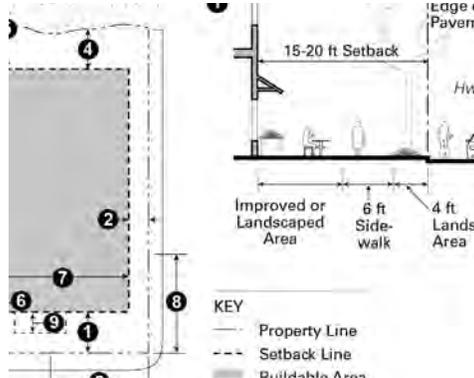


PLACER COUNTY / TRPA



NORTH TAHOE WEST PLAN AREA MIXED USE DISTRICTS

*Neighborhood and Town District
Standards & Design Guidelines*

DRAFT
FOR TEAM REVIEW

Prepared by:

DYETT & BHATIA
Urban and Regional Planners

November 2012

*Placer County Neighborhood and Town
District Standards & Design Guidelines*

**Draft North Tahoe West Plan Area
Mixed Use Districts**

Prepared for

The County of Placer

By

DYETT & BHATIA
Urban and Regional Planners

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Introduction

This paper proposes a set of district standards and design guidelines for the Mixed Use Districts of the North Tahoe West Plan Area. The standards and guidelines were developed based on a review of existing plans and development regulations, Tahoe Regional Planning Agency's Regional Plan Update, Placer County General Plan and Municipal Code, and vision statements and comments from community workshops during the Community Plan process.

The purpose of the document is to provide clear development requirements and guidelines that implement the North Tahoe West community's vision including:

- Efficient, multi-modal transportation, reduction of automobile dependency;
- Inter-connected sidewalks connecting the communities within the North Tahoe West Plan Area and the greater Tahoe Basin;
- Underground utilities;
- Preservation of natural resources and emphasis on environmental quality; and
- Clear community land use and design guidelines.

The North Tahoe West Plan Area Mixed Use Districts includes the existing Tahoe Vista community mountainside and lakeside of Highway 28 from east of Estates Drive to west of Agatam Avenue, and Carnelian Bay community mountainside and lakeside of Highway 28 from parcels west of Center Street to parcels east of Onyx Street. The North Tahoe West Plan Area Mixed Use Districts include: Mixed-Use Gateway, Mixed-Use Town Center, Mixed-Use Service, and Mixed-Use Community Center (Figure 1).

The North Tahoe West Plan Area Mixed Use district standards and design guidelines achieve the following:

- Street frontage improvement standards to accommodate street environment appropriate for a small-town tourist area while ensuring streetscape improvements to enhance the gateway areas;
- Building placement and setback standards to allow a pedestrian tourist village lakeside of Highway 28, while providing appropriate landscape and setback to buffer residential uses mountainside of Highway 28 from vehicle traffic;
- Building height standards to ensure new developments are compatible with existing small town scale and maintain and improve lake and mountain vistas;
- Building form standards to build on existing a tourist recreation theme with high-quality storefronts designed to attract tourists and meet needs of local residents;
- Parking and access standards that prevent parking and driveways from dominating the street view; and
- Illustrative guidelines to demonstrate how the standards can be achieved while reflecting the "Old Tahoe" theme and motifs from a small-town recreational destination setting.

North Tahoe West Plan Area: Mixed Use Districts

The purposes of the North Tahoe West Plan Area Mixed-Use Districts are to:

- A. Provide for the orderly, well-planned, and balanced growth of the Tahoe Vista and Carnelian Bay areas and support their role as important commercial, service, tourist, and community gathering places for local residents and visitors with easy access to recreational opportunities.
- B. Promote Tahoe Vista and Carnelian Bay areas as a pedestrian- and transit-oriented, mixed-use community centers.
- C. Encourage a mix of uses that promotes convenience, economic vitality, and a pleasant quality of life and improve access to a greater range of facilities and services for surrounding residential neighborhoods.
- D. Establish design standards that improve the pedestrian-orientation and visual quality of development and create a unified, distinctive, and attractive character.

Additional purposes for each Mixed-Use District:

