

**Applicability:** This Ordinance shall be effective for all that portion of Placer County located in the Tahoe basin with the exception of Plan Area 032, North Stateline. The Placer County Planning Department is the Lead Agency for administration of this chapter, with the assistance of the Tahoe City Area Design Review Committee and the North Tahoe Design Review Committee.

## **Chapter 18**

## **Signs**

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A sign's basic function is to communicate a message to the viewer. Basically, a sign should be unobtrusive, convey its message clearly, be vandal-resistant and weather-resistant, and, if lighted, not be unnecessarily bright.

The intent of the Sign Ordinance is to achieve a good relationship between the sign, the building, and the neighborhood. The Sign Ordinance permits each business a certain amount of signage based upon the zoning, lot size, lot frontage length, total building size, and building frontage length.

### **STANDARDS:**

A. The following ordinance shall apply to all properties within the area subject to these standards. All signs shall comply with the applicable standards set forth in this Ordinance.

1. A Sign Permit is required for all signage under the jurisdiction of the Placer County Planning Department and Tahoe Regional Planning Agency (TRPA) Code. A Design Site Agreement approved by Placer County which includes a sign submittal may serve as a Sign Permit.
2. A sign initially approved and for which a permit is allowed shall not thereafter be modified, altered or replaced, nor shall any design element of any building or lot upon which such sign is maintained be modified, altered or replaced if any such design element constituted a basis for approval of such sign, without an amended or new permit therefor first being obtained.

B. **Definitions:**

1. **Sign** - Anything whatsoever placed, erected, constructed, posted, printed, or otherwise affixed or made visible for outdoor advertising purposes in any manner whatsoever, on the ground or on any tree, wall, post, fence, building, or structure.
2. **Free-standing Sign** - A sign not attached to a building.
3. **Building Sign** - A sign which is attached flat against a building and does not project outward or extend above the principal roof line.
4. **Projecting Sign** - A sign attached to a building that projects outward and does not extend above the principal roof line.
5. **Sign Permit** - A permit issued through the Planning Department, authorizing the use of a free-standing, building, projecting, or window sign.

C. **Free-standing Signs:**

Each building or cluster of buildings (i.e., shopping centers) in a commercial district shall be permitted one free-standing sign.

The total area of an outdoor free-standing sign shall not exceed one (1) square foot of sign area for each two (2) feet of street frontage occupied by the business or enterprise. The maximum permissible aggregate sign area is fifty (50) square feet for all free-standing, directional, projecting, and building signs, with the exception of multiple-tenant projects and multiple-frontage buildings as described in Section D(2). Free-standing signs are permitted a maximum height of fourteen (14) feet, or no higher than the principal roofline of the structure on the property, whichever is less, provided the sign is located no closer than 10 feet from the front property line. For signs within 10 feet of the front property line, a maximum height of 8 feet is allowed. Free-standing signs must be incorporated into a landscaped design theme or planter area unless there is insufficient space to provide for that. For free-standing signs that incorporate additional structural features, such as a roof or support frame, height shall be measured at the highest point of such a structure. Free-standing signs in multi-tenant buildings are permitted a maximum of 25 sq. ft. for a building with four or fewer tenants, and a maximum of 50 sq. ft. for five or more tenants.

D. **Building Signs:**

1. One (1) building sign may be maintained upon each building frontage of a main building. Each such building sign may be allowed either an area of one (1) square foot of sign area for each linear foot of the width of such building frontage or as specified in the following table. The maximum aggregate sign area for all signs, free-standing building signs, and projecting, shall not exceed fifty (50) square feet, with the exception of multiple-tenant projects and multiple frontage buildings as described in Section D(2).

<u>Floor Area (sq. ft.)</u>	<u>Sign Area (sq. ft.)</u>
0-1,000	10
1,000-2,000	20
2,000-5,000	30
5,000-10,000	40
10,000	50

The maximum height of a building sign shall be 15 feet.

2. **Multiple Tenant Buildings** - Each primary use in a multi-tenant building may be allowed one square foot of sign area for each one linear foot of building frontage up to a maximum of 30 square feet per use. Multi-tenant buildings may exceed the 50 sq. ft. maximum aggregate area that would otherwise apply.
3. **Projecting Signs** - Projecting signs may be permitted according to the same specifications as building signs listed in Section D(1). Projecting signs may project up to 42 inches from the face of the building, must have at least eight (8) feet of ground clearance, and cannot be higher than the building to which they are attached. Projecting signs may not extend beyond the applicant's property. The provisions for height under Section D.1 shall also apply.

E. **Sign Area:**

The area of a sign shall include the entire area within any type of perimeter or border which may enclose the outer limits of any writing, representation, emblem, figure, or character. The structure surrounding the sign should be kept to a minimum size.

The area of the second side of a two sided sign, if identical to side one, shall not count as additional signage.

**F. Setbacks:**

The setback for a free-standing sign in community plans and/or commercial land use districts shall be a minimum of ten (10) feet from all property lines. The Design Review Committee and County staff may decrease the setback to a minimum of five (5) feet if it is determined that the public will be better served with a sign located closer than 10 feet to the property line, due to site specific conditions such as steep terrain, heavy vegetation, or existing structures on the site or adjoining properties. Signs legally existing as of the date of this Ordinance, non-conforming only in terms of setback requirements, need not be relocated or removed under the provisions of Section X of this Ordinance.

**G. Signage Plans:**

Buildings, or clusters of buildings, shall provide a signage plan for the entire structure. This plan shall be prepared by the owner of the building(s) or their agent. The signage plan must be designed so that it establishes a common theme or design, uses similar construction methods, has identical or compatible colors, lettering, lettering style, symbols, scale and size of signs and/or common background. Total signage area within the plan is subject to the maximum size.

**H. Sign Illumination:**

No spotlight, floodlight, or lighted sign shall be installed in any way which will permit the rays of such sign light to penetrate beyond the property on which such light or lighted sign is located. The light source shall not be visible to pedestrians or vehicles. Illuminations of all signs shall be by diffused light which is constant in intensity and color at all times, with the exception of the use of neon lighting, which may be used if kept constant in intensity and color (subject to Design Review approval).

**I. Permitted Materials:**

Signs may be constructed of wood, metal, glass, stone, concrete, or brick and, in some circumstances, cloth. Plastic back-lit signs are not allowed, with the exception of plastic back-lit individual letters, when mounted on one of the aforementioned permitted materials, where such letters do not exceed 18 inches in height.

**J. Directional/Directory Signs:**

An entrance/exit or other directional sign is allowed at each approved driveway opening provided that each sign is not larger than two (2) square feet and no taller than three (3) feet, and must be compatible with the other signs on the property. This signage need not be deducted from the sign area otherwise permitted.

Directory signs which display the names of tenants in a multi-tenant project may be permitted as either free-standing or building signs. Such signs shall not be counted against permitted sign area and are restricted to no more than ten (10) sq. ft. for buildings with four or fewer tenants, and

20 sq. ft. for 5 or more tenants, and no more than eight (8) feet in height.

**K. Window Signs:**

Window signs may be placed in or upon any window, provided that no more than twenty percent (20%) of the total transparent area of the window is obscured. This will be counted in the signage area. Products displayed in windows are permitted provided they do not include signage, either in the display, or on the window surface.

