

TAHOE BASIN REGULATIONS

~~Chapter 20.700~~ **Article 5 – Tahoe Basin Regulations**

5.01 Applicability and Procedures

Sections:

~~20.700.010 Declaration.~~

~~20.700.020 Applicability to land areas.~~

~~20.700.030 Applicability of other regulations.~~

~~20.700.040 Historic structures.~~

~~20.700.050 Scenic corridors.~~

~~20.700.010~~ **A. Declaration.**

This division is known and may be cited in all proceedings as the “Tahoe Basin Regulations,” consisting of chapters 20.700 through 20.702 of the Douglas County Development Code.
(Ord. 898, 2000)

~~20.700.020~~ **B. Applicability to land areas.**

The provisions of the Tahoe Basin Regulations apply to those lands within Douglas County that are subject to the Tahoe Regional Planning Compact.
(Ord. 898, 2000; Pub. L. No. 96 551; 94 Nev. Stat. 3233)

~~20.700.030~~ **C. Applicability of other regulations.**

A. **1.** All development within the area subject to this division is required by federal and state law to comply with the provisions of the Tahoe Regional Planning Agency (TRPA).

B. **2.** Other chapters and sections of the Douglas County Development Code apply to the area subject to this division to the extent a provision meets the purpose and intent of this division, the County’s primary role of performing design review and building inspection in the Basin, the County’s derogation to TRPA’s planning and zoning jurisdiction and enforcement authority under the Bi-State Compact, Regional Plan, Community Plans, and Plan area Statements.

C. **3.** All development within the area subject to this division must comply with the provisions of the Plan Area Statements or Community Plans unless specifically provided otherwise in this division.

D. **4.** In case of conflicts between the provisions of the Douglas County Development Code and TRPA regulations, the most restrictive provision applies, provided that the Douglas County Development Code provision applies only if it conforms to the Bi-State Compact, TRPA Regional Plan, Community Plans, and Plan Area Statements.

E. **5.** The terms used in the TRPA regulations, Plan Area Statements, and Community Plans are defined in chapter 11, 12, 21 and 90 of the TRPA Code of Ordinances.

F. **6.** The provisions of the Tahoe Basin Regulations do not apply to properties

within an adopted Area Plan, subject to the provisions of chapter 20.703, Tahoe Area Plan Regulations. (~~Ord. 1386, 2013; Ord. 1006; 2002; Ord. 898, 2000~~)

~~20.700.040~~ D. Historic structures.

The construction, reconstruction, repair, maintenance, and demolition of designated historic structures shall conform to chapter 67 of the TRPA Code of Ordinances. (~~Ord. 1386, 2013; Ord. 898, 2000~~)

~~20.700.050~~ E. Scenic corridors.

All development within scenic highway corridors, as defined by chapter 66 of the TRPA Code of Ordinances, is subject to the provisions of that chapter. (~~Ord. 1386, 2013; Ord. 898, 2000~~)

Chapter 20.702

5.02 Zoning Districts and Standards

Sections:

~~20.702.010 Zoning districts and uses.~~

~~20.702.020 Designation of zoning districts.~~

~~20.702.030 Allowable uses.~~

~~20.702.040 Uses in community plan areas.~~

~~20.702.050 Uses in plan area statement areas.~~

~~20.702.060 Lot size and density standards.~~

20.702.010 A. Zoning districts and uses.

Article 3 (Zoning Districts, Uses, and Lot and Building Standards) through Article 4 (Overlay Districts) Chapters 20.650 through 20.658 inclusive, Zoning Districts and Standards, do not apply. Chapter 20.660 Article 7 (Land Use Regulations and Design Standards) does not apply except as specifically provided in this section. The applicable zoning districts and the uses allowed are described below in Section B (Designation of zoning districts) through Section E (Uses in plan area statement areas). sections 20.702.020 through 20.702.050. (Ord. 898, 2000)

20.702.020 B. Designation of zoning districts.

The zoning districts are identified by a three-part designator consisting of a prefix, an area identifier, and a suffix, to be separated in the district name by a slash (/).

A. 1. The prefix consists of a letter that indicates the primary character of the zoning district. In addition, the letter may be followed by a number used to distinguish additional zones with the same primary use, but with different development standards or combinations of allowable uses. The following letter prefixes are used:

1. a. The letter **R** indicates a primarily residential character.
2. b. The letter **C** indicates a primarily commercial character.
3. c. The letter **T** indicates a primarily tourist accommodation character.
4. d. The letter **S** indicates a primarily sports-oriented or recreation character.
5. e. The letter **P** indicates a primarily public service character.
6. f. The letter **M** indicates a primarily managed resource character.

B. 2. The area identifier consists of three numbers or three numbers followed by a letter, either of which indicate the TRPA Plan Area in which the parcel is located, or two letters that indicate the community plan area in which the parcel is located. The Round Hill Community Plan is identified by **RH**.

C. 3. The suffix, which is not used in the designation of all zoning districts, consists of a combination of letters and numbers used to designate sub-areas within the district. The following suffixes are used:

1. a. The letters **SA** followed by a number indicate that the parcel is in a special area as described in the applicable Plan Area Statement or

Community Plan.

2. **b.** The letters **TD** followed by a number indicate that the parcel is subject to the applicable TRPA shore zone regulations regarding uses.

~~(Ord. 1386, 2013; Ord. 898, 2000)~~

~~20.702.030~~ C. Allowable uses.

The uses allowed in the zoning districts are prescribed by the tables in **Section D (Uses in community plan areas) and Section E (Uses in plan area statement)** ~~section 20.702.40 and section 20.702.050.~~ In case of conflicts between the list of uses in section 20.702.040 or section 20.702.050 and in the applicable Plan Area Statement or Community Plan, the rule to be applied is that the uses and levels of review shown in section 20.702.040 or section 20.702.050 cannot be less restrictive than the uses and levels of review shown in the Plan Area Statement or Community Plan. (Ord. 898, 2000)

~~20.702.040~~ D. Uses in community plan areas and plan area statements.

~~Table 20.702.1~~ **Table XXXX** designates the uses that are allowed, allowed subject to a special use permit, and prohibited in the adopted community plans.

A. **1.** The definitions of the uses are contained in chapter 21 in the TRPA Code of Ordinances.

B. **2.** The table contained herein does not include the uses allowed or subject to special use provisions for shorezone tolerance districts (zoning districts with a **TD** suffix). The uses in these areas shall be determined by referring to chapter 83 in the TRPA Code of Ordinances.

C. **3.** The following notations apply for the table:

- ~~1.~~ **a.** The letter **P** indicates that the use is permitted (TRPA review required);
- ~~2.~~ **b.** The letter **D** indicates that the use is subject to TRPA review, and County design review is required;
- ~~3.~~ **c.** The letter **S** indicates that the use is subject to issuance of a County special use permit, and County design review is required;
- ~~4.~~ **d.** The letter **T** indicates that the use is subject to issuance of a TRPA special use permit, and County design review is required; and
- ~~5.~~ **e.** A blank space indicates that the use is prohibited. (~~Ord. 1376, 2013; Ord. 898, 2000~~)

Moved to Table 5.04 – Community Plan Consolidated Land Use Table
Table 20.702.1 (Community Plan use tables)

| Primary Use Prefix-PAS Identifier > Community Plan > Suffix > | C-071 RH SA1 | C-071 RH SA2 |
|--|--------------------|--------------------|
| I. RESIDENTIAL | | |
| Domestic Animal Raising | | |
| Employee Housing | T | T |
| Mobile Home Dwelling | | |
| Multiple Family Dwelling | T | T |
| Multi-Person Dwelling | | T |
| Nursing & Person Care | T | T |
| Residential Care | T | T |
| Single Family Dwelling | | P |
| Summer Home | | |
| | | |
| II. TOURIST ACCOMMODATION | | |
| Bed & Breakfast Facilities | D | D |
| Hotel, Motel, & Other Transient Dwelling Units | T | T |
| Time Sharing (Hotel or Motel Design) | T | T |
| Time Sharing (Residential Design) | T | T |
| | | |
| III. COMMERCIAL | | |
| A. Retail | | |
| Auto, Mobile Home & Vehicle Dealers | | |
| Building Materials & Hardware | T | T |
| Eating & Drinking Places | D | D |
| Food and Beverage Retail Sales | D | D |
| Furniture, Home Furnishings | D | D |
| General Merchandise Stores | D | D |
| Mail Order and Vending | D | D |
| Nursery | T | T |
| Outdoor Retail Sales | T | |
| Service Stations | D | |
| | | |
| B. Entertainment | | |
| Amusements and Recreation Services | D | T |
| Gaming - Nonrestricted | | |

(continued on next page)

Moved to Table 5.04 – Community Plan Consolidated Land Use Table
Table 20.702.1 (Community Plan use tables)

| Primary Use Prefix-PAS Identifier > Community Plan > Suffix > | C-071 RH SA1 | C-071 RH SA2 |
|--|--------------------|--------------------|
| III. COMMERCIAL (cont.) | | |
| B. Entertainment (cont.) | | |
| Privately Owned Assembly & Entertainment | T | T |
| Outdoor Amusements | T | |
| | | |
| C. Services | | |
| Animal Husbandry Services | T | T |
| Auto Repair & Service | T | |
| Broadcasting Studios | D | D |
| Business Support Services | T | D |
| Contract Construction Services | | |
| Financial Services | D | D |
| Health Care Services | D | D |
| Laundries and Dry Cleaning Plant | | |
| Personal Services | D | D |
| Professional Offices | D | D |
| Repair Services | T | T |
| Sales Lots | | |
| Schools - Business & Vocational | D | D |
| Secondary Storage | T | D |
| | | |
| D. Light Industrial | | |
| Batch Plants | | |
| Food and Kindred Products | | |
| Fuel & Ice Dealers | | |
| Industrial Services | | |
| Printing & Publishing | | |
| Recycling & Scrap | | |
| Small Scale Manufacturing | T | T |

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Moved to Table 5.04 – Community Plan Consolidated Land Use Table
Table 20.702.1 (Community Plan use tables)

| Primary Use Prefix-PAS Identifier > Community Plan > Suffix > | C-071 RH SA1 | C-071 RH SA2 |
|--|--------------------|--------------------|
| III. COMMERCIAL (cont.) | | |
| E. Wholesale; Storage | | |
| Storage Yards | | |
| Vehicle & Freight Terminals | | |
| Vehicle Storage & Parking | T | T |
| Warehousing | T | T |
| Wholesale & Distribution | T | |
| | | |
| IV. PUBLIC SERVICES | | |
| A. General | | |
| Airfields, Landing Strips & Heliports (New non-emergency sites prohibited) | | |
| Cemeteries | | |
| Churches | D | D |
| Collection Stations | T | T |
| Cultural Facilities | D | D |
| Day Care Centers or Pre-schools | D | D |
| Government Offices | D | D |
| Hospitals | | |
| Local Assembly & Entertainment | T | T |
| Local Post Office | D | D |
| Local Public Health & Safety Facilities | D | T |
| Membership Organizations | D | D |
| Power Generating | | |
| Publicly Owned Assembly & Entertainment | T | |
| Public Utility Centers | | |
| Regional Public Health & Safety Facilities | T | T |
| Schools - Colleges | T | |
| Schools - Kindergarten through Secondary | T | T |
| Social Service Organizations | D | D |

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Moved to Table 5.04 – Community Plan Consolidated Land Use Table
Table 20.702.1 (Community Plan use tables, continued)

| Primary Use Prefix-PAS Identifier > Community Plan > Suffix > | C-071 RH SA1 | C-071 RH SA2 |
|--|--------------------|--------------------|
| IV. PUBLIC SERVICES | | |
| B. Linear Public Facilities | | |
| Pipelines & Power Transmission | T | T |
| Transit Stations & Terminals | D | D |
| Transmission & Receiving Facilities | T | T |
| Transportation Routes | T | T |
| | | |
| V. RECREATION | | |
| Beach Recreation | | |
| Boat Launching Facilities | | |
| Cross Country Ski Courses | T | T |
| Day Use Areas | D | D |
| Developed Campgrounds | | |
| Downhill Ski Facilities | | |
| Golf Courses | | |
| Group Facilities | | |
| Marinas | | |
| Off-road Vehicle Courses | | |
| Outdoor Recreation Concessions | T | T |
| Participant Sports Facilities | T | T |
| Recreation Centers | T | T |
| Recreational Vehicle Parks | | T |
| Riding and Hiking Trails | P | P |
| Rural Sports | | T |
| Snowmobile Courses | | |
| Sport Assembly | | |
| Undeveloped Campgrounds | | |
| Visitor Information Centers | D | D |

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Moved to Table 5.04 – Community Plan Consolidated Land Use Table
Table 20.702.1 (Community Plan use tables, continued)

| Primary Use Prefix-PAS Identifier > Community Plan > Suffix > | C-071 RH SA1 | C-071 RH SA2 |
|--|--------------------|--------------------|
| VI. RESOURCE MANAGEMENT | | |
| A. Timber Management | | |
| Reforestation | P | P |
| Regeneration Harvest | | |
| Sanitation Salvage Cut | P | P |
| Selection Cut | | |
| Special Cut | | |
| Thinning | P | P |
| Timber Stand Improvement | P | P |
| Tree Farms | | |
| | | |
| B. Wildlife and Fishes | | |
| Early Successional Vegetation Management | P | P |
| Nonstructural Fish Habitat Management | P | P |
| Nonstructural Wildlife Habitat Management | P | P |
| Structural Fish Habitat Management | P | P |
| Structural Wildlife Habitat Management | P | P |
| | | |
| C. Range | | |
| Farm or Ranch Structures | | |
| Grazing | | |
| Range Pasture Management | | |
| Range Improvement | | |
| | | |
| D. Open Space | | |
| All | P | P |
| | | |
| E. Vegetation Protection | | |
| Fire Detection & Suppression | P | P |
| Fuels Treatment or Management | P | P |
| Insect & Disease Suppression | P | P |
| Prescribed Fire or Burning Management | | |

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Moved to Table 5.04 – Community Plan Consolidated Land Use Table
~~Table 20.702.1 (Community Plan use tables, continued)~~

| Primary Use Prefix-PAS Identifier > Community Plan > Suffix > | C-071 RH SA1 | C-071 RH SA2 |
|--|--------------------|--------------------|
| VI. RESOURCE MANAGEMENT (cont.) | | |
| E. Vegetation Protection (cont.) | | |
| Sensitive Plant Management | P | P |
| Uncommon Plant Community Management | P | P |
| | | |
| F. Watershed Improvements | | |
| Erosion Control | P | P |
| Runoff Control | P | P |
| Stream Environment Zone Restoration | P | P |

(Ord. 1386, 2013; Ord. 1320, 2010)

~~20.702.050 Uses in plan area statement areas:~~

~~Table 20.702.2 designates the uses that are allowed and those that are prohibited in the areas subject to the plan area statements:~~

~~A. The definitions of the uses are contained in chapter 21 in the TRPA Code of Ordinances:~~

~~B. The table contained herein does not include the uses allowed or subject to special use provisions for shorezone tolerance districts (zoning districts with a **TD** suffix). The uses in these areas shall be determined by referring to the applicable Plan Area Statement:~~

~~C. The following notations apply for the table:~~

- ~~1. The letter **P** indicates that the use is permitted (TRPA review required);~~
- ~~2. The letter **D** indicates that the use is subject to TRPA review, and County design review is required;~~
- ~~3. The letter **S** indicates that the use is subject to issuance of a County special use permit, and County design review is required;~~
- ~~4. The letter **T** indicates that the use is subject to issuance of a TRPA special use permit, and County design review is required; and~~
- ~~5. A blank space indicates that the use is prohibited. (Ord. 1386, 2013; Ord. 898, 2000)~~

Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table
Table 20.702.2A (PAS 057-066, use tables)

| Primary Uses | Zoning District | | | | | | | | | | | | | |
|--|--|----------|----------|----------|-----------------|----------|-----------------|----------|----------|-----------------|----------|----------|----------|--|
| Prefix > PAS Identifier > Suffix > | S 057 | R 058 | R 059 | M 060 | R 060 SA1 | R 061 | R 061 SA1 | R 062 | R 063 | C 063 SA1 | R 064 | R 065 | C 066 | |
| I. RESIDENTIAL | | | | | | | | | | | | | | |
| Domestic Animal Raising | | | | T | T | | | | | | | | T | |
| Employee Housing | T | T | | | | | | | | | | | T | |
| Mobile Home Dwelling | | | | | | | | | T | T | | | | |
| Multiple Family Dwelling | | T* | | | | | | | | | | | | |
| Multi-Person Dwelling | | | | | | | | | | | | | | |
| Nursing & Person Care | | | | | | | | | | | | | | |
| Residential Care | | | | | | | | | | | | | | |
| Single Family Dwelling | | P | P | T | P | P | P | P | P | P | P | P | T | |
| Summer Home | | | | T | | | | | | | | | | |
| | *Only on lots designated as eligible for multi-density on the approved subdivision map | | | | | | | | | | | | | |
| II. TOURIST ACCOMMODATION | | | | | | | | | | | | | | |
| Bed & Breakfast Facilities | | | | | | | | | | | | | | |
| Hotel, Motel, & Other Transient Dwelling Units | | | | | | | | | | | | | T | |
| Time Sharing (Hotel or Motel Design) | | | | | | | | | | | | | | |
| Time Sharing (Residential Design) | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| III. COMMERCIAL | | | | | | | | | | | | | | |
| A. Retail | | | | | | | | | | | | | | |
| Auto, Mobile Home & Vehicle Dealers | | | | | | | | | | | | | | |
| Building Materials & Hardware | | | | | | | | | | | | | | |
| Eating & Drinking Places | | T | | | | | T | | | D | | | T | |
| Food and Beverage Retail Sales | | | | | | | | | | D | | | T | |
| Furniture, Home Furnishings | | | | | | | | | | | | | | |
| General Merchandise Stores | | | | | | | | | | T | | | T | |
| Mail Order and Vending | | | | | | | | | | | | | | |
| Nursery | | | | | | | | | | | | | | |
| Outdoor Retail Sales | | | | | | | | | | | | | T | |
| Service Stations | | | | | | | | | | D | | | T | |
| | | | | | | | | | | | | | | |
| B. Entertainment | | | | | | | | | | | | | | |
| Amusements and Recreation Services | | | | | | | | | | | | | T | |
| Gaming - Nonrestricted | | | | | | | | | | | | | | |
| Privately Owned Assembly & Entertainment | | | | | | | | | | | | | | |
| Outdoor Amusements | | | | | | | | | | | | | | |

