



Title 20 Update Consolidated Development Code Refresh Public Workshop - 05.27.2026

Presented By:

Douglas County Community Development, NCE Inc., & Resource Concepts, Inc.



Welcome & Introductions

Staff & Consultants~

- Tom Dallaire~ Director of Community Development
- Andrea Pawling~ Deputy Director of Community Development
- Kate Moroles-O'Neil~ Principal Planning Manager
- AnnMarie Lain & Nora Pizzella~ NCE, Inc.
- Shari Baughman~ Resource Concepts, Inc. (RCI)

Thank you for coming today!

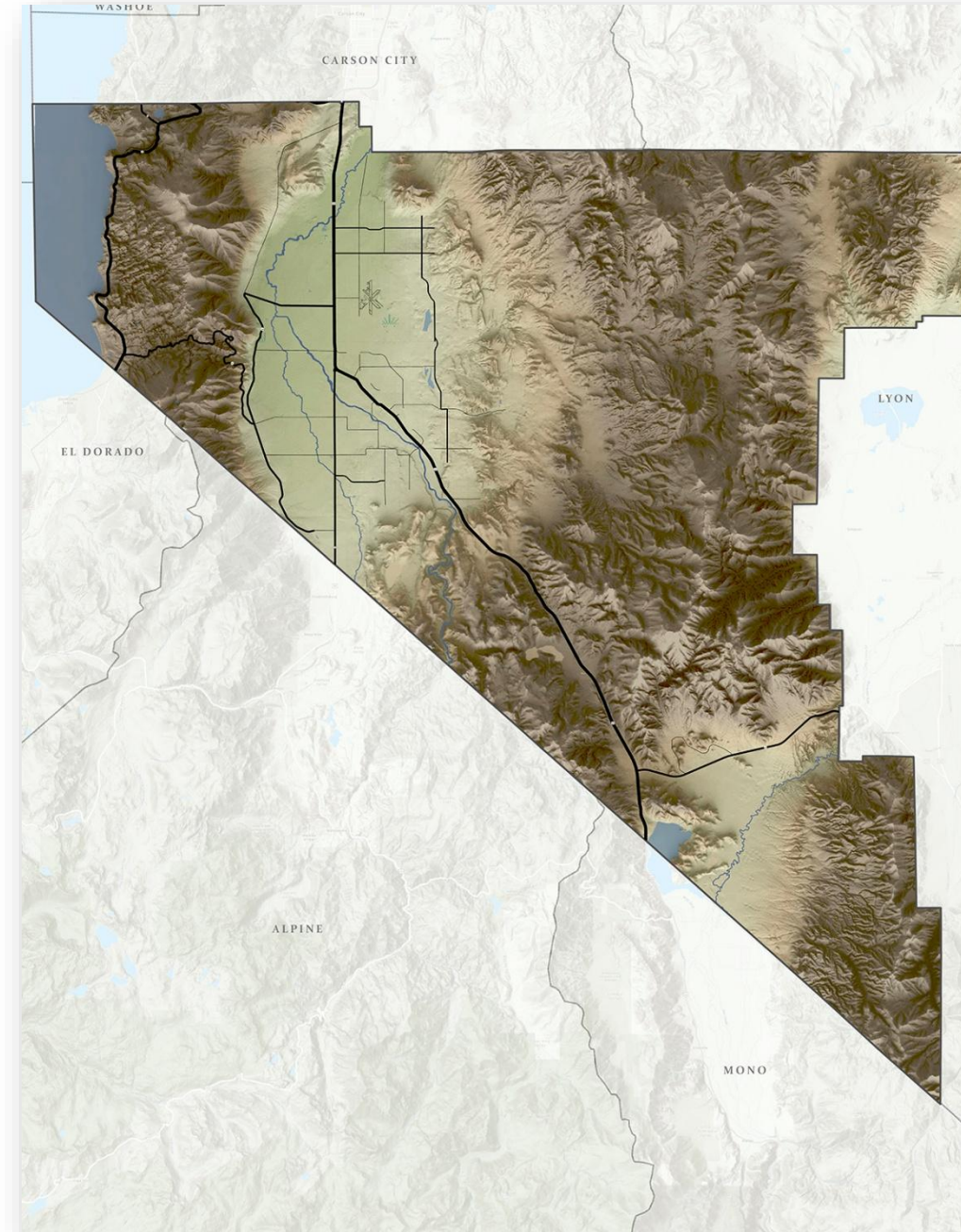
What is Title 20?