**L. Sign Copy:**

Changeable copy signs may only be used in conjunction with theaters or master address identification signs in conjunction with a signage plan, schools, churches, community centers, or community recreation centers.

**M. Temporary Signs:**

- (1) Signs promoting events sponsored by civic, charitable, educational, community recreational, or other non-profit organizations may be erected up to two (2) weeks in advance of the event being promoted. These signs shall be removed within two (2) days following the conclusion of the event. No such signs shall be permitted on public property or within public rights-of-way unless authorized by the responsible landowner. The maximum allowed size for such signs is 50 sq. ft. including aggregate area for more than one sign, and the maximum allowed height is 14 ft. Signs must not be placed to block views of Lake Tahoe.

Temporary banners of this nature are subject to the review and approval of the appropriate local Design Review Committee, as well as County staff.

- (2) Election campaign signs shall be subject to the county-wide regulations for such signs, pursuant to Section 10.094(B) of the Placer County Zoning Ordinance.

**N. Abandoned Signs:**

Signs advertising businesses that have vacated a location for a period of longer than one (1) year shall be the responsibility of the property owners for removal, which shall be accomplished within 60 days thereafter.

**O. Neighborhood Identification Signs:**

Not more than two (2) permanent signs containing copy of not more than fifty (50) square feet in aggregate sign area and not more than six (6) feet in height shall be allowed to identify a neighborhood or other residential area comprising not less than three (3) acres in size.

**P. Institutional Signs:**

Two signs not exceeding twenty-four (24) square feet in aggregate sign area shall be allowed for a church, school, community center or other public or institutional use. One (1) of such signs may be maintained integral with a building and the other sign may be affixed to the ground provided that the top of the sign does not exceed a height of six (6) feet from the finished grade of the lot and is set back at least five (5) feet from any property line.

**Q. Real Estate Signs:**

One temporary sign not over eight (8) square feet in area shall be allowed for any lot or two (2) or more contiguous lots in single ownership (whether or not such lot or lots have been or are to be subdivided) containing appurtenant sign copy advertising the sale, rental, or lease of the property (the lot or lots and/or the improvements, if any, thereon) upon which such sign is located. Such signs shall be exempt from Sign Permit requirements.

**R. Increases in Maximum Allowed Sign Area:**

Sign area for building and free-standing signs which are visible from highways with a posted speed limit of 45 miles per hour or greater may be increased up to 20 percent over the maximum allowable area for each sign as calculated based on the applicable provisions of this Ordinance.

**S. Off-premise Signs:**

No sign shall be erected or maintained on a parcel or project area other than the parcel or project area on which the use or activity advertised by the sign is located, with the exception of: (1) signs advertising public facilities, such as government offices or public recreational facilities which would otherwise not be easily located by the general public, and (2) use of "international symbols" which relay information in graphic form and which contain no copy advertising business names. Sign area shall be determined by Placer County and/or TRPA, based on site specific analysis for compliance with scenic threshold objectives. Off premise signs may also be used to identify the location of a business district, where such district is located away from primary arterial roads. Such signage shall not identify specific individual businesses. Such signage is permitted for the following areas only, which meet this criteria: (1) Lake Forest business district, (2) National Avenue commercial district in Tahoe Vista, and (3) Kings Beach Industrial Community Plan area.

**T. Gasoline Price Signs:** Signs for gasoline or other motor fuel price signs shall conform to the following standards:

Motor Vehicles

A use which includes selling motor vehicle fuel to the public may be allowed one (1) gasoline price sign on each street frontage providing direct vehicular entrance to the use. Such signs may be incorporated into free-standing signs, however, the gasoline price sign shall not exceed ten (10) feet in height and fifteen (15) square feet in area for each side. Gasoline price signs shall have no more than two (2) sides. Portable gasoline price signs are prohibited. Sign area utilized for gasoline prices that is kept at the minimum area required by law shall not be included in the total permitted sign area. Any price signing in excess of the minimum required by law shall be included in the total permitted area.

### Marina Gasoline Price Signs

A marina which sells motor fuel to the public may be allowed one (1) gasoline price sign. Such sign may be incorporated into a free-standing sign, however, the gasoline price sign shall not exceed eight (4) feet in height and nine (9) square feet in area for each side. Gasoline price signs shall have no more than two (2) sides. Portable gasoline price signs are not allowed. Sign area utilized for gasoline prices that is kept at the minimum area required by law shall not be included in the total permitted sign area. Any price signing in excess of the minimum required by law shall be included in the total permitted area.

#### U. **State of Repair:**

All signs and components thereof, including supports, braces, and anchors, shall be kept in a state of good repair.

#### V. **Prohibited Signs:** No person shall erect, alter, maintain, or relocate any sign specified in Sections 1 through 14 as follows:

1. **Signs Creating Traffic Hazards** - No signs shall be erected at or near any public street or the intersection of any streets in such a manner as to create a traffic hazard by obstructing vision or any location where it would interfere with, obstruct the view of, or be confused with any authorized traffic sign.
2. **Hazardous Signs** - No sign shall be erected or maintained which, due to structural weakness, design defect, or other reasons, constitutes a threat to the health, safety, and welfare of any person or property.
3. **Signs Resembling Traffic Signals or Signs** - No sign shall be constructed, erected, or maintained which purports to be or resembles an official County, State or Federal traffic sign or signal except those signs officially authorized and installed by Placer County, or the California Department of Transportation. This section shall not apply to signage in parking lots.
4. **A-frame Signs** - Any portable sign or structure composed of two (2) sign surfaces mounted or attached back to back in such a manner as to form a basically triangular vertical cross section through the faces.
5. **Flashing Signs** - Any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source. Automatic changing signs, such as public service time, temperature and date signs, are not classified as flashing signs.
6. **Electronic Message Signs** - A permanent free-standing roof, wall, or other sign which changes copy electronically using switch and electric lamps.
7. **Off-premise Signs and Billboards** - Outdoor advertising signs which advertise goods, products, or services not sold on the premises on which said sign is located.
8. **Roof Signs** - Any sign erected partly or wholly on or over the roof of a building, including ground signs that rest on or overlap a roof.
9. **Animated Signs** - A rotating or revolving sign, all or a portion of which moves in some manner.

10. **Wind Signs** - Any propeller, whirling, or similar device which is designed to flutter, rotate, or display other movement under the influence of the wind. This shall include flags, banners, and pennants.
11. **Illuminated Signs** - Standards "cabinet" illuminated signs.
12. **Mobile or Portable Signs** - A sign not permanently attached to the ground or building. Signs painted on, or placed on vehicles with the purpose of directing customers to a business location, and serving as a free-standing sign. (This does not include a prohibition on signs painted on vehicles which include the name and address of such business.).
13. **Video Signs** - Animated visual messages which are projected on a screen.
14. **Tree Sign** - Any type of sign whatsoever attached to a tree.

W. **Amortization of Non-Conforming Signs:** This section sets forth requirements for the amortization schedule for the removal or alteration of signs that do not conform to the provisions of this Ordinance.

