubs and ground cover.

**3. Standard:                    Roadway Dimensions**  
 Yes / No / NA      Minimal roadway dimensions shall be required to reduce the amount of grading to reduce the visual impact. The extent of the dimension shall be a result of the environmental process.

**4. Standard:                    Disruption and revegetation of site**  
 Yes / No / NA      Grading shall be designed to minimize the disruption to existing vegetation (including ground covers, shrubs, and trees). Revegetation of graded areas shall utilize plant materials that will blend well with the surrounding vegetation, and are on TRPA's List of Approved Plant Species. (Also see TRPA Handbook of Best Management Practices.)

**5. Standard:                    Slope Contours**  
 Yes / No / NA      When graded slopes (either cut or fill) extend horizontally for more than 100 feet (such as along roadways), the contours shall be curved or broken to create an undulating bank with greater visual variety and a more natural appearance.

**6. Standard:                    Retaining Walls**  
 Yes / No / NA      The maximum height of retaining walls shall be limited to 8 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.

Long, straight unbroken retaining walls (greater than 100 feet) with no articulation or other surface features are not permitted.

**7. Standard:**  
Yes / No / NA

**Sediment Basins**

The basins shall be designed to integrate with the natural environment using such techniques as terraced sides to remove the "cut" appearance of basins, curvilinear design rather than rectangular design forms, and the use of low fencing (three feet high) with landscaping to integrate the fence with the site.

**D. SCREENING METHODS**

**1. Standard:**  
Yes / No / NA

**Fences & Walls**

Site obscuring fences and walls shall be used to provide a positive visual screen and shall conform to the City Fence Ordinance which provides standards for wall and fence location, materials and construction standards.

**2. Standard:**  
Yes / No / NA

**Landscape Material**

The use of landscape material to provide a positive visual screen shall not be allowed unless the landscape material is of sufficient density and size to provide the positive visual screen. Said plant material may be either existing or new or a combination of both.

**6.10.120 BUILDING DESIGN**

**A. DESIGN**

**1. Standard:**

**Building Design Compatible with Environment**

Yes / No / NA

The design of buildings shall take into account:

Yes / No / NA

a. provisions for useable outdoor spaces

b. Use of a comprehensive design palette

c. Establish an architectural style

d. Articulate building facades

e. Roof design

f. Design for snow, including safe placement of electrical & gas meters;

g. Incorporate signage into the building

h. Integrate auxiliary structures including such elements as newspaper racks, phone booths, vending machines.

**2. Standard:**  
Yes / No / NA

**Screening of All Mechanical Equipment**

The architectural design of a project shall also include elements that provide a positive visual screen of all mechanical equipment. Mechanical equipment includes, but is not limited to, utility hardware on the roof, building or the

ground, refuse containers, satellite receiving dishes; communication equipment, electrical transformer boxes, and the like.

**3. Standard:**  
Yes / No / NA

**Roof Treatment**

a. All new buildings and substantial roof modifications shall incorporate pitched roofs with a slope of no less than 5:12, nor more than 12:12, and shall not have flat roof areas.

Exceptions to the flat roof area may be made by planning staff provided the following findings can be made:

Yes / No / NA

i. The flat portion of the roof is not visible from a public right-of-way, (parking lots are not considered public rights-of-way), and

Yes / No / NA

ii. The flat roof area is the minimum necessary to comply with the building height requirements or to accommodate mechanical systems and the like, and

Yes / No / NA

iii. Landscape screening specific to mitigate the impact of the flat roof is sited, or

Yes / No / NA

iv. The flat roof is for covered parking, in which case the design of the structure must be concealed with architecture, site planning or landscape material so as not to be the predominate view from a public right-of-way.

Yes / No / NA

b. Roof slopes greater than 12:12 may be used when the following findings are made:

Yes / No / NA

i. The use of a greater roof slope is limited to turrets; and

Yes / No / NA

ii. The allowable building height is not exceeded; and

Yes / No / NA

iii. The turret comes to a point (no exception for flat roofs); and

Yes / No / NA

iv. The approval is subject to the design review process; and

Yes / No / NA

v. The steeper roof slope does not create, or create an illusion of a mansard roof shape.

**4. Standard:**  
Yes / No / NA

**Roofing Material**

Roofs, including visible mechanical equipment and skylights shall be constructed of non-glare finishes that minimize reflectivity.