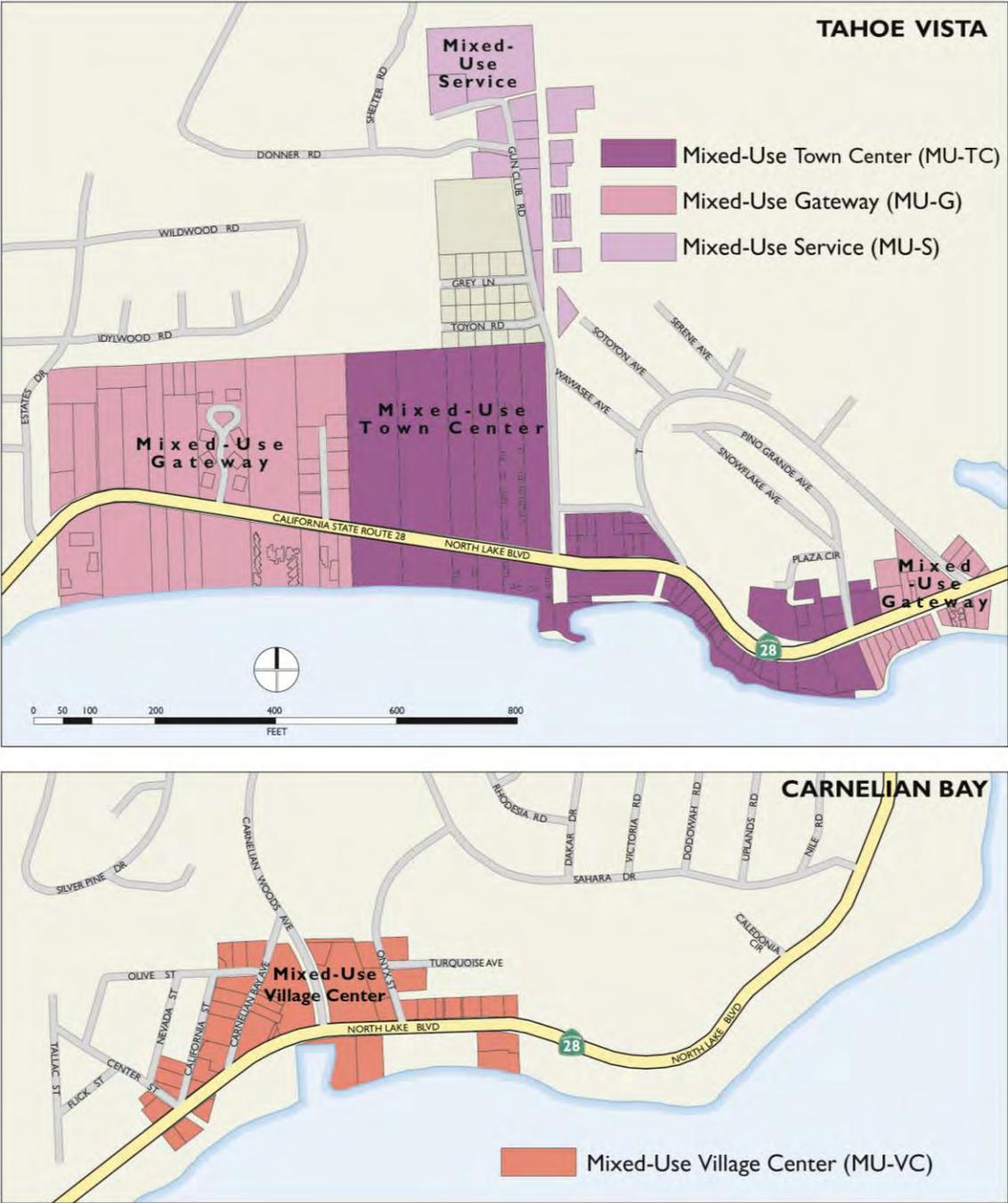
Mixed-Use Town Center (MU-TC). This district is the heart of the Tahoe Vista area. It is intended to maintain and enhance the pedestrian- and transit-oriented environment of retail, restaurants, services, and tourist accommodation with easy access to the lake and recreational activities. This district allows for vertical mixed-use projects with a focus on ground-level active storefronts.

Mixed-Use Gateway (MU-G). This district is intended to create an attractive mixed-use commercial corridor that provides a welcoming gateway to Tahoe Vista. The physical form varies to reflect the commercial mixed-use character of the gateway corridor and to transition from surrounding, lower-density districts to the Town Center Core.

Mixed-Use Service (MU-S). This district is intended to provide for a mix of small- and medium-scale retail, service, and industrial uses to meet local and regional demand.

Mixed-Use Village Center (MU-VC). This district is intended to provide a central gathering place where residents and visitors can enjoy a range of commercial, retail, service, tourist accommodation, and residential uses in a compact development pattern, creating an aesthetically-pleasing environment for pedestrians, cyclists, and automobile drivers.

FIGURE 1: NORTH TAHOE WEST: MIXED USE DISTRICTS



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Use Regulations

Table 1 below prescribes the proposed land use regulations for North Tahoe West Plan Area Mixed-Use Districts. The regulations for the district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review. Uses not listed in the table are prohibited.

“A” designates allowed uses subject to zoning compliance.

“C” designates uses that are permitted subject to zoning clearance.

“MUP” designates uses that are permitted after review and approval of a Minor Use Permit.

“CUP” designates uses that are permitted after review and approval of a Conditional Use Permit.

“(#)” numbers in parentheses refer to specific limitations listed at the end of the table.

“-” designates uses that are not permitted.

Land uses are defined in 17.04.030, Definitions of Land Uses, Specialized Terms and Phrases, of the Placer County Municipal Code.

| TABLE 1: LAND USE REGULATIONS—MIXED USE DISTRICTS | | | | | |
|----------------------------------------------------------|-----------|----------|----------|-----------|---------------------------|
| <i>District</i> | <i>TC</i> | <i>G</i> | <i>S</i> | <i>VC</i> | <i>Specific Standards</i> |
| Agricultural, Resource and Open Space Uses | | | | | |
| Agricultural processing | - | - | A | - | |
| Plant production nurseries, plus | - | A | A | A | 17.56.165 |
| Manufacturing and Processing Uses | | | | | |
| Food products | - | - | A | - | |
| Paving materials | - | - | MUP | - | |
| Printing and publishing | - | - | A | - | |
| Small-scale manufacturing | - | - | A | - | |
| Recreation, Education, and Public Assembly Uses | | | | | |
| Beach Recreation | A | A | - | A | |
| Boat Launching Facilities | MUP | MUP | - | A | |
| Campgrounds | MUP | - | - | A | 17.56.080 |
| Camping, Incidental | MUP | - | - | A | 17.56.080 |
| Community centers | A | A | - | A | |
| Harbor Facilities and Marinas | - | CUP | - | CUP | |

| TABLE 1: LAND USE REGULATIONS—MIXED USE DISTRICTS | | | | | |
|----------------------------------------------------------|-----------|----------|----------|-----------|---------------------------|
| <i>District</i> | <i>TC</i> | <i>G</i> | <i>S</i> | <i>VC</i> | <i>Specific Standards</i> |
| Houses of worship | A | A | MUP | A | |
| Libraries and museums | MUP(2) | A | - | A | |
| Outdoor commercial recreation | MUP | MUP | MUP | MUP | |
| Parks, playgrounds, and golf courses | A | A | - | A | |
| Recreation and fitness centers | MUP | MUP | A | MUP(4) | |
| Schools—Elementary | - | - | MUP | MUP(3) | |
| Schools—Secondary | - | - | MUP | MUP(3) | |
| Schools—Specialized Education and Training | - | - | A | MUP(1) | |
| Sport facilities and outdoor public assembly | | A | MUP | - | |
| Temporary uses and events | A | A | - | A | 17.56.300 |
| Theaters and meeting halls | A | A | - | A | |
| Residential Uses | | | | | |
| Caretaker and employee housing | MUP | MUP | A | - | 17.56.090 |
| Home occupations | C | C | - | C | 17.56.120 |
| Multifamily dwellings | MUP(7) | MUP(6) | - | A(5) | |
| Secondary dwellings | A | A | - | A | 17.56.202 |
| Senior housing projects | MUP(7) | MUP(6) | - | A(5) | 17.56.210 |
| Single-family dwelling | MUP(7) | MUP(6) | - | A(5) | |
| Single room occupancy housing | MUP(7) | MUP(6) | | MUP(5) | 17.56.235 |
| Retail Trade | | | | | |
| Auto, mobile home, vehicle and parts sales | - | MUP | A | - | |
| Building material stores | - | MUP | A | A(4) | |
| Furniture, furnishings and equipment stores | - | MUP | A | A | |
| Grocery and liquor stores | A | A | MUP | A | |
| Mail order and vending | - | A(6) | A | A(1) | |
| Outdoor retail sales | - | MUP | A | MUP | 17.56.160 |
| Restaurants and bars | A | A | MUP | A | 17.56.190 |
| Restaurants, Fast Food | A | A | MUP | A | 17.56.190 |
| Retail stores, general merchandise | A | A | A | A | |
| Service Uses | | | | | |
| Banks and financial services | - | A | A | A | |
| Business support services | - | A(2) | A | A(2) | |