1. An existing sign is a sign that is legally existing or approved on the effective date of this Ordinance.
2. A non-conforming sign is a sign that is existing as of the effective date of this Ordinance which does not comply with the applicable standards set forth in this Ordinance.
3. A conforming sign is a sign that is existing as of the effective date of this Ordinance which complies with the standards set forth in this Ordinance.
4. **Removal of Non-conforming Signs** - Non-conforming signs shall be conformed, if conforming is possible, or removed as follows in Placer County adopted Redevelopment Project areas:

- a. Where available funds can be obtained through grants or special programs that will compensate sign owners for a minimum of 75% of the cost of conforming or replacing the sign, conformity shall be achieved within one (1) year from the effective date of this Ordinance. Replacement cost compensation shall be made only for signs legally approved through the appropriate permit process.

If no such funding program is established, conformity shall be achieved within three (3) years from the effective date of this Ordinance.

Sign values, for the purpose of determining replacement cost, shall be determined based on an actual sales receipt for the sign, a cost estimate for the replacement cost provided by a qualified professional, or the replacement cost as determined in the current edition of the Signwriters Guide to Easier Pricing, whichever is greater.

- b. As business change ownership or name at a given location, any and all signage proposed shall be designed to conform with the provisions of this Ordinance.

- c. As new signage is proposed without a change in the business at a given location, signage proposed shall be designed to conform with the provisions of this Ordinance.
  - d. At such time as a business or person requests approval of a discretionary nature from Placer County, non-conforming signage shall be replaced as a condition of such approval.
5. **Amortization Outside of Redevelopment Project Areas:** For areas located outside of adopted Placer County Redevelopment project areas, the amortization requirements of Section 26.12 of the Tahoe Regional Planning Agency Code of Ordinances shall apply.
  6. **TRPA Amortization:** Amortization requirements of Section 26.12 of the TRPA Code shall apply.
- X. Variances:** Variances may be granted to the standards set forth in this Ordinance for signs legally existing prior to the adoption of this Ordinance, provided the following findings can be made:
1. Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the Sign Ordinance deprives such property of privileges enjoyed by other property in the vicinity and other identical zoning classifications.
  2. The exception is in harmony with the purpose and intent of the Sign Ordinance.
  3. 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 Ordinance.
  4. The approval of the exception will not be materially detrimental to the public health, safety, and welfare.
  5. Alternative signage concepts that comply with the provisions to which the exceptions requested have been evaluated, and undue hardship would result if the strict adherence to the provision is required.
  6. 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.
  7. 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; and
  8. The exception is the minimum departure from the standards.

**Y. Permit Issuing Authority:**

Upon making the requisite findings by TRPA under the provisions of Section 26.3.C of the Code of Ordinances, Placer County shall assume lead responsibility for permit issuance and enforcement of these sign regulations as set forth in the County's Enforcement Ordinance. TRPA shall retain responsibility for the amortization requirements required under Chapter 26 of the Code and for the review and enforcement of state and federal signage exempt from Placer County review authority.

**GUIDELINES:**

- A. Signs should be designed and located to be compatible with their surroundings in terms of size, shape, color, texture, and lighting.
- B. Signs should be simple in design and easy to read, with the number of lettering styles and amount of copy kept to a minimum -- preferably giving only the name of the business.
- C. Reflective, fluorescent, and primary colors should be avoided. Reader boards are prohibited, with the exception of theaters, master identification signs in conjunction with a signage plan, schools, churches, community centers, or community recreation centers.
- D. Architectural details of a building often suggest a location, size, or shape for a sign. Signage should complement the architectural details of the building. Signs which violate the architectural integrity of the building to which it is attached will not be allowed. Signs should also help to establish a visual continuity with adjacent store fronts and store signs relating directly to the store entrance.
- E. Signs should be oriented toward pedestrians or vehicles in close proximity.
- F. Lighting for architectural highlighting is conditionally permitted, subject to the design review process, but is not to be used to outline sign copy, or to be placed on poles or trees. Such lighting shall be consistent with the requirements of Chapter 30 of the TRPA Code.

February, 1998

# **Appendix A**

## **Standards and Guidelines**

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Parking Demand Table

## PARKING DEMAND TABLE

The following represents a minimum parking demand or requirements for projects. The maximum limit is established by multiplying the minimum number requirement by 1.1.

### I. RESIDENTIAL

#### Employee Housing

Use Multiple family Dwelling Rate

#### Mobile Home

2 spaces / unit; and  
1 space / 6 units (guest parking)

#### Multiple Family Dwelling

1 space / 2 beds; and  
1/2 space per bedroom

#### Multi-Person Dwelling

1 space / 2 beds; and  
1 space / live-in employee; and  
1 space / 10 beds (guest parking)

#### Nursing and Personal Care

space / 3 beds; and  
1 space / employee

#### Residential Care

1 space / 4 beds; and  
1 space / live-in employee; and  
1 space / 2 other employee; and  
1 space / 5 beds (guest parking)

#### Single Family Dwelling

Single family house - 2  
other, e.g., condos, vacation rentals, guest houses, secondary residences, etc. - (Use Multiple Family Dwelling rate)

#### Summer Home

Use Single Family House Rate)

### II. TOURIST ACCOMMODATION

#### Bed and Breakfast Facilities

Use Hotel / Motel Rate

#### Hotel, Motel, and other Transient Dwelling Units

1 space / full-time administrative employee; and  
1 space / 2 other full-time employees; and

1 space / 3 part-time employees; and  
1 space / guest room or unit; and  
1 space / 250 s.f. meeting/display area; and  
1 space / 400 s.f. commercial-retail area

Time Sharing (Hotel / Motel Design)  
Use Hotel / Motel Rate

Time Sharing (Residential Design)  
Use Hotel / Motel Rate

### III. COMMERCIAL

#### A. Retail

Auto, Mobile Home and Vehicle Dealers  
1 space / employee; and  
1 space / 500 s.f. gross sales area

Building Materials and Hardware  
1 space / 300 s.f. GFA; and  
1 space / 200 s.f. gross site area

Eating and Drinking Places  
1 space / 100 s.f. GFA; or  
1 space / 4 customers or seats

Food and Beverage Retail Sales  
1 space / 150 s.f. GFA

Furniture, Home Furnishings and Equipment  
Furniture            1 space / 500 s.f. non-storage area and  
                                 1 space / 1,000 s.f. storage area  
Other                    1 space / 300 s.f. GFA

General Merchandise Stores  
Convenience Store 1 space / 150 s.f. GFA  
Other                    1 space / 300 s.f. GFA

Mail Order and Vending  
1 space / 500 s.f. non-storage area; and  
1 space / 1,000 s.f. storage area

Nursery  
1 space / full-time employee; and  
1 space / 300 s.f. GFA

Outdoor Retail Sales  
1 space / employee; and

1 space / 500 s.f. gross sales area

**Service Station**

1 space / 300 s.f. retail / office area; and  
3 spaces / service bay

**B. Entertainment**

**Amusements and Recreation Services**

Arcade	1 space / 150 s.f. GFA
Bowling	5 space / lane
Health Spa/ Gym	1 space / 300 s.f. GFA
Ice/ Roller Rink	1 space / full-time employee; and 1 space / 200 s.f. GFA
Tennis (indoor)	
Racquetball, etc.	1 space / employee; and 3 spaces/ court
Theater	1 space / employee; and 1 space / 3 seats
Other	1 space / 35 s.f. GFA]