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Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table
Table 20.702.2A (PAS 057-066, use tables, continued)

| Primary Uses Prefix > PAS Identifier > Suffix > | Zoning District | | | | | | | | | | | | | |
|--|-----------------|----------|----------|----------|-----------------|----------|-----------------|----------|----------|-----------------|----------|----------|----------|--|
| | S 057 | R 058 | R 059 | M 060 | R 060 SA1 | R 061 | R 061 SA1 | R 062 | R 063 | C 063 SA1 | R 064 | R 065 | C 066 | |
| III. COMMERCIAL (cont.) | | | | | | | | | | | | | | |
| C. Services | | | | | | | | | | | | | | |
| Animal Husbandry Services | | | | | | | | | | | | | | |
| Auto Repair & Service | | | | | | | | | | | | | | |
| Broadcasting Studios | | | | | | | | | | | | | | |
| Business Support Services | | | | | | | | | | | | | | |
| Contract Construction Services | | | | | | | | | | | | | | |
| Financial Services | | | | | | | | | | | | | | |
| Health Care Services | | | | | | | | | | | | | | |
| Laundries and Dry Cleaning Plant | | | | | | | | | | | | | | |
| Personal Services | | | | | | | | | | | | | | |
| Professional Offices | | T | | | | | | | | T | | | | |
| Repair Services | | | | | | | | | | | | | | |
| Sales Lots | | | | | | | | | | | | | | |
| Schools - Business & Vocational | | | | | | | | | | | | | | |
| Secondary Storage | | | | | | | | | | | | | T | |
| D. Light Industrial | | | | | | | | | | | | | | |
| Batch Plants | | | | | | | | | | | | | | |
| Food and Kindred Products | | | | | | | | | | | | | | |
| Fuel & Ice Dealers | | | | | | | | | | | | | | |
| Industrial Services | | | | | | | | | | | | | | |
| Printing & Publishing | | | | | | | | | | | | | | |
| Recycling & Scrap | | | | | | | | | | | | | | |
| Small Scale Manufacturing | | | | | | | | | | | | | | |
| E. Wholesale, Storage | | | | | | | | | | | | | | |
| Storage Yards | | | | | | | | | | | | | | |
| Vehicle & Freight Terminals | | | | | | | | | | | | | | |
| Vehicle Storage & Parking | | | | | | | | | | | | | | |
| Warehousing | | | | | | | | | | | | | | |
| Wholesale & Distribution | | | | | | | | | | | | | | |
| IV. PUBLIC SERVICES | | | | | | | | | | | | | | |
| A. General | | | | | | | | | | | | | | |
| Airfields, Landing Strips & Heliports (New non-emergency sites prohibited) | | | | | | | | | | | | | | |
| Cemeteries | | S | | | | | | | | | | | T | |
| Churches | | | | | | | | | | | T | | T | |
| Collection Stations | | | | | | | | | | | | | | |
| Cultural Facilities | T | | | | | | | | | | | | T | |

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Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table

Table 20.702.2A (PAS 057-066, use tables, continued)

| Primary Uses Prefix > PAS Identifier > Suffix > | Zoning District | | | | | | | | | | | | | |
|--|-----------------|----------|----------|----------|-----------------|----------|-----------------|----------|----------|-----------------|----------|----------|----------|--|
| | S 057 | R 058 | R 059 | M 060 | R 060 SA1 | R 061 | R 061 SA1 | R 062 | R 063 | C 063 SA1 | R 064 | R 065 | C 066 | |
| IV. PUBLIC SERVICES (cont.) | | | | | | | | | | | | | | |
| A. General (cont.) | | | | | | | | | | | | | | |
| Day Care Centers, Pre-schools | | | | | | | | | | | | T | | |
| Government Offices | | | | | | | | | | | | | T | |
| Hospitals | | | | | | | | | | | | | | |
| Local Assembly & Entertainment | | | | | | | | | | | | | | |
| Local Post Office | T | T | D | | | | | | | | | | | |
| Local Public Health & Safety Facilities | T | T | T | T | T | T | T | T | T | T | T | T | T | |
| Membership Organizations | | | | | | | | | | | | | T | |
| Power Generating | | | | | | | | | | | | | T | |
| Publicly Owned Assembly & Entertainment | | | | | | | | | | | | | T | |
| Public Utility Centers | | T | T | | | T | T | T | T | T | T | T | T | |
| Regional Public Health & Safety Facilities | | | | | | | | | | | | | | |
| Schools - College | | | | | | | | | | | | | T | |
| Schools - Kindergarten through Secondary | | | | | | | | | | | | | T | |
| Social Service Organizations | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| B. Linear Public Facilities | | | | | | | | | | | | | | |
| Pipelines & Power Transmission | T | T | T | T | T | T | T | T | T | T | T | T | T | |
| Transit Stations & Terminals | T | T | T | | | T | T | T | T | T | T | T | T | |
| Transmission & Receiving Facilities | T | T | T | T | T | T | T | T | T | T | T | T | T | |
| Transportation Routes | T | T | T | T | T | T | T | T | T | T | T | T | T | |
| | | | | | | | | | | | | | | |
| V. RECREATION | | | | | | | | | | | | | | |
| Beach Recreation | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Boat Launching Facilities | T | | | T | T | | | | P | P | | | | |
| Cross Country Ski Courses | | | | | | | | | | | | | | |
| Day Use Areas | D | D | D | D | D | | D | D | D | D | D | D | D | |
| Developed Campgrounds | D | | | | | | | | | | | | D | |
| Downhill Ski Facilities | | | | | | | | | | | | | | |
| Golf Courses | | D | | | | | | | | | | | | |
| Group Facilities | T | | | | | | | | | | | | T | |
| Marinas | | | | | | | T | | | | | | T | |
| Off-road Vehicle Courses | T | | | T | T | | | | | | | | | |
| Outdoor Recreation Concessions | D | T | | | | | | | T | T | | | D | |

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Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table

Table 20.702.2A (PAS 057-066, use tables, continued)

| Primary Uses Prefix > PAS Identifier > Suffix > | Zoning District | | | | | | | | | | | | | |
|--|-----------------|----------|----------|----------|-----------------|----------|-----------------|----------|----------|-----------------|----------|----------|----------|--|
| | S 057 | R 058 | R 059 | M 060 | R 060 SA1 | R 061 | R 061 SA1 | R 062 | R 063 | C 063 SA1 | R 064 | R 065 | C 066 | |
| V. RECREATION (cont.) | | | | | | | | | | | | | | |
| Participant Sports Facilities | | T | T | | | | T | T | T | T | T | T | T | |
| Recreation Centers | | | | | | | | | | | | | D | |
| Recreational Vehicle Parks | | | | | | | | | | | | | T | |
| Riding and Hiking Trails | P | P | P | P | P | P | P | P | P | P | P | | P | |
| Rural Sports | T | | | | | | T | T | | | | | T | |
| Snowmobile Courses | T | | | T | T | | | | | | | | T | |
| Sport Assembly | | | | | | | | | | | | | | |
| Undeveloped Campgrounds | D | | | D | D | | | | | | | | D | |
| Visitor Information Centers | T | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| VI. RESOURCE MANAGEMENT | | | | | | | | | | | | | | |
| A. Timber Management | | | | | | | | | | | | | | |
| Reforestation | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Regeneration Harvest | | | | | | | | | | | | | | |
| Sanitation Salvage Cut | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Selection Cut | T | | | P | P | | | | | | | | P | |
| Special Cut | P | P | P | T | T | P | P | P | P | P | P | P | P | |
| Thinning | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Timber Stand Improvement | | | | P | P | | | | | | | | P | |
| Tree farms | | | | T | T | | | | | | | | | |
| | | | | | | | | | | | | | | |
| B. Wildlife and Fishes | | | | | | | | | | | | | | |
| Early Successional Vegetation Management | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Nonstructural Fish Habitat Management | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Nonstructural Wildlife Habitat Management | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Structural Fish Habitat Management | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Structural Wildlife Habitat Management | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| | | | | | | | | | | | | | | |
| C. Range | | | | | | | | | | | | | | |
| Farm or Ranch Structures | | P | | T | T | | | | | | | | T | |
| Grazing | | P | | T | T | | | | | | | | T | |
| Range Pasture Management | | | | T | T | | | | | | | | T | |
| Range Improvement | | | | T | T | | | | | | | | T | |
| | | | | | | | | | | | | | | |
| D. Open Space | | | | | | | | | | | | | | |
| All | P | P | P | P | P | P | P | P | P | P | P | P | P | |

(continued on next page)

Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table

Table 20.702.2A (PAS 057-066, use tables, continued)

| Primary Uses Prefix > PAS Identifier > Suffix > | Zoning District | | | | | | | | | | | | |
|--|-----------------|----------|----------|----------|-----------------|----------|-----------------|----------|----------|-----------------|----------|----------|----------|
| | S 057 | R 058 | R 059 | M 060 | R 060 SA1 | R 061 | R 061 SA1 | R 062 | R 063 | C 063 SA1 | R 064 | R 065 | C 066 |
| VI. RESOURCE MANAGEMENT (cont.) | | | | | | | | | | | | | |
| E. Vegetation Protection | | | | | | | | | | | | | |
| Fire Detection & Suppression | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Fuels Treatment or Management | P | P | P | P | P | P | P | P | P | P | P | P | T |
| Insect & Disease Suppression | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Prescribed Fire or Burning Management | | | | P | P | | | | | | | | P |
| Sensitive Plant Management | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Uncommon Plant Community Management | | | | | | | | | | | | | |
| F. Watershed Improvements | | | | | | | | | | | | | |
| Erosion Control | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Runoff Control | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Stream Environment Zone Restoration | P | P | P | P | P | P | P | P | P | P | P | P | P |

Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table
Table 20.702.2B (PAS 067-074, use tables)

| Primary Uses | Prefix > | R | C | T | S | R | R | S | R | R | R | R |
|--|----------|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|
| PAS Identifier > | 067 | 067 | 067 | 068 | 069 | 070A | 070 | 072 | 073 | 073 | 073 | 074 |
| Suffix > | | SA1 | SA2 | | | | B | | | SA1 | | |
| I. RESIDENTIAL | | | | | | | | | | | | |
| Domestic Animal Raising | | | | T | | | | | | | | |
| Employee Housing | | | | T | | | | T | | | | |
| Mobile Home Dwelling | | | | | | | | | | | | |
| Multiple Family Dwelling | | | | | | | | T | S | D | T | |
| Multi-Person Dwelling | | | | | | | | | | | | |
| Nursing & Person Care | | | | | | | | | | | | |
| Residential Care | | | | | | | | | | | | |
| Single Family Dwelling | P | P | P | T | P | T | T | P | P | P | P | P |
| Summer Home | | | | T | | | | | | | | |
| II. TOURIST ACCOMMODATION | | | | | | | | | | | | |
| Bed & Breakfast Facilities | | | | | | | | | | | | |
| Hotel, Motel, & Other Transient Dwelling Units | | T | T | T | | | | | | | | |
| Time Sharing (Hotel or Motel Design) | | | | | | | | | | | | |
| Time Sharing (Residential Design) | | | | | | | | T | | | | |
| III. COMMERCIAL | | | | | | | | | | | | |
| A. Retail | | | | | | | | | | | | |
| Auto, Mobile Home & Vehicle Dealers | | | | | | | | | | | | |
| Building Materials & Hardware | | | | | | | | | | | | |
| Eating & Drinking Places | | D | | | | T | | | | | | |
| Food and Beverage Retail Sales | | D | | | | | | | | | | |
| Furniture, Home Furnishings | | | | | | | | | | | | |
| General Merchandise Stores | | T | | | | | | | | | | |
| Mail Order and Vending | | | | | | | | | | | | |
| Nursery | | | | | | | | | | | | |
| Outdoor Retail Sales | | | | | | | | | | | | |
| Service Stations | | | | | | | | | | | | |
| B. Entertainment | | | | | | | | | | | | |
| Amusements and Recreation Services | | | | | | | | | | | | |
| Gaming - Nonrestricted | | | | | | | | | | | | |
| Privately Owned Assembly & Entertainment | | | T | | | | | | | | | |
| Outdoor Amusements | | | | | | | | | | | | |

(continued on next page)

Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table

Table 20.702.2B (PAS 067-074, use tables, continued)

| Primary Uses | Prefix > | R | C | T | S | R | R | S | R | R | R | R |
|--|--------------------|------------|------------|------------|------------|-------------|------------|------------|------------|------------|------------|------------|
| PAS Identifier > | 067 | 067 | 067 | 068 | 069 | 070A | 070 | 072 | 073 | 073 | 073 | 074 |
| Suffix > | | SA1 | SA2 | | | | B | | | SA1 | | |
| III. COMMERCIAL (cont.) | | | | | | | | | | | | |
| C. Services | | | | | | | | | | | | |
| Animal Husbandry Services | | | | | | | | | | | | |
| Auto Repair & Service | | | | | | | | | | | | |
| Broadcasting Studios | | | | | | | | | | | | |
| Business Support Services | | | | | | | | | | | | |
| Contract Construction Services | | | | | | | | | | | | |
| Financial Services | | | | | | | | | | | | |
| Health Care Services | | | | | | | | | T | | | |
| Laundries and Dry Cleaning Plant | | | | | | | | | | | | |
| Personal Services | | | T | | | | | | | | | |
| Professional Offices | | | D | | | | | | | D | | |
| Repair Services | | | | | | | | | | | | |
| Sales Lots | | | | | | | | | | | | |
| Schools - Business & Vocational | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| D. Light Industrial | | | | | | | | | | | | |
| Batch Plants | | | | | | | | | | | | |
| Food and Kindred Products | | | | | | | | | | | | |
| Fuel & Ice Dealers | | | | | | | | | | | | |
| Industrial Services | | | | | | | | | | | | |
| Printing & Publishing | | | | | | | | | | | | |
| Recycling & Scrap | | | | | | | | | | | | |
| Small Scale Manufacturing | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| E. Wholesale, Storage | | | | | | | | | | | | |
| Storage Yards | | | | | | | | | | | | |
| Vehicle & Freight Terminals | | | | | | | | | | | | |
| Vehicle Storage & Parking | | | | | | | | | | | | |
| Warehousing | | | | | | | | | | | | |
| Wholesale & Distribution | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| IV. PUBLIC SERVICES | | | | | | | | | | | | |
| A. General | | | | | | | | | | | | |
| Airfields, Landing Strips & Heliports (New non-emergency sites prohibited) | | | | | | | | | | | | |
| Cemeteries | | | | | | | | | | | | |
| Churches | | | | T | | | | T | | | | T |
| Collection stations | | | | | | | | | | | | |
| Cultural Facilities | | | | | | | T | | | | | |

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Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table

Table 20.702.2B (PAS 067-074, use tables, continued)

| Primary Uses | Prefix > PAS Identifier > Suffix > | R 067 | C 067 SA1 | T 067 SA2 | S 068 | R 069 | R 070A | S 070 B | R 072 | R 073 | R 073 SA1 | R 074 |
|---|--|----------|-----------------|-----------------|----------|----------|-----------|---------------|----------|----------|-----------------|----------|
| IV. PUBLIC SERVICES (cont.) | | | | | | | | | | | | |
| A. General (cont.) | | | | | | | | | | | | |
| Day Care Centers, Pre-schools | | T | T | T | | | | | | | | T |
| Government Office | | | | T | | | | | | | | |
| Hospitals | | | | | | | | | | | | |
| Local Assembly & Entertainment | | | | | | | | | | | | |
| Local Post Office | | | | | | | | | T | | | |
| Local Public Health & Safety Facilities | | T | T | T | T | T | T | T | T | T | T | T |
| Membership Organizations | | | | | | | | T | | | | |
| Power Generating | | | | | | | | | | | | |
| Publicly Owned Assembly & Entertainment | | | | | | | | | | | | |
| Public Utility Centers | | T | T | T | | T | T | T | T | T | | T |
| Regional Public Health & Safety Facilities | | | | | | | | | | | | |
| Schools - College | | | | | | | | | | | | |
| Schools - Kindergarten through Secondary | | | | | | | T | | | | | |
| Social Service Organizations | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| B. Linear Public Facilities | | | | | | | | | | | | |
| Pipelines & Power Transmission | | T | T | T | T | T | T | T | T | T | T | T |
| Transit Stations & Terminals | | T | T | T | T | T | T | T | T | T | T | T |
| Transmission & Receiving Facilities | | T | T | T | | T | T | | T | T | T | T |
| Transportation Routes | | T | T | T | T | T | T | T | T | T | T | T |
| | | | | | | | | | | | | |
| V. RECREATION | | | | | | | | | | | | |
| Beach Recreation | | P | P | P | P | P | P | P | | | | |
| Boat Launching Facilities | | | | | | | | | | | | |
| Cross Country Ski Courses | | | | | T | | T | T | T | | | |
| Day Use Areas | | D | D | D | D | D | D | D | D | D | D | D |
| Developed Campgrounds | | | | | D | | | D | | | | |
| Downhill Ski Facilities | | | | | | | | | | | | |
| (Golf Courses | | | | | | | D | | | | | |
| Group Facilities | | | | T | T | | T | T | | | | |
| Marinas | | | | | T | | T | T | | | | |
| Off-road Vehicle Courses | | | | | | | | | | | | |
| Outdoor Recreation Concessions | | | | T | P | | D | D | | | | |
| Participant Sport Facilities | | T | T | T | | T | T | T | T | T | | T |

(continued on next page)

Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table

Table 20.702.2B (PAS 067-074, use tables, continued)

| Primary Uses | Prefix > PAS Identifier > Suffix > | R 067 | C 067 SA1 | T 067 SA2 | S 068 | R 069 | R 070A | S 070 B | R 072 | R 073 | R 073 SA1 | R 074 |
|--|--|----------|-----------------|-----------------|----------|----------|-----------|---------------|----------|----------|-----------------|----------|
| V. RECREATION (cont.) | | | | | | | | | | | | |
| Recreation Centers | | | | | | | | | | | | |
| Recreation Vehicle Parks Entertainment | | | | | | | | | | | | |
| Riding and Hiking Trails | | P | P | P | P | P | | P | P | P | P | P |
| Rural Sports | | | | | T | | | T | | | | |
| Snowmobile Courses | | | | | | | T | T | | | | |
| Sport Assembly | | | | | | | | | | | | |
| Undeveloped Campgrounds | | | | | P | | | P | | | | |
| Visitor Information Centers | | | | | | | | T | | | | |
| | | | | | | | | | | | | |
| VI. RESOURCE MANAGEMENT | | | | | | | | | | | | |
| A. Timber Management | | | | | | | | | | | | |
| Reforestation | | P | P | P | P | P | P | P | P | P | P | P |
| Regeneration Harvest | | | | | | | | | | | | |
| Sanitation Salvage Cut | | P | P | P | P | P | P | P | P | P | P | P |
| Selection Cut | | | | | | | T | P | | | | |
| Special Cut | | P | P | P | P | P | T | P | P | P | P | P |
| Thinning | | P | P | P | P | P | P | P | P | P | | P |
| Tree Farms | | | | | P | | | | | | | |
| | | | | | | | | | | | | |
| B. Wildlife and Fishes | | | | | | | | | | | | |
| Early Successional Vegetation Management | | P | P | P | P | P | | P | P | P | P | P |
| Nonstructural Fish Habitat Management | | P | P | P | P | P | P | P | P | P | P | P |
| Nonstructural Wildlife Habitat Management | | P | P | P | P | P | P | P | P | P | P | P |
| Structural Fish Habitat Management | | P | P | P | T | P | T | P | P | P | P | P |
| Structural Wildlife Habitat Management | | P | P | P | T | P | T | P | P | P | P | P |
| | | | | | | | | | | | | |
| C. Range | | | | | | | | | | | | |
| Farm or Ranch Structures | | | | | T | | | | | | | |
| Grazing | | | | | T | | | | | | | |
| Range Pasture Management | | | | | T | | | | | | | |
| Range Improvement | | | | | T | | | | | | | |
| | | | | | | | | | | | | |
| D. Open Space | | | | | | | | | | | | |
| All | | P | P | P | P | P | P | P | P | P | P | P |