| TABLE 1: LAND USE REGULATIONS—MIXED USE DISTRICTS | | | | | |
|-----------------------------------------------------------|-----------|----------|----------|-----------|---------------------------|
| <i>District</i> | <i>TC</i> | <i>G</i> | <i>S</i> | <i>VC</i> | <i>Specific Standards</i> |
| Child day care, family care homes | MUP(2) | A(6) | - | A(2) | |
| Child/adult day care centers | MUP(2) | A(6) | - | A(2) | |
| Construction contractors | - | - | A | MUP(1) | |
| Kennels, catteries and animal boarding | - | MUP(2) | MUP | - | |
| Laundries and dry cleaning plants | - | - | A | - | |
| Medical services—clinics and laboratories | - | A(2) | A | A(2) | |
| Medical services—hospitals and extended care | - | MUP(2) | - | - | |
| Medical services—veterinary clinics and hospitals | - | MUP(2) | A | - | |
| Offices | - | A | A | A | |
| Personal services | - | A | A | A | |
| Public safety facilities | MUP | A | A | A | |
| Public utility facilities | MUP | MUP | A | MUP | |
| Repair and maintenance—accessory to sales | - | - | A | - | |
| Repair and maintenance—consumer products | - | - | A | MUP(1) | |
| Repair and maintenance—vehicle | - | - | A | - | |
| Service stations and full-service car wash establishments | - | C | C | C | |
| Snow removal equipment storage | MUP(2) | MUP(2) | A | MUP(3) | |
| Storage of petroleum products for on-site use | - | - | A | - | |
| Storage Yards and Sales Lots | - | - | A | - | |
| Storage, Accessory | MUP | MUP | A | MUP | |
| Warehousing, wholesaling and distribution | - | - | A | - | |
| Transient Lodging | | | | | |
| Bed and breakfast lodging | A | A | - | A(2) | 17.56.070 |
| Hotels and motels | A | A | - | A(2) | 17.56.130 |
| Transportation and Communication | | | | | |
| Antennae, communications facilities | MUP | MUP | A | MUP | 17.56.060 |
| Broadcasting studios | - | A(6) | A | A(1) | |
| Pipelines and transmission lines | MUP | MUP | A | MUP | |
| Transit stations and terminals | MUP | MUP | A | MUP | |
| Utility transmission and distribution lines | MUP | MUP | A | MUP | |

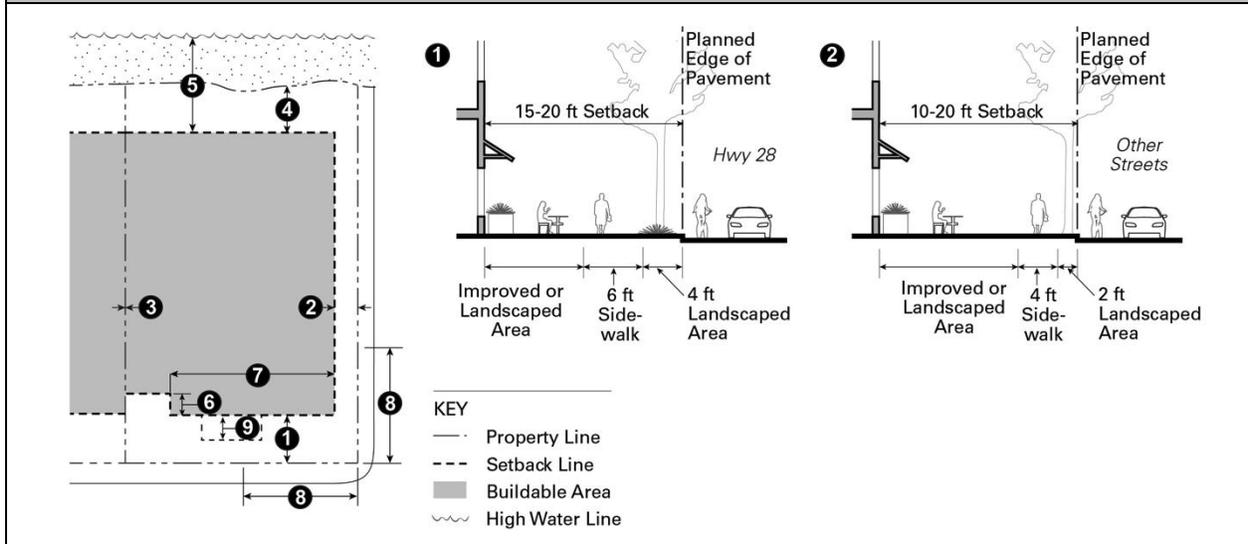
| TABLE 1: LAND USE REGULATIONS—MIXED USE DISTRICTS | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|----------|-----------|---------------------------|
| <i>District</i> | <i>TC</i> | <i>G</i> | <i>S</i> | <i>VC</i> | <i>Specific Standards</i> |
| Vehicle and freight terminals | - | - | A | - | |
| Vehicle storage | - | - | A | - | |
| Specific Limitations: | | | | | |
| <ol style="list-style-type: none"> 1. Not allowed on the ground floor along Highway 28, Carnelian Bay Avenue, or Carnelian Woods Avenue. 2. Not allowed along Highway 28. 3. Not allowed along Highway 28, Carnelian Bay Avenue, or Carnelian Woods Avenue. 4. Limited to 5,000 square feet of floor area when located along Highway 28. 5. Not allowed on the ground floor along Highway 28 or Carnelian Woods Avenue. 6. Not allowed on ground floor along Highway 28. 7. Not allowed on ground floor along Highway 28 west of Pino Grande Avenue. | | | | | |