**5. Standard:**  
Yes / No / NA

**Scale and Massing of Structures**

The siting, scale and massing of new buildings and structures shall be subordinate to the area's scenic features. Projects shall not decrease the visibility of such features.

**6. Standard:**  
Yes / No / NA

**Building Materials and Color**

See appropriate community plan for specific urban design standards and palette of materials and color. If location is not in a community plan, or the community plan does not establish a standard, see design standards guidelines.

**7. Standard:** Interior Spaces Exposed to Public View on US 50, Highway 89 and Lake Tahoe Boulevard  
Yes / No / NA

Those buildings containing such uses that have or require large doors, wider than six feet, that normally expose the interior space to public view during business hours, such as service stations and lube/oil stores, shall not be allowed to have the interior area visible from US 50, Highway 89 and Lake Tahoe Boulevard unless a permanent positive visual screen is provided.

**B. BUILDING and STRUCTURE HEIGHTS**

**1. Standard:** Design of structures shall be compatible with natural environment. Based on the review process, buildings and structures shall be evaluated based on the impact the structure has on views of the natural environment and as well as the scenic backdrop as seen from the public streets.  
Yes / No / NA

**C. HISTORIC STRUCTURES and SITES**

**1. Standard:** The construction, reconstruction, repair, maintenance and demolition of designated historic structures and sites shall conform to the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Copies of this document are available at the City offices. Also see TRPA Code, Chapter 67, for their review process.  
Yes / No / NA

**2. Standard:** At such time as the Tahoe Meadows homeowners develop design guidelines (as noted in the PAS 090), all required projects shall be designed consistent with these guidelines.  
Yes / No / NA

**6.10.130 SETBACKS OF BUILDINGS AND STRUCTURES**

**1. Standard:** **Setbacks**  
The minimum setbacks of buildings and structures are regulated by:  
Yes / No / NA a. The City of South Lake Tahoe Plan Area Statements and Other Land Use Regulations Code; or  
Yes / No / NA b. The community plan; or  
Yes / No / NA c. The redevelopment plan; or  
Yes / No / NA d. Subsection 36.5.4 of the TRPA Code.

Yes / No / NA The Redevelopment and the Community Plans take precedence over the City Zoning Ordinance should a conflict occur.

NOTE: Exceptions to the TRPA 20-foot setback for property fronting scenic roadways are regulated by Section 30.5.D of the TRPA Code.

**2. Standard:** **SEZ Setbacks**  
Buildings, other structures and land coverage shall be setback from SEZs in accordance with Chapter 53.9 of the TRPA Code.  
Yes / No / NA

**3. Standard:** Other setbacks for grading are set forth in Chapter 33.3 of the TRPA Code.  
Yes / No / NA

**6.10.140 SNOW STORAGE**

- 1. Standard:** Commercial, tourist accommodation, industrial, public service, recreation and multi-residential projects shall provide, within the project area, snow storage areas of a size adequate to store snow removed from parking, driveway and pedestrian areas or have arrangements by means of recorded easements or arrangements to remove and store accumulated snow offsite. Adequacy and location of snow storage shall be approved by the City.  
Yes / No / NA
- 2. Standard:** Snow storage infiltration shall conform to the TRPA's Handbook of Best Management Practices.  
Yes / No / NA

**6.10.150 LANDSCAPING**

- 1. Standard: Landscape Plan**  
A landscape plan shall take into consideration the following elements.
- Yes / No / NA      **a. Planning & Design:** Develop a landscape plan that allows for proper placement of plants and material.
- Yes / No / NA      **b. Grouping of Plant Selection:** Group by water needs (hydrozones)
- Yes / No / NA      **c. Soil analysis:** Determine the type of soil and plant the appropriate plant material that will flourish.
- Yes / No / NA      **d. Efficient Irrigation:** Design and installation shall reflect hydrozones. (Also see SLTCC 6.10.170, Water Conservation, Standard 2.)
- Yes / No / NA      **e. Practical Turf areas:** Place turf in appropriate areas to achieve maximum use.
- Yes / No / NA      **f. Use of Surface Mulches:** By using mulches, water at the root basins will last longer.
- Yes / No / NA      **g. Appropriate Maintenance:** Maintenance includes a sound water management plan. In order to establish newly installed plant materials, some form of irrigation system shall be provided. Once established, some form of permanent irrigation system shall be provided that will insure the growth and survivability of the plant materials. Fertilizer use must be well thought out and carefully managed and is prohibited in SEZs.
- 2. Standard:** Species on the TRPA recommended native and adapted plant list shall be used for lawns and landscaping. Modifications to these standards may be considered on a case by case basis by both the City and TRPA. Plant species not found on the recommended native and adapted plant list may be used minimally in the landscape as accent plantings. Such plants shall be limited to borders, entryways, flowerbeds, and other similar locations to provide accents to the overall native or adapted landscape design.  
Yes / No / NA
- 3. Standard:** Minimum Plant sizes and spacing for projects other than single-family home