(continued on next page)

Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table

Table 20.702.2B (PAS 067-074, use tables, continued)

| Primary Uses | Prefix > PAS Identifier > Suffix > | R 067 | C 067 SA1 | T 067 SA2 | S 068 | R 069 | R 070A | S 070 B | R 072 | R 073 | R 073 SA1 | R 074 |
|--|--|----------|-----------------|-----------------|----------|----------|-----------|---------------|----------|----------|-----------------|----------|
| VI. RESOURCE MANAGEMENT (cont.) | | | | | | | | | | | | |
| E. Vegetation Protection | | | | | | | | | | | | |
| Fire Detection & Suppression | | P | P | P | P | P | P | P | P | P | P | P |
| Fuels Treatment or Management | | P | P | P | P | P | T | P | P | P | P | P |
| Insect & Disease Suppression | | P | P | P | P | P | P | P | P | | | P |
| Prescribed Fire or Burning Management | | | | | P | | P | P | | | | |
| Sensitive Plant Management | | P | P | P | P | P | P | P | P | P | P | P |
| Uncommon Plant Community Management | | P | P | P | P | P | P | P | P | P | P | P |
| | | | | | | | | | | | | |
| F. Watershed Improvements | | | | | | | | | | | | |
| Erosion Control | | P | P | P | P | P | P | P | P | P | P | P |
| Runoff Control | | P | P | P | P | P | P | P | P | P | P | P |
| Stream Environment Zone Restoration | | P | P | P | P | P | P | P | P | P | P | P |

Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table
Table 20.702.2C (PAS 075-088, use tables)

| Primary Uses | Prefix > | P | R | R | M | R | R | R | R | C | R | R | C | R |
|--|----------|-----|-----|-----|-----|-----|------------|-----|-----|-----|-----|------------|-----|-----|
| PAS Identifier > | Suffix > | 075 | 077 | 078 | 079 | 080 | 080 SA1 | 081 | 082 | 083 | 084 | 084 SA1 | 086 | 088 |
| I. RESIDENTIAL | | | | | | | | | | | | | | |
| Domestic Animal Raising | | | | | | T | T | | | | | | | |
| Employee Housing | | | T | | | | | | | | | | | |
| Mobile Home Dwelling | | | T | T | | | | | | T | | | | |
| Multiple Family Dwelling | | | D | | | | | | | | | | | T |
| Multi-Person Dwelling | | | T | | | | | | | | | | | |
| Nursing & Person Care | | | | | | | | | | | | | | |
| Residential Care | | | | | | | | | | | | | | |
| Single Family Dwelling | | | P | P | P | T | T | P | P | P | P | P | | P |
| Summer Home | | | | | | | T | T | | | | | | |
| II. TOURIST ACCOMMODATION | | | | | | | | | | | | | | |
| Bed & Breakfast Facilities | | | | | | | | | | | T | T | | |
| Hotel, Motel, & Other Transient Dwelling Units | | | | | | | | | | | | | | |
| Time Sharing (Hotel or Motel Design) | | | | | | | | | | | | | | |
| Time Sharing (Residential Design) | | | | | | | | | | | | | | D |
| III. COMMERCIAL | | | | | | | | | | | | | | |
| A. Retail | | | | | | | | | | | | | | |
| Auto, Mobile Home & Vehicle Dealers | | | | | | | | | | | | | | |
| Building Materials & Hardware | | | | | | | | | | | | | | |
| Eating & Drinking Places | | | | | | | | | | | | | | T |
| Food and Beverage Retail Sales | | | | | | | | | | | | | | T |
| Furniture, Home Furnishings | | | | | | | | | | | | | | |
| General Merchandise Stores | | | | | | | | | | | | | | T |
| Mail Order and Vending | | | | | | | | | | | | | | |
| Nursery | | | | | | | | | | | | | | |
| Outdoor Retail Sales | | | | | | | | | | | | | | |
| Service Stations | | | | | | | | | | | | | | |
| B. Entertainment | | | | | | | | | | | | | | |
| Amusements and Recreation Services | | | | | | | | | | | | | | |
| Gaming - Nonrestricted | | | | | | | | | | | | | | |
| Privately Owned Assembly Entertainment | | | | | | | | | | | | | | |
| Outdoor Amusements | | | | | | | | | | | | | | |

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Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table
Table 20.702.2C (PAS 075-088, use tables, continued)

| Primary Uses | Prefix > PAS Identifier > Suffix > | P 075 | R 077 | R 078 | M 079 | R 080 | R 080 SA1 | R 081 | R 082 | C 083 | R 084 | R 084 SA1 | C 086 | R 088 |
|--|--|----------|----------|----------|----------|----------|-----------------|----------|----------|----------|----------|-----------------|----------|----------|
| C. Services | | | | | | | | | | | | | | |
| Animal Husbandry Services | | | | | | | | | | | | | | |
| Auto Repair & Service | | | | | | | | | | | | | | |
| Broadcasting Studios | | | | | | | | | | | | | | |
| Business Support Services | | | | | | | | | | | | | | |
| Contract Construction Services | | | | | | | | | | | | | | |
| Financial Services | | | | | | | | | | | | | | |
| Health Care Services | | | | | | | | | | | | | | |
| Laundries and Dry Cleaning Plant | | | | | | | | | | | | | | |
| Personal Services | | | | | | | | | | | | T | | |
| Professional Offices | | | | | | | | | T | | | T | | |
| Repair Services | | | | | | | | | | | | | | |
| Sales Lots | | | | | | | | | | | | | | |
| Schools - Business & Vocational | | | | | | | | | | | | | | |
| Secondary Storage | | | | | | | | | | | | | | |
| D. Light Industrial | | | | | | | | | | | | | | |
| Batch Plants | | | | | | | | | | | | | | |
| Food and Kindred Products | | | | | | | | | | | | | | |
| Fuel & Ice Dealers | | | | | | | | | | | | | | |
| Industrial Services | | | | | | | | | | | | | | |
| Printing & Publishing | | | | | | | | | | | | | | |
| Recycling & Scrap | | | | | | | | | | | | | | |
| Small Scale Manufacturing | | | | | | | | | | | | | | |
| E. Wholesale, Storage | | | | | | | | | | | | | | |
| Storage Yards | | | | | | | T | | | | | | | |
| Vehicle & Freight Terminals | | | | | | | | | | | | | | |
| Vehicle Storage & Parking | | T | | | | | | | | | | | | |
| Warehousing | | | | | | | | | | | | | | |
| Wholesale & Distribution | | | | | | | | | | | | | | |
| IV. PUBLIC SERVICES | | | | | | | | | | | | | | |
| A. General | | | | | | | | | | | | | | |
| Airfields, Landing Strips & Heliports (New non-emergency sites prohibited) | | | | | | | | | | | | | | |
| Cemeteries | | | | | | | T | | | | | | | |
| Churches | | | | T | | | | | | | | | | |
| Collection Stations | | T | | | | | | | | | | | | |
| Cultural Facilities | | T | | | | | | | | | | | | |

(continued on next page)

Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table
Table 20.702.2C (PAS 075-088, use tables, continued)

| Primary Uses | Prefix > | P | R | R | M | R | R | R | R | C | R | R | C | R |
|--|----------|-----|-----|-----|-----|-----|------------|-----|-----|-----|-----|------------|-----|-----|
| PAS Identifier > | Suffix > | 075 | 077 | 078 | 079 | 080 | 080 SA1 | 081 | 082 | 083 | 084 | 084 SA1 | 086 | 088 |
| IV. PUBLIC SERVICES (cont.) | | | | | | | | | | | | | | |
| A. General (cont.) | | | | | | | | | | | | | | |
| Day Care Centers or Pre-schools | | | | | | | | | | | | | | |
| Cultural Facilities | | T | | | | | | | | | | | | |
| Day Care Centers or Pre-schools | | | | | | | | | | | | | | |
| Government Offices | | D | | | | | | | | | | | | |
| Hospitals | | | | | | | | | | | | | | |
| Local Assembly & Entertainment | | T | | | | | | | | | | | | |
| Local Post Office | | | | T | T | | | T | T | T | T | T | | |
| Local Public Health & Safety Facilities | | | T | T | T | T | T | T | T | T | T | T | T | T |
| Membership Organizations | | | | | | | | | | | | | | |
| Power Generating | | | | | | | | | | | | | T | |
| Publicly Owned Assembly & Entertainment | | | | | | | | | | | | | | |
| Public Utility Centers | | D | T | T | T | | T | T | T | T | T | T | T | T |
| Regional Public Health & Safety Facilities | | D | | | | | T | | | | | | | |
| IV. PUBLIC SERVICES | | | | | | | | | | | | | | |
| A. General (cont.) | | | | | | | | | | | | | | |
| Schools - College | | | | | | | | | | | | | | |
| Schools - Kindergarten through Secondary | | D | | | | | | | | | | | | |
| Social Service Organizations | | | | | | | | | | | | | | |
| B. Linear Public Facilities | | | | | | | | | | | | | | |
| Pipelines & Power Transmission | | P | T | T | T | T | | T | T | T | T | T | T | T |
| Transit Stations & Terminals | | P | T | T | T | | | T | T | T | T | T | T | T |
| Transmission & Receiving Facilities | | P | T | T | T | T | | T | T | T | T | T | T | T |
| Transportation Routes | | P | T | T | T | T | | T | T | T | T | T | T | T |
| V. RECREATION | | | | | | | | | | | | | | |
| Beach Recreation | | | | | | | | | | | | | | |
| Boat Launching Facilities | | | | | | | | | | | | | | |
| Cross Country Ski Courses | | T | | | | T | T | | | | | | T | |
| Day Use Areas | | D | D | D | D | T | T | D | D | D | D | D | D | D |

(continued on next page)

Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table
Table 20.702.2C (PAS 075-088, use tables, continued)

| Primary Uses | Prefix > | P | R | R | M | R | R | R | R | C | R | R | C | R |
|---|------------------|-----|-----|-----|-----|-----|------------|-----|-----|-----|-----|------------|-----|-----|
| | PAS Identifier > | 075 | 077 | 078 | 079 | 080 | 080 SA1 | 081 | 082 | 083 | 084 | 084 SA1 | 086 | 088 |
| Suffix > | | | | | | | | | | | | | | |
| V. RECREATION (cont.) | | | | | | | | | | | | | | |
| Developed Campgrounds | | | | | | T | T | | | | | | | |
| Downhill Ski Facilities | | | | | | | | | | | | | D | |
| Golf Courses | | | | | | | | | | | | | | |
| Group Facilities | | | | | | T | T | | | | | | | |
| Marinas | | | | | | | | | | | | | | |
| Off-road Vehicle Courses | | | | | | T | T | | | | | | | |
| Outdoor Recreation Concessions | T | | | | | | | | | | | | D | |
| Participant Sports Facilities | T | T | T | T | | | | T | T | T | T | T | T | T |
| Recreation Centers | | | | | | | | | | | | | | |
| Recreational Vehicle Parks | | | | | | T | T | | | | | | | |
| Riding and Hiking Trails | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Rural Sports | | | | | | T | T | | | | | | | |
| Snowmobile Courses | | | | | | T | T | | | | | | T | |
| Sport Assembly | T | | | | | | | | | | | | | |
| Undeveloped Campgrounds | | | | | | T | T | | | | | | | |
| Visitor Information Centers | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| VI. RESOURCE MANAGEMENT | | | | | | | | | | | | | | |
| A. Timber Management | | | | | | | | | | | | | | |
| Reforestation | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Regeneration Harvest | | | | | | | | | | | | | P | |
| Sanitation Salvage Cut | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Selection Cut | | | | | | | | | | | | | P | |
| Special Cut | | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Thinning | P | P | P | | P | P | P | P | P | P | P | P | P | P |
| Timber Stand Improvement | P | | | | | P | P | | | | | | P | |
| Tree Farms | P | | | | | P | P | | | | | | T | |
| | | | | | | | | | | | | | | |
| B. Wildlife and Fishes | | | | | | | | | | | | | | |
| Early Successional Vegetation Management | P | P | P | P | P | P | P | P | P | P | P | P | P | p |
| Nonstructural Fish Habitat Management | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Nonstructural Wildlife Habitat Management | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Structural Fish Habitat Management | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Structural Wildlife Habitat Management | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Structural Fish Habitat Management | P | P | P | P | P | P | P | P | P | P | P | P | P | P |

(continued on next page)

Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table
Table 20.702.2C (PAS 075-088, use tables, continued)

| Primary Uses | Prefix > | P | R | R | M | R | R | R | R | C | R | R | C | R |
|--|----------|-----|-----|-----|-----|-----|------------|-----|-----|-----|-----|------------|-----|-----|
| PAS Identifier > | Suffix > | 075 | 077 | 078 | 079 | 080 | 080 SA1 | 081 | 082 | 083 | 084 | 084 SA1 | 086 | 088 |
| VI. RESOURCE MANAGEMENT (cont.) | | | | | | | | | | | | | | |
| C. Range | | | | | | | | | | | | | | |
| Farm or Ranch Structures | | | | | | P | P | | | | | | T | |
| Grazing | | | | | | P | P | | | | | | P | |
| Range Pasture Management | | | | | | P | P | | | | | | T | |
| Range Improvement | | | | | | P | P | | | | | | T | |
| | | | | | | | | | | | | | | |
| D. Open Space | | | | | | | | | | | | | | |
| All | | P | P | P | P | P | P | P | P | P | P | P | P | P |
| | | | | | | | | | | | | | | |
| E. Vegetation Protection | | | | | | | | | | | | | | |
| Fire Detection & Suppression | | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Fuels Treatment or Management | | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Insect & Disease Suppression | | P | P | P | P | P | P | P | P | P | | P | P | P |
| Prescribed Fire or Burning Management | | | | | | P | P | | | | | | P | |
| Sensitive Plant Management | | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Uncommon Plant Community Management | | P | P | P | P | P | P | P | P | P | P | P | P | P |
| | | | | | | | | | | | | | | |
| F. Watershed Improvements | | | | | | | | | | | | | | |
| Erosion Control | | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Runoff Control | | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Stream Environment Zone Restoration | | P | P | P | P | P | P | P | P | P | P | P | P | P |

(Ord. 1386, 2013; Ord. 1320, 2010; Ord. 898, 2000)

~~20.702.060~~ F. Lot size and density standards.

A: **1.** The minimum size of any lot must comply with the following:

- ~~1.~~ **a.** Zoning districts with a prefix of **R** have a minimum lot size of 8,000 square feet.
- ~~2.~~ **b.** Zoning districts with a prefix of **C** have a minimum lot size of 10,000 square
- ~~3.~~ **c.** Zoning districts with a prefix of **T** have a minimum lot size of 10,000 square
- ~~4.~~ **d.** Zoning districts with a prefix of **S** have a minimum lot size of 20,000 square
- ~~5.~~ **e.** Zoning districts with a prefix of **P** have no minimum lot size requirements.
- ~~6.~~ **f.** Zoning districts with a prefix of **M** have a minimum lot size of 40 gross acres.

B: **2.** The density of any building used for multi-family or multi-person residential purposes and for mobile home parks must not exceed the limits in chapter 31 of the TRPA Code of Ordinances. (~~Ord. 1386, 2013;~~
~~Ord. 898, 2000)~~

~~20.702.070~~ G. Setback standards.

A: **1.** Except as provided by subsections E ~~X~~ and F ~~X~~ (scenic corridors and stream environment zone) of this section, and by chapters 1,2, and 3 of Appendix B, Design Standards and Guidelines to the Community Plans, setback standards for single-family dwellings apply as follows to all principal structures and to all accessory structures 15 feet or greater in height:

~~1.~~ **a.** The front yard and street side-yard setback is a minimum of 20 feet measured from the edge of the pavement. This setback may be reduced up to 50 percent provided both of the following conditions are met:

~~a.~~ **1.** The slope within the front or street side-yard and building footprint is 25 percent or greater; and

~~b.~~ **2.** A minimum 20 feet of driveway exists between the garage and the edge of the pavement.

~~2.~~ **b.** The rear yard setback is a minimum of 20 feet from the property line.

~~3.~~ **c.** The side yard setback is a minimum of 7 feet from the property line to the foundation or wall. Where the roof is designed to convey runoff to the side yard and size of such roof runoff area exceeds 1,500 square feet, an additional setback of 1 foot for each additional 250 square feet of runoff area must be provided. This setback may be reduced, but not to less than 7 feet, upon an analysis provided by the applicant demonstrating that snow will not shed across the property line. Factors to be considered in this reduction include historical records of amount of snow, roof orientation, roof pitch, exposure of roof to sunlight, drifting patterns, and installation of properly engineered snow-slide restraint devices.

B: **2.** Except as provided by subsections E and F (scenic corridors and stream environment zones) of this section, and by chapters 1, 2, and 3 of Appendix B, Design Standards and Guidelines to the Community Plans, setback standards for multi-family dwellings and commercial uses apply as follows to all principal structures and to all accessory structures 15 feet or greater in height:

~~1.~~ **a.** The front yard setback is a minimum of 10 feet from the property line.

~~2.~~ **b.** The rear yard setback is a minimum of 10 feet from the property line where

the parcel or lot is adjacent to a commercial or multi-family use and a minimum of 15 feet from the property line where the parcel or lot is adjacent to a single-family use.

~~3.~~ **c.** The side yard setback is a minimum of 10 feet from the property line to the foundation or wall. If the structure exceeds two stories, an additional 1-foot setback for each 2 feet of height is required.

~~C.~~ **3.** Setbacks for accessory structures must comply with **section 20.664.020**.

~~D.~~ **4.** Projections, construction, or equipment are permitted within the required setbacks for all uses only as allowed in this section. Building code requirements may further restrict the distance required to be maintained from the property lines and other structures:

~~1.~~ **a.** Roof overhangs and eaves, oriel and bay windows, porte cocheres, decks, stairway landings, fireplace chimneys, awnings, canopies, and unenclosed porches may encroach up to 50 percent into the required front yard and street-side yard setback. Access stairs may encroach into the required front yard and street side-yard setback a maximum of 5 feet on parcels with an average slope of 16 percent or greater. Elevated driveways and parking decks may be located within the required front yard or street side-yard setback provided they are no more than 30 inches above the highest adjacent grade.

