



**COUNTY OF PLACER**  
Community Development/Resource Agency

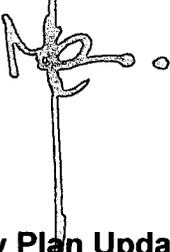
**PLANNING  
SERVICES DIVISION**

Michael J. Johnson, AICP  
Agency Director

Paul Thompson, Deputy Director

**MEMORANDUM**

**TO:** Honorable Board of Supervisors

**FROM:** Michael J. Johnson, AICP   
CD/RA Director

**DATE:** July 26, 2011

**SUBJECT:** Tahoe Basin Community Plan Update – Work Program Update

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**ACTION REQUESTED:**

Staff requests the Board consider the overall work program identified in this staff report for the Tahoe Community Plan Update and direct staff to commence with the Community Plan Update process and associated public outreach program.

**BACKGROUND:**

As directed by the Board of Supervisors with the adoption of the FY 2010-2011 Budget, Planning Services Division staff initiated the process of updating the County's Community/General Plans within the Tahoe Basin. Over the last six months, staff has been collecting and organizing background materials and preparing a work program for the Tahoe Basin Community Plan Update.

The County currently maintains nine Community and General Plans within the Tahoe Basin, including: the West Shore General Plan, Tahoe City General Plan, Tahoe City Area Community Plan, Carnelian Bay Community Plan, Tahoe Vista Community Plan, North Tahoe Community Plan, Kings Beach Commercial Community Plan, Kings Beach Industrial Community Plan, and Stateline Community Plan. Most of the County's Community/General Plans within the Basin are joint planning documents, adopted by the County and the Tahoe Regional Planning Agency (TRPA) nearly 20 years ago.

Given the age of these documents, and because of TRPA's current efforts to update its Regional Plan (RPU) and the overall need for consistency between the Community/General Plans and the RPU, it is timely for the County to update its Tahoe Community/General Plans. In November 2010, County staff began drafting a Tahoe Community Plan Update work program and began internal discussions regarding the Update process. Staff has also been working with the Placer County Redevelopment Agency, and has begun coordination and meetings with TRPA regarding how the Tahoe Community Plan Update process relates to the

RPU process. This proposed Community Plan Update process is building off TRPA's Pathway 2007 Basinwide Management Plan, whose vision is to "restore and enhance the unique natural and human environment of Tahoe while protecting Tahoe's famed water quality, protecting the public health, sustaining healthy ecosystems and supporting a vibrant economy for the benefit of present and future generations". Pathway 2007 (P7) was a coordinated process to update regional land-use plans in the basin.

**WORK PROGRAM DISCUSSION:**

Regulatory Agency Roles/Coordination

Given the regulatory framework within the Tahoe Basin, the Tahoe Community Plan Update will be a coordinated planning effort with the County's Community Development/Resource Agency, the Placer County Redevelopment Agency, and TRPA. Planning Services staff and the County's Redevelopment Agency staff have been working together to develop the Community Plan work program and have begun the process of coordinating with TRPA. It is TRPA's desire for the Community Plan Update process to develop in concert with TRPA's Regional Plan Update. TRPA has outlined a two-year schedule for completing its RPU. It is the County's intent to maintain a similar timeframe with the Tahoe Community Plan Update.

In an effort to exchange and share information and resources, TRPA has indicated that the County will have access to TRPA's Environmental Impact Statement (EIS) and design consultants for the development of the County's Tahoe Community Plan Update, Zoning Ordinance/Design Guidelines, and environmental analysis. County staff has already met with TRPA's EIS and design consultants to discuss how the County may utilize RPU environmental analysis/studies as reference material for the County's environmental analysis for the Tahoe Community Plan Update, as well as utilize zoning and design graphics for the Tahoe Zoning Ordinance/Design Guidelines.

Reclassification of Zoning/Transect Zoning Districts

As part of the RPU, TRPA is proposing a modified zoning system which, while recognizing existing uses, results in the re-classification of the zoning districts within the Tahoe Basin. As a result of the proposed modified zoning system, and because of the overall need for consistency between TRPA's RPU and the County's Tahoe Community Plans, the County is proposing to utilize TRPA's re-classified zoning system.

The proposed re-classified zoning system is called "Transect Zoning", which is a type of zoning regulation that is often referred to as a form-based code/standard regulatory system. The system is designed to enhance the existing zoning system utilized by the County and TRPA. Regulations with more design standards and graphics to achieve a specific built form are replacing traditional, use-based regulation as a means of addressing the physical character of development or redevelopment within the Tahoe Basin area (See Attachment C for example of a form-based code).

To help draft the Transect Zoning system, TRPA has hired design consultants that specialize in form-based, graphic-oriented code development. As previously noted, in an effort to exchange and share information and resources, TRPA has indicated that the County will have access to its design consultants. TRPA has noted that the County can utilize the zoning and



design graphics prepared by TRPA's consultants and that the consultants will help the County to develop protocols and methodology for engaging the public to establish zoning and design standards that are reflective of each proposed Plan Area.

#### Identification/Mapping of Community Plan Areas

As part of the Tahoe Community Plan work program, staff has begun the identification and mapping of the overall structure or formatting of the Tahoe Community Plans. As discussed above, the County currently maintains a total of nine Community/General Plans within the Basin. All of these documents include land use goals, policies, and objectives, as well as zoning, and development/design standards, which are largely contained within the same documents. In an effort to develop more cohesive, user-friendly documents, staff has explored a modified format for the Community Plans.

