

CHAPTER 18.26 - HISTORIC PRESERVATION DESIGN GUIDELINES

Sections:

18.26.010 - Purpose of Chapter

18.26.020 - Applicability

18.26.010 - Purpose of Chapter

The Historic Preservation Overlay District Design Guidelines are provided in Volume III of the Downtown Specific Plan and are intended as a guide to assist property owners and project designer in understanding the Town's goals for attaining high-quality development that is sensitive to and compatible with the historic character of the Downtown area. The guidelines will be used as criteria against which to review projects in the -HP overlay district.

18.26.020 - Applicability

- A. The provisions of this Chapter and the Historic Preservation Overlay District Design Guidelines shall apply to all projects (additions, modifications, alterations, rehabilitation, reconstruction, relocation or new construction), including single-family dwellings and accessory structures and projects that do not require a building permit, in the -HP overlay district. The design elements of each project (including site design, architecture, landscaping, signs and parking design) will be reviewed on a comprehensive basis. Design guidelines in other chapters of this Development Code (general design guidelines, specific design guidelines, signs, landscaping, parking) shall also be addressed whenever applicable. Where these other chapters are particularly applicable, they have been cross-referenced in the Historic Preservation Overlay District Design Guidelines.
- B. The review authority may interpret the Historic Preservation Overlay District Design Guidelines with some flexibility in their application to specific projects as not all design criteria may be workable/appropriate for each project. In some circumstances, one guideline may be relaxed to facilitate compliance with another guideline determined by the review authority to be more important in the particular case. In any instance, such determinations shall be made by the review authority on a case-by-case basis. The overall objective is to ensure that the intent and spirit of the Historic Preservation Overlay District Design Guidelines are followed.

ARTICLE III

Site Planning and General Development Standards

Chapter 18.30 - General Property Development and Use Standards.....	III-7
18.30.010 - Purpose and Applicability	III-7
18.30.020 - Access.....	III-8
18.30.030 - Air Emissions	III-9
18.30.040 - Archeological/Cultural Resources.....	III-10
18.30.050 - Drainage and Storm Water Runoff.....	III-12
18.30.056 - Easements	III-20
18.30.060 - Exterior Lighting	III-20
18.30.070 - Fences, Walls, and Hedges.....	III-26
18.30.080 - Grading and Vegetation Removal	III-30
18.30.090 - Height Measurement and Height Limit Exceptions	III-30
18.30.100 - Property Maintenance.....	III-33
18.30.105 - Public Improvement Maintenance.....	III-35
18.30.110 - Screening and Buffer.....	III-36
18.30.120 - Setback Requirements and Exceptions.....	III-37
18.30.130 - Snow Storage.....	III-47
18.30.140 - Solar Access and Solar Equipment Guidelines	III-49
18.30.150 - Solid Waste/Recyclable Materials Storage.....	III-50
18.30.151 - Storage Containers.....	III-53
18.30.155 - Tree Preservation.....	III-53
18.30.160 - Undergrounding of Utilities.....	III-60
18.30.170 - Vibrations	III-60
Chapter 18.34 - Flood Plain Management.....	III-61
18.34.010 - Purpose of Chapter	III-61
18.34.020 - Applicability	III-62
18.34.030 - Definitions	III-63
18.34.040 - Warning and Disclaimer of Liability.....	III-66
18.34.050 - Variance Required	III-66
18.34.060 - General Provisions.....	III-67
18.34.070 - Provisions for Flood Hazard Reduction	III-67
18.34.080 - Consideration for Variances	III-70
18.34.090 - Conditions for Variance Issuance.....	III-71

Contents

Chapter 18.36 - Hillside Development Standards III-73

 18.36.010 - Purpose of Chapter III-73

 18.36.020 - Applicability III-73

 18.36.030 - Application Content..... III-74

 18.36.040 - Standards for Hillside Development..... III-74

 18.36.050 - Design Criteria for Hillside Development..... III-76

 18.36.060 - Criteria for Use Permit Approval III-80

Chapter 18.38 - Lake and River/Stream Corridor Development III-81

 18.38.010 - Purpose of Chapter III-81

 18.38.020 - Applicability III-81

 18.38.030 - Application Content..... III-81

 18.38.040 - River and Stream Development Standards..... III-82

 18.38.050 - Donner Lake Development Standards III-84

Chapter 18.40 - Landscape Standards III-87

 18.40.010 - Purpose of Chapter III-87

 18.40.020 - Applicability III-87

 18.40.030 - Landscape Plan Requirements III-87

 18.40.040 - Site Landscaping Requirements III-88

 18.40.050 - Landscape Standards III-90

 18.40.060 - Water Efficient Landscape Standards..... III-95

Chapter 18.42 - Landscape Design Guidelines III-105

 18.42.010 - Purpose of Chapter III-105

 18.42.020 - Applicability III-105

 18.42.030 - General Guidelines III-105

 18.42.040 - Landscaping Along Streets..... III-107

 18.42.050 - Project Entry Landscaping..... III-107

 18.42.060 - Pedestrian Area Landscaping III-108

 18.42.070 - Installation of Landscaping III-108

 18.42.080 - Recommended Plant Materials III-109

Chapter 18.44 - Noise..... III-111

 18.44.010 - Purpose of Chapter III-111

 18.44.020 - Noise Complaints III-111

 18.44.030 - Noise Measurement Criteria..... III-112

 18.44.040 - Exterior Noise Standards III-112

 18.44.050 - Residential Interior Noise Standards III-114

 18.44.060 - Prohibited Acts III-115

 18.44.070 - Exceptions III-116