**Gaming-Nonrestricted Only**

1 space / 1.5 full-time employees; nad  
1 space / 3 part-time employees; and  
1 space / 250 s.f. casino floor area

**Privately Owned Assembly and Entertainment**

Auditorium	1 space / full-time employee; and 1 space / 150 s.f. GFA; or 1 space / 3 seats
Cabaret	1 space / 2 employees; and 1 space / 4 seats
Convention	1 space / full-time employee; and 1 space / 400 s.f. GFA

**Outdoor Amusements**

Miniature Golf	3 spaces / hole; and 1 space / 250 s.f. commerical area
Other	Case-by-case

**C. Services**

**Animal Husbandry Services**

1 space / 250 s.f. GFA outside of kennel

**Auto Repair and Service**

1 space / 300 s.f. retail / office area; and  
3 spaces / service bay

**Broadcasting Studios**

1 space / 300 s.f. GFA

**Business Support Services**

1 space / 300 s.f. GFA

**Contract Construction Services**

1 space / 1,500 s.f. GFA storage; and

1 space / 300 s.f. GFA office

**Financial Services**

1 space / 200 s.f. GFA

**Health Care Services**

1 space / 150 s.f. GFA; and

1 space / 2 employee

**Laundries and Dry Cleaning Plant**

1 space / 500 s.f. non-storage area; and

1 space / 1,000 s.f. storage area

**Personal Services**

Laundromat            1 space / 150 s.f. GFA

Other                    1 space / 250 s.f. GFA

**Professional Offices**

1 space / 250 s.f. GFA

**Repair Services**

1 space / 500 s.f. non-storage area; and

1 space / 1,000 s.f. storage area

**Sales Lots**

1 space / employee; and

1 space / 500 s.f. gross sale area

**Schools - Business and Vocations**

1 space / 75 s.f. GFA; and

1 space / employee

**Schools - Preschool**

1 space / employee; and

1 space / 5 students

**Secondary Storage**

1 space / 1,000 s.f. storage area

**D. Light Industrial**

**Batch Plants**

1 space / 500 s.f. non-storage area; and  
1 space / 1,000 s.f. storage area

**Food and Kindred Products**

1 space / 500 s.f. non-storage; and  
1 space / 1,000 s.f. storage area

**Fuel and Ice Dealers**

1 space / 500 s.f. non-storage area; and  
1 space / 1,000 s.f. storage area

**Industrial Services**

1 space / 350 s.f. GFA

**Printing and Publishing**

1 space / 500 s.f. non-storage area; and  
1 space / 1,000 s.f. storage area

**Recycling and Scrap**

1 space / 500 s.f. non-storage area; and  
1 space / 1,000 s.f. storage area

**Small Scale Manufacturing**

1 space / 400 s.f. GFA

**E. Wholesale / Storage**

**Storage Yards**

1 space / 500 s.f. non-storage area; and  
1 space / 1,000 s.f. storage area

**Vehicle and Freight Terminals**

1 space / employee; and  
1 space / bay

**Vehicle Storage and Parking**

1 space / 500 s.f. non-storage area; and  
1 space / 1,000 s.f. storage area

**Warehousing**

Mini-warehouse	1 space / 5 rental units; and 1 space / employee
Other	1 space / 1,000 s.f. GFA

## **IV. PUBLIC SERVICE**

### **A. General**

#### **Churches**

1 space / 3 seats

#### **Collection Stations**

1 space / 500 s.f. non-storage area; and  
1 space / 1,000 s.f. storage area

#### **Cultural Facilities**

1 space / full-time employee; and  
1 space / 250 s.f. GFA

#### **Day Care Centers**

1 space / employee; and  
1 space / 5 students

#### **Government Offices**

1 space / 250 s.f. GFA

#### **Hospitals**

1 space / 2 employees; and  
1 space / 2 beds; and  
1 space / 300 s.f. emergency room area

#### **Local Assembly and Entertainment**

(Use Privately Owned Assembly and Entertainment Rate)

#### **Local Public Health and Safety Facilities**

1 space / employee; and  
1 space / 1,000 s.f.

#### **Power Generating**

1 space / full-time employee

#### **Publicly Owned Assembly and Entertainment**

(Use Privately Owned Assembly and Entertainment Rate)

#### **Public Utility Center**

3 spaces / 2,500 s.f. of facility area

#### **Regional Public Health and Safety Facilities**

1 space / employee; and  
1 space / 1,000 s.f.

School - Colleges

- 1 space / employee; and
- 1 space / 2 full-time students; and
- 1 space / 4 seater in auditorium, stadium, or gymnasium; and
- 1 space / 100 s.f. non-classroom meeting area

Schools - Kindergarten through Secondary

- Elementary 1 space / employee; and  
1 space / 50 s.f. non-classroom area
- High School 1 space / employee; and  
1 space / 3 students; and  
1 space / 4 seats auditorium, etc.; and  
1 space / 100 s.f. non-classroom meeting area

V. RECREATION

A. Urban Recreation

Recreation Centers

- 1 space / full-time employee; and
- 1 space / 500 s.f. GFA

Participating Sports Facilities

- Swimming 1 space / full-time employee; and  
1 space / 3 part-time employee; and  
1 space / 75 s.f. pool area
- Tennis 1 space / 3 courts
- Other Case-by-case

Sports Assembly

- 1 space / 3 seats

B. Developed Outdoor Recreation

Developed Campgrounds

- 1 space / full-time employee; and
- 1 space / 3 part-time employees; and
- 1 space / campsite or cabin; and
- 1 space / 10 campsites or cabins (guest parking)

Golf Course

- Driving Range 1 space / full-time employee; and  
1 space / tee
- Executive (par 3) 1 space / full-time employee; and  
40 spaces / 9 holes
- Other 1 space / full-time employee; and  
1 space / 3 part-time employees; and  
10 spaces / hole

**Group Facilities**

1 space / 1,000 s.f. park area

**Marinas**

1 space / full-time employee; and

1 space / 3 moorings or slips

**Recreational Vehicle Park**

1 space / full-time employee; and

1 space / 3 part-time employees; and

1 space / RV site; and

1 space / 10 RV sites (guest parking)

**VI. ALL OTHER USES**

All Other Use

Case-by-case

**Notes:**

1. Where used above, "Employee" refers to the number of employees for the largest shift/
2. GFA - Gross Floor Area

# **Appendix B**

## **Standards and Guidelines**

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Uniform Building Code, Chapter 70

## UNIFORM BUILDING CODE, CHAPTER 70

### SETBACKS:

SEC. 70011. (a) GENERAL CUT AND FILL SLOPES SHALL BE SET BACK FROM SITE BOUNDARIES IN ACCORDANCE WITH THIS SECTION. SETBACK DIMENSIONS SHALL BE HORIZONTAL DISTANCES MEASURED PERPENDICULAR TO THE SITE BOUNDARY. SETBACK DIMENSIONS SHALL BE AS SHOWN IN FIGURE NO. 70-1.