Development Standards

Tables 2 through 6 prescribe the development standards for the North Tahoe West Plan Area Mixed Use Districts. Individual letters in parentheses refer to additional regulations that directly follow the table. The numbers in each illustration refer to corresponding regulations in the “#” column in the associated table.

| TABLE 2: DENSITY AND LOT SIZE STANDARDS—MIXED USE DISTRICTS | | | | | |
|--------------------------------------------------------------------|--------------------------------------|----------|----------|-----------|----------|
| <i>District</i> | <i>TC</i> | <i>G</i> | <i>S</i> | <i>VC</i> | <i>#</i> |
| Maximum Density | TRPA Code of Ordinances Section 31.3 | | | | |
| Minimum Lot Size (sq ft) | 5,000; 6,000 for corner lot | | | | |
| Minimum Lot Width (ft) | 100 | 100 | 100 | 100 | |

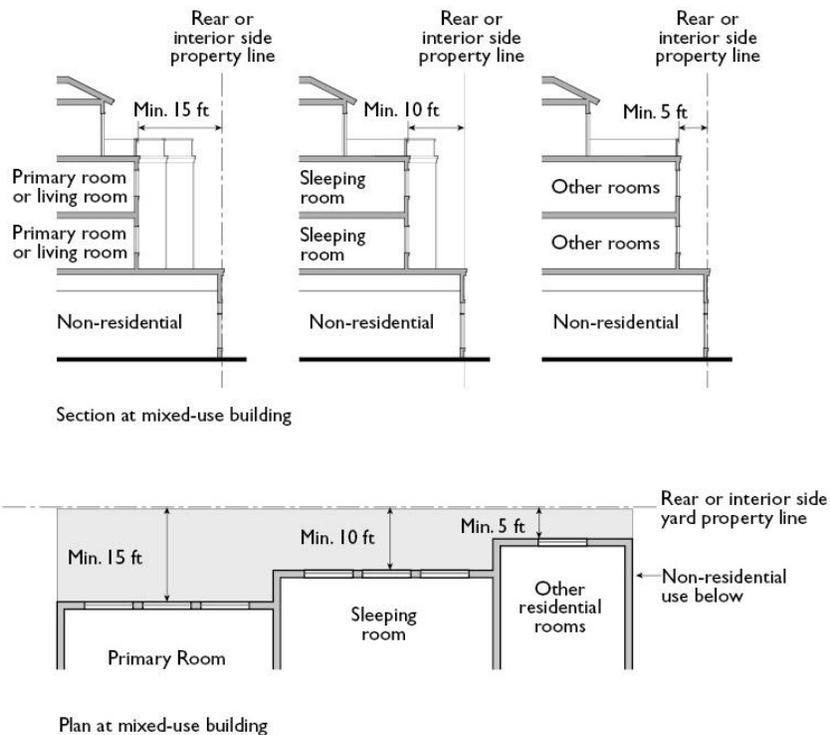
TABLE 3: BUILDING PLACEMENT STANDARDS—MIXED USE DISTRICTS



| District | TC | G | S | VC | # |
|------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----|------------------------------------------------------------------------------------------------|---|
| Minimum Setbacks (ft) | | | | | |
| Street Frontage, Hwy 28 (from edge of pavement) | 15 min, 20 max. First 4 ft shall be a landscaped parkway followed by a minimum 6 ft sidewalk. This requirement may be waived by the Director were topographical features preclude sidewalk construction and alternative pedestrian access exists (A) | | | | 1 |
| Street Frontage, Other Streets (from edge of pavement) | 10 min, 20 max. First 2 ft shall be a landscaped snow easement followed by a 4 ft sidewalk (A) | | 20 | 10 min, 20 max. First 2 ft shall be a landscaped snow easement followed by a 4 ft sidewalk (A) | 2 |
| Interior Side (from property line) | 0; 10 ft landscaped setback required adjacent to residential use (B) | | | | 3 |
| Rear (from property line) | 20(B) | | 20 | 10(B) | 4 |
| Lake Tahoe (measured from mean high water line) | 30(C) | | n/a | 30(C) | 5 |
| Attached garage | 2 ft from primary façade | | | | 6 |
| Minimum Building Frontage at the Build-to Line (% of linear street frontage) | 75(D) | 60(D) | n/a | 60(D) | 7 |
| Corner Build Area (ft) | 30(E) | 30(E) | n/a | 30(E) | 8 |
| Maximum Projection into Setback | Awnings and overhangs to provide a covered walkway, public plaza, or outdoor eating area may project up to 50% of the required setback. | | | | 9 |

- A. **Street Frontage Improvements.** New development shall provide street frontage improvements in accordance with the following or an approved area wide improvement plan:
1. ***Building Frontage.*** The area between the building frontage and back of sidewalk or edge of pavement where there is no sidewalk, shall be improved so that it functions as part of the wider sidewalk, improved as outdoor eating or seating areas, or landscaped.
 2. ***Street Trees.*** Street trees shall be planted at least 50 feet on center in grates where landscaped front setback areas are required along Highway 28.
 3. ***Curb.*** Six inch vertical concrete curb at sidewalks or rolled curbs with gutter or valley gutter where sidewalks are not planned.
 4. ***Pedestrian Street Lights.*** Twelve foot high pedestrian lights at 50 feet on center or low level lights 25 feet on center along Highway 28.
- B. **Required Interior Yards for Residential Uses.** In order to provide light and air for residential units, the following minimum setbacks apply to any building wall containing windows and facing an interior side or rear yard. When the site is adjacent to a residential district, the project must comply with whichever standard results in the greater setback. The required setbacks apply to that portion of the building wall containing and extending three feet on either side of any window.
1. For any wall containing living room or other primary room windows, a setback of at least 15 feet shall be provided.
 2. For any wall containing sleeping room windows, a setback of at least 10 feet shall be provided.
 3. For all other walls containing windows, a setback of at least five feet shall be provided.

