



COMMUNITY DEVELOPMENT DEPARTMENT

- Subject:** Donner Lake / River-Stream Setback Encroachments
- Issue:** The Development Code does not specifically address projections of structures into the setbacks from the Donner Lake historical highwater mark or the Truckee River and major stream setback. Past practice was to allow decks, porches, roof overhangs, etc. to project into these setbacks provided all structural supports complied with the setback.
- Reference:** Section 18.30.120 and Chapter 18.38
(Sections 3.3 and 3.18 – '93 Zoning Ordinance)
- Policy/Procedure:** Cornices, eaves, second-story balconies, bay windows, canopies, roof overhangs, and similar architectural overhangs may extend into the setback as allowed by the development standards for a rear yard setback.
- Structures including, but not limited to, porches, stairways, propane tanks, decks including decks exempt from setback requirements, gazebos, and structures less than 120 s.f. shall not extend into or be located in the setback area. Decks may overhang into the setback in accordance with the development standards for a rear yard setback provided the deck supports are not located within the envelope. Wells shall not be located in the setback area.
- Stairways and walkways connected to an approved dock or pier may extend into the setback area. They shall be considered as part of the dock or pier for permitting purposes.
- Effective Date:** September 11, 2000

Approved by: _____
Tony Lashbrook, Director