- (b) TOP OF CUT SLOPE. THE TOP OF CUT SLOPES SHALL BE MADE NOT NEARER TO A SITE BOUNDARY LINE THAN ONE FIFTH OF THE VERTICAL HEIGHT OF CUT WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 10 FEET. THE SETBACK MAY NEED TO BE INCREASED FOR ANY REQUIRED INTERCEPTOR DRAINS.
- (c) TOE OF FILL SLOPE. THE TOE OF FILL SLOPE SHALL BE MADE NOT NEARER TO THE SITE BOUNDARY LINE THAN ONE-HALF OF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 20 FEET. WHERE A FILL SLOPE IS TO BE LOCATED NEAR THE SITE BOUNDARY AND THE ADJACENT OFF-SITE PROPERTY IS DEVELOPED, SPECIAL PRECAUTIONS SHALL BE INCORPORATED IN THE WORK AS THE BUILDING OFFICIAL DEEMS NECESSARY TO PROTECT THE ADJOINING PROPERTY FROM DAMAGE AS A RESULT OF SUCH GRADING. THESE PRECAUTIONS MAY INCLUDE BUT ARE NOT LIMITED TO :
1. ADDITIONAL SETBACKS.
  2. PROVISIONS FOR RETAINING OR SLOUGH WALLS.
  3. MECHANICAL OR CHEMICAL TREATMENT OF THE FILL SLOPE SURFACE TO MINIMIZE EROSION.
  4. PROVISIONS FOR THE CONTROL OF SURFACE WATERS.
- (d) MODIFICATION OF SLOPE LOCATIONS. THE BUILDING OFFICIAL MAY APPROVE ALTERNATE SETBACKS. THE BUILDING OFFICIAL MAY REQUIRE AN INVESTIGATION AND RECOMMENDATION BY A QUALIFIED ENGINEER OR ENGINEERING GEOLOGIST TO DEMONSTRATE THAT THE INTENT OF THIS SECTION HAS BEEN SATISFIED.

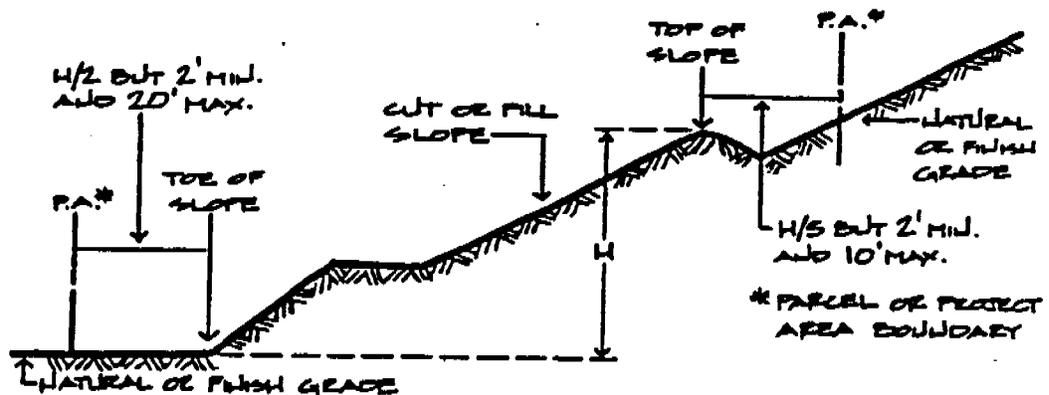


FIGURE NO. 70-1

CHAPTER 18

PERMISSIBLE USES

Chapter Contents

- 18.0 Purpose
- 18.1 Applicability
- 18.2 Accessory Uses
- 18.3 Table Of Primary Uses
- 18.4 Definitions Of Primary Uses
- 18.5 Existing Uses

18.0 Purpose: This chapter sets forth the allowable uses for the land areas within the Region. Allowable uses for the near-shore, foreshore, backshore and lakezone are set forth in Chapter 51. The concept of "use" includes any activity, whether related to land, water, air or other resources of the region. The primary uses are "allowed", "special" and "nonconforming", the applicability of which terms to a particular parcel shall be determined by reference to the plan area statements and maps, community plans, redevelopment plans and specific or master plans, as the case may be. Generic primary uses are set forth in the Table of Uses in section 18.3.

18.1 Applicability: All parcels have one or more primary uses as defined in this chapter except for parcels which are undeveloped or unimproved and have no established use. Those shall be considered vacant parcels. Vacant parcels are entitled to apply for a use pursuant to the provisions of the Code. Regulation of projects and activities pursuant to primary uses shall be as follows.

18.1.A Allowed Uses: Uses listed in applicable plan area statements, community plans, redevelopment plans or specific or master plans as "allowed" ("A") are appropriate uses for the specified area, and projects and activities pursuant to such uses may be permitted. Allowed uses are assumed to be compatible with the direction of the Regional Plan and the surrounding uses.

18.1.B Special Uses: Uses listed in applicable plan area statements, community plans, redevelopment plans, or specific or master plans as "special" ("S") may be determined to be appropriate uses for the specified area, and projects and activities pursuant to such uses found to be appropriate may be permitted. To

allow a special use, TRPA shall conduct a public hearing according to the procedures in the TRPA Rules of Procedure. Before issuing an approval, TRPA shall, make the following findings:

- (1) The project, to which the use pertains, is of such a nature, scale, density, intensity and type to be an appropriate use for the parcel on which, and surrounding area in which, it will be located.
- (2) The project, to which the use pertains, will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water and air resources of both the applicant's property and that of surrounding property owners.
- (3) The project, to which the use pertains, will not change the character of the neighborhood, detrimentally affect or alter the purpose of the applicable planning area statement, community plan and specific or master plan, as the case may be.

18.1.C Nonconforming Uses: Uses legally commenced prior to the effective date of the Regional Plan, July 1, 1987, which would be prohibited if new, are nonconforming uses and may be continued, subject to the provisions of Section 18.5. Existing development in a special use category for which the findings in subsection 18.1.B have not been or can not be made shall be nonconforming uses.

18.1.D Prohibited Uses: Proposed uses not listed in applicable plan area statements, community plans, redevelopment plans, and specific or master plans are prohibited. Also proposed special uses for which the findings in subsection 18.1.B can not be made shall be prohibited uses.

18.1.E Gaming Uses: Gaming uses which are recognized as permitted and conforming uses are set forth in Article VI(d) of the Compact.

18.1.F Dispersed Outdoor Recreation: Outdoor recreational uses which require few or no developed facilities, require no motorized vehicles, and generally occur in rural areas such as hiking; horseback riding; jogging; dispersed, primitive, or back country camping; fish-

ing and hunting; nature study and photography; rafting and kayaking; sight seeing; dispersed beach recreation; swimming; sunbathing; and cross country skiing shall be allowed uses throughout the Region.

18.2 Accessory Uses: Accessory uses shall be regulated pursuant to the regulations applicable for the primary use upon which the accessory use is dependent. No project or activity pursuant to an accessory use may be permitted without a related primary use, existing or approved, on the same parcel.