While the existing documents have served the County well over the past 20 years, staff has concluded there is an opportunity to streamline the County's documents and simplify the land use process in the Tahoe Basin. As part of the Tahoe Community Plan Update process, staff is proposing to consolidate the County's nine Community/General Plans within the Tahoe Basin and create one over-arching Community Plan policy document and four sub-planning areas. The development of four separate zoning ordinances is proposed for the four separate "Plan Areas". Staff arrived at the development of four "Plan Areas" because of the natural geographic conditions and distinctive communities that are present within County's Tahoe Basin Area. These areas include the West Shore Plan Area; the Greater Tahoe City Plan Area; the North Tahoe West Plan Area (which includes Carnelian Bay and Tahoe Vista); and the North Tahoe East Plan Area (which includes Kings Beach). A Zoning Ordinance document will be prepared for each Plan Area and will function as the implementation tool for implementing the goals, objectives, and policies set forth in the over-arching "Tahoe Basin Community Plan". These four Plan Area documents will contain the re-classified zoning districts being outlined and brought forward by TRPA, and will also include specific development and design standards and guidelines for each Plan Area.

Staff has discussed this proposed concept with TRPA, and TRPA has expressed concurrence with the approach to consolidate the Community Plans within the Tahoe Basin. TRPA agrees that the goals, objectives, and policies contained in Community Plan policy documents are broad in nature and would apply to all areas within the Tahoe Basin. Examples of over-arching, common issues to all areas of the Tahoe Basin include water quality, air quality, and transportation.

Staff has worked to define and map the boundaries of the four sub-planning areas. To help define the boundaries, staff has reviewed Census Tracts, watersheds, PUD boundaries, Postal Service areas, road and highway networks, existing Redevelopment boundaries, and existing and proposed TRPA zoning districts and land uses. The four Plan Areas have been delineated and are outlined in Attachment A. The mapped Plan Areas have been reviewed by TRPA, and TRPA has expressed its general concurrence with the delineation of these Areas.

### Information Gathering

To commence the work program effort, staff will be collecting background information to assist with the Community Plan Update. Some of this material will result in creation of maps which will also provide baseline information for the development of the Community Plan, zoning and design guidelines, and the environmental analysis. While staff has begun the information-gathering task, it is anticipated that this task will continue through the development of the Community Plan and zoning and design guidelines.

The background information will be collected from a variety of organizations within the Tahoe Basin, including regulatory and non-regulatory agencies and associations. Staff will assemble and review current information, such as water, sewer, transportation, and other facility plans, existing land use database, current and proposed development plans and EIRs, and federal, state, and local statutes and policy.

To help gather information, a Technical Advisory Committee (TAC) will also be developed, which will be comprised of County and other Agency/Special District staff. Through the TAC, staff will obtain existing plans, documents, and information needed for the Community Plan update process. The TAC will also advise the County and TRPA and provide information on the technical aspects of implementing the proposed goals, policies, and zoning and design regulations associated with the Community Plan Update.

### Public Outreach Strategy

The Community Plan Update process includes a robust Public Outreach Strategy. Staff considered a variety of public outreach options, ranging in levels of community participation and staffing intensity. After consideration of those options, and because of the success of the ongoing Granite Bay Community Plan, staff opted to pursue a public outreach strategy similar in scope and style to the Granite Bay work program.

The proposed Public Outreach Strategy provides guiding principles which ensure that the process reflects the participation and feedback of the Community Plan stakeholders. The strategy will also serve as a road map for how the County engages the public in the Community Plan Update process.

The Public Outreach Strategy is premised on the following key points:

- Formation of a Technical Advisory Council (TAC) to advise the County and TRPA on the technical aspects of the Community Plan Update.
- Formation of a Community Plan Update Policy Group.
- Formation of four geographical Plan Area Teams.
- Community workshops for each of the four geographical Plan Area Teams will be held in one location every two months to allow for public input on the proposed zoning changes and the new design guidelines. These meetings will be open to the public.

- Schedule two to four town hall meetings per year to update the public at-large on the planning process.
- Distribution of electronic newsletters on a quarterly basis and the development and maintenance of a Tahoe Community Plan Update website (updated monthly or as needed).
- Staff will conduct regular updates on the progress of the Community Plan to the North Tahoe Regional Advisory Council (NTRAC), the TRPA Governing Board, the Planning Commission, and the Board of Supervisors.

As discussed above, part of the Public Outreach Strategy includes the formation of a Technical Advisory Council (TAC). It is staff's conclusion that the development of a TAC is crucial to ensuring that that Community Plans are developed in a comprehensive manner, taking into consideration the positions and standards set forth by various regulatory agencies within the Tahoe Basin. The composition of the TAC will be representatives from key County departments and governmental agencies.

The Community Plan Update Policy Group will consist of TAC and regulatory stakeholders. The Policy Group's participation will be limited to reviewing and providing feedback on the Community Plan policy document which will be developed and prepared by the County. The Community Plan Policy Group will meet on an as-needed basis to review suggested policy changes made by the County.