Yes / No / NA	<p>projects, and erosion control/revegetation projects, the following spacing shall be required for woody plant materials at time of planting:</p> <p>a. Trees shall be a minimum of six feet tall or one and one-half inch diameter at breast height.</p>
Yes / No / NA	<p>b. Shrubs shall be a minimum of three-gallon pot size where upright shrubs have a minimum height of 18 inches and minimum spread of 18 inches; and spreading shrubs have a minimum spread of 18-24 inches.</p>
Yes / No / NA	<p>c. Groundcovers shall be a minimum four-inch pot size or one-gallon container and shall be a maximum 24 inches on center spacing.</p>
<p><b>4. Standard:</b> Yes / No / NA</p>	<p><b>US 50 Landscape Concept</b></p> <p>a. To create a clean and attractive edge to the built environment, a turf edge shall be installed along the Highway frontage at a minimum, between the curb-line and the sidewalk, except at:</p> <ul style="list-style-type: none"> <li>i. Locations of existing or restored meadows, or</li> <li>ii. Where a significant length of frontage is not developed and has existing natural vegetation.</li> </ul>
Yes / No / NA	<p>b. To restore a vertical natural element to the highway and to reduce the impact of the built environment, each property shall be responsible for having randomly spaced evergreen trees within the front-yard setback, evergreen trees shall be Jeffrey Pine or approved equal. The number of trees required shall be based on a ratio of one tree per 35 feet of highway frontage. The exception to this standard shall be meadows and lake views which front on US 50. In those cases the trees and shrubs shall be thinned or removed to "frame" or open views of the meadows or the Lake. The depth of the removal or thinning shall be based on the design review process.</p>
<p><b>5. Standard:</b> Yes / No / NA</p>	<p><b>Obstruction of Views</b></p> <p>New landscaping shall not be located in such a manner that would create safety problems or obstruct significant views, either when first installed or upon maturity.</p>
<p><b>6. Standard:</b> Yes / No / NA</p>	<p><b>Landscaped Setbacks:</b> All structures shall have a landscaped setback (either existing natural vegetation or introduced plantings) from any public roadway. The existing practice of having no landscaping between the façade of a structure and the roadway is not allowed.</p>
<p><b>7. Standard:</b></p>	<p><b>Irrigation:</b> In order to establish newly installed plant materials, some form of irrigation system shall be provided. Once established, some form of permanent irrigation system shall be provided that will insure the growth and survivability of the plant materials. The purpose of the irrigation system is to effectively manage the flow of water.</p>
Yes / No / NA	<p><b>Landscape irrigation shall:</b></p> <p>a. Incorporate low flow sprinkler heads.</p>

- |               |   |
|---------------|---|
| Yes / No / NA | b. Incorporate soil moisture sensing device or automatic timer in all irrigation systems.   |
| Yes / No / NA | c. Incorporate drip emitter heads for shrubs and trees.   |
| Yes / No / NA | d. Select low water usage plant materials, including drought tolerant turf grasses.   |
| Yes / No / NA | e. Develop and follow an irrigation schedule.   |
| Yes / No / NA | f. Water at night or early in the morning to minimize evaporation.  |
| Yes / No / NA | g. Optimize use of irrigated turf grass by minimizing the amount of turf grass area and targeting only selected areas. Exceptions to this are in a playground, park, or golf course where a majority of the site may need to be landscaped with turf. |