FIGURE 2: REQUIRED SIDE AND REAR YARDS FOR RESIDENTIAL USES



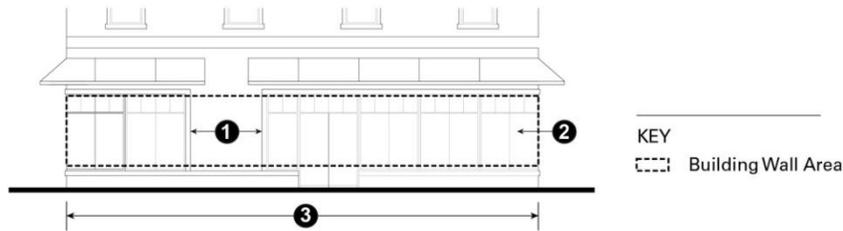
- C. **Lake Tahoe Setback Improvements.** The required lake frontage setback area shall be improved with a combination of landscaping, pedestrian paths facilitating access to and along the shoreline and connecting to adjacent paths, passive outdoor recreation, seating, outdoor dining, or other amenities that enhance the shorezone environment and provide for an active lakefront.
- D. **Build-to Line for Nonresidential Uses.** Buildings with nonresidential uses on the ground floor shall be constructed at the required setback for the identified percent of linear street frontage. This requirement may be modified or waived with approval by the Director upon finding that:
1. Entry courtyards, plazas, entries, or outdoor eating and display areas are located between the build-to line and building, provided that the buildings are built to the edge of the courtyard, plaza, or dining area;
 2. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street; or
 3. The building placement is necessary to allow significant views of the lake.
- E. **Corner Build Area.** Buildings with nonresidential uses on the ground floor shall be located in accordance with the required setbacks within 30 feet of any street corner. Public plazas may be at the street corner provided buildings are built to the edge of the public plaza.

| TABLE 4: BUILDING HEIGHT STANDARDS—MIXED USE DISTRICTS | | | | | |
|----------------------------------------------------------------------|---------------------------------------------------------------------------------|---|---|----|------|
| | | | | | |
| District | TC | G | S | VC | # |
| Maximum Building Height (ft) | TRPA Code of Ordinances Section 37.4 | | | | 1, 2 |
| Minimum Ground Floor Ceiling Height, Non-Residential Uses (ft clear) | 12; applicable along Hwy 28 | | | | 3 |
| Roof Variation | 10 ft stepback or change in roof pitch, orientation required above 28 ft height | | | | 4 |

- F. **Scenic Corridor Height Limitation.** New structures shall not project above the forest canopy or ridgelines when viewed from Highway 28 or from a distance of 300 feet from the shoreline.
- G. **Additional Building Height.** The maximum allowable height may be increased to the amount listed in Table 4 as follows:
1. **Mix of Uses.** The building shall contain a mix of residential and nonresidential uses;
 2. **Landscaped Setback.** A 20 foot landscaped setback shall be provided along the property line adjacent to buildings less than 26 feet in height;
 3. **View Corridor.** In the Lakeside Town Center and Gateway districts, at least 50 percent of the site above 24 feet from ground level shall be free of structures that would block views of the lake; and

4. **Required Findings.** In order to permit additional building height, the County must find that:
 - a. Significant views have been protected;
 - b. The scale and massing of the structure is compatible with the existing and planned land uses in the area;
 - c. Adequate building setbacks, height stepbacks, and landscaping have been incorporated into the project to provide transition to adjacent lower scale areas; and
 - d. The building contains adequate design features to create visual variety and avoid a large-scale and bulky appearance.

TABLE 5: BUILDING FORM STANDARDS—MIXED USE DISTRICTS

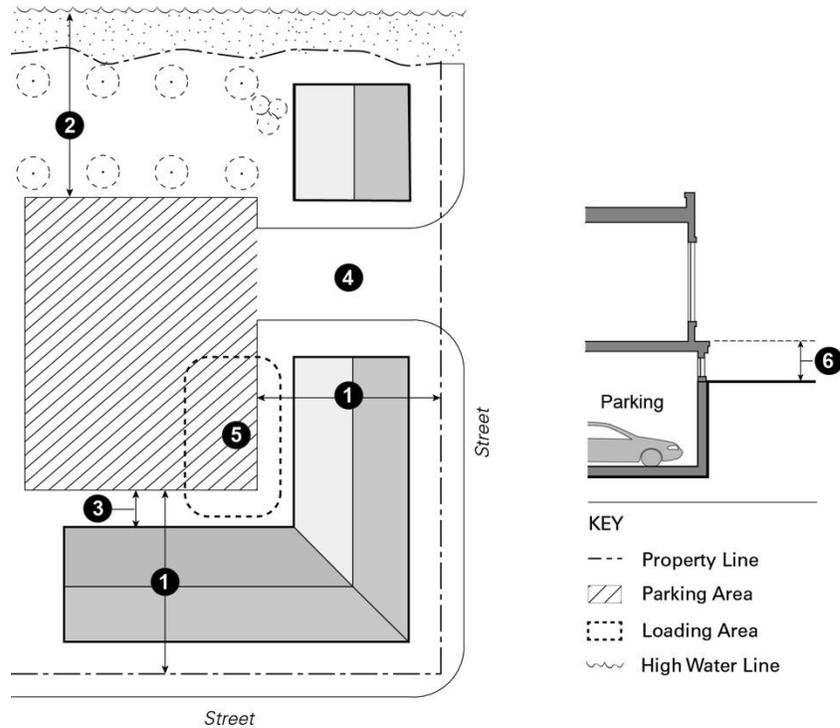


| District | TC | G | S | VC | # |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| Maximum Length of Blank Wall (ft) | No wall may run in a continuous horizontal plane for more than 25 feet without windows or doors or architectural details of minimum 2 foot recess or projection | | n/a | No wall may run in a continuous horizontal plane for more than 25 feet without windows or doors or architectural details of minimum 2 foot recess or projection | 1 |
| Required Transparency (% of building wall area) | 60 (H) | 50 (H) | n/a | 60 (H) | 2 |
| Building Modulation (for non-residential) | Nonresidential buildings over 75 feet wide shall be broken down to read as a series of buildings no wider than 75 feet each | | n/a | Nonresidential buildings over 75 feet wide shall be broken down to read as a series of buildings no wider than 75 feet each | |
| Maximum Building Length (ft) | 300 | 250 | 200 | 200 | 3 |