~~2.~~ **b.** Roof overhangs and eaves, pools, patio covers, tennis courts gazebos, awnings, oriel and bay windows, decks, access stairs and stairway landings, fireplace chimneys, canopies, and unenclosed porches may encroach up to 50 percent into the required rear yard setback.

~~3.~~ **c.** Roof overhangs and eaves, oriel and bay windows, porches, fireplace chimneys, awnings, and canopies may encroach into the side yard a maximum of 30 inches provided that a minimum 54 inches of clearance is provided for access.

~~4.~~ **d.** Setbacks between structures must conform to current International Building Code provisions.

~~E.~~ **5.** Buildings and structures must be set back 20 feet from the highway right-of-way line in accordance with the TRPA Scenic Threshold Roadways standards in chapter 66 of the TRPA Code of Ordinances for designated corridors except when superseded by chapters 1, 2 and 3 of Appendix B, Design Standards and Guidelines, to the Community Plans. Deviation from this standard is only permissible as provided for in the TRPA Code of Ordinances.

~~F.~~ **6.** Buildings, structures and other land coverage or disturbance must be set back from stream environment zones (SEZ's) in accordance with chapter 37 of the TRPA Code of Ordinance. Deviation from this standard is only permissible as provided for in the TRPA Code of Ordinances.

~~G.~~ **7.** Building setbacks from cuts and fills must be as set forth in **chapter 20.690** and as illustrated in Appendix C. (~~Ord. 1386, 2013; Ord. 898, 2000~~)

~~20.702.080~~ **H.** Height standards.

~~A.~~ **1.** Building heights must comply with chapter 37 of the TRPA Code of Ordinances.

~~B.~~ **2.** Notwithstanding the provisions of subsection A, above, the height of structures must not exceed the height of existing forest cover in the vicinity

of the structure, except as permitted under the Tahoe Compact for structures that house gaming. (~~Ord. 1386, 2013; Ord. 898, 2000~~)

~~20.702.090~~ I. Specific standards.

In addition to the general development standards in contained in **section 20.702.100**, certain uses are subject to the specific standards in **chapters 20.662 through 20.668** inclusive, Specific Standards. The applicable specific standards are shown in Table ~~XXXX~~ 20.702.3.

(~~Ord. 898, 2000~~)

Table ~~XXXX~~ 20.702.3 (Specific standards)

| Title | Section | Applies |
|---|------------|--|
| Accessory Dwelling Units | 20.664.010 | Applies in zoning districts with a prefix of R or M , except C (5) –size limitation, where the parcel size is greater than one acre. |
| Accessory Structure | 20.664.020 | Yes |
| Bed and Breakfast | 20.664.030 | Yes |
| Clustered Development | 20.664.040 | Applies in zoning districts with a prefix of M |
| Day Care Center | 20.664.050 | Yes |
| Golf Courses | 20.664.080 | Yes |
| Large Group Care or Group Home | 20.664.090 | Yes, except for subsection C.2 |
| Manufactured Homes & Manufactured Housing | 20.664.100 | Yes |
| Manufactured Home Park Design Standards | 20.664.110 | Yes |
| Multi-family Housing | 20.664.120 | Yes |
| Recreational Vehicles | 20.664.140 | Yes |
| Recreational Vehicle Storage Facilities | 20.664.150 | Yes |
| Stationary Tank Storage | 20.664.160 | Yes |
| Accessory Dwelling Units | 20.668.010 | Applies in zoning districts with a prefix of C, T, S, or P |
| Bed & Breakfast | 20.668.030 | Yes |
| Campgrounds | 20.668.040 | Yes |
| Day Care Center | 20.668.050 | Yes |
| Large Group Care or Group Home | 20.668.070 | Yes |
| Multi-family Housing | 20.668.080 | Yes |
| Personal Storage Facility | 20.668.100 | Yes |
| Recreational Vehicles | 20.668.110 | Yes |
| Recycling Facilities | 20.668.120 | Yes |
| Service Stations | 20.668.130 | Yes |
| Service Station Conversions | 20.668.140 | Yes |
| Vehicle Sales | 20.668.160 | Yes |
| Stationary Tank Storage | 20.668.170 | Yes |

(~~Ord. 898, 2000~~)

~~20-702-100~~ J. General property development standards.

A: 1. The Property Development Standards at **chapter 20.690** apply unless they conflict with this section or with the TRPA Code of Ordinances.

B: 2. For purposes of interpreting **Table 20.690**, the term **Residential Districts** as used in the table refers to zoning districts with a prefix of **R** and the term **Agricultural Districts** refers to zoning districts with a prefix of **M**.(~~Ord. 898, 2000~~)

~~20-702-110~~ K. Access and circulation standards.

A: 1. Access and circulation standards must comply with **chapter 20.692** except when in conflict with the provisions of this section.

B: 2. Driveways must not exceed 10 percent slope for single-family houses or secondary residences and 5 percent slope for all other uses unless the approving authority finds that a steeper driveway would minimize the amount of grading and site disturbance and not be a threat to public health and safety. A driveway may not exceed 14 percent for a residential use or 8 percent for all other uses.

C: 3. Driveway widths must conform to the following standards:

1. a. Where a single-family residence includes a garage, the driveway must be at least as wide as the garage door for a distance of 10 feet and must taper to the appropriate width, but no less than that allowed in **chapter 20.692**. The access-drive requirements in **chapter 20.692** for residential property also apply to accessory dwelling units located on the property.

2. b. As an alternative to a two-way driveway, driveways for uses other than single-family residences may use one-way driveways with each driveway having a minimum width of 10 feet and a maximum width of 15 feet. Minimum driveway widths may be reduced due to unique site conditions and approval by fire and emergency service providers.

D: 4. Pedestrian circulation systems are required for Commercial, Tourist Accommodation, Public Service and Multi-family residential projects. Sidewalks must be a minimum 48 inches wide, with gradients less than five percent. Ramps for use by the handicapped must not exceed the maximum allowed by the International Building Code, CABO/ANSI Codes, or other applicable codes. Sidewalk dimensional standards are applicable to public and right-of-way easement walkways only, and not to pedestrian facilities and structures within the private property, unless otherwise required by safety and fire codes.

E: 5. Adequate provision must be made for the access and movement of emergency vehicles.(~~Ord. 1386, 2013; Ord. 898, 2000~~)

~~20-702-120~~ L. Parking standards.

A: 1. Parking standards must comply with **chapter 20.692** except when in conflict with the provisions of this section.

B: 2. General.

1. a. A "parking facility" is defined as a clearly identifiable location for vehicular parking. A parking facility may be a parking area, parking lot, or parking structure.

2. b. A compliance program must apply to new or expansion of existing development that creates a demand for parking, including recreation

and public service projects. Projects not involving new or expanded development are required to comply

with the standards set forth herein unless the approving authority finds the resultant situation would not otherwise cause or continue to cause significant adverse impacts on traffic, transportation, air quality, or water quality.

~~C.~~ **3.** Parking requirements.

~~1.~~ **a.** The number of required parking spaces is set forth in **chapter 20.660**, except as modified by Table ~~XXXX~~ 20.702.4.

~~2.~~ **b.** In lieu of meeting the above requirements in subsection C.1, an applicant may prepare and submit a technically adequate parking analysis including a parking demand estimate, proposed alternatives to standards, and methods to ensure compliance with alternatives. This analysis must be approved concurrently with any other development permit or building permit under consideration.

~~Table 20.702.4 (Required parking)~~

| Use | Parking Requirements |
|---|---|
| Broadcasting Studios | 1 space per 300 s.f. of gross floor area |
| Business Support Services | 1 space per 300 s.f. of gross floor area |
| Developed Campgrounds Recreational Vehicle Parks | 1 space per campsite, cabin or RV site, and 1 space per full-time employee, and 1 space per 3 part-time employees, and 1 space per 10 campsites, cabins, or RV sites |
| Employee Housing | Same as Multi-family Dwelling |
| Gaming B Nonrestricted Only | 1 space per 250 s.f. of casino floor area, and 1 space per 1.5 full-time employees, and 1 space per 3 part-time employees |
| Mail Order and Vending | 1 space per 500 s.f. of non-storage area, and 1 space per 1,000 s.f. of storage area |
| Marinas | 1 space per 3 moorings or slips, and 1 space per full-time employee |
| Outdoor Retail Sales | 1 space per 500 s.f. gross sales area, and 1 space per employee |
| Timeshare Tourist Accommodation | 1 space per bedroom, and 1 space per 15 units |

(Ord. 898, 2000)

~~D.~~ **c.** Joint use of parking facilities, in accordance with the provisions of section 20.692.070, are encouraged in order to limit ground coverage and reduce runoff.

~~E.~~ **d.** Parking requirements for uses other than single-family dwellings

may be reduced 20 percent if a traffic analysis indicates public transit service exists within 300 feet of the property and is a viable alternative for the parking reduction. For each space reduced, the project must contribute annual fees to the County.

~~F.~~ **e.** Off-site parking is not considered in determining the adequacy of parking facilities except as follows:

1. Off-site parking may be permitted for a temporary use on the basis of an approved parking analysis.
2. Based upon an approved parking analysis, off-site parking may be allowed, provided an appropriate deed restriction is recorded which documents the relationship of the two parcels.
3. Off-site parking provided pursuant to an assessment district and a related parking analysis may be approved.
4. Off-site location may be approved if the approving authority finds that it will not violate other TRPA applicable standards. Such parking must be located within 300 feet of the facility it serves or must be directly connected by transit during the hours of operation. Off-site parking may occur on public roadways or on the shoulders of public roads, provided it does not interfere with snow removal or emergency services, or exceed 25 percent of the total required parking.

~~G.~~ **g.** Except for single-family driveways all maneuvering must be accomplished on site. Backing out onto a street is not allowed.

~~H.~~ **h.** Wheel stops must not be allowed in parking facilities in order not to interfere with snow removal.

~~I.~~ **i.** Uncovered parking facilities and snow storage areas must be sloped on average at least 2 percent to prevent ponding and icing.

~~J.~~ **j.** Commercial, tourist accommodation, public service, recreation and multi-residential projects must provide, within the project area, snow storage areas of a size adequate to store snow removed from parking, driveway and pedestrian access areas, or arranged by means of recorded easements or an equivalent to remove and store accumulated snow off-site. The minimum area required for snow storage is 25 percent of all uncovered parking and driveway areas. (~~Ord. 898, 2000~~)

~~20-702-130~~ **M. Loading standards.**

~~A.~~ **1.** Loading requirements and standards must comply with **chapter 20.692** except when in conflict with the provisions of this section or as determined as part of project review by a loading analysis.

~~B.~~ **2.** The number of loading spaces is based upon the operating characteristics of the individual use, as anticipated for an average business day. **Chapter 20.660** must be used as a guide in determining the number of spaces.

~~C.~~ **3.** Parcels with uncovered loading spaces must provide snow storage areas of a size adequate to store snow removed from the loading areas, or arrange by means of recorded easements or an equivalent to remove and store accumulated snow off-site. The minimum area required for snow storage is 25 percent of all uncovered loading areas. (~~Ord. 898, 2000~~)

~~20-702-140~~ **N. Landscape standards.**

A- 1. Landscape standards must comply with chapter 20.694 except when in conflict with the provisions of this section, in which case these provisions apply.

B- 2. Street trees are not required.

C- 3. Plant species listed in the TRPA Recommended and Approved Native and Adapted Plants for the Tahoe Basin must be used for lawns and landscaping. Plant species not found on the TRPA recommended native and adapted plant list may only be used for landscaping as accent plantings. Such plants must be limited to borders, entryways, flowerbeds, and other similar locations to provide accents to the overall native or adapted landscape design.

D- 4. For projects other than single-family home projects, a minimum of 5 percent of the disturbed area of an entire site and 15 percent of the parking and driveway area must be landscaped.

E- 5. Required landscaping must meet the following requirements at the time of planting:

1- a. All container-grown stock must be grown in its container for at least six months prior to planting. At time of planting, container-grown stock must be in the following minimum container sizes:

a- 1. Trees must be in minimum 15-gallon containers;

b- 2. Shrubs must be in minimum 5-gallon containers; and

c- 3. Ground covers must be in minimum 1-gallon containers or 4-inch pots.

2- b. Field grown or bare root native trees are acceptable if, in the judgment of a licensed landscape architect or certified arborist, they are suitable for specific site conditions and may adapt faster than container plants to challenging growing conditions.

F- 6. An irrigation system is required in landscaped areas. Sections 20.694.070 and 20.694.080 apply.

G- 7. Landscaping in parking lots must meet the following standards:

1- a. Planting beds must have a minimum width of 6 feet for perimeter beds and 4 feet for interior beds, with a minimum area of 25 square feet.

2- b. Each planting bed abutting traffic areas must be enclosed by concrete or masonry curbing a minimum 6 inches in width and 6 inches in height above the paving surface or other approved materials. Alternatives may be considered on a case-by-case basis.

3- c. Each planting bed must contain a minimum of one tree per 400 square feet of planting area.

H- 8. In addition to other standards in this section, parking areas for commercial, tourist accommodation, public service and multi-residential projects must comply with the following:

1- a. Perimeter landscaping of parking areas should be provided to reduce the visual impact of large expanses of paved area and to provide shade. Planting should include trees, shrubs, and ground covers. Shrub coverage from ground level to a height of 3 feet should be dense and opaque in order to screen the zone of most intense visual impact.

2- b. On-site parking areas must be provided with landscaped perimeters of a minimum of 6 feet in width. Where adjacent parking areas share a joint landscape perimeter, a minimum width of 10 feet is

required.

~~3.~~ **c.** On-site parking areas greater than 3 acres in size must be provided with landscaped islands designed in accordance with TRPA's Handbook of Best Management Practices.

~~4.~~ **d.** Any off-street parking that abuts or faces a residential lot must provide a planting screen, landscaped fence or wall at least 4 feet in height along the side facing the residential lot.

~~5.~~ **e.** Existing or proposed plant materials within public rights-of-way adjacent to a landscaping project must be included on the landscape plan but will not be counted toward the required landscape area.

~~6.~~ **f.** Plant materials must be used to screen utility boxes, storage areas, refuse areas, trash receptacles, and irrigation control boxes that would not enhance the appearance of the site.

~~7.~~ **g.** All landscape plantings must achieve the desired landscaping or buffering effect within five years.

~~I.~~ **9.** No vegetation in excess of 2 feet high may be placed within a triangular area formed by the street and driveway at property line and a line connecting them at points 25 feet from their intersection, except that trees pruned high enough to permit driver visibility are acceptable. (~~Ord. 1386, 2013; Ord. 898, 2000~~)

~~20-702-150~~ O. Visual impact and screening.

~~A.~~ **1.** All external mechanical equipment, including trash enclosures, electrical transformer pads and vaults, satellite receiving dishes, communication equipment, and utility hardware on roofs, buildings or the ground must be screened from public view from all directions through the architectural design elements of the project.

~~B.~~ **2.** Service yards, maintenance yards, warehousing, outdoor storage, and trash and refuse collection areas which are visible to the public from view corridors and public thoroughfares must be screened by the use of walls, fencing, landscape plantings, berming, topographic screening, or combinations thereof. Screening must be effective in both winter and summer.

~~C.~~ **3.** Service yards, maintenance yards, warehousing, and outdoor storage areas must be located in areas which are not highly visible from major transportation corridors, scenic turnouts, public recreation areas or the waters or lakes in the region.

~~D.~~ **4.** Adequate refuse handling facilities must be provided to prevent the accumulation of trash and litter.

~~E.~~ **5.** Roofs, including mechanical equipment and skylights, must be constructed of non-glare finishes that minimize reflectivity.

~~F.~~ **6.** All metal flashings and mechanical equipment visible to the public from view corridors and public thoroughfares must be painted to match the exterior colors of the structure. (~~Ord. 898, 2000~~)

~~20-702-160~~ P. Lighting standards.

~~A.~~ **1.** Exterior lighting must be deflected away from all adjacent properties, public streets and public rights-of-way. Any light source over 10 feet in height must

incorporate a cut-off shield to prevent the light source from being directly visible from areas offsite. Exterior light sources must be directed downward to avoid sky lighting.

B. 2. Exterior lighting must be stationary and not blink, flash, or change intensity.

C. 3. String lights, building or roofline tube lighting, and reflective or luminescent wall surfaces are prohibited. Exterior lighting must not be attached to trees except for the Christmas season.

D. 4. Fixture mounting height must be appropriate to the purpose, but not exceed 15 feet above ground level within 100 feet of residential properties and 25 feet above ground level elsewhere.

E. 5. Exterior lighting must be used for purposes of illumination only and must not be designed for or used as an advertising display. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures is authorized, provided the illuminated area does not exceed 25 feet above grade on a vertical wall and the light source is shielded from public view.

F. 6. The commercial operation of searchlights for advertising or any other purpose is prohibited.

G. 7. Seasonal lighting displays and lighting for special events which conflict with other provisions of this section may be permitted on a temporary basis pursuant to chapter 7 of the TRPA Code of Ordinances. (~~Ord. 898, 2000~~)

~~20.702.170~~ Q. Grading and drainage standards.

Grading and drainage activities must comply with chapter 33 and chapters 60 through 65 of the TRPA Code of Ordinances. Grading and drainage activities must also comply with subsection K, Hillside Grading, of [section 20.690.030](#) except as they conflict with the TRPA regulations and, to the extent practicable, those standards required in the Douglas County Design Criteria and Improvement Standards. (~~Ord. 1386, 2013; Ord. 898, 2000~~)

~~20.702.180~~ R. Noise standards.

A. Exterior noise levels must comply with the provisions in the Plan Area Statements, Community Plans, or subsection N of [section 20.690.030](#), whichever is most restrictive.

B. Interior noise levels must comply with the provisions in subsection N of [section 20.690.030](#). (~~Ord. 898, 2000~~)

~~20.702.190~~ S. Floodplain standards.

All development in floodplains that is allowed by chapter 35 of the TRPA Code of Ordinances must comply with the provisions of [chapter 20.50](#). (~~Ord. 1386, 2013; Ord. 898, 2000~~)

~~20.702.200~~ T. Snow standards.

A. 1. In addition to the setback requirements in [Section G: Setback Standards](#), ~~section 20.702.070~~, snow shed impact areas must be provided as required to prevent snow from encroaching on adjacent properties.

B. 2. The roofs and eaves of all structures must be designed to avoid snow shedding onto entries, exits, public areas, driveways,

parking areas, and walkways.