The four geographical Plan Area Teams will participate in the Community Workshops, where the participants will breakout into specific Plan Area working groups. The purpose of the Workshops would be to engage to the community at the neighborhood level, where various Plan Area interests will be represented. Workshops will include community stakeholder involvement in the development of zoning and design standards for each individual Plan Area. The community representatives attending the Community Workshops from the four geographical Plan Area Teams (Kings Beach, Tahoe Vista, Tahoe City, and West Shore) will include a balanced combination of business, homeowners associations, environmental groups, and resident representatives. Each team will have between seven and nine participants. A criterion for membership is that each team member must live or have an active business in the basin; residents selected must be registered to vote in and have their primary residence within the basin. Representatives from homeowner associations, business, and environmental groups will be selected by their respective organizations. Interested residents will also be required to submit applications to the Planning Services Division for vetting to ensure they live and/or are registered to vote in the basin. All team members will be selected at the same time. Based on past experiences, staff is recommending that representatives from homeowner associations, business, and environmental groups be allowed to have one alternate.

- **Community Participation:** *Moderate*
- **Staffing Commitment:** *Moderate*
- **Estimated Total Impact to County:** *\$2.6 Million - based on a three-year work program (Estimated impact to County does not include identified costs that are offset with \$475,000 in non-County funding, including \$225,000 in grant funds, an estimated \$50,000 in shared TRPA zoning/design consultant work, and an estimated \$200,000 in shared TRPA EIS studies)*
- **Total Estimated Cost:** *Approximately \$3.1 Million – based on a three-year work program*

#### Draft Community Plan and Related Zoning/Design Documents

As part of the overall work program, the County will begin the preparation of five planning documents, including:

- An over-arching Tahoe Basin Community Plan policy document
- West Shore Plan Area Zoning/Design Standards and Guidelines
- Greater Tahoe City Plan Area Zoning/Design Standards and Guidelines
- North Tahoe West Plan Area Zoning/Design Standards and Guidelines
- North Tahoe East Plan Area Zoning/Design Standards and Guidelines

As previously noted, the Tahoe Community Plan will be a single policy document which will contain broad-based planning policies applicable to the entirety of the Tahoe Basin area within Placer County. The remaining four planning documents will provide the zoning standards and design guidelines that will be specific to the four Plan Areas mapped within the Tahoe Basin area of Placer County. It is the Planning Services Division's intention that these four planning documents will be reflective of the individual community vision and character of each of the four Plan Areas.

The Planning Services Division anticipates that the above referenced planning documents can be prepared largely by County staff, and the documents will serve as the project description for which an environmental analysis will be prepared. It should be noted, however, that much of the graphically depicted zoning and design standards to be included in the County's four separate Zoning/Design Standards and Guidelines will be prepared and provided by TRPA's design consultant. As a result, the ability to utilize those design resources will help to reduce the County's overall fiscal impact related to the Community Plan Update by an estimated \$50,000.

#### Environmental Scoping and Analysis

Upon completion of the five Draft Community Plan Update documents, the County will begin the environmental analysis. Given the regulatory framework in the Basin, staff anticipates that an EIR/EIS will be prepared for the Community Plan Update.

In meetings with TRPA, TRPA has indicated that the County will have access to the RPU EIS studies that could be utilized in the preparation of the County's EIR/EIS for the Community Plan Update. As previously noted, the County has already met with the RPU EIS consultants to discuss how the environmental analysis/studies can be used as reference material for the

County's environmental analysis. The sharing of such environmental studies will help to reduce the County's overall fiscal impact related to the Community Plan Update by an estimated \$200,000.

In addition, as part of a regional sustainable planning effort within the Tahoe Basin, the County is a partner in the Tahoe Basin Partnership for Sustainable Communities grant that was awarded by the California Strategic Growth Council in 2010. The awarded grant funds allocated to Placer County include \$225,000 for the development of background reports which can be utilized for the preparation of the County's EIR/EIS for the Tahoe Community Plan Update. These grant funds will also help to reduce the County's overall fiscal impact related to the Community Plan Update.

**FISCAL IMPACT:**

The County has prepared a preliminary budget for the Tahoe Basin Community Plan Update and estimates that the overall fiscal impact to the County over a three fiscal year period beginning in 2011 to be \$2.6 million (see Attachment B). The overall \$2.6 million fiscal impact to the County includes approximately \$2.2 million for existing County staff (no additional resourcing), and approximately \$375,000 in funds from the County's Redevelopment Agency and the Community and Agency Support appropriation, for contracts associated with the preparation of an EIR/EIS. While the total project cost is estimated to be approximately \$3.1 million, \$475,000 in non-County monies will be contributed to this work program, including \$225,000 in grant funds, an estimated \$50,000 in shared TRPA zoning/design consultant work, and an estimated \$200,000 in shared TRPA environmental studies. The proposed budget is reflective of the level of staffing resources needed to manage the Public Outreach Strategy outlined above. It is staff's conclusion that the proposed strategy is a balance between meaningful public participation in the development of the Community Plan and the County's staffing resources, and as previously noted, the proposed Public Outreach Strategy is preferred because it is structured similar to the ongoing Granite Bay Community Plan Update which has demonstrated success. With Tahoe Basin Community Plan Update moving forward, capacity is constrained to work on other programs and community plans.

Unlike the 12 years it took to complete the Foresthill Divide Community Plan Update, which cost in excess of \$1 million, the Granite Bay process has been both structured and community-driven and continues to remain on schedule and on budget. The Granite Bay Community Plan Update to date has cost the County approximately \$250,000 to produce (consistent with the estimates provided to the Board when the work program was authorized). It is staff's intent to process the Tahoe Community Plan Updates in a manner consistent with the Granite Bay process, thereby assuring a high level of community involvement while at the same time producing documents in a timely and cost-effective manner. It should be noted that the fiscal impact to the County and the Planning Services Division takes into consideration the offsets to the budget that result from the grant funding for EIR/EIS background reports and sharing of consulting resources and EIS studies with TRPA.