18.2.A Accessory Use Defined: An accessory use is defined as a use, building, or other facility customarily a part of any primary use; that is clearly incidental and secondary to the primary use; that does not change the character or the intensity of the primary use; and that does not operate independent of the primary use. Additional criteria for determining commercial accessory uses for noncommercial primary uses are found in subparagraph 33.3.A(1)(b). Examples of accessory uses and related major categories of primary uses are as follows:

- (1) Residential - Accessory uses such as garages, green houses, homeowner association offices, art studios, workshops, swimming pools, storage structures, exempt home occupations, tennis courts, dog runs, emergency facilities, home occupations, secondary residence and other uses listed in the definition of a primary use as accessory.
- (2) Tourist Accommodation - Accessory uses such as garages, parking lots, swimming pools, tennis courts, bars and restaurants, equipment rental, maintenance facilities, laundries, gymnasiums, coin operated amusements, meeting rooms, managers quarters, child care facilities, emergency facilities, employee facilities other than housing, secondary residence, restricted gaming (Nevada only) and other uses listed in the definition of primary use as accessory.
- (3) Commercial - Accessory uses such as garages, parking lots, emergency facilities, maintenance facilities, employee facilities other than housing, secondary residence, restricted gaming (Nevada only), storage buildings and other uses listed in the definition of a primary use as accessory.
- (4) Public Service - Accessory uses such as garages, secondary residence, emergency facilities, accessory.
- (5) Recreation - Accessory uses such as garages, emergency facilities, child care, related commercial sales and services such as ski shops,

pro shops, marine sales and repairs, parking lots, maintenance facilities, swimming pools, tennis courts, employee facilities other than housing, secondary residence, outdoor recreation concessions, bars and restaurants, and other uses listed in the definition of a primary use as accessory.

18.2.B Secondary Residence: One secondary residence is considered an accessory use to the primary use it serves and may be permitted where the primary use is a permissible use. This includes a guest house; a caretaker residence for a residential use, commercial use, public service or recreational use; and a manager's quarters for a tourist accommodation or multi-residential use. A secondary residence may be permitted as accessory to a single family house if the parcel on which the house is located is greater in size than one acre. A secondary residence shall be considered a residential unit subject to the residential allocation limitations and transfer provisions.

18.2.C Local Utility Lines: Service drops and connections and local distribution lines are accessory to the structure which they serve, even though they are not on the same parcel, and may be permitted.

18.2.D Outside Display And Storage: Unless the definition of a primary use states that outside storage or display of material or merchandise is included as part of the use, such storage or display are considered accessory uses and subject to TRPA approval. TRPA may permit accessory outside display or storage of material or merchandise, as defined below, on an over-night basis only if the Plan Area lists secondary storage as a permissible use. Accessory outside display of merchandise for commercial purposes on a daily basis may be permitted by TRPA under the special use provisions of Section 18.1, provided the merchandise does not remain outside when the primary use is not in operation. Temporary outdoor sales are regulated under Chapter 7.

- (1) Accessory Outside Storage: Storage of materials and equipment outside of a walled building or under the roof of nonwalled building and which storage constitutes secondary storage.
- (2) Accessory Outside Display: Exhibition, for public view, of merchandise outside of a walled building or under the roof of a nonwalled building and which display constitutes secondary storage.

18.2.E Determination Of Accessory Use: Accessory uses not listed as accessory by example above may be considered accessory upon a finding by TRPA that the use is accessory based on the criteria in Subsection 18.2.A above.

18.2.F Living Area Associated With Residential Accessory Structures: Living area associated with a permissible residential accessory structure under Subparagraph 18.2.A(1) may be permitted for parcels ineligible for a secondary residence provided that such living area does not constitute a secondary residence. Residential accessory structures, other than an authorized secondary residence, shall not contain any of the following:

- (1) Any item listed under cooking facilities as defined in Chapter 2 or areas for the insertion of these items.
- (2) Both bathing facilities and a wet bar; either bathing facilities or a wet bar may be permitted.
- (3) More than one toilet or bathing facility.
- (4) Living area greater than 50 percent of the living area of the primary residence, or greater than 640 square feet, whichever square footage is less.

18.3 Table Of Primary Uses: The following table of primary uses is a list of all primary uses that may be permitted within the land area of the Region. Each use is defined in section 18.4. Any use not listed on this table, presently or as amended, is prohibited. Plan area statements, community plans, redevelopment plans, and specific or master plans shall determine if a use is an allowable use, a special use, a prohibited use, or a nonconforming use for a specific parcel. This table, including the definitions of the uses set forth herein, shall apply to and govern all other chapters of this Code, plan area statements, community plans, redevelopment plans, and specific or master plans. Uses listed on this table may be considered accessory uses if they are listed in section 18.2.

TABLE OF PRIMARY USES

I. RESIDENTIAL

Domestic animal raising	Nursing and personal care
Employee housing	Residential care
Mobile home dwelling	Single family dwelling
Multiple family dwelling	Summer home
Multi-person dwelling	

II. TOURIST ACCOMMODATION

Bed and breakfast facilities	Time sharing (hotel/motel design)
Hotel, motel, and other transient dwelling units	Time sharing (residential design)

III. COMMERCIAL

A. Retail

Auto, mobile home and vehicle dealers	General merchandise stores
Building materials and hardware	Mail order and vending
Eating and drinking places	Nursery
Food and beverage retail sales	Outdoor retail sales
Furniture, home furnishings and equipment	Service stations

B. Entertainment

Amusements and recreation services	Privately owned assembly and entertainment
Gaming-nonrestricted (Nevada only)	Outdoor amusements

C. Services

Animal husbandry services	Personal services
Auto repair and service	Professional offices
Broadcasting studios	Repair services
Business support services	Sales lots
Contract construction services	Schools - business and vocational
Financial services	Secondary storage
Health care services	
Laundries and dry cleaning plant	

D. Light Industrial

Batch plants	Printing and publishing
Food and kindred products	Recycling and scrap
Fuel and ice dealers	Small scale manufacturing
Industrial services	

E. Wholesale/Storage

Storage yards	Warehousing
Vehicle and freight terminals	Wholesale and distribution
Vehicle storage & parking	

IV. PUBLIC SERVICE

A. General

Airfields, landing strips  
and heliports (new non-  
emergency sites prohibited  
Cemeteries  
Churches  
Collection Stations  
Cultural facilities  
Day care centers/pre-schools  
Government offices  
Hospitals  
Local assembly and  
entertainment  
Local post office

Local public health and  
safety facilities  
Membership Organizations  
Power generating  
Public owned assembly and  
entertainment  
Public utility centers  
Regional public health and  
safety facilities  
Schools - college  
Schools - kindergarten  
through secondary  
Social service organiza-  
tions

B. Linear Public Facilities

Pipelines and power  
transmission  
Transit stations and  
terminals

Transportation routes  
Transmission and receiving  
facilities

V. RECREATION

Beach recreation  
Boat launching facilities  
Cross country ski courses  
Day use areas  
Developed campgrounds  
Downhill ski facilities  
Golf courses  
Group facilities  
Marinas  
Off-road vehicle courses

Outdoor recreation  
concessions  
Participant sports  
facilities  
Recreation centers  
Recreational vehicle parks  
Riding and hiking trails  
Rural sports  
Snowmobile courses  
Sport assembly  
Undeveloped campgrounds  
Visitor information  
centers