**6.10.160 EXTERIOR LIGHTING**

- |                                      |  |
|--------------------------------------|--|
| <b>1. Standard:</b><br>Yes / No / NA | <b>Outdoor lights</b> (including winter seasons display) shall not blink, flash, change change intensity or give the illusion of movement.   |
| <b>2. Standard:</b><br>Yes / No / NA | <b>Exterior lighting</b> shall not be attached to trees except for the winter seasonal display.  |
| <b>3. Standard:</b><br>Yes / No / NA | <b>Winter season lighting displays</b> (also refer to Standard 1), Nov. 26 <sup>th</sup> through March 1, may be displayed in commercial or tourist plan areas only and shall not be used to create advertising messages or signs.   |
| <b>4. Standard:</b><br>Yes / No / NA | <b>Lighting may be used for outdoor landscaping, parking lots, street lights, walkways, illumination or highlighting</b> architectural or landscape features only, and shall not be designed for, or used as, an advertising display. Illumination utilizing exterior light fixtures is permitted provided the following criteria are met: |
| Yes / No / NA                        | a. 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.   |
| Yes / No / NA                        | b. The light source (bulbs), within a fixture as seen in elevation, shall not be visible, including the cobra head fixture style.<br><br>Exception: Visible light sources (such as globe style decorative light fixtures) may be allowed subject to the following:   |
| Yes / No / NA                        | 1. The lights are part of a city redevelopment plan area streetscape beautification program, and   |
| Yes / No / NA                        | 2. The light poles are located on public property (fee title easement or redevelopment project area), and  |

- Yes / No / NA
3. The foot-candle readings do not exceed five feet, measured within one foot of the base at ground level.
4. The light source is Mercury Vapor with a maximum wattage of 175.
- Yes / No / NA
- c. No light (freestanding or building mounted) shall spray offsite. The use of cutoff shields or other devices as approved by staff shall be required, including parking garages.  
Note: Parking garages shall not have fluorescent lighting.
- Yes / No / NA
- d. The maximum height of exterior architectural building lighting and landscape lighting shall be 26 feet and the light source is shielded from view.
- Exception: In areas which have been approved for additional height under Chapter 37 of the TRPA Code and projects within this area have been approved, consistent with the City of South Lake Tahoe Redevelopment Design Standards, the following lighting standards may be utilized subject to finding that the lighting is used only to assist in the activation of a public pedestrian retail space on Highway 50, as well as private interior spaces of hotel/timeshare hotels or public interior spaces such as the Gondola Plaza and ice rink areas. The intent of this exemption is not to eliminate secondary streets such as Transit Way, the private Van Sickle Road, Park Avenue, Heavenly Village Way and Cedar Avenue:
- Yes / No / NA
1. The exterior architectural lighting is allowed on vertical walls up to the eave of the roof line or peak of the wall in the case of a gable roof of a building or structure. Specifically, lighting of distinguished architectural features such as entries, arcades, chimneys, cornices, balconies, exterior trusses, highly textured materials, knee braces, enriched architectural facades or landmark features are permitted. Wall lighting of blank walls or repetitive wall facades is not permitted.
- Yes / No / NA
2. Exterior architectural features lighting shall be restricted to incandescent type lights with concealed light sources. No direct feature lighting shall be allowed which produces glare on adjacent properties or public travel corridors.
- Yes / No / NA
3. Architectural features lighting may be attached to buildings or structures as down lights, soffit lights or wall mounted lights. Lighting with non-building mounted flood lights is allowed subject to City approval to insure the light fixture and the light is not visible from the travel way or other public areas.
- Yes / No / NA
4. Landscape lighting is allowed to highlight elements of the landscape architecture or existing landscape features through the use of down lighting. Down lighting landscape can be done with concealed fixtures or fixtures with lens hoods to screen the light source. Landscape lighting fixtures must be dark colors including brown, gray, black or green.

- Yes / No / NA e. The use of string lights is not permitted, except as permitted for seasonal displays.
- Yes / No / NA f. The lighting is subject to a visual analysis.
- Yes / No / NA g. Roofs, in part or in total, shall not be illuminated. Such prohibition includes such methods as flood lighting, reflective material, or lighting strips, including neon/fluorescent tubing, and the like.
- Yes / No / NA h. The entire lighting assembly (pole and fixture) shall be painted a dark earth tone color, such as black, dark green or dark brown, so as to blend into the forest character of the city.
- Yes / No / NA i. Lighting levels shall not exceed a maximum of 25 foot-candles, measured within one foot of the base at ground level.
- Yes / No / NA j. The maximum height standard for any freestanding pole light (public or private) shall not exceed 20 feet.  
  
