

§ 32-14. Setbacks.

The following setbacks shall apply to the land use classifications for each plan area statement:

Land Use Classification	Setbacks
Residential	Front 20 ft.
	Side, interior 10 ft. (lots greater than 10,000 s.f. and greater than 80 ft. wide)
	Side, interior 5 ft. (lots 10,000 s.f. or less and 80 ft. wide or less)
	Side, street 15 ft.
	Rear 15 ft. or 5 ft. for corner lots
Commercial – Public Service	Front 20 ft.
	Side, interior 5 ft. (less if firewall) 15 ft. if adjoins Residential Land Use Classification
	Side, street 15 ft.
	Rear, interior 5 ft. (less if firewall) 15 ft. if adjoins Residential Land Use Classification
	Rear, street 15 ft.
Recreation	Front 50 ft.
	Side, interior 20 ft.
	Side, street 20 ft.
	Rear 50 ft.

Land Use Classification	Setbacks
Conservation	Front 50 ft.
	Side, interior 20 ft.
	Side, street 20 ft.
	Rear 50 ft.

(Ord. 902; Ord. 934 § 1)

§ 32-15. Special area setbacks.

The following plan area statements have special areas which have the following setbacks:

Plan Area Statement	Special Area	Setback
085 Lakeview Heights	#1	Use Residential
094 Glenwood	#1	Use Residential
097 Bijou Pines	#1	Use Residential
099 Al Tahoe	#1	Use Residential
101 Bijou Meadow	#1	Use Commercial
102 Tahoe Keys	#1	Use Commercial
	#2	Use Residential
104 Highland Woods	#1	Use Residential
105 Sierra Tract	#1	Use Residential
110 South "Y"	#1	Use Commercial
	#2	Use Residential
111 Tahoe Island	#1	Use Commercial
	#2	Use Residential
112 Gardner Mountain	#1	Use Residential
113 Industrial Tract	#1	Use Commercial
114 Bonanza	#1	Use Residential
	#2	Use Residential
	#3	Use Residential

(Ord. 902)

§ 32-16. Setback exceptions.

A. 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. Where the site for a garage or carport is to be built, has a slope of greater than 1:4 (rise to run), the setback can be either the required 20 feet or zero, but it cannot be any setback between the two, due to snow and parking conflicts within the right-of-way.

In those instances where there is a reasonably flat area on the lot that could be used for parking (meeting all applicable codes), in addition to the zero setback garage, the parking spaces on that flat area must be outside the 20-foot setback. If the flat area is not used for parking, then approved parking barriers shall be required to prevent parking.

C. Swimming pools/spas may project into the rear yard to no closer than 10 feet from the rear property line.

D. Cornices, eaves, fireplaces or similar architectural features may extend into any required yard by not more than 50 percent of the required width or depth. Cornices, eaves or similar architectural features may not, however, extend to within less than seven and one-half feet of the ground level.

E. First floor decks (not including freestanding decks), patios and canopies may project to within five feet of the rear property line.

F. The zoning administrator, upon request, may vary setback requirements for buildings, structures or fences to a degree not to exceed 50 percent of the required setback, at a zoning administrator meeting, without a public notice/hearing. To vary the setback, the zoning administrator shall make the required variance findings as required by SLTCC 32-61.

G. An accessory building (shed) of less than 115 square feet and not over one story in height may be placed three feet from the side or rear property lines.

H. If a 15-foot side or rear setback is required, such setback shall be increased to 20 feet for the placement of a garage, carport or required parking pad. Such setback shall only be for that portion of such street side or rear yard where a garage, carport, or required parking pad faces the street. The purpose of the increased setback is to insure that should a vehicle park in the driveway, it will not encroach into the public right-of-way.

I. In any plan area, a residential refuse receptacle shelter may be constructed within the setback at a minimum of five feet from the front property line provided its area does not exceed 12 square feet and meets design criteria specified in the city-wide design standard, Chapter 5 SLTCC.

J. First floor stairs, landings or decks may encroach into front yard setback provided they do not exceed a height of 30 inches and encroach no more than five feet.

K. Play equipment may be located within any yard area provided:

1. They are temporary; and

2. They, or the use of them, do not exceed a height of seven feet high nor encompass an area more than 115 square feet (e.g., a play platform that is six feet off the ground on which people can

stand would exceed the seven-foot height limitation and would not meet this exception. It would have to be moved to conform to a structure setback); and

3. They are a minimum of three feet from the property line.

Any play equipment which cannot meet all the above conditions shall meet the required setbacks for structures. (Ord. 902)

§ 32-17. Minimum lot size.

Land Use Classification	Lot Size
Residential	6,000 sf. min. width is 60 ft. min. depth is 100 ft. 10 acres for mobile home sites 5 acres for travel trailer sites
Commercial/Public Service	10,000 sf. min. width is 80 ft. min. depth is 100 ft.
Recreation	10 acres min. width is 300 ft. min. depth is 500 ft.
Conservation	10 acres min. width is 300 ft. min. depth is 500 ft.

(Ord. 902)

§ 32-18. Condominium and community apartment lot size and setback exceptions.

After obtaining a use permit therefor, condominiums, as defined in Civil Code, Section 783, and community apartments, as defined in Business and Professions Code, Section 11004, and duplexes may be constructed with less lot size and less setback in the area of exclusive occupancy than required by the applicable regulations, subject to the following conditions:

A. Prior to approval, and as part of the approval procedure, an architect's schematic drawing, including elevations of the proposed project, shall be filed with and approved by the planning commission. The subsequently prepared engineering drawings of such project shall substantially conform to the previously approved schematic drawings. If the public services director concludes that the engineering drawings do not substantially conform to the approved schematic drawings, said

engineering drawings and revised schematic drawings shall be re-filed with and re-approved by the planning commission.

B. The total number of units to be constructed shall not exceed those permitted under applicable regulations.

C. 1. Lots greater than 10,000 square feet and greater than 80 feet wide: No building shall be constructed within 10 feet of any side lot line, or 15 feet of any rear lot line, or 20 feet of any front lot line, or 20 feet of any public street line.

2. Lots 10,000 square feet or less and 80 feet wide or less: No building shall be constructed within five feet of any side lot line, or 15 feet of any rear lot line, or 20 feet of any front lot line, or 20 feet of any public street line.

D. All portions of the property not devoted to exclusive occupancy or to uses accessory to such occupancy shall be permanently preserved in a recorded open space easement which shall be deeded to the city for the sole purpose of enforcing such easement.

E. Such other conditions as the zoning administrator or planning commission shall deem proper.

In the absence of such a use permit, all lot size and setback regulations shall apply to each unit of a condominium or community apartment. (Ord. 902; Ord. 934 § 1)