VI. RESOURCE MANAGEMENT

A. Timber Management

Reforestation  
Regeneration harvest  
Sanitation salvage cut  
Selection cut

Special cut  
Thinning  
Timber stand improvement  
Tree farms

B. Wildlife and Fishes

Early successional  
vegetation management  
Nonstructural fish  
habitat management  
Nonstructural wildlife  
habitat management

Structural fish habitat  
management  
Structural wildlife habitat  
management

C. Range

Farm/Ranch structures  
Grazing

Range pasture management  
Range improvement

D. Open Space

Allowed in all areas of  
the region

E. Vegetation Protection

Fire detection and  
suppression  
Fuels treatment/  
management  
Insect and disease  
suppression

Prescribed fire/burning  
management  
Sensitive plant management  
Uncommon plant community  
management

F. Watershed Improvements

Erosion control  
Runoff control

Stream environment zone  
restoration

18.4 Definitions of Uses: The uses listed in the Table of Primary Uses in section 18.3 are defined in this section. Uses accessory to the uses listed in the Table of Primary Uses are also defined and, to the extent practicable, listed in this section. Certain of the terms employed in defining the uses in this section may be defined in Chapter 2.

The uses are defined as follows:

Airfields, Landing Strips and Heliports: Transportation facilities used for the landing or take off of aircraft, including helicopters; also, any appurtenant areas used for airport buildings and accessory facilities, including terminals, aircraft sales and rentals, and fueling facilities. This definition includes uses such as airports, heliports, helipads, and seaplane bases. Outside storage or display is included as part of the use.

Amusements and Recreational Services: Establishments providing amusement or entertainment for a fee or admission charge, such as: arcades and coin operated amusements; card rooms, billiard and pool halls, bowling alleys; ice skating and roller skating; dance halls, clubs and ballrooms which are principal uses rather than being subordinate to an eating or drinking place; gymnasiums, reducing salons, health and athletic clubs; indoor sauna, spa or hot tub facilities; tennis, handball, racquetball, indoor archery and shooting ranges, and other indoor sports activities; and motion picture theaters.

Animal Husbandry Services: Establishments primarily engaged in performing services for animals, such as veterinary services, animal hospitals, and animal kennels, except publicly operated animal control and wildlife care which is included in "Local Public Health and Safety Facilities."

Auto, Mobile Home and Vehicle Dealers: Retail trade establishments selling new and used automobiles, boats, vans, campers, trucks, mobile homes, recreational and utility trailers, motorcycles, golf carts, snowmobile and jet skis (except bicycles and mopeds, which are included under "General Merchandise"). Such businesses are considered a primary use when the establishment sells more than six (6) vehicles per calendar year. Also includes establishments selling new automobile parts, tires and accessories (including tire recapping establishments), as well as establishments dealing in used automobiles exclusively. Includes automobile repair shops only when maintained by an establishment selling new vehicles on the same site. Does not include establishments dealing exclusively in used parts, see "Recycling and Scrap." Does not include outside sales, see "Secondary Storage" or "Sales Lots."

Auto Repair and Service: Service establishments engaged in repair, alteration, painting, washing or waxing of automobiles as a principal use. Also includes storage and maintenance yards for rental of cars, trucks, or trailers. Does not include: automobile parking (classified in "Transportation"); repair shops subordinate to and maintained by a vehicle dealership; service stations (which are separately defined); or automobile wrecking yards (which are included under "Recycling and Scrap." Outside storage or display is included as part of the use.

Batch Plant: Manufacturing establishments for the production of paving materials or concrete. Does not include quarrying operations supplying material for the production of such materials. Outside storage or display is included as part of the use.

Beach Recreation: Recreational use of a beach, supported by developed facilities such as sanitation facilities, parking, and picnic sites. Nearshore and foreshore facilities are included in Chapter 51.

Bed and Breakfast Facilities: Residential type structures which have been converted to, or constructed as, tourist accommodation facilities where bedrooms without individual cooking facilities are rented for overnight lodging, where at least one meal daily is provided. Does not include "Hotels and Motels," which are defined separately; nor rooming and boarding houses which are included under "Multi-Family Dwellings."

Boat Launching Facilities: Recreational establishments which provide boat launching, parking and short term trailer storage for the general public. Storage, mooring and maintenance of boats is included under "marinas." Raft launching is included under "day use areas." Outside storage or display is included as part of the use.

Broadcasting Studios: Communication establishments such as telegraph, telephone, radio and television broadcasting and receiving stations and studios, contained entirely within buildings. Transmission and receiving apparatus, such as towers, lines, reflectors and antennas are included under the definition for "Transmission and Receiving Facilities."

Building Materials and Hardware: Retail trade establishments within buildings primarily engaged in selling lumber and other building materials including paint, wallpaper, glass, hardware, nursery stock, lawn and garden supplies. Includes all such stores selling to the general public, even if contractor sales account for a larger proportion of total sales. Establishments primarily wholesaling plumbing, heating, and air conditioning equipment and electrical supplies are classified in "Wholesale and Distribution." Outside storage or display is included as part of the use.

Business Support Services: Service establishments within a building, providing other businesses with services including maintenance, repair and service, testing, rental. This includes establishments such as outdoor advertising services, mail advertising services (reproduction and shipping); blue-printing, photocopying, photofinishing, computer related services (rental, repair, and maintenance), commercial art and design (production), film processing laboratories, services to structures such as window cleaning, exterminators, janitorial services, and business equipment repair services.

Cemeteries: Internment establishment engaged in subdividing property into cemetery lots and offering burial plots or air space for sale. This includes establishments such as animal cemeteries; cemetery associations; cemetery, mausoleum and columbarium operations. (Excludes funeral parlor, cemetery real estate operations, and related facilities listed under "Personal Services").

Churches: Religious organization facilities 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 classified according to their respective activities.

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. (Does not include automobile wrecking yards or any recycling processing facilities, which are listed under Recycling and Scrap. Does not include regional solid waste transfer stations which are listed under Recycling which are listed under Regional Public Health and Safety Facilities). Outside storage or display is included as part of the use.

Contract Construction Services: Service establishments primarily engaged in construction, such as new development, additions, alterations, and repairs. Construction activities are generally administered or managed from a relatively fixed place of business, but actual construction work is performed at one or more different sites that may be dispersed geographically. Three broad types of construction activity are covered: (a) building construction by general contractors or by operative builders; (b) other construction by general contractors; and (c) construction by special trade contractors such as electrical, air conditioning and plumbing contractors, or others such as well drilling services. Establishments engaged in the installation of prefabricated buildings and equipment also are included. An office not associated with a construction site or without secondary storage is considered under "professional offices". Outside storage or display is included as part of the use.

Cross Country Skiing Courses: Land or premises used as a commercial operation for nordic skiing. Outside storage or display is included as part of the use.

Cultural Facilities: Permanent public or quasi-public facilities generally of a noncommercial nature such as art exhibitions, planetariums, botanical gardens, libraries, museums, archives, and arboretums.

Day-care Centers/Pre-Schools: Establishments used for the care of 7 or more children residing elsewhere.

Day-use Areas: Land or premises, other than participant sports, 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.