**SUMMARY/NEXT STEPS:**

Staff will continue the Tahoe Community Plan work program including: 1) the gathering of information and background data; 2) the development of a TAC and conducting regular TAC

meetings; 3) coordination with TRPA and further refinement of the proposed Transect Zoning Districts; 4) launching the Public Outreach Strategy, and; 5) the development of planning documents.

The County intends to launch the Public Outreach Strategy for the Community Plan Update in August 2011. Following the receipt of the Board's direction from this report, it is staff's intent to conduct a second presentation on the Community Plan Update at the August 2011 NTRAC meeting. Following that meeting, staff will conduct a Town Hall meeting to kick off the Community Plan Update process. At the August NTRAC and the Town Hall meetings, staff will solicit community interest for participation in the Community Plan Update process.

In summary, this report is intended to generate discussion and feedback from the Board as well as to seek the Board's concurrence that County staff is implementing the Board's direction on the overall work program for the Tahoe Basin Community Plan Update.

**STAFF RECOMMENDATION:**

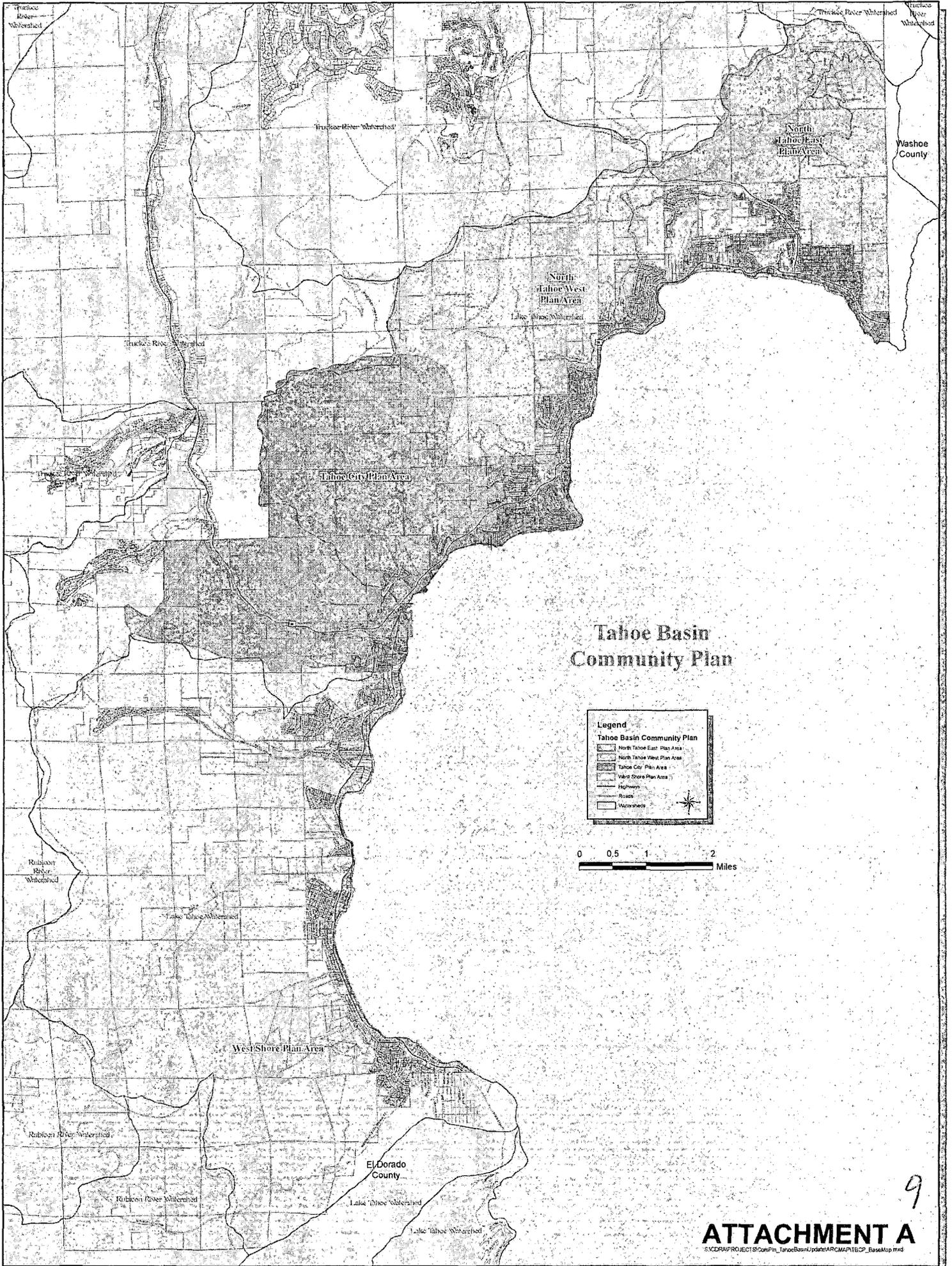
Staff recommends the Board direct staff to proceed with the proposed work program budget contained in Attachment B, which is reflective of the Public Outreach Strategy outlined in this report.