The County's "Rulebook"

Title 20 is the **Consolidated Development Code** for Douglas County. It serves as the primary regulatory document governing all land use, zoning, and development activities.

Key Components:

- ✓ **Land Use & Zoning Districts:** Defines allowed uses (Agricultural, Residential, Commercial, & Industrial).
- ✓ **Development Standards:** Setbacks, heights, parking, architectural, and landscaping.
- ✓ **Procedures:** How to process permits, parcel maps, subdivisions, and variances.
- ✓ **Safety & Protection:** Floodplain management and environmental standards.



Why Update the Code Now?



Fragmented "Patchwork"

Over years of amendments, the code has become disjointed. Contradictions between chapters make it difficult for staff and the public to interpret regulations consistently.



Hard to Navigate

The current structure is outdated and confusing. Finding specific rules regarding permits or property rights often requires cross-referencing multiple unconnected sections.



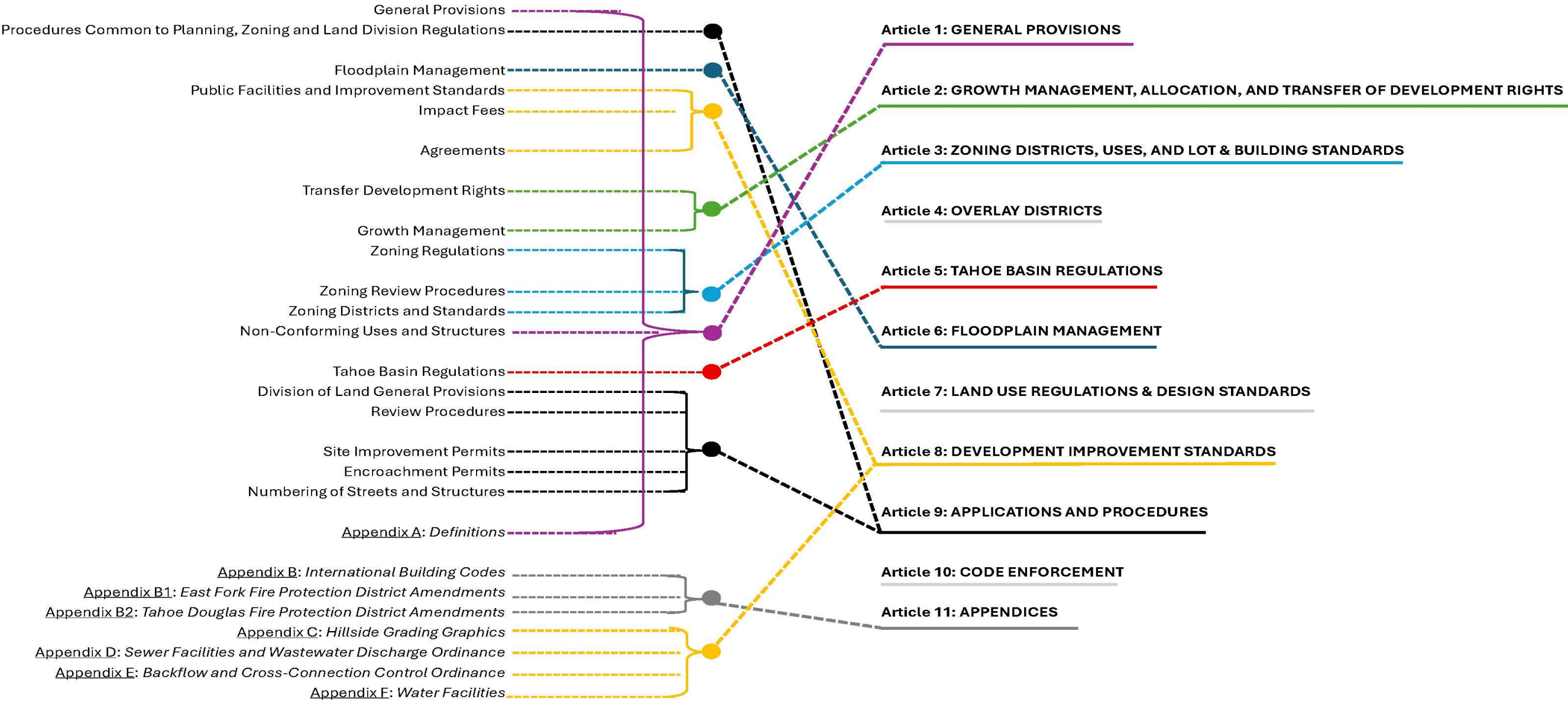
Outdated Standards

Many standards no longer reflect modern building practices, current economic needs, or the community vision outlined in the 2020 Master Plan.

Proposed Code Outline & Overview

CURRENT CODE

NEW OUTLINE



The New Structure: 11 Articles

The new code will be organized into a logical flow, replacing the current scattered chapters:

- ✓ **Article 1:** General Provisions
- ✓ **Article 2:** Growth Management, Allocations, and Transfer of Development Rights
- ✓ **Article 3:** Zoning Districts, Uses, and Lot & Building Standards
- ✓ **Article 4:** Overlay Districts
- ✓ **Article 5:** Tahoe Basin Regulations
- ✓ **Article 6:** Floodplain Management
- ✓ **Article 7:** Land Use Regulations & Design Standards
- ✓ **Article 8:** Development Improvement Standards
- ✓ **Article 9:** Applications and Procedures
- ✓ **Article 10:** Code Enforcement
- ✓ **Article 11:** Appendices

Month	Meetings	Tasks
<i>December 2025</i>	*Staff/Consultant Code Meeting: 12.05.25 *Code Workshop: 12.16.25	*Public Outreach/Workshop (12.16.25- 4:30pm-6:30pm @ CVIC Hall)