H. **Building Transparency; Required Openings for Retail and Service Uses.** Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for the required percentage stated in Table 5 of the building wall area located between 2.5 and seven feet above ground level. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.

1. **Exceptions for Parking Garages.** Multi-level garages are not required to meet the building transparency requirement of this subsection. Instead, they must be located behind buildings or screened with a landscaped area at least 10 feet wide between the parking garage and public street along the shoreline facing façade.

TABLE 6: PARKING AND ACCESS STANDARDS—MIXED USE DISTRICTS



| District | TC | G | S | VC | # |
|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|---|-----|-------------------------------------------------------|---|
| Minimum Setback from Street Property Line (ft) | 40; located behind or to the side of a building (I) | | n/a | 40; located behind or to the side of a building (I) | 1 |
| Minimum Setback from Lake Tahoe (ft, measured from mean high water line) | 40 | | n/a | 40 | 2 |
| Setback from Buildings and Public Plazas (ft) | 8; 5ft walkway plus 3 ft landscaping | | n/a | 8; 5ft walkway plus 3 ft landscaping | 3 |
| Access Location | Side street or rear wherever possible | | n/a | Side street or rear wherever possible | 4 |
| Shared Access | See additional regulations (J) | | n/a | (J) | |
| Curb Cuts | Minimized and in areas least likely to impede pedestrian circulation | | | | |
| Loading/Service Areas | Side or rear of lot; must be screened from public ROW | | n/a | Side or rear of lot; must be screened from public ROW | 5 |
| Parking Podium | Maximum height of a parking podium visible from the street is 3 feet from finished grade. | | | | 6 |

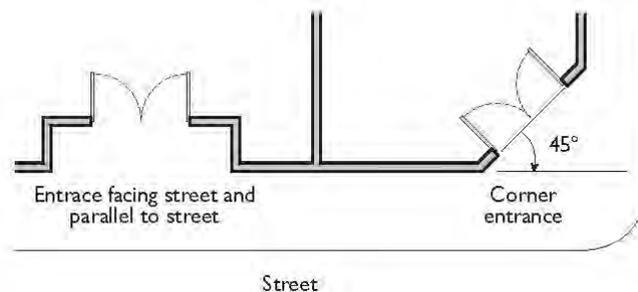
- I. **Limitations on Location of Parking.** Buildings shall be placed as close to the street as possible, with parking behind a building, or on the interior side or rear of the site. Parking may be located within the required setback, subject to the following requirements.
1. ***Underground and Partially Submerged Parking.*** Parking completely or partially underground (with maximum three feet above ground), may match the setbacks of the main structure.
 2. ***Surface Parking.*** Above ground surface parking may be located within 40 feet of a street facing property line with the approval of a Use Permit when the County makes the following findings:
 - a. Buildings are built close to the public sidewalk to the maximum extent feasible;
 - b. The parking area is screened along the public right-of-way with a wall, hedge, trellis, and/or landscaping; and
 - c. The site is small and constrained such that underground, partially submerged, or surface parking located more than 40 feet from the street frontage is not feasible.
- J. **Shared Access.** To encourage shared parking and shared access points on public streets, new parking facilities for Retail Trade or Service Uses shall be designed to accommodate cross-access to/from adjacent properties to allow parking areas to become joint use facilities even if initially serving only one development. When cross-access for vehicles is deemed impractical by the Director, the requirement for cross-access may be waived if bicycle and pedestrian connections are provided between adjacent development.

Supplemental Regulations

A. Building Orientation and Entrances.

1. Buildings shall be oriented to face public streets.
2. Building frontages shall be generally parallel to streets, and the primary building entrances shall be located on a public street.
3. Building entrances shall be emphasized with special architectural and landscape treatments.
4. Entrances located at corners shall generally be located at a 45 degree angle to the corner and shall have a distinct architectural treatment to animate the intersection and facilitate pedestrian flow around the corner. Different treatments may include angled or rounded corners, arches, and other architectural elements. All building and dwelling units located in the interior of a site shall have entrances from the sidewalk that are designed as an extension of the public sidewalk and connect to a public sidewalk.
5. Entrances to residential units shall be physically separated from the entrance to the permitted commercial uses and clearly marked with a physical feature incorporated into the building or an appropriately scaled element applied to the façade.

FIGURE 3: BUILDING ORIENTATION AND ENTRANCES



- ### B. Building Design and Articulation.
- Buildings shall provide adequate architectural articulation and detail to avoid a bulky and “box-like” appearance. Building design shall reflect “Old Tahoe” architectural features, which promote the rustic, alpine character of the area and include the following:

1. ***Exterior Building Materials and Colors.***
 - a. A unified palette of natural materials such as stone and wood shall be used on all sides of buildings.
 - b. Rustic exterior colors shall be used to blend the building into the forest canopy.
2. ***Building Details.*** Buildings shall provide adequate architectural articulation and detail to avoid a bulky and “box-like” appearance and designs shall consider the effects of snow and ice on building access.