**Attachment A – Tahoe Basin Community Plan Update Plan Areas Map**

**Attachment B – Tahoe Basin Community Plan update Budget**

**Attachment C – Form-Based Code Samples**

cc: Tom Miller, County Executive Officer  
Jennifer Merchant, Tahoe County Executive Office  
Scott Finley, County Counsel's Office  
Loren Clark, Assistant Planning Director  
Wes Zicker, Engineering and Surveying Director  
Paul Thompson, Deputy Planning Director  
Steve Buelna, Supervising Planner  
Ken Grehm, Department of Public Works Director  
Peter Kraatz, Deputy Public Works Director  
Jim Lobue, Redevelopment Deputy Director  
Rae James, Redevelopment Agency

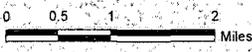


# Tahoe Basin Community Plan

**Legend**

**Tahoe Basin Community Plan**

- North Tahoe East Plan Area
- North Tahoe West Plan Area
- Tahoe City Plan Area
- West Shore Plan Area
- Highways
- Roads
- Watersheds



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Plan Development TASKS - Year One (7/1/11)	Estimated Hours By Department/Division									
	CDRA - Planning	CDRA - Admin	CDRA - ESD, GIS, B	CEO	Co. Counsel	Facility Ser	DPW	Sheriff	EH/HHS	RDA
Mapping/Work Program Development	200		150	20						60
Board of Supervisors - Work Program Options	60			20	10					10
Public Outreach Implementation	1,000		200	60		40	40		20	500
Policy Document Preparation	1,000		200							100
Zoning/Design Guidelines Development	1,300		300							100
Board of Supervisors Update	100			20	10					10
General Support (ongoing)	300	150		100	50	50	50	20	50	
TRPA Coordination (ongoing)	200		200	150	50					100
<b>Total</b>	<b>4,160</b>	<b>150</b>	<b>1,050</b>	<b>370</b>	<b>120</b>	<b>90</b>	<b>90</b>	<b>20</b>	<b>70</b>	<b>880</b>

Plan Development TASKS - Year Two (7/1/12)	Estimated Hours By Department/Division									
	CDRA - Planning	CDRA - Admin	CDRA - ESD, GIS, B	CEO	Co. Counsel	Facility Ser	DPW	Sheriff	EH/HHS	RDA
Public Outreach	800		100	60						300
Policy Document Preparation	600		150							100
Zoning/Design Guidelines Development	800		150							100
Board of Supervisors Update	60			20	10					10
General Support (ongoing)	300	150		100	50	20	40	10	20	
TRPA Coordination (ongoing)	200		150	150	50					100
NOP/NOI	100									10
DEIR/EIS Preparation	260		50		40					10
<b>Total</b>	<b>3,120</b>	<b>150</b>	<b>600</b>	<b>330</b>	<b>150</b>	<b>20</b>	<b>40</b>	<b>10</b>	<b>20</b>	<b>630</b>

Plan Development TASKS - Year Three (7/1/13)	Estimated Hours By Department/Division									
	CDRA - Planning	CDRA - Admin	CDRA - ESD, GIS, B	CEO	Co. Counsel	Facility Ser	DPW	Sheriff	EH/HHS	RDA
Finalizing Planning Documents	400		50							40
Scoping EIR/EIS	100		50		10					10
FEIR/FEIS Preparation	300		40		10					10
General Support (ongoing)	300	150		100	50	10	20	10	10	
TRPA Coordination (ongoing)	200		40	150	80					100
NTRAC Deliberations	100			0	0					20
Planning Commission Deliberations	200		10	10	10					20
Board of Supervisors Deliberations/Adoption	200		10	10	10					20
TRPA Deliberation/Adoption	280			15	10					20
<b>Total</b>	<b>2,080</b>	<b>150</b>	<b>200</b>	<b>285</b>	<b>180</b>	<b>10</b>	<b>20</b>	<b>10</b>	<b>10</b>	<b>240</b>
<b>Total Hours - All Years</b>	<b>9,360</b>	<b>450</b>	<b>1,850</b>	<b>985</b>	<b>450</b>	<b>120</b>	<b>150</b>	<b>40</b>	<b>100</b>	<b>1,750</b>
<b>Total Project Costs - All Years</b>	<b>\$1,357,200</b>	<b>\$65,250</b>	<b>\$268,250</b>	<b>\$142,825</b>	<b>\$65,250</b>	<b>\$17,400</b>	<b>\$21,750</b>	<b>\$5,800</b>	<b>\$14,500</b>	<b>\$253,750</b>

<b>Plan Development TASKS - Year One (7/1/11)</b>	<b>Direct Labor Hours</b>	<b>Direct Salary &amp; Benefits &amp; Overhead</b>	<b>Non-Co. Service Contracts Costs</b>	<b>Co. Service Contracts Costs</b>	<b>Total County Cost</b>	<b>Total Project Costs</b>
Mapping/Work Program Development	430	\$62,350				
Board of Supervisors - Work Program Options	100	\$14,500				
Public Outreach Implementation	1,860	\$269,700				
Policy Document Preparation	1,300	\$188,500		\$100,000 (2)		
Zoning/Design Guidelines Development	1,700	\$246,500	\$50,000 (1)			
Board of Supervisors Update	140	\$20,300				
General Support (ongoing)	770	\$111,650				
TRPA Coordination (ongoing)	700	\$101,500				
<b>Total</b>	<b>7,000</b>	<b>\$1,015,000</b>	<b>\$50,000</b>			