€ 3. Standards set forth in chapter 8 of the TRPA Code of Ordinances for snow disposal requirements and road paving apply. (Ord. 898, 2000)

Chapter-

~~20.703~~ 5.03 Tahoe

Area Plan

Regulations

Sections:

- ~~20.703.010 Statutory authority.~~
- ~~20.703.020 Purpose.~~
- ~~20.703.030 Applicability to land area.~~
- ~~20.703.040 Applicability to other regulations.~~
- ~~20.703.050 Definitions.~~
- ~~20.703.060 Tahoe zoning districts.~~
- ~~20.703.070 South Shore Area Plan.~~
- ~~20.703.080 South Shore Area Plan development standards (Table).~~
- ~~20.703.090 South Shore Area Plan permitted, development-permitted, and special use permitted uses (Table).~~
- ~~20.703.095 Accessory uses.~~
- ~~20.703.100 Reserved.~~
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~~Design standards and guidelines.~~
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- ~~20.703.210 TRPA Code of Ordinances.~~
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- ~~20.703.240 Land uses.~~
- ~~20.703.250 Site development.~~
- ~~20.703.260 Growth management.~~
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- ~~20.703.290 Rules and procedures.~~
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TITLE 20-37

~~20.703.320 Activities requiring TRPA approval.~~

~~20.703.330 Notification to TRPA and Washoe Tribe of proposed activities.~~

~~20.703.340 Monitoring.~~

~~20.703.350 Variances.~~

~~20.703.360 Appeals.~~

20.703.010 A. Statutory authority and purpose

~~A. 1. Pursuant to the Tahoe Regional Planning Agency (TRPA) Regional Plan and Code of Ordinances, Chapter 13, *Area Plans*, the County adopts the following regulations to implement an Area Plan within Douglas County, Nevada. (Ord. 1400, 2013)~~

~~B. 2. The TRPA and Douglas County have found that there is a mutually beneficial need to provide Douglas County, and other local jurisdictions, the option to prepare and implement Area Plans, provided such Area Plans conform with and further the goals and policies of the TRPA Regional Plan.~~

~~C. 3. This chapter establishing an Area Plan, in association with a Memorandum of Understanding (MOU) approved by the County and TRPA, enables TRPA to transfer limited development permitting authority to the County subject to appeal provisions to the TRPA.~~

~~D. 4. The development activities delegated to the County within an Area Plan has been found to not have a substantial effect on the natural resources in the Lake Tahoe Region. Permitting authority as allowed and set forth in an MOU enables TRPA to focus its resources on projects of regional concern, while still maintaining an active and effective oversight role in the implementation of Area Plans.~~

~~**20.703.020 Purpose.**~~

~~A. The TRPA and Douglas County have found that there is a mutually beneficial need to provide Douglas County, and other local jurisdictions, the option to prepare and implement Area Plans, provided such Area Plans conform with and further the goals and policies of the TRPA Regional Plan.~~

~~B. This chapter establishing an Area Plan, in association with a Memorandum of Understanding (MOU) approved by the County and TRPA, enables TRPA to transfer limited development permitting authority to the County subject to appeal provisions to the TRPA.~~

~~C. The development activities delegated to the County within an Area Plan has been found to not have a substantial effect on the natural resources in the Lake Tahoe Region. Permitting authority as allowed and set forth in an MOU enables TRPA to focus its resources on projects of regional concern, while still maintaining an active and effective oversight role in the implementation of Area Plans. (Ord. 1400, 2013)~~

~~**20.703.030 B. Applicability to land area.**~~

~~A. 1. Applicability to land area. The provisions of the Tahoe Area Plan Regulations apply to those lands within Douglas County that are subject to an Area Plan adopted by the TRPA Governing Board.~~

~~B. a. The boundaries of an adopted Area Plan shall be depicted on the Official Douglas County Zoning Map. (Ord. 1400, 2013)~~

~~**20.703.040 2. Applicability to other regulations.**~~

~~A.~~ All development within the Lake Tahoe Region is required by federal and state law to comply with the Tahoe Regional Planning Compact (Public Law 96-551), Regional Plan, Code of Ordinances, and other provisions of the TRPA.

~~B.~~ **a.** No Area Plan may limit TRPA's responsibility to enforce the Tahoe Regional Planning Compact, TRPA Regional Plan, and TRPA Code of Ordinances.

~~C.~~ **b.** All regulations in the TRPA Code of Ordinances shall remain in effect unless superseded by the provisions of an Area Plan.

~~D.~~ **c.** Other chapters and sections of this code, the Douglas County Design Criteria and Improvement Standards (DCDCIS) manual, and TRPA Code of Ordinances apply to the area within a conforming Area Plan only to the extent that a provision meets the purpose and intent of this chapter.

~~E.~~ **d.** In case of conflicts between the provisions of this chapter and other code provisions, the most restrictive provision applies.

~~F.~~ **e.** All Community Plans and Plan Area Statements shall remain in effect and are subject to the Tahoe Basin Regulations, consisting of Chapters 20.700 through 20.702 of this code, unless superseded by the provisions of an Area Plan subject to this chapter. (~~Ord. 1400, 2013~~)

~~G.~~ ~~20.703.050~~ **C. Definitions.**

Definitions of the words used in this chapter are defined in this chapter or contained in the TRPA Code of Ordinances, Chapter 90, *Definitions*. In cases where the words are not defined in this chapter or the TRPA Code of Ordinances, refer to the definitions in Appendix A of this code. The Director has the authority to interpret the words or phrases used in this chapter to give them the meaning they have in common usage and to give this chapter its most reasonable application. (~~Ord. 1400, 2013~~)

~~20.703.060~~ **D. Tahoe zoning districts.**

~~A.~~ The following zoning districts have been established to implement an Area Plan within Douglas County: (~~following information what put into table format~~)

~~1. "T F" (Tahoe Forest). This district is for federal, state, or county lands managed for conservation and passive public recreation purposes.~~

~~2. "T MU" (Tahoe Mixed Use). This district is for areas that are targeted for redevelopment and that may include a mix of tourist, recreation, commercial, light industrial, public service, and residential uses.~~

~~3. "T MFR" (Tahoe Multi-Family Residential, maximum density of 15 dwelling units (du)/acre). This district is for existing and future multi-family housing.~~

~~4. "T R" (Tahoe Recreation). This district is for private and public recreation areas, such as golf courses, beaches, state parks, and ski resorts.~~

~~5. "T RR" (Tahoe Resort Recreation). This district is limited to Edgewood Mountain parcels and allows for tourist, commercial and residential uses provided in conjunction with a recreation use. New~~

development must be the result of development transfers that result in the retirement of existing development.

~~6. "T-SFR-8,000" (Tahoe Single Family Residential, 8,000 square foot minimum parcel size). This district is for existing and future single family homes.~~

~~7. "T-T" (Tahoe Tourist). This district is for existing and future tourist oriented uses.~~

~~8. "T-PF" (Tahoe Public Facility). This district is for existing and future public facilities.~~

B. 2. The following overlay zoning districts have been established to implement an Area Plan within Douglas County: **(following information what put into table format)**

~~1. HDT (High Density Tourist) Overlay. This overlay district contains existing hotel/casino towers and is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern, provides greater access to recreational opportunities, and provides economic opportunities. The district is the appropriate location for the Lake Tahoe Region's highest intensity development.~~

~~2. TC (Town Center) Overlay. This overlay district is for areas targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities and future development that will bring environmental gain to the Region.~~

~~3. PD (Planned Development) Overlay. This overlay district contains planned developments approved before December 12, 2012. All new planned developments within the Lake Tahoe Region are subject to the provisions of Chapter 39, *Subdivision*, of the TRPA Code of Ordinances and Chapter 20.676, *Planned Development (PD) Overlay District*, of this code.~~

C. 3. The following shall be depicted on the Official Douglas County Zoning Map:

~~1. a. Specific and Master Plans. The boundaries of specific and master plans, including the Heavenly Mountain Resort Master Plan (updated in 2007), developed pursuant to Chapter 14, *Specific and Master Plans*, of the TRPA Code of Ordinances.~~

~~2. b. TRPA Jurisdictional Boundary. The TRPA jurisdictional boundary as established by the Tahoe Regional Planning Compact. (Ord. 1400, 2013)~~

~~20.703.070~~ E. South Shore Area Plan.

1. South Shore Area Plan development standards (Table).

2. South Shore Area Plan permitted, development permitted, and special use permitted uses (Table).

a. The following list represents those uses in the South Shore Area Plan which are permitted by right (P), require a County Special Use Permit (S), or are prohibited (blank space). "TRPA" is placed before any use requiring a TRPA review or Special Use Determination. Uses not listed are prohibited. Uses listed as permitted may require a Design Review pursuant to Chapter 20.614, *Design Review*, of this code. In cases where a TRPA review or Special Use Determination is required, a County Design Review or Special Use Permit shall not be required. In all cases, the County is responsible for Building

Permit and Site Improvement Permit review and approval.

Sections 20.703.080 through 20.703.090 include provisions to implement the South Shore Area Plan. (Ord. 1400, 2013)

Tables to be reinserted ~~20.703.080 South Shore Area Plan Development Standards (Table).~~

| Development Standards | T-T/HDT Overlay (High Density Tourist District) | T-MU/TC Overlay (Lower Kingsbury) | T-RR (Edgewood Mountain Parcel) | T-R (Edgewood Golf Course and Lodge) |
|--|--|---|---|--|
| Height (maximum) [1][9] | 197 feet [2] /95 feet | 56 feet/35 feet [10] | 42 feet | 42 feet/60 feet [7] |
| Density, Single Family Residential [8] | 1 unit per parcel (parcels less than one acre) 2 units per parcel (parcels greater than or equal to one acre) | | | |
| Density, Multiple Family Residential (maximum) [8][9] | 25 units/acre | 25 units/acre | 15 units/acre | 15 units/acre |
| Density, Multi-person, nursing and personal care, and residential care [8][9] | 25 units/acre | 25 units/acre | 25 units/acre | 25 units/acre |
| Density, Tourist (maximum) [6][8] | 40 units/acre | 40 units/acre | 40 units/acre | 250 units for site |
| Density, Recreation [8] | Developed campgrounds—8 sites /acre Recreation vehicle sites—10 sites/acre Group facilities—25 persons/acre | | | |
| Front Yard Setback (feet) [3][5] | 25' (from Hwy 50) | 25' (from Hwy 50 and S.R. 207) | 25' | 25' |
| Rear Yard Setback (feet) [3][5] | 25' (from Lake Parkway) | 25' | 25' | 25' |
| Side Yard Setback (feet) [4][5] | 0' | 0' | 25' | 25' |
| Side Yard Setback, Street Side (feet) [5] | 25' (from Lake Parkway) | 25' | 25' | 25' |
| Minimum Parcel Size (square feet) | 10,000 | 10,000 | 20,000 | 20,000 |
| Land Coverage (maximum) [9] | Per Section 30.4 of the TRPA Code of Ordinances. High Capability Lands in the T-T/HDT Overlay and T-MU/TC Overlay zoning districts may be covered up to 70%. | | | |
| [1] Structures must not project above the forest canopy, ridge lines, or otherwise detract from the viewshed, except as permitted within the T-T/HDT and T-MU/TC Overlay zoning districts. For structures within the T-MU/TC Overlay zoning district that are over three stories, the findings in Section 37.7.16 of the TRPA Code of Ordinances must be met. Eighty percent of structures fronting Highway 50 within the T-T/HDT Overlay zoning district shall not exceed 56 feet in height when an existing building or buildings are being replaced within 100 feet of the right of way. See DCDCIS Manual, Part I, Division 7, South Shore Design Standards and Guidelines and TRPA Code of Ordinances for additional height requirements. | | | | |

~~[2] Limited to replacement structures, provided, the structures to be demolished and replaced are an existing casino hotel, with existing structures of at least eight stories, or 85 feet of height as measured from the lowest point of natural grade. Such structures shall also comply with Section 37.7.17 of the TRPA Code of Ordinances.~~

~~[3] Setbacks from major roadways (Highway 50, S.R. 207, and Lake Parkway) shall be measured from the back of curb line. All other setbacks shall be measured from property lines.~~

~~[4] Setbacks between structures must conform to International Building Code requirements.~~

~~[5] Projections, including roof overhangs and eaves, porte coheres, decks, stairs and stairway landings, awnings, oriel and bay windows, and canopies, may encroach up to 20 percent into a setback as long as the projection conforms to International Building Code requirements.~~

~~[6] Bed and breakfast facilities are limited to 10 units/acre; all others are limited to 40 units/acre if less than 10% of the units have kitchens and 15 units/acre if greater than or equal to 10% of the units have kitchens. The 250 TAUs allowed on the Edgewood Golf Course and Lodge site shall be limited to Special Area (SA) #1 as shown on the Record of Survey Map for Park Cattle Co. recorded in the Official Records of Douglas County as Document No. 34529.~~

~~[7] The Edgewood Lodge may be constructed to a maximum of 60 feet in height; all other structures shall not exceed 42 feet in height.~~

~~[8] For mixed-use projects, the density standards contained in this table shall be superseded by the maximum densities calculated in accordance with Section 31.5.2 of the TRPA Code of Ordinances.~~

~~[9] Notwithstanding other sections of the South Shore Area Plan, residential or mixed-use developments with a residential component that is 100 percent deed restricted, affordable, moderate, or achievable housing are subject to the density standards in TRPA Code Section 31.4.1.A, the height standards in TRPA Code Section 37.5.5, the coverage standards in TRPA Code Section 30.4.2.B.5 and 30.4.2.B.5, and the parking standards in TRPA Code Section 34.4.1.~~

~~[10] Buildings are limited to 35 feet in the portion of the Town Center that is the Kingsbury Mobile Home Park, 201 Manor Drive, APN: 1318-23-401-019; buildings in all other portions of the Town Center are limited to 56 feet.~~

~~(Ord. 1642, 2025; Ord. 1400, 2013)~~

20.703.090 South Shore Area Plan permitted, development permitted, and special use permitted uses (Table).

The following list represents those uses in the South Shore Area Plan which are permitted by right (P), require a County Special Use Permit (S), or are prohibited (blank space). "TRPA" is placed before any use requiring a TRPA review or Special Use Determination. Uses not listed are prohibited. Uses listed as permitted may require a Design Review pursuant to Chapter 20.614, *Design Review*, of this code. In cases where a TRPA review or Special Use Determination is required, a County Design Review or Special Use Permit shall not be required. In all cases, the County is responsible for Building Permit and Site Improvement Permit review and approval.

| 20.703.090 Use | T-T/HDT | T-R | T-RR | T-MU/TC^{3} |
|--|-----------------------|------------------|-----------------------|------------------------------|
| .010 Residential | | | | |
| (A) Employee housing | TRPA-P | S ^{5} | TRPA-S | P |
| (B) Mobile Home Dwelling ^{1} | | | | P |
| (C) Multiple family dwelling. | TRPA-P | S ^{5} | TRPA-S | P |
| (D) Multi-person dwelling | TRPA-S | | TRPA-S | S |
| (E) Nursing and personal care | | | | S |
| (F) Residential care | | | | S |
| (G) Single-family dwelling (includes condominiums) | TRPA-S ^{2} | S ^{2} | TRPA-S ^{2} | P |
| .020 Tourist Accommodation | | | | |
| (A) Bed and breakfast facilities | | S ^{5} | TRPA-S | P |
| (B) Hotel, motel, and other transient dwelling units | TRPA-P | S ^{5} | TRPA-S | P |
| (C) Time sharing (hotel/motel design) | TRPA-S | S ^{5} | TRPA-S | S |
| (D) Time sharing (residential design) | TRPA-S | S ^{5} | TRPA-S | S |
| .030 Commercial | | | | |
| (A) Eating and drinking places | TRPA-P | P | TRPA-P | P |
| (B) Nursery | | | | P |
| (C) Outdoor retail sales | TRPA-S | | TRPA-S | P |
| (D) Retail or personal service facility | TRPA-P | P ^{5} | TRPA-S | P |
| (E) Service stations | TRPA-S | | | S |
| .040 Entertainment | | | | |
| (A) Amusements and recreation services | TRPA-P | S ^{5} | TRPA-S | P |
| (B) Gaming non restricted | TRPA-P | | | P |
| 20.703.090 Use (Cont.) | T-T/HDT | T-R | T-RR | T-MU/TC |
| (C) Outdoor amusements | TRPA-P | | | S |

| | | | | |
|--|----------------|------------|-------------|----------------|
| (D) Privately owned assembly and entertainment | TRPA-S | S[5] | TRPA-S | S |
| .050 Services | | | | |
| (A) Animal services | | | | P |
| (B) Business support services | TRPA-P | | | P |
| (C) Health care services | TRPA-P | | | P |
| (D) Laundries and dry cleaning plant | | | | S |
| (E) Professional offices | TRPA-P | | | P |
| .060 Light industrial [4] | | | | |
| (A) Food and kindred products | | | | S |
| (B) Industrial services | | | | S |
| (C) Small scale manufacturing | | | | P |
| .070 Wholesale/Storage | | | | |
| (A) Storage yards | | | | S |
| (B) Vehicle and freight terminals | | | | S |
| (C) Vehicle storage & parking | TRPA-P | | | S |
| (D) Warehousing | | | | P |
| .080 Public service | | | | |
| (A) Collection stations | TRPA-S | | | S |
| (B) Cultural facilities | TRPA-P | S[5] | TRPA-S | P |
| (C) Day care centers/pre-schools | TRPA-P | S[5] | | S |
| (D) Government offices and facilities | | | | P |
| (E) Hospitals | | | | S |
| (F) Local assembly and entertainment | TRPA-P | S[5] | TRPA-S | P |
| (G) Membership organizations | | | | P |
| (H) Post office | TRPA-P | | | P |
| (I) Public health and safety facilities | TRPA-P | S | TRPA-S | P |
| (J) Public owned assembly and entertainment | TRPA-S | S | | S |
| (K) Public utility centers | | S | | S |
| 20.703.090 Use (Cont.) | T-T/HDT | T-R | T-RR | T-MU/TC |
| (L) Religious assembly | TRPA-S | | | P |
| (M) Schools—college | TRPA-S | | | S |
| (N) Schools—kindergarten through secondary | | | | S |
| (O) Social service organizations | | | | P |
| (P) Threshold related research facilities | TRPA-S | S[5] | TRPA-S | S |
| .090 Linear public facilities | | | | |

| | | | | |
|--|--------|--------|--------|--------|
| (A) Pipelines and power-transmission | TRPA-S | S | TRPA-S | S |
| (B) Transit stations and terminals | TRPA-P | S | | P |
| (C) Transmission and receiving-facilities | TRPA-S | S | TRPA-S | S |
| (D) Transportation routes [6] | P | P | P | P |
| .100 Recreation | | | | |
| (A) Beach recreation | | TRPA-P | | |
| (B) Campground, developed | TRPA-P | S[5] | TRPA-S | |
| (C) Campground, undeveloped | | S[5] | TRPA-S | |
| (D) Cross-country ski courses | | P | TRPA-S | |
| (E) Day use areas | TRPA-P | P | TRPA-S | P |
| (F) Equestrian stables. | | | TRPA-S | |
| (G) Golf courses | | P | | |
| (H) Group facilities | TRPA-P | S | TRPA-S | TRPA-S |
| (I) Marinas | | TRPA-S | | |
| (J) Off-road vehicle courses | | | TRPA-S | |
| (K) Outdoor recreation-concessions | TRPA-P | P | TRPA-P | P |
| (L) Participant sports facilities | TRPA-P | S | TRPA-P | P |
| (M) Recreation centers | TRPA-S | | TRPA-P | P |
| (N) Riding and hiking trails | TRPA-P | P | TRPA-P | P |
| (O) Snowmobile courses | | S[7] | TRPA-S | |
| (P) Sport assembly | TRPA-S | S[5] | TRPA-P | S |
| (Q) Visitor information centers | TRPA-P | | TRPA-P | P |
| .110 Resource management | | | | |
| (A) Resource protection, restoration, and management | TRPA-P | P | TRPA-P | P |