<i>January 2026</i>	*Staff/Consultant Code Meeting: 01.23.26	*Discuss 1 st Code Workshop (Intro to Articles 1-3)
<i>February 2026</i>	*Staff/Consultant Code Meeting: 02.11.26	*Discuss Articles 1-3
<i>March 2026</i>	*Staff/Consultant Code Meeting: 03.24.26	*Discuss Public Workshop in April
<i>April 2026</i>	*2 nd Public Workshop: 04.08.26 *1 st PC Presentation: 04.14.26	*Public Workshop- Discuss Articles 1-3 (Intro to Articles 4-6) (04.08.26- 4:30-6:30pm @ CVIC Hall) *Get direction from PC Members (Articles 1-3)
<i>May 2026</i>	*3 rd Public Workshop: 05.27.26	*Public Workshop-Discuss Articles 4-6 (Intro to Articles 7-10) (05.27.26- 4:30-6:30pm @ CVIC Hall)
<i>June 2026</i>	*Staff/Consultant Code Meeting: 06.24.26	*Discuss Public Workshop in July
<i>July 2026</i>	*1 st BOCC Presentation: 07.02.26 *2 nd PC Presentation: 07.14.26 *4 th Public Workshop: 07.15.26	*Get direction from BOCC Members (Articles 1-3) *Get direction from PC Members (Articles 4-6) *Public Workshop- Discuss Articles 7-10 (07.15.26- 4:30-6:30pm @ CVIC Hall)
<i>August 2026</i>	*2 nd BOCC Presentation: 08.06.26 *3 rd PC Presentation: 08.11.26	*Get direction from BOCC Members (Articles 4-6) *Get direction from PC Members (Articles 7-10)
<i>September 2026</i>	*3 rd BOCC Presentation: 09.17.26 *Staff/Consultant Code Meeting: TBD *5 th Public Workshop: 09.23.26	*Get direction from BOCC Members (Articles 7-10) *Final Discussions on launch and implementation of Code *Public Workshop- Discuss entire Title 20 Redline Draft (09.23.26- 4:30-6:30pm @ CVIC Hall)
<i>October 2026</i>	*PC Agenda Item (Action Item): 10.13.26	*Overview of final Title 20 Code & Approval for BOCC
<i>November 2026</i>	*BOCC Agenda Item (1 st Reading of Ordinance): 11.05.26	*Present 1 st reading of Repeal/Replace Code
<i>December 2026</i>	*BOCC Agenda Item (2 nd Reading & presentation of Ordinance): 12.17.26 *Press Release on Title 20 Code Launch	*Present 2 nd reading of Repeal/Replace Code *Launch Date of Updated Title 20 Code!~ Dec. 2026