Exception: Cobra head fixtures at major intersections of state highways that conform to the state standard for height of such poles.
- Yes / No / NA k. Low pressure sodium lights (monochromatic orange color) are not allowed.
- 5. Standard:** **Searchlights:** The commercial operation of searchlights for advertising or any other purpose is prohibited.  
Yes / No / NA

**6.10.170 WATER CONSERVATION**

- 1. Standard:** **Water conservation devices** shall be installed in new facilities or when replaced in existing facilities.  
Yes / No / NA
- 2. Standard:** **Irrigation systems** shall conform to water conservation standards contained within the Landscaping Standards (Standard 7) of this manual which is consistent with AB 325 (see also City Resolution Number 1992-97).  
Yes / No / NA

**6.10.180 STREET RIGHT-OF-WAY IMPROVEMENTS**

- 1. Standard:** **All new road construction projects** or the repair of existing road improvements shall conform to the following improvement standards:
- Yes / No / NA a. **Curb & gutter** shall be constructed of concrete in a design and specification approved by the City.
- Yes / No / NA b. **Sidewalks** shall be constructed of asphalt (concrete subject to City approval, i.e. the redevelopment plan for the Stateline area) and be a minimum of five feet wide, in a design and specification approved by the City. The placement of the sidewalk shall be a minimum of three feet from the curb and have a meandering layout. If not enough public land is available a pedestrian easement over the private land is desirable. As a last resort, the sidewalk shall be placed adjoining the curb.

- 2. Standard:** **Road Fixtures** including but not limited to retaining walls, safety barriers, traffic signals and controllers, light standards, and other structures, shall be limited to the minimum length, height and bulk necessary to adequately provide for the safety of the user, as determined by the City with input from appropriate State and Federal agencies as necessary.  
Yes / No / NA
- 3. Standard:** **Color of Road fixtures** (other than signals, their auxiliary equipment and sign standards) shall be of an earth-tone color of dark shades and have a flat finish. New and replacement guardrails shall not have a shiny and reflective finish.  
Yes / No / NA
- 4. Standard:** **Signal poles and their ancillary equipment and sign structures** shall be painted "midnight green" Enduro Shield IV Tnemec Semi Gloss High Build Acrylic Polyurethane Enamel No. 75.J7751 or approved equivalent and installed per specification (City).  
Yes / No / NA
- 5. Standard:** **Retaining walls and other erosion control** devices shall conform to the BMP Handbook.  
Yes / No / NA
- 6. Standard:** **Street improvements required**  
Public and private projects shall be required to construct offsite improvements including curb, gutter, sidewalk and other improvements required by the City Engineering Department, consistent with the standards contained within this chapter, including street right-of-way improvements and Landscaping Standards, (SLTCC 6.10.150), when:  
Yes / No / NA
- a. The project is processed as a special use permit and is determined by the City Engineering Department that the offsite improvements are necessary for the orderly development of the area;
- b. A public project, not subject to the special use permit process, is determined by the City Engineering Department that the offsite improvements are necessary for the orderly development of the area.

#### 6.10.190 SCENIC HIGHWAY CORRIDORS

All projects which are within the scenic highway corridors, as defined by the TRPA, of US 50, 89 and Pioneer Trail shall meet design standards listed below. (Note: A scenic corridor is defined as including the street right-of-way and property abutting such right-of-way, a distance of 300 feet.)

- 1. Standard:** **All new electrical lines** which operate at 32 kilovolts or less, including service connection lines, shall be placed underground. Exceptions to this requirement will be based on the City finding that undergrounding would produce a greater environmental impact than above ground installation. When new electrical lines are permitted to be installed above ground the new lines, poles and hardware shall be screened from view of the scenic highway to the maximum extent possible.  
Yes / No / NA
- 2. Standard:** **All new communication lines** including telephone lines, cable television lines, and service connection lines shall be placed underground. Exceptions to this requirement will be based on the City finding that under grounding would  
Yes / No / NA

produce a greater environmental impact than above ground installation. When new communication lines are permitted to be installed above ground the new lines, poles, and hardware shall be screened from view of the scenic highway to the maximum extent possible.

**3. Standard:**  
Yes / No / NA

See also standards under Section 6.10.180, street right-of-way improvements.

**4. Standard:**  
Yes / No / NA

TRPA Code Section 66.2 development standards for rural transitional corridors shall apply to the applicable sections of Pioneer Trail.

#### **6.10.200 SHOREZONE**

Yes / No / NA

The shorezone is regulated by the TRPA Code Chapters 80-86 and not reiterated here. As a result, all projects which fall within this area shall be referred to the TRPA for review. The City's review will be limited to providing input into the TRPA process and processing the project through the City permit process.