~~[1]-Mobile home dwellings shall only be allowed within mobile home parks established before December 12, 2012.~~

~~[2]-Single family dwellings in Special Area 1 as shown on the Record of Survey Map for Park Cattle Company recorded in the official Records of Douglas County (Document No. 34529) are limited to two or more units, such as a town house or condominium. A special use permit shall only be required if two or more units are being proposed.~~

~~[3]-Primary uses on the Kahle Community Center site (APN 1318-23-401-005) shall be limited to government offices, public recreation, health care services, health and wellness services (refer to "Retail or personal service facility" definition), and uses considered accessory to a primary use.~~

~~[4]-Light industrial uses in the T-C/MUC Overlay zoning district (lower Kingsbury area) are only allowed east of Shady Lane.~~

~~[5]-The following uses outside of Special Area 1 as shown on the Record of Survey Map for Park Cattle Company recorded in the official Records of Douglas County (Document No. 34529) within the T-R zoning district are prohibited: employee housing; multiple family dwelling; bed and breakfast facilities; hotel, motel, and other transient dwelling units; time sharing (hotel motel design); time sharing (residential design); retail and personal service; amusements and recreation services; privately owned assembly and entertainment; cultural facilities; day care centers/pre schools; local assembly and entertainment; threshold related research facilities; campground (developed); campground (undeveloped); and sport assembly.~~

~~[6]-New transportation routes shall only be allowed if included in the adopted Regional Transportation Plan or Bicycle and Pedestrian Plan.~~

~~[7]-Snowmobile courses are prohibited within Special Area 1 as shown on the Record of Survey Map for Park Cattle Company recorded in the official Records of Douglas County (Document No. 345290).~~

~~(Ord. 1603, 2022; Ord. 1400, 2013)~~

~~**20.703.095 F. Accessory uses.**~~

~~Accessory uses may be permitted per Sections 21.3.1. through 21.3.8. of the TRPA Code of Ordinances. (Ord. 1400, 2013)~~

~~**20.703.100 Reserved** (Ord. 1400, 2013)~~

~~**20.703.110 Reserved** (Ord. 1400, 2013)~~

~~**20.703.120 Reserved** (Ord. 1400, 2013)~~

20-703-130 G. List of primary uses and use definitions. (Table to be reinserted)

| Use | Definition |
|--|--|
| Residential | |
| Employee housing | Residential units owned and maintained by public or private entities for housing employees. |
| Mobile home dwelling | A home built entirely in the factory on a non-removable steel chassis that is transported to the building site on its own wheels and was installed prior to June 15, 1976, when the Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect. |
| Multiple-family dwelling | More than one residential unit located on a parcel. Multiple-family dwellings may be contained in separate buildings such as two or more detached houses on a single parcel, or in a larger building on a parcel such as a duplex, a triplex, or an apartment building. Vacation rentals are included, up to but not exceeding a four-plex, provided they meet the Local Government Neighborhood Compatibility Requirements as defined in the TRPA Code of Ordinances. One detached secondary residence is included. |
| Multi-person dwelling | A building designed primarily for permanent occupancy by individuals unrelated by blood, marriage, or adoption in other than single-family dwelling units or transient dwelling units. A multi-person dwelling includes, but is not limited to, facilities such as dormitories and boarding houses, but not such facilities as hotels, motels, and apartment houses. |
| Nursing and personal care | Residential establishments with in-patient beds providing nursing and health-related care as a principal use, such as skilled nursing care facilities, extended care facilities, convalescent and rest homes, and board and care homes. |
| Raising domestic animals | The keeping, feeding, or grazing of animals as an avocation, hobby, or school project, secondary to the principal residential use of a property greater than two acres. The use applies to species commonly considered as farm animals, but does not include exotic animals. Household pets, such as dogs and cats, are included when such animals are being bred for commercial reasons. Outside storage or display is included as part of the use. |
| Residential care | Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ability for self care, but where medical care is not a major element. The use includes, but is not limited to, children's homes, halfway houses, orphanages, rehabilitation centers, and self-help group homes. |
| Single-family dwelling (includes condominiums) | One residential unit located on a parcel. A single-family dwelling unit may be contained in a detached building such as a single-family house, or in a subdivided building containing two or more parcels such as a town house condominium. Vacation rentals are included provided they meet the Local Government Neighborhood Compatibility Requirements as defined in the TRPA Code of Ordinances. A caretaker residence is included. |
| Summer home | A cabin-type single-family house intended primarily for intermittent-vacation use and located in USFS summer home tracts or other remote-recreation sites. Such structures are generally located in areas of restricted winter access. |
| Use | Definition |
| Tourist Accommodation | |

| | |
|--|---|
| Bed and breakfast facilities | Residential type structures that have been converted to or constructed as tourist accommodation facilities where bedrooms without individual cooking facilities are rented for overnight lodging, and where at least one meal daily is provided. The use does not include "Hotels and Motels," which are defined separately; nor rooming and boarding houses (see "Multi-Family Dwellings"). |
| Hotel, motel, and other transient dwelling units | Commercial transient lodging establishments, including hotels, motor hotels, motels, tourist courts, or cabins, primarily engaged in providing overnight lodging for the general public whose permanent residence is elsewhere. This use does not include Bed and Breakfast Facilities or Vacation Rentals. |
| Time sharing (hotel/motel design) | A right to exclusively use, occupy, or possess a tourist accommodation unit of a hotel/motel design without kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years. |
| Time sharing (residential design) | A right to exclusively use, occupy, or possess a tourist accommodation unit of a residential design with kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years. |
| Commercial | |
| Eating and drinking places | Restaurants, bars, and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are accessory to the principal use of the establishment as an eating and drinking place. The use also includes drive-in restaurants, lunch counters, and refreshment stands selling prepared goods and drinks for immediate consumption. |
| Nursery | Commercial retail and wholesale establishment where plants are grown or stored for transplanting at other sites. Outside storage or display is included as part of the use. |
| Outdoor retail sales | Retail trade establishments operating outside of buildings on a daily or weekly basis, such as: roadside stands; flea markets; swap meets; seasonal sales involving Christmas trees, pumpkins, or other seasonal items; regular sales of art or handcrafted items in conjunction with community festivals or art shows; and retail sales of various products from individual motor vehicles locations outside the public right of way, not including bakery, ice cream, and similar vending vehicles that conduct all sales within the right of way and do not stop in any location except on customer demand. Outside storage or display is included as part of the use. |

| Use | Definition |
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| Retail or personal service facility | An establishment for the retail sale of merchandise or the provision of personal services. A retail facility includes but is not limited to antique or art shops, clothing, drug, dry good, florist, furniture, gift, building materials, grocery, hobby, mailing services, office supply, package liquor, paint, pet, shoe, sporting, bike or moped, boats, golf carts, snowmobiles, jet skis, automobile parts, books, toy stores, and other miscellaneous retail shopping goods (auto, mobile home and vehicle sales are not included in this definition). A personal service facility includes facilities primarily engaged in providing services generally involving the care of persons, such as: beauty and barber shops; nail salons; shoe repair shops; saunas and hot tubs; massage services; laundromats (self-service laundries); dry-cleaning pick-up stores and small-scale dry cleaners without pick-up and-delivery services; clothing rental; dating and escort services; offsite rental of sporting equipment; health and wellness services; minor medical services, and wedding chapels. The use may also include the accessory retail sales of products related to the services provided. |
| Service stations | Retail trade establishments primarily engaged in the sale of gasoline, which may also provide lubrication, oil change and tune-up services, and the sale of automotive products incidental to gasoline sales. The use may also include as accessory uses towing, mechanical repair services, car washing and waxing, and trailer rental. The use does not include storage of wrecked or abandoned vehicles, paint spraying body and fender work, and retail sale of gasoline as an accessory use to food and beverage retail sales when limited to not more than two pumps. |
| Entertainment | |
| Amusements and recreation services | Establishments providing amusement or entertainment for a fee or admission charge, such as: arcades and coin-operated amusements; billiard and pool halls; bowling alleys; card rooms; clubs and ballrooms that are principal uses rather than being subordinate to an eating or drinking place; dance halls; gymnasiums; health and athletic clubs; ice skating and roller skating facilities; indoor sauna, spa, or hot tub facilities; motion picture theaters; reducing salons; and tennis, handball, racquetball, indoor archery and shooting ranges, and other indoor sports activities. |
| Gaming-non restricted | Establishments, regulated pursuant to Article VI(d) through (i) of the Compact, that deal, operate, carry on, conduct, maintain, or expose for play any banking or percentage game played with cards, dice, or any mechanical device or machine for money, property, checks, credit, or any representative of value. The use does not include social games played solely for drinks, or cigars or cigarettes served individually, games played in private homes or residences for prizes, or games operated by charitable or educational organizations to the extent excluded by state law. Restricted gaming is permissible only as an accessory use. |
| Outdoor amusements | Commercial establishments for outdoor amusement and entertainment such as: amusement parks; theme and kiddie parks; go-cart and miniature auto race tracks; ice rinks; and miniature golf courses. Outside storage or display is included as part of the use. |
| Use | Definition |
| Privately owned assembly and entertainment | Commercially operated facilities for public assembly and group entertainment with a capacity of greater than 300 people, such as: auditoriums; exhibition and convention halls; theaters, meeting halls and facilities for "live" theatrical presentations or concerts by bands and orchestras; amphitheaters; meeting halls for rent; and similar public assembly uses. |
| Services | |

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| Animal services | Establishments primarily engaged in performing services for animals, such as veterinary services, animal hospitals, animal grooming, and pet sitting and overnight boarding services. |
| Business support services | Service establishments within buildings that provide other businesses with services including maintenance, repair and service, testing, and rental. This includes establishments such as: outdoor advertising services, mail advertising services (reproduction and shipping); blueprinting, photocopying, and photofinishing; computer related services (rental, repair, and maintenance); commercial art and design (production); film processing laboratories; and services to structures such as window cleaning, exterminators, janitorial services, and business equipment repair services. |
| Health care services | Service establishments primarily engaged in furnishing medical, mental health, surgical, and other personal health services such as: medical, dental, and psychiatric offices; medical and dental laboratories; outpatient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Nursing homes and similar long term personal care facilities are classified in "Nursing and personal care," and mental health related services, including various types of counseling practiced by licensed individuals other than medical doctors or psychiatrists or unlicensed individuals, are included under Professional Offices. |
| Laundries and dry cleaning plant | Service establishments primarily engaged in high volume laundry and garment services, such as power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; and carpet and upholstery cleaners. The use does not include coin operated laundries or dry cleaning pick up stores without dry cleaning equipment (see "Retail and personal service facilities"). |
| Professional offices | A place where the following kinds of business are transacted or services rendered: engineering, architectural and surveying; real estate agencies; educational, scientific and research organizations; financial services; writers and artists; advertising agencies; photography and commercial art studios; publishing with offsite printing facilities; broadcasting studios; employment services; off premise concessions (OPC); reporting services; computer services; management, public relations, and consulting services; organizational offices; detective agencies; professional services; attorneys; and counseling services (other than licensed psychiatrists; see "Health Care Services"). Incidental offices are considered accessory uses to a primary use. |
| Schools—business and vocational | Business and vocational schools offering specialized trade and commercial courses. |
| Use | Definition |
| Light Industrial | |
| Food and kindred products | Manufacturing establishments producing or processing foods and beverages for human consumption and certain related products for distribution within the region, such as beverages and liquors processing, and miscellaneous food preparation from raw products. Outside storage or display is included as part of the use. |
| Industrial services | Service establishments providing other businesses with services, including maintenance, repair, service, testing, publishing, and rental. This includes establishments such as: welding repair, armature rewinding, and heavy equipment repair, vehicle repair; research and development laboratories, including testing facilities; soils and materials testing laboratories; equipment rental businesses that are entirely within buildings, including leasing tools, machinery and other business item ; and other business services of a "heavy service" nature. Outside storage or display is included as part of the use. |

TITLE 20-50

(December 18, 2025)

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| Recycling and scrap | Establishments engaged in assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap. Outside storage or display is included as part of the use. The use does not include terminal waste disposal sites, which are prohibited, and temporary storage of toxic or radioactive waste materials. |
| Small-scale manufacturing | Establishments considered to be light manufacturing or cottage industry that produce jewelry, silverware and plated ware; musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; caskets; and other miscellaneous manufacturing industries. The use also includes artisan and craftsman type operations that are not home occupations and that are not secondary to on-site retail sales. The use also includes small-scale blacksmith and welding services and the manufacture of trusses. Outside storage or display is included as part of the use. |
| Wholesale/storage | |
| Storage yards | Service establishments primarily engaged in the outdoor storage of motor vehicles, construction equipment, materials or supplies, fire wood lots, or industrial supplies. Outside storage or display is included as part of the use. |
| Vehicle and freight terminals | Transportation establishments furnishing services incidental to transportation, such as: freight forwarding services; transportation arrangement services; packing, crating, inspection and weighing services; freight terminal facilities; joint terminal and service facilities; trucking facilities, including transfer and storage; and postal service bulk mailing distribution centers. Outside storage or display is included as part of the use. |
| Vehicle storage & parking | Service establishments primarily engaged in the business of storing operative cars, buses, or other motor vehicles. The use includes both day use and long term public and commercial garages, parking lots, and structures. Outside storage or display is included as part of the use. The use does not include wrecking yards (see "Recycling and scrap"). |
| Use | Definition |
| Warehousing | Establishments primarily engaged in the storage of furniture, household goods, or other commercial goods, such as warehouses and storage or mini-storage facilities offered for rent or lease to the general public. The use does not include warehouse facilities where the primary purpose of storage is for goods for wholesaling distribution. Outside storage or display is included as part of the use. The use does not include terminal facilities for handling freight (see "Vehicle and freight terminals"). |
| Wholesale and distribution | Establishments engaged in the storage of merchandise for sale to retailers; to industrial, commercial, institutional, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. The use includes such establishments as: merchant wholesalers; agents, merchandise or commodity brokers, and commission merchants; and assemblers. Outside storage or display is included as part of the use. |
| Public service | |
| Collection stations | Establishments engaged in the temporary accumulation and storage of recyclable or discarded materials, including toxic and hazardous wastes, which are subsequently transported to recycling centers or solid waste disposal sites for further processing on a regular and consistent schedule. Outside storage or display is included as part of the use. |

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| Cultural facilities | Permanent public or quasi-public facilities generally of a noncommercial nature, such as art exhibitions, planetariums, botanical gardens, libraries, museums, archives, interpretive centers, and arboretums. |
| Day care centers/pre-schools | Establishments used for the care of seven or more children residing elsewhere. |
| Government offices and facilities | Buildings containing offices or facilities for public or quasi-public entities, including administrative offices, meeting rooms, fire stations and other fire prevention facilities, police and sheriff substations, and animal care and wildlife care facilities. |
| Hospitals | Establishments primarily engaged in providing diagnostic services and extensive medical treatment, including surgical and other hospital services. Such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. |
| Local assembly and entertainment | Facilities for public assembly and entertainment for the local community, not to exceed a capacity of 300 people, such as community centers, meeting halls, and multi-purpose centers. |
| Membership organizations | Permanent meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, such as: business associations; professional membership organizations; labor unions and similar organizations; civic, social and fraternal organizations; political organizations; and other membership organizations. The use does not include country clubs in conjunction with golf courses (see "Golf Courses"); religious organizations ("see Religious assembly"); and lodging (see "Multi-person Dwelling"). |
| Post office | Establishments providing mail service and delivery, such as postal substations and neighborhood delivery centers. |
| Use | Definition |
| Power generating | Establishments engaged in the generation of electrical energy for sale to consumers, including hydro facilities, gas facilities, and diesel facilities. Outside storage or display is included as part of the use. Transmission lines located off the site of the power plant are included under "Pipelines and power transmission." Electrical substations are included under "Public utility centers." |
| Public health and safety facilities | Facilities operated by public or quasi-public entities for the local protection of the public, such as: satellite highway maintenance and snow removal facilities; water tanks, pumps, wells and related facilities; monitoring facilities; sewage pumps and related facilities; and emergency services. Outside storage or display is included as part of the use. |
| Public-owned assembly and entertainment | Facilities owned and operated by a public or nonprofit entity for public assembly and group entertainment with a capacity of greater than 300 people, such as: public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for live theatrical presentations or concerts by bands, choirs, and orchestras; meeting halls for rent; community centers; and similar public assembly uses. |
| Public utility centers | Public and quasi-public facilities serving as junction points for transferring utility services from one transmission to another or to local distribution and service, such as: electrical substations and switching stations; major telephone switching centers; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; and community wastewater treatment plants and settling ponds. Outside storage or display is included as part of the use. The use does not include office or service centers (see "Professional Offices or Government Offices"). |

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| Religious assembly | Religious organization assembly or institutional facility operated for worship or promotion of religious activities, including churches and incidental religious education. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals, and other potentially related operations (such as a recreational camp) are not considered a religious assembly and are classified according to their respective activities. |
| Schools—college | Junior colleges, colleges, universities, and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training. |
| Schools—kindergarten through secondary | Kindergarten, elementary, and secondary schools serving grades up to 12, including denominational and sectarian. |
| Social service organizations | Public and quasi-public establishments providing social services and rehabilitation services, counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, serving persons with social or personal problems requiring special services and the handicapped and the disadvantaged. The use includes organizations soliciting funds to be used directly for these and related services. The use also includes establishments engaged in community improvement and neighborhood development. |
| Use | Definition |
| Threshold related research facilities | Public or non-profit research establishments primarily engaged in implementing social, political, and scientific research relating to the Lake Tahoe Environmental Thresholds or the Lake Tahoe ecosystem. The use includes laboratories, monitoring stations, scientific interpretive centers, research and training classrooms, and related support facilities. Overnight multi-person facilities, outside storage, and caretaker facilities may be considered as accessory to this use. The use does not include facilities unrelated to threshold-related research, such as: general college-administrative offices and classrooms (see Schools-College); and government administrative offices (see Government offices and facilities); or non-threshold-related research (which may be conducted under the "Professional office" use). |
| Linear public facilities | |
| Pipelines and power transmission | Transportation facilities primarily engaged in the pipeline transportation of refined products of petroleum, such as: gasoline and fuel oils; natural gas; mixed, manufactured, or liquefied petroleum gas; or the pipeline transmission of other commodities. The use includes facilities for the transmission of electrical energy for sale, including transmission and distribution facilities. Outside storage or display is included as part of the use. The use does not include offices or service centers (see "Professional offices"); equipment and material storage yards (see "Storage yards"); distribution substations (see "Public utility centers"); and power plants (see "Power generating plants"). |
| Transit stations and terminals | Passenger stations for vehicular and mass transit systems; also, terminal facilities providing maintenance and service for the vehicles operated in the transit system. The use includes, but is not limited to, buses, taxis, railway, and ferries. Outside storage or display is included as part of the use. |