Tentative Title 20 Code Update Timeline

2025/
2026



Public Survey Feedback (Collected thru May 20th, 2026)

The survey had 50 respondents as of May 20th, 2026; all collected via the Title 20 Website.

RV & Trailer Storage (#1 Topic of Feedback)

80% Opposition: Roughly 80% of vehicle-related comments strongly oppose new restrictions on parking operational, well-maintained RVs/boats on private land.

The 72-Hour Standard: 100% consensus among respondents supporting a 48 to 72-hour grace period for driveway loading, unloading, and cleaning.

0.5-Acre Threshold: Public proposal to automatically exempt properties **0.5 acres or larger** from strict visual screening/fencing rules.

Financial Impact: Residents highlighted that forced off-site storage introduces an unfair, unplanned financial burden on property owners outside of HOAs.

Public Survey Feedback (Continued)

Infrastructure & Safety Metrics

7-Million-Gallon Water Risk: Public comments specifically flagged proposed developments moving forward despite a projected **7-million-gallon water deficit** or storage cap.

2-Route Safety Mandate: Request for Title 20 to legally require a minimum of **2 dedicated emergency entry/exit routes** for all new subdivisions to prevent wildfire bottlenecks.

Density Cap Buffer: Demanded strict boundaries to prevent the South Shore Area Plan's **25 units/acre** maximum density from bleeding into standard residential zones.

Public Survey Feedback (Continued)

Land-Use & Code Clarity Requests

Master Definitions Page: 100% agreement on consolidating all scattered definitions into one central chapter.

Top 5 Critical Clarifications: The public wants mathematically and legally distinct definitions for these specific pairings to avoid enforcement confusion:

1. *Campgrounds vs. Glamping*
2. *Conservation Easements vs. Open Space*

3. *Stormwater Retention vs. Detention Basins*

4. *Vacation Home Rentals (VHRs) vs. Agritourism*
5. *Commercial vs. Non-Commercial Accessory Dwellings*

Public Survey Feedback (Continued)

Agency Coordination & Exclusions

Helipad/Hospital Exclusion: Specific request to legally exclude "Hospitals" and "Helipads" from basic "Resource Use" zoning due to localized noise and traffic impacts.

5-Agency Alignment: Mandate that Title 20 updates explicitly coordinate development reviews with the area's 5 major service providers:

1. NV Energy
2. Southwest Gas Company
3. Kingsbury GID

4. Douglas County Lake Tahoe Sewer Authority
5. Carson Tahoe Health / Tahoe Douglas Fire

The Tahoe/Valley Divide: Over **90% of Tahoe Basin comments** request a complete structural split in the code, so Basin regulations do not accidentally apply to the Carson Valley.

