CHAPTER 36: DESIGN STANDARDS

36.1. PURPOSE

The purpose of this chapter is to ensure that projects are designed and constructed consistent with the Community Design Subelement of the Land Use Element and related elements of the Goals and Policies.

36.2. APPLICABILITY

36.2.1. General

All projects shall comply with the standards set forth in this chapter, except as noted below. In addition, exempt activities, as identified in Chapter 2: *Applicability of the Code of Ordinances*, shall comply with Sections 36.6 (*Building Design Standards*), 36.9 (*Water Conservation Standards*), and 36.10 (*Standards for Combustion Appliances*).

36.2.2. Substitute Standards

TRPA may adopt equal or superior substitute design standards pursuant to a community plan, redevelopment plan, specific plan, or master plan. Substitute design standards shall not apply to the review procedures and standards for projects in the shoreland. Appropriate provisions of TRPA's Design Review Guidelines and Scenic Quality Improvement Program may be considered as conditions of project approval. Substitute standards adopted by TRPA are listed below.

A. Douglas County Substitutions
The *Douglas County Community Plans, Design Standards and Guidelines*, August 1993, shall apply within the Round Hill~~, Kingsbury, and Stateline~~ Community Plan~~s~~. The Douglas County South Shore Design Standards and Guidelines (August 2013) shall apply within the South Shore Area Plan.

B. Placer County Substitutions
The *Placer County Standards and Guidelines for Signage, Parking, and Design,* February 1993, shall apply to the Tahoe City, Carnelian Bay, Tahoe Vista, Kings Beach Commercial, and Kings Beach Industrial Community Plans.

C. City of South Lake Tahoe Substitutions
The *City of South Lake Tahoe Standards and Guidelines for Design, Signage, Parking, Driveway, and Loading Spaces,* June 1994, shall apply to the Stateline/Ski Run Community Plan and to the entire City of South Lake Tahoe.

D. Washoe County Substitutions
The *Signage, Parking, and Design Standards and Guidelines for the Community Plans of Washoe County,* November 1996, shall apply to the North Stateline, Incline Village Commercial, Incline Village Tourist, and Ponderosa Ranch Community Plans.

36.3. DESIGN REVIEW GUIDELINES

Design and site planning methods and techniques shall be set forth in the *Design Review Guidelines*, except that design review guidelines for the Meyers Community Plan are set forth in the adopted community plan.