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| Transmission and receiving facilities | Communication facilities for public or quasi-public, commercial, and private electronic, optic, radio, microwave, electromagnetic, and photo-electrical transmission and distribution, such as: repeater and receiving facilities, feeder lines, and earth stations for satellite communications for radio, television, telegraph, telephone, data network, and other microwave applications. The use includes local distribution facilities such as lines, poles, cabinets, and conduits. Outside storage or display is included as part of the use. The use does not include uses described under Broadcasting Studios. |
| Transportation route | Public right-of ways that are improved to permit vehicular, pedestrian, and bicycle travel. |
| Recreation | |
| Beach recreation | Recreational use of a beach, supported by developed facilities such as sanitation facilities, parking, picnic sites, and rental services, and nearshore facilities such as multiple use piers and buoys. Nearshore and foreshore facilities are included in Chapter 81, <i>Permissible Uses and Structures in the Shorezone and Lakezone</i> , of the TRPA Code of Ordinances. |
| Boat launching facilities | Recreational establishments that provide boat launching, parking, and short term trailer storage for the general public. The storage, mooring, and maintenance of boats are included under "Marinas." Raft launching is included under "Day Use Areas." Outside storage or display is included as part of the use. |
| Use | Definition |
| Campground, developed | Land or premises designed to be used and rented for temporary occupancy by campers traveling by motorized vehicle or recreational vehicles, and that contain such facilities as campsites with parking areas, barbecue grills, tables, restrooms, and at least some utilities. |
| Campground, undeveloped | Land permanently established to be used for temporary occupancy by campers traveling by foot or horse, which may contain tent sites, fire rings, and sanitary facilities, but which does not contain utilities. |
| Cross-country ski courses | Land or premises used as a commercial operation for nordic skiing. Outside storage or display is included as part of the use. |
| Day use areas | Land or premises, other than Participant Sports Facilities, designated by the owner to be used by individuals or the general public, for a fee or otherwise, for outdoor recreation purposes on a daily basis such as regional and local parks, picnic sites, vista points, snow play areas, rafting facilities, and playgrounds. |
| Downhill ski facilities | Uses and facilities pertaining to ski areas, including but not limited to: runs, trails, lift lines cables, chairs, cars, warming huts, care-taking quarters, parking, vehicles, day lodges, shops for sale and rental of ski equipment, ski pro shop, first aid stations, ski school facilities and assembly areas, day nurseries, maintenance facilities, lounges, eating and drinking establishments, and other ski oriented shops. Outside storage or display is included as part of the use. Uses and facilities serving non-skiing activities or operating year round such as tennis courts, swimming pools, hot tubs, restaurants, bars, and retail sales constructed on lands which serve or are utilized in the operation of a ski area shall be considered under the appropriate use classification in the TRPA Code of Ordinances. |
| Equestrian stables. | Equestrian stables for boarding horses that may be used for sleigh and carriage rides or horseback riding. |
| Golf courses | An area of land laid out for the game of golf, including driving ranges and putting greens. A golf course may include accessory uses such as eating and drinking places, clubhouses, and general retail stores. Outside storage or display is included as part of the use. |

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| Group facilities | Establishments that provide overnight accommodations and outdoor recreation to organized groups such as recreational camps, group or organized camps, and religious camps. |
| Marinas | Establishments primarily providing water-oriented services, such as: yachting and rowing clubs; boat rentals; storage and launching facilities; sport fishing activities, excursion boat and sightseeing facilities; and other marina-related activities, including but not limited to fuel sales, boat pumpout facilities, and boat and engine repair. Marinas contain water-oriented facilities and structures, which are regulated and defined in Chapter 81. Outside storage or display is included as part of the use. The use does not include condominiums, hotels, restaurants, and other such uses with accessory water-oriented, multiple-use facilities. |

| Use | Definition |
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| Off-road vehicle courses | Areas authorized by the Agency for the use of off-road vehicles including, but not limited to, dirt bike, enduro, hill climbing, or other off-road motorcycle courses. The use also includes areas authorized by the Agency for competitive events utilizing four-wheel drive vehicles. The use does not include the use of vehicles associated with timber harvest activities on approved skid trails or maintenance vehicles. |
| Outdoor recreation concessions | Facilities that are dependent on the use of outdoor recreation areas, such as onsite food and beverage sales, onsite recreational equipment rentals, parasailing, rafting, and onsite recreation instruction. The use also includes outfitter or guide service establishments whose base facilities are located on or near a recreation area, such as horse packing outfitters or snowmobiling outfitters. Outside storage or display is included as part of the use. |
| Participant sports facilities | Facilities for various outdoor sports and recreation including, but not limited to, tennis courts, swim and tennis clubs, ice skating rinks, zip lines, and athletic fields (non-professional). Outside storage or display is included as part of the use. |
| Recreation centers | Indoor recreation establishments operated by a public or quasi-public agency providing indoor sports and community services, such as swimming pools, multi-purpose courts, weight rooms, and meeting and crafts rooms. |
| Riding and hiking trails | Planned paths for pedestrian, bike, and equestrian traffic, including trail heads. |
| Snowmobile courses | Mapped areas, pathways, and trails utilized in, and approved for, commercial snowmobile operations. |
| Sport assembly | Commercial facilities for spectator-oriented, specialized, sports assembly that do not exceed a 5,000-person seating capacity, such as stadiums, arenas, and field houses. |
| Visitor information centers | Nonprofit establishments providing visitor information and orientation. |
| Resource management | |
| Resource protection, restoration, and management | Activities associated with the protection, restoration, and management of timber, wildlife and fishes, open space, vegetation, and watersheds to protect and restore the Lake Tahoe environment. |

(Ord. 1400, 2013)

20.703.140 H. Design standards and guidelines.

A. 1. All development under the jurisdiction of the TRPA must comply with the provisions of the DCDCIS manual, unless a stricter provision has been adopted in this section or by the TRPA, including, but not limited to:

1. a. BMPs shall be required pursuant to Section 60.4, *Best Management Practice Requirements*, of the TRPA Code of Ordinances and as described in the Handbook of Best Management Practices (2012), and as amended.

B. 2. In order to ensure quality design and bring the South Shore Area Plan into threshold attainment, all future development within the South Shore Area Plan shall be designed to meet the provisions of Part I, Planning Design Criteria, Division 7, South Shore Design Standards and Guidelines, of the DCDCIS manual. (Ord. 1400, 2013)

20.703.150 I. Parking and loading.

A. 1. The number of required parking and loading spaces shall be based on the requirements set forth in Chapter 20.692, *Off-Street Parking and Loading*, of this code. In cases where parking and loading standards for a

use listed in this Chapter are not addressed in **Chapter 20.692**, the Director may determine parking requirements based on a similar use or require a parking analysis, pursuant to Subsection B below, to determine minimum parking requirements.

~~B.~~ **2.** In lieu of meeting the above requirements in Subsection A, an applicant may prepare and submit a parking analysis including:

- ~~1.~~ **a.** A parking demand estimate;
- ~~2.~~ **b.** Proposed alternatives to reduce or relax minimum parking standards, which may include:
 - ~~a.~~ **1.** Joint use of parking facilities (see **Section 20.692.070** of this code);
 - ~~b.~~ **2.** In-lieu payment to meet parking requirements;
 - ~~c.~~ **3.** On-street parking (see **Section 20.692.050.B.3.** of this code);
 - ~~d.~~ **4.** Free or discounted transit; and
 - ~~e.~~ **5.** Paid parking management; and
- ~~3.~~ **c.** Methods to ensure compliance with alternatives.

~~C.~~ **3.** Parking requirements for uses other than single-family dwellings may be reduced 20 percent if a parking analysis indicates public transit service exists within 300 feet of the property and is a viable alternative for the parking reduction.

~~D.~~ **4.** Off-site parking locations may be approved if it can be found that it will not violate other TRPA applicable standards. Such parking must be located within 300 feet of the facility it serves or must be directly connected by transit during the hours of operation.

~~E.~~ **5.** Commercial, tourist accommodation, public service, recreation and multi-residential projects must provide, within the project area, snow storage areas of a size adequate to store snow removed from parking, driveway and pedestrian access areas, as required by the Part I, Planning Design Criteria, Division 2, Non-Residential, Section 2.8, Snow Storage, of the DCDCIS Manual.

~~F.~~ **6.** Bicycle access and racks shall be provided with all commercial, recreation, and multi-family residential projects in accordance with Part I, Planning Design Criteria, Division 2, Non-Residential, Section 2.6, Bicycle Access, of the DCDCIS Manual. (~~Ord. 1400, 2013~~)

~~20.703.160~~ **J. Landscape and irrigation plans.**

Landscape and irrigation plans are required with all non-residential projects and must comply with Chapter 20.694, *Landscape Standards*, of this code, except when in conflict with a TRPA provision, in which case the TRPA provision applies. Plant species listed in the TRPA Recommended and Approved Native and Adapted Plants for the Tahoe Basin must be used for lawns and landscaping. Plant species not found on the TRPA recommended native and adapted plant list may only be used for landscaping as accent plantings. Such plants must be limited to borders, entryways, flowerbeds, and other similar locations to provide accents to the overall native or adapted landscape design. (~~Ord. 1400, 2013~~)

~~20-703.179~~ **K. Lighting standards.**

~~A.~~ **1.** Exterior lighting must be deflected away from all adjacent properties, public streets and public rights-of-way. Any light source must incorporate a cut-off shield to prevent the light source from being directly visible from areas offsite. Exterior light sources must be directed downward to avoid sky lighting.

~~B.~~ **2.** Exterior lighting must be stationary and not blink, flash, or change intensity.

~~C.~~ **3.** String lights, building or roofline tube lighting, and reflective or luminescent wall surfaces are prohibited. Exterior lighting must not be attached to trees except for the Christmas season, which is between Thanksgiving and March 1 of the following year.

~~D.~~ **4.** Fixture mounting height must be appropriate to the purpose, but not exceed 15 feet above ground level within 100 feet of residential properties and 25 feet above ground level elsewhere.

~~E.~~ **5.** Exterior lighting must be used for purposes of illumination only and must not be designed for or used as an advertising display. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures is authorized, provided the illuminated area does not exceed 25 feet above grade on a vertical wall and the light source is shielded from public view.

~~F.~~ **6.** The commercial operation of searchlights for advertising or any other purpose is prohibited.

~~G.~~ **7.** Seasonal lighting displays and lighting for special events which conflict with other provisions of this section may be permitted on a temporary basis pursuant to Chapter 22 of the TRPA Code of Ordinances. (~~Ord. 1400,~~ 2013)

~~20-703.180~~ **L. Signage.**

~~A.~~ **1.** The installation, modification, or replacement of a sign requires review and approval as a project by either TRPA or the County in accordance with Chapter 38, Signs, of the TRPA Code of Ordinances, or substitute sign standards adopted as part of an Area Plan, including the signage standards in the South Shore Design Standards and Guidelines and Subsections F through K below.

~~B.~~ **2.** TRPA shall review all signage associated with a project that has not been delegated to the County through an MOU. The County shall not require a sign permit, pursuant to **Chapter 20.618, Sign Permit**, of this code, for signage approved by the TRPA.

~~C.~~ **3.** For all signage associated with a project delegated to the County through an MOU, the County shall require a sign permit as required by **Chapter 20.618, Sign Permit**.

~~D.~~ **4.** For all non-residential developments containing three or more units, the County shall require a master sign plan to ensure the consistent design of signage throughout a project, pursuant to **Section 20.696.375, Master sign plan required**, of this code.

~~E.~~ **5.** In all cases, the County is responsible for the review and approval of Building Permits for signage.

~~F.~~ **6.** Changeable Copy (Readerboard) Signs. One changeable copy sign is allowed, instead of a freestanding sign, with a project containing a

gaming use, service station (gasoline price signs only), theater marquees, recreational and public uses, and institutional uses within the T-MU/TC Overlay and T-T/HDT Overlay zoning districts. Two changeable copy sign may be permitted as part of a project including both a gaming and theater use. Changeable copy signs include electronic message display signs which display words, symbols, figures, or images that can be electronically or mechanically changed by remote. The message change sequence can be accomplished immediately or by means of fade or dissolve modes. The maximum speed of a revolution, frame or motion of the electronic message display area may not exceed twelve cycles per hour. The electronic message display area must have automatic photocell dimming capabilities based on ambient outside light set at seventy-five percent of full capacity for daytime (full sun) and forty percent for nighttime, or equivalent for other lighting technologies. Certification from the sign contractor that the sign's light intensity has been factory pre-set not to exceed the limits noted above is required. In no case shall a changeable copy sign be visible from the shoreline of Lake Tahoe.

~~6.~~ **7.** In the T-HDT district, the sign provisions in Chapter 38, Signs, of the TRPA Code of Ordinances shall apply, except as follows:

~~1.~~ **a.** Building Frontage: For purposes of this section, "building frontage" shall include frontage on a street, parking lot, alley or driveway.

~~2.~~ **b.** Building signs. Each primary use within a project area may be allowed one square foot of sign area for each one lineal foot of building frontage up to a maximum of 300 square feet of sign area per building frontage for each distinct use with a total floor area greater than 500,000 square feet. Each primary use may be allowed a maximum of four building frontages. Signage that is placed on a diagonal of more than one frontage, may be divided equally between the two frontages, but shall not exceed 450 square feet.

~~3.~~ **c.** Each project area may be allowed one square foot of sign area for each one lineal foot of building frontage separate and distinct from (1) above, up to a maximum of 120 square feet of sign area per building frontage for other primary uses with a total floor area greater than 50,000 square feet. Each use may be allowed a maximum of four building frontages. Signage that is placed on a diagonal of more than one frontage, may be divided equally between the two frontages, but shall not exceed 300 square feet.

~~4.~~ **d.** Maximum height of building signs shall be 40 feet above grade or to the top of the wall on which the sign is located, whichever is less.

~~5.~~ **e.** Up to 50 percent of the maximum allowable sign area for building signs may be used in a projecting sign.

~~6.~~ **f.** Existing tower signs (signs existing and or approved as of the effective date of this chapter), defined as business name or corporate logo, located in proximity of building roof line and within building profile, may remain and are not included in the calculation of allowable building sign area. Such signs may be maintained and replaced in kind, but any relocation or reconfiguration is subject to the provisions of this chapter.

~~7.~~ **g.** Freestanding signs. Each project area which is greater than 5

acres in size and which has an existing and/or approved freestanding sign fronting Highway 50 may retain one freestanding sign on Highway 50, provided the signage: is not enlarged, is incorporated into a landscape planter or monument, does not exceed 600 square feet in area, and has a maximum sign height of 30 feet exclusive of appurtenances and/or architectural features. Each project area which is greater than 5 acres in size may be permitted 40 square feet of freestanding signage per major entry point other than along Highway 50 provided the signage is incorporated into a landscape planter or monument. If major entry points are shared by property owners, the signage may be increased by 50 percent. Maximum height shall be 20 feet.

~~H.~~ **8.** In the T-MU/TC Overlay district (Kingsbury Town Center), the sign provisions in Chapter 38, Signs, of the TRPA Code of Ordinances shall apply, except as follows:

~~1.~~ **a.** Building Frontage: For purposes of this section, "building frontage" shall include frontage on a street, parking lot, alley or driveway.

~~2.~~ **b.** Building signs. Each primary use within a project area maybe allowed one square foot of sign area for each one lineal foot of building frontage up to a maximum of 200 square feet of sign area per building frontage for each distinct use with a total floor area of 50,000 square feet. Each parcel or project area may be allowed a maximum of four building frontages. Maximum height of building signs shall be 30 feet above grade or to the top of the wall on which the sign is located, whichever is less. Up to 50 percent of the maximum allowable sign area for building signs may be used in a projecting sign.

~~3.~~ **c.** Freestanding signs. Each project area which is greater than 5 acres in size and which has an existing and/or approved freestanding sign fronting Highway 50 may retain one freestanding sign on Highway 50 provided the signage: is not enlarged, is incorporated into a landscape planter or monument, does not exceed 300 square feet in area, and has a maximum sign height of 20 feet exclusive of appurtenances and/or architectural features. Each project area which is greater than 5 acres in size may be permitted 40 square feet of freestanding signage per major entry point other than along Highway 50 provided the signage is incorporated into a landscape planter or monument. If major entry points are shared by property owners, the signage may be increased by 50 percent. Maximum height shall be 20 feet.

~~I.~~ **9.** Direction and/or safety signs. In the T-HDT and T-MC/TC Overlay (Kingsbury Town Center) districts, directional and/or safety signs, which are no greater than 24 square feet in area, no greater than 12 feet in height, contain no advertising copy, and have a consistent set of colors and materials, may be allowed, and shall not be included in the total allowable sign area for each use. The height of direction and/or safety signs on buildings, parking garages and porte cochere entrances/exits may exceed 12 feet but shall be the minimum necessary to identify the entrance/exit and safely facilitate pedestrian and vehicular circulation.

The number and area of direction and/or safety signs shall be limited to

the minimum necessary to safely facilitate pedestrian and vehicular traffic circulation and ensure safety.

~~J.~~ **10.** Regulation of Existing, Non-Conforming Signs in the T-HDT and T-MU/TC Overlay (Kingsbury Town Center) districts.

~~1.~~ **a.** Any signs which do not conform with the applicable requirements of this Chapter, Chapter 38 of the TRPA Code of Ordinances, and the South Shore Design Standards and Guidelines, as applicable, are considered non-conforming.

~~2.~~ **b.** Non-conforming signs must be removed or replaced with conforming signs upon the occurrence of any of the following:

~~a.~~ **1.** The non-conforming sign is destroyed or damaged to an extent in excess of 50 percent of the sign value;

~~b.~~ **2.** The non-conforming sign is relocated;

~~c.~~ **3.** The non-conforming sign is altered structurally; or

~~d.~~ **4.** More than 50 percent of the non-conforming sign's copy is altered, except for changeable copy signs and maintenance.