- c. Building façades shall include building projections or recesses, doorway and storefront window displays, differentiated building base, awnings, and other details that provide architectural articulation and design interest.
 - d. Clip-gambrel roofs, shed roofs, upper-floor balconies, covered walkways, and other architectural elements should be used, as appropriate, to terminate rooflines and accentuate setbacks between stories.
 - e. All applied surface ornamentation or decorative detailing shall be consistent with the architectural style of the building.
 - f. Each side of the building that is visible from a public right-of-way, shoreline, or publicly accessible open space shall be designed with a complementary level of detailing. Particular attention shall be given to the detailing within the pedestrian's range of touch and view, such as the use of special store-front detailing and façade ornamentation to reinforce the pedestrian character of the street.
 - g. Building designs shall account for the frequent presence of snow and ice consistent with Section TBD, Design for Snow. Appropriate design strategies may include:
 - i. Locate entrances under the gable ends of pitched roofs;
 - ii. Do not locate entrances, stairs, or walkways under the drip line of roof eaves;
 - iii. Cover stairs and walkways;
 - iv. Use snow fences on roofs to prevent rapid shedding of snow and ice;
 - v. Do not extend open or uncovered balconies into the roof area;
 - vi. Use heating elements to reduce snow shedding off of roofs.
- C. **Pedestrian Connections.** A minimum five-foot wide unobstructed pedestrian access shall be provided from on-site vehicle and bicycle parking area to the main entrance of buildings, to adjacent public amenities such as the beach, shoreline, or viewpoints, and to public trails or transit stops located along the street frontage.
- D. **Residential Open Space.** For residential and mixed-use projects with residential uses, 75 square feet of private or common open space area required per dwelling unit. Private areas typically consist of balconies, decks, patios, fenced yards, and other similar areas adjacent to private units. Common areas typically consist of landscaped areas, walks, patios, barbeque areas, or other such improvements as are appropriate to enhance the outdoor environment of the development. Landscaped courtyard entries that are oriented towards a public street are considered common areas.
- 1. **Minimum Dimensions.**
 - a. *Private Open Space.* Private open space located on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than 10 feet. Private open space located above ground level (e.g., balconies) shall have no horizontal dimension less than six feet.
 - b. *Common Open Space.* Minimum horizontal dimension of 20 feet.
 - 2. **Usability.** A surface shall be provided that allows convenient use for outdoor living and/or recreation. Such surface may be any practical combination of lawn, garden, flagstone, wood

planking, concrete, or other serviceable, dustfree surfacing. Seating areas and plazas should be located in areas with good solar exposure.

3. **Accessibility.**

c. *Private Open Space.* The space shall be accessible to only one living unit by a doorway to a habitable room or hallway.

d. *Common Open Space.* The space shall be accessible to the living units on the lot. It shall be served by any stairway or other accessway qualifying as an egress facility from a habitable room.

E. **Bicycle Parking.** Short-term bicycle parking shall be provided in order to serve shoppers, customers, and other visitors to a site who generally stay for a short time.

1. **Parking Spaces Required.** The number of short term bicycle parking spaces shall be at least 10 percent of the number of required automobile parking spaces with a minimum of two spaces per establishment, for Recreation, Education, and Public Assembly Uses; Retail Trade; and Personal Service uses.

2. **Location.** Bicycle parking shall be visible from the street or from the main building entrance, or a sign must be posted at the main driveway or entrance indicating the location of bicycle parking. Bicycle parking shall be located outside of the public right of way except as allowed with an encroachment permit and provided an unobstructed sidewalk clearance of six feet is maintained for pedestrians at all times.

3. **Security.** For each bicycle parking space required, a stationary, securely anchored object shall be provided to which a bicycle frame and one wheel can be secured with a high-security U-shaped shackle lock.

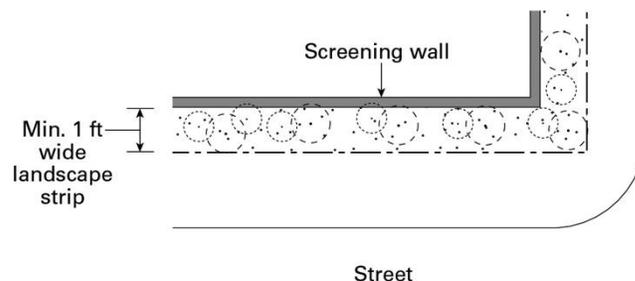
F. **Outdoor Storage.** Outdoor storage areas shall be screened with a solid wall or fence and landscaping so as not to be visible from any public street, the shoreline, or publicly accessible open space area.

1. All screening walls and fences visible from any public street, the shoreline, or publicly accessible open space area shall be architecturally compatible with the main structure on the site and shall not have chain-link fencing, barbed wire or razor wire.

2. Screening walls and fences shall not exceed maximum fence heights.

3. A minimum one foot wide landscape strip shall be provided along the wall between the screening wall and the street frontage.

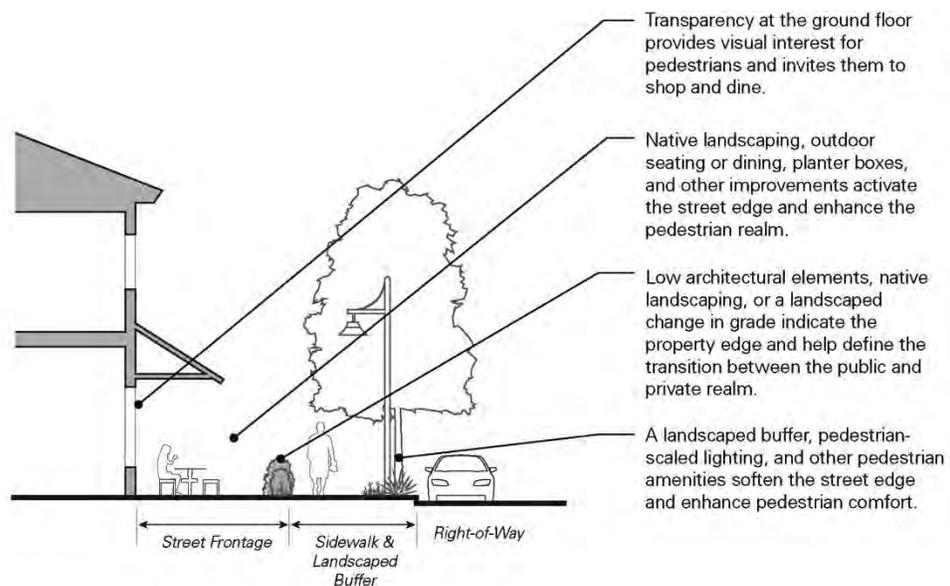
FIGURE 4: LANDSCAPE STRIP AT SCREENING WALL



Design Guidelines

Street Frontage

1. **Street Frontage Design.** Design front setbacks that maintain the mountain character of scenic Highway 89 and other neighborhood streets. Incorporate varied landscaping with a combination of trees, shrubs, and groundcover, as well as changes in elevation or landscaped edges. Avoid heavily manicured or uniform landscape palettes.