Detailed Review: Article 4~ Overlay Districts

CURRENT

Zoning Districts and Standards	
20.650 Zoning Districts and Standards	
20.654 Agriculture and Forestry and Range Districts	
20.656 Residential Districts	
20.658 Non-Residential Districts	
20.660 Use Regulations	
20.662 Agricultural, Forest and Range, and Residential Land Use District Specific Standards (Table)	
20.664 Agricultural, Forest and Range, and Residential Land Use Specific Standards	
20.666 Non-Residential Specific Standards for Permitted, Development Permitted, and Special Use Permit Uses (Table)	
20.668 Non-Residential Use Specific Standards	
20.672 Livestock Overlay (LO) Zoning District	
20.674 Manufactured Housing (MH) Overlay District	
20.675 Mixed use Commercial (MUC) Overlay District	
20.676 Planned Development (PD) Overlay District	
20.678 Residential Office (RO) Overlay District	
TITLE 20-2	
(December 18, 2025)	
20.680 Genoa Historic (GH) Overlay District	
20.682 Clustered Residential Subdivision (CR) Overlay	
20.685 Gaming District (GD) Overlay	
20.690 Property Standards	
20.691 Property Maintenance	
20.692 Off-Street Parking and Loading	
20.694 Landscape Standards	
20.696 Sign and Advertising Control	

PROPOSED

Article 4 – Overlay Districts.....	
4.01	LO (Livestock Overlay)
4.02	MH (Manufactured Housing Overlay).....
4.03	MUC (Mixed Use Commercial Overlay)
4.04	PD (Planned Development Overlay)
4.05	RO (Residential Office Overlay)
4.06	GH (Genoa Historic Overlay)
4.07	CR (Clustered Residential Subdivision Overlay) .
4.08	GD (Gaming District Overlay)



Detailed Review: Article 4~ Overlay Districts

CURRENT

Animal Type	Animal Unit Equivalency
One horse, mule or donkey	1
One cow, steer or bull	1
One pig, llama or alpaca	0.5
One pony, miniature horse, donkey or burro	0.5
One sheep or goat	0.2

PROPOSED

ANIMAL TYPE	ANIMAL UNIT EQUIVALENCY
One horse, mule or donkey	1
One cow, steer or bull	1
One pig, llama or alpaca	0.5
One pony, miniature horse, <u>miniature donkey</u> , or burro	0.5
One sheep or goat	0.2

Detailed Review: Article 5~ Tahoe Basin Regulations

CURRENT

Tahoe Basin Regulations
20.700 Applicability and Procedures
20.702 Zoning Districts and Standards
20.703 Tahoe Area Plan Regulations

PROPOSED

Article 5 - Tahoe Basin Regulations.....	122
5.01 Applicability and Procedures	122
5.02 Zoning Districts and Standards.....	122
5.03 Tahoe Area Plan Regulations.....	132
★ 5.04 Community Plan Consolidated Land Use Table	145
★ 5.05 Plan Area Statements Consolidated Land Use Table	152



Detailed Review: Article 5~ Tahoe Basin Regulations

CURRENT

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)

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													

(continued on next page)

Table 20.702.2B (PAS 067-074, use tables)													
Primary Uses	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		
Prefix > PAS Identifier > Suffix >													
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		
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)

Total of 21 Pages



Detailed Review: Article 5~ Tahoe Basin Regulations

PROPOSED

5.04 Community Plan Consolidated Land Use Table

LAND USE

(P) Permitted* (D) Design Review* (S) Special Use** (T) Temporary D P Split Cells (Diagonal): A diagonal split cell indicates that the use may be subject to more than one review procedure. Consult the corresponding use-specific standard and/or table footnote to determine which review type applies to your proposal.	() Blank Space Prohibited (TRS) TRPA Special Use Permit*** (TR) TRPA Review (RM) Residential Managed Resource	Resource Management	C-071 SA1	C-071 SA2	Residential C-071 SA1	C-071 SA2	Commercial C-071 SA1	C-071 SA2	Recreation C-071 SA1	C-071 SA2	Tourist Accommodation C-071 SA1	C-071 SA2	Public Service C-071 SA1	C-071 SA2	
* TRPA review required.															
** County Special Use Permit, and County design review required.															
*** TRPA special use permit, and County design review required.															
I. RESIDENTIAL															
Domestic Animal Raising															
Employee Housing															
Mobile Home Dwelling															
Multiple Family Dwelling															
Multi-Person Dwelling															
Nursing & Person Care															
Residential Care															
Single Family Dwelling															
Summer Home															
II. TOURIST ACCOMODATION															
Bed & Breakfast Facilities															
Hotel, Motel, & Other Transient Dwelling Units															
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															
Food and Beverage Retail Sales															