<b>Plan Development TASKS - Year Two (7/1/12)</b>	<b>Direct Labor Hours</b>	<b>Direct Salary &amp; Benefits &amp; Overhead</b>	<b>Non-Co. Service Contracts</b>	<b>Co. Service Contracts</b>	<b>Total County Cost</b>	<b>Total Project Costs</b>
Public Outreach	1,260	\$182,700				
Policy Document Preparation	850	\$123,250				
Zoning/Design Guidelines Development	1,050	\$152,250				
Board of Supervisors Update	100	\$14,500				
General Support (ongoing)	690	\$100,050				
TRPA Coordination (ongoing)	650	\$94,250				
NOP/NOI	110	\$15,950				
DEIR/EIS Preparation	360	\$52,200		\$275,000 (5)		
<b>Total</b>	<b>5,070</b>	<b>\$735,150</b>				

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<b>Plan Development TASKS - Year Three (7/1/13)</b>	<b>Direct Labor Hours</b>	<b>Direct Salary &amp; Benefits &amp; Overhead</b>	<b>Non-Co. Service Contracts</b>	<b>Co. Service Contracts</b>	<b>Total County Cost</b>	<b>Total Project Costs</b>
Finalizing Planning Documents	490	\$71,050				
Scoping EIR/EIS	170	\$24,650	\$225,000 (3)			
FEIR/FEIS Preparation	360	\$52,200	\$200,000 (4)			\$700,000(6)
General Support (ongoing)	650	\$94,250				
TRPA Coordination (ongoing)	570	\$82,650				
NTRAC Deliberations	120	\$17,400				
Planning Commission Deliberations	250	\$36,250				
Board of Supervisors Deliberations/Adoption	250	\$36,250				
TRPA Deliberation/Adoption	325	\$47,125				
<b>Total</b>	<b>3,185</b>	<b>\$461,825</b>				
<b>Total Project Costs - All Years</b>	<b>15,255</b>	<b>\$2,211,975</b>	<b>\$50,000</b>	<b>\$375,000</b>	<b>\$2,586,975</b>	<b>\$3,061,975</b>

- (1) Estimated budget off-set resulting from TRPA shared zoning/design development.
- (2) CEO (Tahoe) allocated funds for TBCP Update.
- (3) SGC grant funds allocated to Placer County for preparation of TBCP Update background reports.
- (4) Estimated budget off-set resulting for TRPA shared EIS analysis/studies.
- (5) RDA allocated for preparation of TBCP Update EIR/EIS.
- (6) Total Estimated CP Update EIR/EIS contract cost (Note: cost will be off-set by TRPA shared EIS studies, grant funds, and RDA allocations).

# Form-Based Code Sample

## 6. Neighborhood Street

The Neighborhood Street is a quieter, more intimate street. Build-to lines are set back and a green strip is incorporated. If needed, the Build-to location can be paved to provide a wider sidewalk for intense uses, thus eliminating the door yard.

### A. Building Placement:

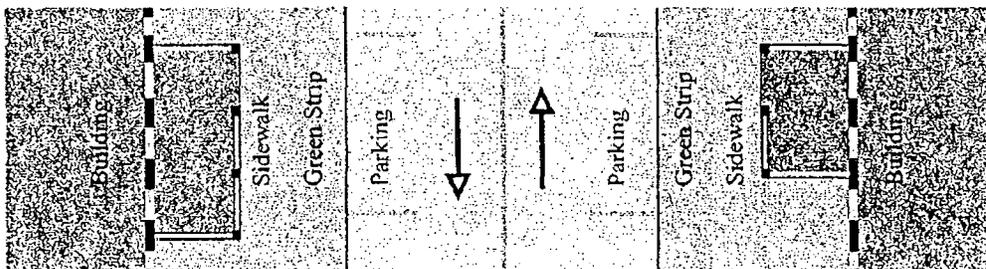
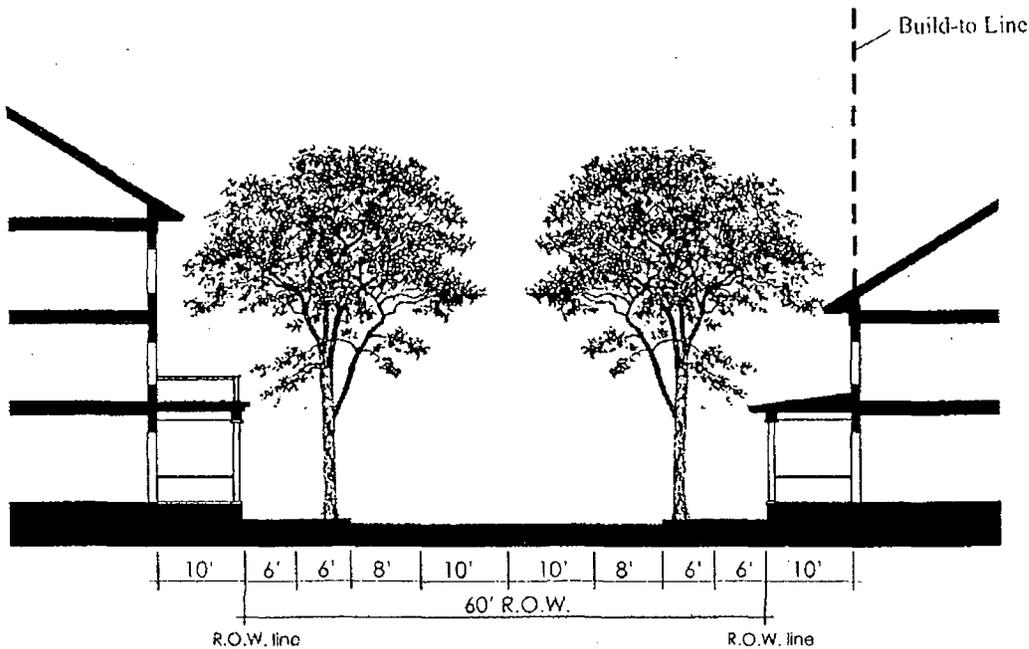
Build-to-line location: 10 ft. from property line  
 Space Between Buildings: 0 ft. if attached  
 6-15 ft. if detached