An assortment of native landscaping is appropriate for all front setbacks. Low walls or bollards should be used to indicate property lines.



Front setbacks should be designed to provide attractive landscaping and architectural features as well as active uses and ground floor transparency.

Building Form and Design

2. **Building Articulation and Visual Interest at the Ground Level.** Incorporate ground-level building details to create a pedestrian-oriented environment with a rural transitional character. Illustrations demonstrate preferred architectural detailing and articulation regardless of building height, size, and massing.



***NOTE:** Heights vary by district, but are generally limited to 35 ft. In limited locations, a height of 56 ft. is allowed with a CUP and Planning Commission review. See Table 4 in development standards.

3. **Materials.** Employ a variety of building finish materials in the Old Tahoe or Historic Alpine style. Finishes should be wooden panels, masonry, logs, boards and batten, composite shingle, shake roofing, shiplap siding, heavy v-joint siding, and wood shingle roofs.
4. **Colors.** Design buildings exteriors in the subdued colors of historic Old Tahoe or Historic Alpine style. These include earthy and natural colors that blend well with the alpine forest (reddish-brown, brown, tan, ochre, umber, sand, and dark green). Limit the use of bright-colored building materials and finishes, especially along scenic corridors.
5. **Roof Design.** Design sloped roofs with a minimum slope of 3:12. Roof forms may include gable, hip, and gambrel roofs, and lowered eave lines with dormer windows on upper levels are encouraged. Changes in roof heights are encouraged to prevent boxy buildings. Where flat roofs are used, provide architectural cornices to enhance the roofline. Authentic roof forms that cover the entire width and depth of buildings are preferred over superficial roof forms, such as mansards, that are affixed to the building.

Pitched roofs help reduce snow load and reflect local architectural styles.

Buildings designed with a variety of materials lend visual interest to the built environment and are consistent with local style.

Colors blend in with the environment. Bright colors may be used for accent.



Building Entrances

6. **Entrance Design.** Building entrances should be designed to reflect the Old Tahoe Style and should be highlighted with covered architectural elements, pedestrian-scaled signage, paving, and building transparency. Walkways or stairsways leading to the building entrance should be clearly visible from the right-of-way and from adjacent development.

Landscaping and architectural elements such as porches, gables, and columns highlight building entrances.

Entrances parallel to the street help activate the pedestrian environment.



Shorezone Design

7. **View Protection.** Orient pedestrian paths and vehicular circulation to maximize and protect shoreline views from the public rights-of-way. Identify areas that best allow lake views and design buildings and landscaping to maximize visual access. Where buildings, structures, or parking or loading areas can be seen within a scenic corridor, minimize the impact with vegetation, landforms, or colors and materials that blend with the surroundings.

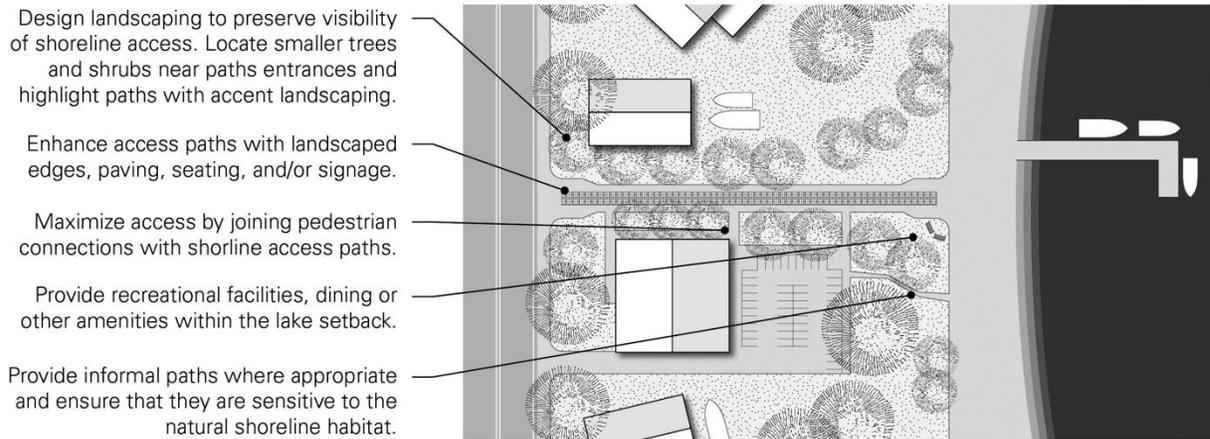
Buildings adjacent to pedestrian paths should not obstruct the lake view. Height, material, colors, and siting should protect and complement lake views.

The placement of open space adjacent to a pedestrian path opens up the view of the lake.

Smaller trees and shrubs should be located near the lake end of access paths to protect views.



8. **Access.** Provide clearly demarcated public access to the shorezone from public rights-of-way. Incorporate landscaped edges, furniture, changes in elevation, and paving, while ensuring that all landscape design is sensitive to the natural habitat. When located adjacent to a parking area, design the access path to be visually distinct from the parking area.



Definitions and Rules of Measurement

Beach Recreation. Recreational use of a beach, supported by developed facilities such as sanitation facilities, parking, and picnic sites, and nearshore facilities such as multiple-use piers and buoys.

Boat Launching Facilities. Recreational establishments that provide boat launching, parking, and short-term trailer storage for the general public. Outside storage or display is included as part of the use.

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