PG 145

PG 145

5.05 Plan Area Statement Consolidated Land Use Table																																	
LAND USE																																	
(P) Permitted* (TRPA Review Required) () Blank Space Prohibited																																	
(D) Co. Design Review (TRPA Review) (T) TRPA Special Use Permit (Co. Design Required)																																	
(S) Co. Special Use Permit & Co. Design Review																																	
Definitions of the uses are contained in chapter 21 in the TRPA Code of Ordinances.																																	
This table does not include the uses allowed or subject to special use provisions for shoreline tolerance district (zoning districts with a TD suffix). The uses in these areas shall be determined by referring to the applicable Plan Area Statement.																																	
M Managed Resource T Tourist Accomodation R Residential S Sports Oriented or Recreation C Commercial P Public Service																																	
I. RESIDENTIAL																																	
Domestic Animal Raising																																	
Employee Housing																																	
Mobile Home Dwelling																																	
Multiple Family Dwelling																																	
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II. TOURIST ACCOMODATION																																	
Bed & Breakfast Facilities																																	
Hotel, Motel, & Transient Dwelling Units																																	
Time Sharing (Hotel or Motel Design)																																	
Time Sharing (Residential Design)																																	

Total of 13 Pages

Detailed Review: Article 6~ Floodplain Management

CURRENT

Floodplain Management
20.50 Floodplain Management

PROPOSED

Article 6 - Floodplain Management	158
6.01 Floodplain Management Definitions	158
6.02 Administration	166



Overview of Draft: Articles 7, 8, 9, 10

- **FROM:** Article 7: Land Use Specific Criteria and Design Standards
- **TO:** Article 7: Land Use Regulations and Design Standards

Article 7 – Land Use Regulations and Design Standards	
7.01	A-D
7.02	E-H
7.03	I-L
7.04	M-Q
7.05	R-T
7.06	U-Z.....

Overview of Draft: Articles 7, 8, 9, 10

Article 8 – Development Improvement Standards.....	
8.01	Property Standards and Maintenance.....
8.02	Public Facilities and Improvements Standards....
8.03	Surveys
8.04	Parking and Loading Standards
8.05	Landscaping Standards
8.06	Low Impact Development Standards
8.07	Installing Utilities Underground
8.08	Sign and Advertising Control
8.09	Public Art Standards

Overview of Draft: Articles 7, 8, 9, 10

Article 9 - Applications and Procedures.....