~~1.~~ **c.** Exceptions. Exceptions to the requirements of subsection 2 above may be approved for modification or replacement of existing signs, provided the following findings can be made for a sign package for the entire project area. Once an exception is approved, the non-conforming sign or signs shall be considered conforming.

~~a.~~ **1.** The exception is in harmony with the purpose and intent of this Chapter, Chapter 38 of the TRPA Code of Ordinances, and the South Shore Design Standards and Guidelines;

~~b.~~ **2.** There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that are not contemplated or provided for by this Chapter.

~~c.~~ **3.** The approval of the exception will not be materially detrimental to the public health, safety, and welfare;

~~d.~~ **4.** Alternative signage concepts that comply with the provision to which the exception is requested have been evaluate, and undue hardship would result if the strict adherence to the provision is required;

~~e.~~ **5.** A scenic quality analysis demonstrates that the exception, if approved, will be consistent with the threshold attainment findings listed in the Scenic Resources Management Package Final Environmental Impact Statement, 1989;

~~f.~~ **6.** The exception which is approved shall not increase the number, area, and height of the existing sign or signs for which the exception is requested;

~~g.~~ **7.** The exception which is approved for a building site shall not exceed the total permissible sign area for all signs; and

~~h.~~ **8.** The exception is the minimum departure from the standards.

~~K.~~ **11.** Points of Interest (Wayfinding) and Community Entry Sign. Points of interest (wayfinding) signs and a community entry sign are subject to the following:

~~1.~~ **a.** Signs identifying special points of interest and a community entry point may be approved as identified in an integrated community facility sign plan, as proposed or amended by the Tahoe Chamber of

Commerce and approved by the Board. The Chamber of Commerce will be responsible for the placement and maintenance of all signs authorized by this section.

~~z.~~ **b.** The approval of the Board is subject to the following:

~~a.~~ **1.** Before the installation of any sign structure, the location, size, height, width and general design must be approved by the County as being in conformance with the general purpose of this chapter. Where applicable, an encroachment permit must be obtained.

~~b.~~ **2.** The maximum area for a community entry monument sign is 100 square feet and the total sign structure height must not exceed 20 feet measured from the adjacent natural grade.

~~c.~~ **3.** All signs must have proper access and maintenance easements.

~~d.~~ **4.** Signs along an NDOT right-of-way must be approved by NDOT. (~~Ord. 1642, 2025; Ord. 1400, 2013~~)

~~20.703.190~~ **M. Scenic quality.**

~~A.~~ **1.** The County shall require a Scenic Assessment with all project applications requiring a Scenic Assessment, pursuant to Chapter 66, *Scenic Quality*, of the TRPA Code of Ordinances.

~~B.~~ **2.** Prior to approving a project that may potentially affect an identified scenic resource, the County shall find that a project is consistent with applicable recommendations in the Scenic Assessment for preserving or improving the scenic quality of the identified scenic resource. (~~Ord. 1400, 2013~~)

~~20.703.200~~ **N. Area-wide water quality.**

~~A.~~ **1.** Area-wide water quality treatments and funding mechanisms may be established in lieu of certain site-specific BMPs, subject to the provisions of Section 13.5.3.B.3., Area-wide Water Quality Treatments and Funding Mechanisms, of the TRPA Code of Ordinances.

~~B.~~ **2.** The Stateline Stormwater Association, formed by the Stateline Regional Stormwater Treatment Disposal System Agreement (Document No. 405734), is recognized as providing area-wide water quality treatment for properties, subject to the terms of the agreement and applicable Nevada Division of Environmental Protection (NDEP) permit, within the South Shore Area Plan. (~~Ord. 1400, 2013~~)

~~20.703.205~~ **O. Noise.**

All provisions of Chapter 68, *Noise Limitations*, of the TRPA Code of Ordinances shall apply to projects subject to the provisions of this chapter.

~~A.~~ **1.** CNEL Noise Standards. All applications for projects, including those delegated to the County through an MOU, must demonstrate compliance with the following noise standards: 65 CNEL for the T-T/HDT Overlay and T-MU/TC Overlay zoning districts; 55 CNEL for the T-RR and T-R zoning districts; 65 CNEL for the U.S. 50 Highway and Lake Parkway corridor; and 55 CNEL for the State Route 207 corridor. Highway corridors are limited to the area within 300 feet from the edge of right-of-way.

~~B.~~ **2.** Single-Event Noise. All applications for projects, including those delegated to the County through an MOU, must demonstrate compliance with the single-event noise standards set forth in Section 68.3.1 of the TRPA

Code of Ordinances.

~~C.~~ **3.** Exemptions. The standards set forth in Chapter 68 of the TRPA Code of Ordinances shall not apply to approved construction or maintenance projects or the demolition of structures provided such activities are limited to the hours between 8:00 a.m. and 6:30 p.m. The standards set forth in Chapter 68 shall not apply to safety signals, warning devices, or emergency pressure relief valves, and other similar devices. Emergency work to protect life or property shall be exempt from noise standards, as shall be fireworks used in accordance with an authorized permit. (~~Ord. 1400, 2013~~)

~~20.703.210~~ **P. TRPA Code of Ordinances.**

Sections ~~20.703.230 through 20.703.290~~ **Section Q through V** specify the provisions of the TRPA Code of Ordinances that the County will enforce as part of a conforming Area Plan. (~~Ord. 1400, 2013~~)

~~20.703.220~~ **Q. General provisions.**

~~A.~~ **1.** Applicability of the TRPA Code of Ordinances. For projects delegated to the County pursuant to an MOU, the Director shall review projects delegated to the Executive Director of the TRPA, the Commission shall review projects delegated to the Advisory Planning Commission and Hearings Officer, and the Board shall review projects reviewed by the TRPA Governing Board pursuant to the provisions of the TRPA Code of Ordinances.

~~B.~~ **2.** Exempt Activities. The County may approve exempt activities and qualified exempt activities identified in Sections 2.3.1. through 2.3.8., *Exempt Activities*, of the TRPA Code of Ordinances, or as further specified in an MOU.

~~C.~~ **3.** Environmental Documentation. For projects delegated to the County, the County shall require environmental documentation be submitted with project applications to ensure compliance with Chapter 3, *Environmental Documentation*, of the TRPA Code of Ordinances and require that they are prepared in accordance with Article 6, *Environmental Impact Statement*, of the TRPA Code of Ordinances, *Rules and Procedures*.

~~D.~~ **4.** Required Findings. For projects delegated to the County through an MOU, the County shall require a statement of justification addressing all applicable findings within this code and the TRPA Code of Ordinances, including Chapter 4, *Required Findings*, to ensure compliance with both County and TRPA standards.

~~E.~~ **5.** Compliance. The TRPA shall specify the provisions of Chapter 5, *Compliance*, of the TRPA Code of Ordinances that the County is responsible for enforcing in an MOU.

~~F.~~ **6.** Tracking, Accounting, and Banking. The information that the County is responsible for tracking, accounting, or banking shall be specified in an MOU to ensure that the TRPA is provided the necessary information to comply with the provisions of Chapter 6, *Tracking, Accounting, and Banking*, of the TRPA Code of Ordinances.

~~G.~~ **7.** Timelines. In the review of projects delegated to the County by TRPA through an MOU, the County shall follow all timelines established in the TRPA Code of Ordinances.

~~H.~~ **8.** Expiration of Approvals. All project approvals shall expire if they do not meet the provisions of Section 2.2.4., *Expiration of TRPA Approvals*, of

the TRPA Code of Ordinances. (~~Ord. 1400, 2013~~)

~~20.703.230~~ **R. Planning.**

~~A.~~ **1.** TRPA Regional Plan Maps. The TRPA and County shall coordinate GIS data to ensure that both agencies have access to the official TRPA maps listed in Chapter 10, *TRPA Regional Plan Maps*, of the TRPA Code of Ordinances as well as other information necessary to implement conforming Area Plans.

~~B.~~ **2.** Plan Area Statements and Community Plans. The provisions of Chapter 11, *Plan Area Statements and Plan Area Maps*, and Chapter 12, *Community Plans*, of the TRPA Code of Ordinances shall not be applicable once Community Plans and Plan Area Statements are replaced by a conforming Area Plan.

~~C.~~ **3.** Area Plans. The County, in coordination with TRPA, shall prepare an Area Plan, and modifications to a conforming Area Plan, in accordance with Chapter 13, *Areas Plans*, of the TRPA Code of Ordinances.

~~D.~~ **4.** Specific and Master Plans. The TRPA, in coordination with the County, shall process all requests for specific and master plans in accordance with Chapter 14, *Specific and Master Plans*, of the TRPA Code of Ordinances.

~~E.~~ **5.** Environmental Improvement Program. The TRPA is responsible for coordinating the Environmental Improvement Program as discussed in Chapter 15, *Environmental Improvement Program*, of the TRPA Code of Ordinances. The County is responsible for developing and implementing Environmental Improvement Projects to assist in the attainment and maintenance of the Environmental Threshold Carrying Capacities.

~~F.~~ **6.** Regional Plan and Environmental Threshold Review. The TRPA is responsible for conducting regional plan and environmental threshold review in accordance with Chapter 16, *Regional Plan and Environmental Threshold Review*, of the TRPA Code of Ordinances. (~~Ord. 1400, 2013~~)

~~20.703.240~~ **S. Land uses.**

~~A.~~ **1.** Permissible Uses. The permissible uses in Chapter 21, *Permissible Uses*, of the TRPA Code of Ordinances are superseded by the permissible uses identified and defined in this chapter.

~~B.~~ **2.** Temporary Uses, Structures, and Activities. The County may issue a Temporary Use Permit for a temporary use, structure, or activity if the temporary use, structure, or activity meets the provisions of Chapter 22, *Temporary Uses, Structures, and Activities*, of the TRPA Code of Ordinances and is not located within an area subject to TRPA review, as outlined in an MOU. (~~Ord. 1400, 2013~~)

~~20.703.250~~ **T. Site development.**

~~A.~~ **1.** Land Coverage. All applications for projects, including those delegated to the County through an MOU, must demonstrate compliance with Chapter 30, *Land Coverage*, of the TRPA Code of Ordinances through the submittal of a land capability and land coverage verification completed by TRPA, or a TRPA-Certified Contractor.

~~B.~~ **2.** Density. Maximum densities set forth in an Area Plan must

not exceed the maximum densities established in Chapter 31, *Density*, of the TRPA Code of Ordinances.

~~C.~~ **3.** Basic Services. All projects proposing a new structure or reconstruction or expansion of an existing structure shall provide basic services in accordance with **Chapter 20.100, *Public Facilities and Improvement Standards***, of this code, the DCDCIS manual, and Chapter 32, *Basic Services*, of the TRPA Code of Ordinances.

~~D.~~ **4.** Grading and Construction. Grading and construction in the Lake Tahoe Region shall meet the provisions of this code, the DCDCIS manual, and TRPA Code of Ordinances, Chapter 33, *Grading and Construction*. Excavation, filling, and clearing of vegetation or other disturbance of the soil shall not occur between October 15 and May 1 of each year, unless approval has been granted by TRPA.

~~E.~~ **5.** Driveway Standards. Driveways must be constructed in accordance with the DCDCIS manual and this code. The provisions of Chapter 34, *Parking and Driveway Standards*, of the TRPA Code of Ordinances shall not apply.

~~F.~~ **6.** Natural Hazard Standards and Floodplain Management. All development in floodplains that is allowed in Chapter 35, *Natural Hazards*, of the TRPA Code of Ordinances must comply with the provisions of **Article 6, *Floodplain Management***, ~~Chapter 20.50, *Floodplain Management*~~, of this code.

~~G.~~ **7.** Design Standards. Design standards and guidelines for an Area Plan, including the South Shore Design Standards and Guidelines, shall supersede the provisions of Chapter 36, *Design Standards*, of the TRPA Code of Ordinances.

~~H.~~ **8.** Height. The height standards in Chapter 37, *Height*, of the TRPA Code of Ordinances shall be followed in cases where substitute height standards have not been adopted as part of an Area Plan.

~~I.~~ **9.** Signs. See Section **20.703.180, *Signage***, for signage standards.

~~J.~~ **10.** Subdivision. All requests for subdivisions are limited to the provisions in Chapter 39, *Subdivision*, of the TRPA Code of Ordinances. Subdivisions in the T-RR zoning district are limited to air space condominium divisions; no lot and block subdivisions are allowed. If a request for a subdivision complies with the TRPA Code of Ordinances, then the provisions of **Chapters 20.704 through 20.770, *Procedures for the Division of Land***, of this code shall apply. (~~Ord. 1400, 2013~~)

~~20.703-260~~ **U. Growth management.**

~~A.~~ **1.** The TRPA is responsible for enforcing and implementing Growth Management regulations, Chapters 50 through 53, of the TRPA Code of Ordinances.

~~B.~~ **2.** For commodities allocated to the County by TRPA, including residential allocations and commercial floor area, the County is responsible for allocating commodities to projects and maintaining records of allocations which shall be transmitted to TRPA annually or as specified in an MOU. (~~Ord. 1400, 2013~~)

~~20.703-270~~ **V. Resource management and protection.**

In the review of projects delegated to the County through a conforming Area Plan and MOU, the County shall ensure compliance with the provisions of the Resource Management and Protection regulations, Chapters 60 through

68, of the TRPA Code of Ordinances. (~~Ord. 1400, 2013~~)

~~20.703.280~~ **W. Shorezone.**

The TRPA is responsible for enforcing and implementing Shorezone regulations, Chapters 80 through 85, of the TRPA Code of Ordinances. (~~Ord. 1400, 2013~~)

~~20.703.290~~ **X. Rules and procedures.**

For projects delegated to the County through an MOU by the TRPA, the County shall process the applications in accordance with the procedures in the TRPA Code of Ordinances, Rules and Procedures, Article 5, *Project Review*. (~~Ord. 1400, 2013~~)

~~20.703.300~~ **Y. Authority to condition development permits.**

~~A. 1.~~ Whenever this Title or TRPA Code of Ordinances authorizes the Director, the Planning Commission, Board, or other body to condition applications for development permits, the official or entity, after review of the application and other pertinent documents and any evidence made part of the record of the public hearing, may, in addition to those standards and special conditions required for particular types of development permits, impose additional conditions reasonably necessary to assure the following:

- ~~1.~~ **a.** Conformity with the goals and policies embodied in the TRPA Regional Plan and Code of Ordinances;
- ~~2.~~ **b.** Standards which are generally or specially applicable to particular uses including specific conditions relative to operation of the use;
- ~~3.~~ **c.** Compatibility between the proposed development and adjacent development and neighborhoods;
- ~~4.~~ **d.** Preservation of the character and integrity of adjacent development and neighborhoods; and
- ~~5.~~ **e.** Protection of the health, safety and general welfare of the citizens of the county.

~~B. 2.~~ Where additional conditions are imposed, the body imposing the conditions shall make findings which embody the basic purpose of the conditions placed on the application. The conditions imposed by recommendation of the Director or Planning Commission may be modified subsequently by the final decision-maker or by the appellate body upon appeal of those conditions.

~~C. 3.~~ The Director shall include a copy of the approved conditions with the record of the decision which is filed with the secretary of the final decision-maker and the applicant. (~~Ord. 1400, 2013~~)

~~20.703.310~~ **Z. Conformity review for an amendment to an Area Plan.**

Following approval of an Area Plan by the TRPA Governing Board, any subsequent amendment to a plan or ordinance contained within an approved Area Plan approved by the Board shall be forwarded to the TRPA and reviewed by the Advisory Planning Commission and Governing Board for conformity with the

requirements of the TRPA Regional Plan. (Ord. 1400, 2013)

20.703.320 AA. Activities requiring TRPA approval.

A. 1. Projects that meet one of the following criteria require review and approval by TRPA:

- 1. a. All development within the High Density Tourist District, Resort Recreation, Conservation, and Backcountry Land Use Districts shown on Map 1, Conceptual Regional Land Use Map, of the TRPA Regional Plan;
- 2. b. All development within the Shorezone of Lake Tahoe; and
- 3. c. All development meeting the criteria in the following table:

(To reinsert / format table) Thresholds for TRPA Governing Board Review of Projects

| (all measurements are new building floor area) | | |
|--|----------------------|------------------------|
| | Town-Center | Not in a Center |
| Residential | ≥ 50,000 square feet | ≥ 25,000 square feet |
| Non-Residential | ≥ 40,000 square feet | ≥ 12,500 square feet |

B. 2. The TRPA must approve all plans associated with a Building Permit or Site Improvement Permit for projects that meet the criteria in Subsection A and that are not delegated to the County through an MOU, before the County will issue a Building Permit or Site Improvement Permit. (Ord. 1400, 2013)

20.703.330 BB. Notification to TRPA and Washoe Tribe of proposed activities.

Douglas County shall send to TRPA and the Washoe Tribe notice of all proposed activities within an Area Plan that require public notification, pursuant to Chapter 20.20, *Notice Provisions*, of this code, no less than 10 days prior to a hearing to provide TRPA and the Washoe Tribe adequate time to comment. (Ord. 1400, 2013)

20.703.340 CC. Monitoring.

On at least a quarterly basis, Douglas County shall send to TRPA copies of all building permits and development information that TRPA needs to measure compliance with the terms of a conforming Area Plan. At minimum, such building permits shall contain and make clear the necessary development information that TRPA needs to measure compliance with the terms of the Area Plan, such as additional land coverage, commercial floor area, residential units, or tourist accommodation units (TAUs). (Ord. 1400, 2013)

20.703.350 DD. Variances.

Douglas County may process variances to setbacks and parking standards for projects within a conforming Area Plan in accordance with the provisions of Chapter 20.606, *Variance*, of this code, as long as it can be found that the granting of a variance will not negatively impact an environmental threshold. (Ord. 1400, 2013)

20.703.360 EE. Appeals.

A. 1. An "aggrieved person" as defined in Article VI(j)(3) of the Tahoe

Regional Planning Compact, by a final determination on a development permit by the Director or Commission made pursuant to TRPA's delegated authority as provided for in the provisions of this Chapter, may appeal the final determination of the Director or Commission to the appellate body, which is the Board or the Board of Adjustments, and the County shall process the appeal in accordance with the procedures established in Subsections C through E of Section **20.28.020**, *Appeals to county*, of this code.

~~B.~~ **2.** Any final decision by the Board or Board of Adjustment made pursuant to TRPA's delegated authority as provided for in the provisions of this Chapter, may be appealed to the TRPA pursuant to Sections 13.9.1 through 13.9.10, *Appeals*, of the TRPA Code of Ordinances.

~~C.~~ **3.** An appeal of a final determination on a development permit based on independent local, state or federal law, exclusive of the Tahoe Regional Planning Compact (Public Law 96-551), must be made and processed pursuant to **Sections 20.28.020** and **20.28.030** of this code. (~~Ord. 1400, 2013~~)