
SHORELAND LEVELS OF REVIEW FOR SCENIC MITIGATION

I. OVERVIEW

Per the TRPA Code of Ordinances section 66.3.3, projects and activities within the shoreland require review and mitigation of scenic impacts. This document summarizes the levels of review based on that code section. For more information on scenic considerations, visit [TRPA's Scenic Protection Program webpage](#). For fees associated with shoreland scenic review, please refer to the [TRPA Fee Schedule](#).

For any questions, please call 775-589-5333 or email TRPA@trpa.gov to speak with a permitting technician.

II. SHORELAND LEVELS OF REVIEW

- Level 1:** All non-visible projects in the shoreland or projects and activities on existing visible structures in the shoreland that are considered repair or maintenance. This includes exact in-kind replacement.
- Level 2:** All projects and activities on existing visible structures in the shoreland that are considered painting, re-siding, re-roofing or similar activities that affect the color of the structure.
- Level 3:** All projects on existing visible structures in the shoreland altering or increasing the lakefront façade area 20 percent or less and the result is 1,500 square feet or less of lakefront façade or non-repair projects on structures adjacent and lakeward of the shoreland.
- Level 4:** All projects involving existing visible structures in the shoreland which alter or increase the lakefront façade where the altered/added area is 20 percent or less of the existing façade and the result is more than 1,500 square feet of total lake front façade, or where the altered/added area is greater than 20 percent but equal to or less than 50% of the existing lakefront façade, or where the project is a new accessory structure.
- Level 5:** All projects in the shoreland altering or increasing the lakefront façade area of an existing visible structure more than 50 percent or proposing a new visible structure exclusive of new accessory structures.

Level 6: All projects involving new or existing structures in the shoreland that are visible from the Lake and that qualify as public health and safety projects or Environmental Improvement Program projects. The mitigation requirements for this level shall be established on a case-by-case basis. Projects whose primary purpose is implementation of water quality or scenic BMPs that do not increase the lake front façade and show an improvement in the contrast rating score are exempt from mitigation requirements.