### Notes:

1. Appurtenances may extend beyond the height limit.
2. The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.

### B. Building Volume:

Bldg. Width: 16 ft. minimum  
 160 ft. maximum  
 Bldg. Depth: 125 ft. maximum  
 Bldg. Height: 2 stories minimum  
 4 stories maximum  
 55 ft. maximum



# Form-Based Code Sample

## BUILDING DISPOSITION LOT OCCUPATION

a. Lot Area	5,000 s.f. min.; 40,000 s.f. max.
b. Lot Width	50 ft. min.
c. Lot Coverage	
- 1-8 Stories	80% max.
- Above 8 <sup>th</sup> Story	15,000 sq. ft. max. Floorplate for Residential & Lodging 30,000 sq. ft. max. Floorplate for Office & Commercial
d. Floor Lot Ratio (FLR)	5 / 25% additional Public Benefit
e. Frontage at front Setback	70% min.
f. Open Space Requirements	10% Lot Area min.
g. Density	150 du/acre max. *

## BUILDING SETBACK

a. Principal Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
b. Secondary Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
c. Side	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
d. Rear	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
e. Abutting Side or Rear T5	0 ft. min. 1 <sup>st</sup> through 5 <sup>th</sup> Story 10 ft. min. 6 <sup>th</sup> through 8 <sup>th</sup> Story 30 ft. min. above 8 <sup>th</sup> Story
Abutting Side or Rear T4	6 ft. min. 1 <sup>st</sup> through 5 <sup>th</sup> Story 26 ft. min. above 5 <sup>th</sup> Story
Abutting Side or Rear T3	10% of Lot depth** min. 1 <sup>st</sup> through 2 <sup>nd</sup> Story 26 ft. min. 3 <sup>rd</sup> through 5 <sup>th</sup> Story 46 ft. min. above 5 <sup>th</sup> Story

## BUILDING CONFIGURATION

### FRONTAGE

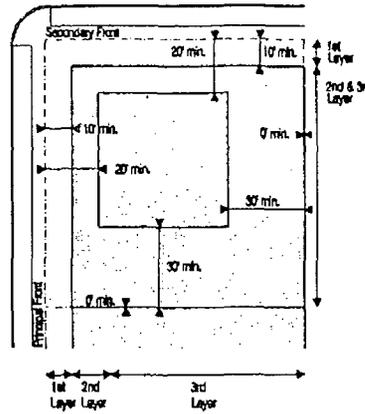
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T6-8 L & T6-8 O only)
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

### BUILDING HEIGHT

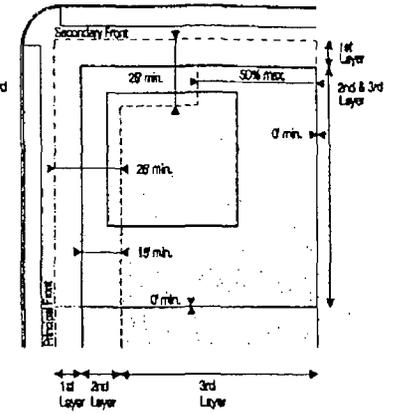
a. Min. Height	2 Stories
b. Max. Height	8 Stories
c. Max. Benefit Height	4 Stories Abutting all Transect Zones except T3

\* Or as modified in Diagram 9

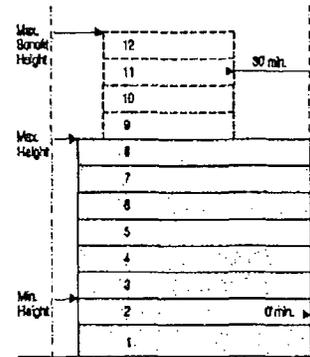
## BUILDING PLACEMENT



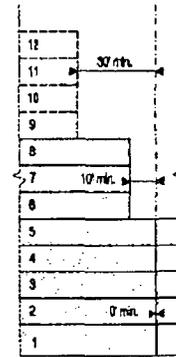
## PARKING PLACEMENT



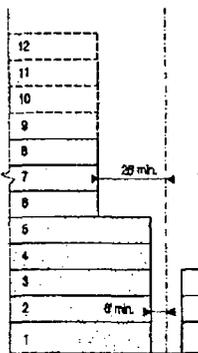
## BUILDING HEIGHT



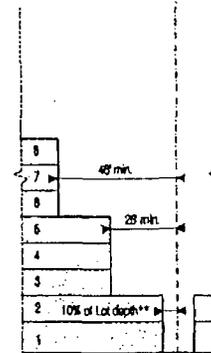
ABUTTING SIDE OR REAR ALL ZONES EXCEPT T5, T4 AND T3



ABUTTING SIDE OR REAR T5



ABUTTING SIDE OR REAR T4



ABUTTING SIDE OR REAR T3

\*\*10% of Lot depth for Lots more than 120' deep  
6' min for Lots less than 120' deep

# Form-Based Code Sample

## BUILDING DISPOSITION LOT OCCUPATION

a. Lot Area	5,000 s.f. min.
b. Lot Width	50 ft. min.
c. Lot Coverage	50% max. first floor 30% max. second floor (T3 R & T3 L only)
d. Floor Lot Ratio (FLR)	N/A
e. Frontage at front Setback	N/A
f. Green Space Requirements	25% Lot Area min.
g. Density	T3 R=9 du/acre max.; T3 L=9 du/acre max.; T3 O=18 du/acre max.