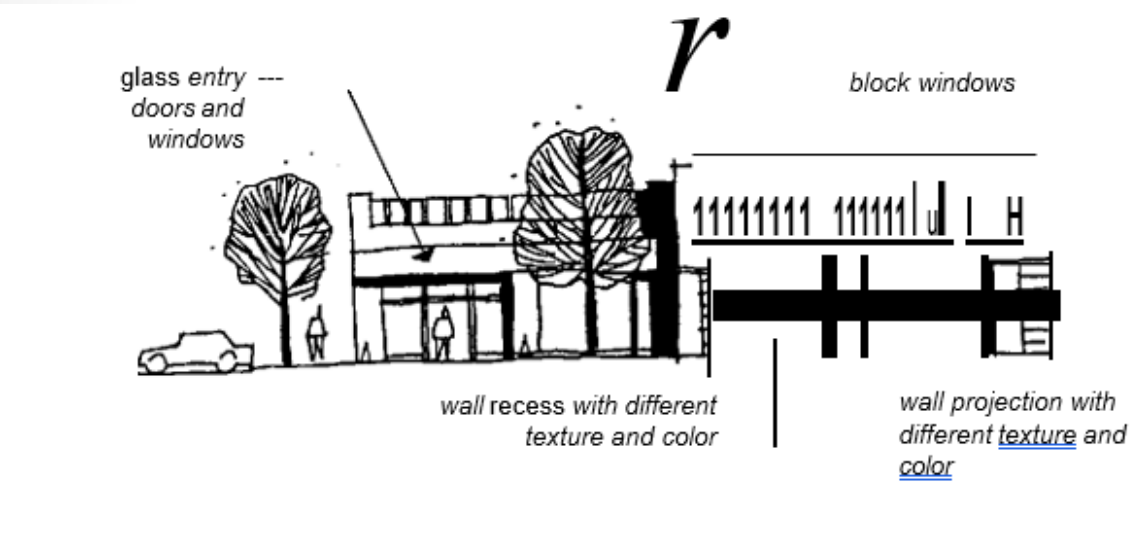
Article 10 - Code Enforcement

LOOKING AHEAD.....

- Draft Articles 7, 8, 9, 10
- New Graphics
- Redline Revisions

Examples of Existing Graphics vs NEW

Existing



Proposed NEW



Overview of Redline Draft

GENERAL PROVISIONS

~~Chapter 20.01~~ **Article 1**

~~General Provisions; Consistency with Master Plan;
Right to Farm~~

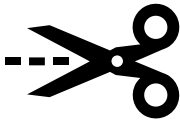
Sections:

- ~~20.01.010~~ **1.01** Title.
- ~~20.01.020~~ **1.02** Effective Date
- 1.03** Purpose.
- ~~20.01.030~~ **1.04** Conformance with master plan.
- ~~20.01.040~~ **Enactment.**
- ~~20.01.050~~ **1.05** Interpretation, conflict and severability.
- ~~20.01.060~~ **1.06** Saving provision.
- ~~20.01.070~~ **1.07** Effects of this title on approved development permits,
development permits currently being processed, and new
applications for development permits.
- ~~20.01.080~~ **1.08** Interpretation of language.
- ~~20.01.090~~ **Similar use determination.**
- ~~20.01.100~~ **1.09** Right to farm.
- 1.10** Aircraft Operations Rights (*reserved*)
- ~~20.01.110~~ **1.11** Enforcement authority.
- 1.12** Appeals (*reserved*)
- 1.13** Land Use Definitions
- 1.14** Measurements, Construction, and Code Definitions

~~20.01.010~~ **1.01** Title:
This title shall be known and may be cited in all proceedings as the "Douglas County Development Code". (Ord. 763, 1996; Ord. 390, 1981; Ord. 167, 1968)



Language Added Shows in **RED**



Language Removed is **CROSSED OUT**

Interactive Website, Feedback & Updates

- Title 20 Project webpage, workshop materials & tracked public comments: bit.ly/dctitle20
- Title 20 Consolidated Development Code: [Title 20 Development Code](#)
- Title 20 Public Feedback Link:
<https://www.surveymonkey.com/r/FQDX975>
- QR Code for Title 20 Public Feedback:



Next steps...

Public input remains central to this process!

🔑 Key Objectives for 2026

- **Integrate Community Feedback:** The project team will continually review and integrate feedback collected from initial surveys and public workshops into the draft code sections. Your input helps us refine the rules to meet the community's needs.
- **Drafting and Revising Chapters:** Staff will be actively drafting and revising the various chapters (Articles) of Title 20, including zoning districts, floodplain management, infrastructure standards, and permitting procedures. This work will progress throughout the year.

Public Engagement and Workshops

- We are committed to maintaining a high level of transparency and engagement as the draft code takes shape.
- **Next Public Workshop:** We will host another in-depth public workshop on July 15th, 2026, to present the proposed changes to Articles 7-10. This will be an opportunity for detailed discussion and Q&A.
- **Ongoing Public Workshops:** Expect additional public workshops throughout 2026 as subsequent sections of the consolidated code are drafted. These workshops will focus on specific topics and provide targeted opportunities for feedback before the code moves to the formal adoption stage.
- **Stay Informed:** All announcements, draft documents, and opportunities for feedback will be posted on the Douglas County project webpage. Public hearings for staff direction began with the Planning Commission on April 14th, 2026, and will be proceeded by the Board of County Commissioners on July 2nd, 2026.



¿ QUESTIONS ?