## BUILDING SETBACK

a. Principal Front	20 ft. min.
b. Secondary Front	10 ft. min.
c. Side	5 ft. min., 20% Lot Width total min.
d. Rear	20 ft. min.

## OUTBUILDING SETBACK (T3 L ONLY)

a. Principal Front	20 ft. min.
b. Secondary Front	10 ft. min.
c. Side	5 ft. min.
d. Rear	5 ft. min.

## BUILDING CONFIGURATION

### FRONTAGE

a. Common Lawn	permitted
b. Porch & Fence	permitted
c. Terrace or L.C.	prohibited
d. Forecourt	prohibited
e. Stoop	prohibited
f. Shopfront	prohibited
g. Gallery	prohibited
h. Arcade	prohibited

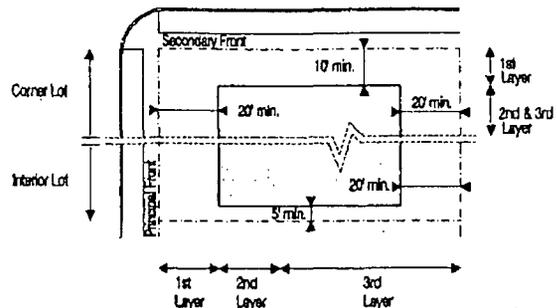
### BUILDING HEIGHT

a. Principal Building	2 Stories and 25 ft. to eave max.
b. Outbuilding	2 Stories and 25 ft. to eave max.

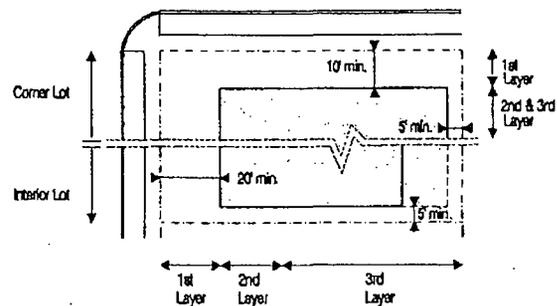
### PARKING

Facade Width	T3 R & T3 L 30% max. T3 O 60% max.
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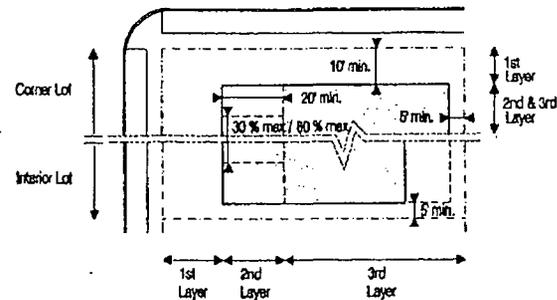
## BUILDING PLACEMENT



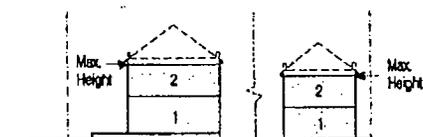
## OUTBUILDING PLACEMENT



## PARKING PLACEMENT (COVERED AND STRUCTURED PARKING)



## BUILDING HEIGHT



# Form-Based Code Sample

1. Minimum Setbacks for All Structures. Each structure shall comply with the minimum front, interior side, side street, and rear setback requirements established by Article 2 (Urban Standards) except:
  - a. Where a setback requirement is established for a specific land use by Article 4; and
  - b. As otherwise provided by this section.

No portion of any structure, including eaves or roof overhangs, shall extend beyond a property line, or into an access easement or street right-of-way, except as allowed by Section 88.29.020 (Frontage Type Requirements).

2. Maximum Setbacks for All Structures. Each structure shall be located to not exceed the front or side street setback required by Article 2 (Urban Standards), except:

- a. Where a setback requirement is established for a specific land use by Article 4; and
- b. Where a setback requirement is established for a phased mixed-use project through use permit approval, and/or through a development agreement.

3. Exemptions from Setback Requirements. The minimum setback requirements of this Development Code do not apply to the following:

- a. An encroachment into a required setback as allowed by the building frontage and profile requirements of Article 2 for the applicable zone, or by subsection F.;
- b. A fence or wall six feet or less in height, when located outside of a front or side street setback;
- c. A deck, earthwork, step, patio, or similar structure in other than a front setback, or other site design element that is placed directly upon grade and does not exceed a height of 18 inches above the surrounding grade at any point;
- d. A sign in compliance with Chapter 88.38 (Signs)
- e. A retaining wall less than 30 inches in height above finished grade.

- C. Measurement of Setbacks: Setbacks shall be measured as follows, except that the director may require different setback measurement methods where the director determines that unusual parcel configuration makes the following infeasible or ineffective. See Figure 3-3