Developed Campgrounds: Land or premises designed to be used, let, or rented for temporary occupancy by campers traveling by motorized vehicle and which contain such facilities as camp sites with parking area, barbecue grills, tables, restrooms, and at least some utilities.

Domestic Animal Raising: 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. Includes 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.

Early Successional Stage Vegetation Management: The application of a combination of actions that results in an area remaining in an early successional stage such as a meadow.

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. Also includes drive-in restaurants, lunch counters and refreshment stands selling prepared goods and drinks for immediate consumption.

Employee Housing: Residential units owned and maintained by public or private entities for purposes of housing employees of said public or private entity.

Erosion Control: Structural or nonstructural techniques applied to a particular site or region to prevent or minimize overland loss of soil or nutrients.

Farm/Ranch Structures: An uninhabited structure or building designed and built to provide cover for cattle, horses, and other related ranch animals, or for storage of farm or ranch implements, supplies, and products; contains no residential use and is not open to the public. Outside storage or display is included as part of the use.

Financial Services: Service establishments primarily engaged in the field of finance such as banks and trust companies; lending and thrift institutions, credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding (but not predominantly operating) companies; vehicle finance (equity) leasing agencies and other investment companies.

Fire Detection and Suppression: Facilities for the detection and suppression of wild-fire to protect life, property, public safety and resource values. Included is the operation of look-out towers, aircraft, or other surveillance techniques.

Food and Beverage Retail Sales: Retail trade establishments primarily engaged in selling food for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises. This includes establishments such as grocery stores, convenience stores, and liquor stores. Such establishments may include no more than two gas pumps as an accessory use.

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 meat and poultry processing, dairy products processing, beverages and liquors processing, and miscellaneous food preparation from raw products. Outside storage or display is included as part of the use.

Fuel and Ice Dealers: Retail trade establishments primarily engaged in the sale to consumers of ice, bottled water, fuel oil, butane, propane and liquefied petroleum gas (LPG), bottled or in bulk, as a principal use. Outside storage or display is included as part of the use.

Fuels Treatment: Activities required to treat fuels in order to reduce potential for damaging wildfires and secondarily enhance visual quality. Included are treating slash by lopping and scattering, piling and burning, chipping, hauling slash to another area for utilization, burning or burial, and broadcast burning.

Furniture, Home Furnishings, and Equipment: Retail trade establishments primarily engaged in selling home furnishings such as furniture, floor coverings, draperies, glass and chinaware, domestic stoves, refrigerators, and other household electrical and gas appliances including televisions and home sound systems. Also included is the retail sale of office furniture.

Gaming-Nonrestricted (Nevada only): Establishments, regulated pursuant to Article VI (d) through (i) of the Compact, which 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. It 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.

General Merchandise Stores: Retail trade establishments such as department stores, variety stores, drug and discount stores, and general stores engaged in retail sales of one or more lines of new and used merchandise, including: dry goods, apparel and accessories; small wares; sporting goods and equipment; bicycles and mopeds, parts and accessories. Also includes sales of miscellaneous shopping goods such as: books; stationery; jewelry; hobby materials, toys and games; cameras and photographic supplies; gifts, novelties and souvenirs; luggage and leather goods; fabrics and sewing supplies; florist and house plant stores; cigar and news stands; artists supplies; orthopedic supplies; religious goods; handcrafted items (stores for which may include space for crafting operations when such area is accessory to retail sales); and other miscellaneous retail shopping goods.

Golf Courses: An area of land laid out for the game of golf, driving ranges, and putting greens. A golf course may include accessory uses such as an eating and drinking place, clubhouse and general merchandise store. Outside storage or display is included as part of the use.

Government Offices: Buildings containing offices for public agencies including administrative offices, meeting rooms, and regional post offices, but does not include offices that are incidental and accessory to another government use, such as transit terminals, vehicle storage, campground, or storage yards.

Grazing: Utilizing natural forage as subsistence for livestock.

Group Facilities: Establishments which provide overnight accommodations and outdoor recreation to organized groups such as recreational camps, group or organized camps, religious camps.

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 (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); medical and dental laboratories; out-patient 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."

Hospitals: Establishments primarily engaged in providing diagnostic services, 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.

Hotels, Motels 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. It does not include bed and breakfast facilities.

Industrial Services: Service establishments providing other businesses with services including maintenance, repair, service, testing and rental. This includes establishments such as welding repair, armature rewinding and heavy equipment repair (except vehicle repair which is included under "Auto Repair and Service"); research and development laboratories, including testing facilities; soils and materials testing laboratories; equipment rental businesses that are entirely within buildings (equipment rental yards are included under "Sales Lots"), including leasing tools, machinery and other business items except vehicles; and other business services of a "heavy service" nature. Outside storage or display is included as part of the use.

Insect and Disease Suppression: Activities, including use of biological or chemical means, required to suppress wildland infestations of insects or disease where silvicultural and other management practices have been insufficient to prevent loss of resources.

Laundries and Dry Cleaning Plants: 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; carpet and upholstery cleaners. Does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment, which are classified in "Personal Services."

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.

Local Post Office: Establishments providing local neighborhoods with mail service and delivery such as postal substations and neighborhood delivery centers.

Local Public Health and Safety Facilities: Facilities operated by public or quasi-public entities for the local protection of the public such as fire stations and other fire prevention

facilities; police and sheriff substations; 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.

Mail Order and Vending: Establishments primarily engaged in retail sale of products by catalog and mail order. Also includes vending machine distributorships and suppliers. Does not include product manufacturing, which is included under the appropriate manufacturing use.

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 sight-seeing facilities; and other marina-related activities, including but not limited to fuel sales and boat and engine repair. Marinas contain water-oriented facilities and structures which are regulated and defined in Chapter 51. Condominiums, hotels, restaurants, and other such uses with accessory water oriented multiple use facilities are not considered marinas. Outside storage or display is included as part of the use.

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 (not including lodging, which is under "Multi-person Dwelling"); political organizations and other membership organizations. Does not include country clubs in conjunction with golf courses, which are included under "Golf Courses." Does not include religious organizations which are defined under "Churches".)

Mobile Home Dwelling: A vehicular structure which is built on a chassis or frame, is designed to be used with or without a permanent foundation, is capable of being drawn by a motor vehicle and is used as a residential dwelling when connected to utilities.

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. One detached secondary residence is included under secondary residence.

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.

Nonstructural Fish Habitat Management: Implementing activities that maintain or improve fish habitat of any species through non-structural means. The primary purpose is to perpetuate the cold water fisheries resource through management of their habitat. Includes stream barrier removal, human access control, protection and enhancement of riparian vegetation, and beaver control.

Nonstructural Wildlife Habitat Management: Implementing activities that maintain or improve wildlife habitat of any species through nonstructural means. The primary purpose is to perpetuate viable populations of wildlife species native to the area through management of their habitat. Included are activities such as prescribed burning, snag protection, seeding and planting, maintenance of canopy closure, control of livestock and access control.

Nursery: Commercial retail and wholesale establishments where plants are grown or stored for transplanting at other sites. Outside storage or display is included as part of the use.

Nursing and Personal Care: Residential establishments providing nursing and health-related care as a principal use with in-patient beds such as skilled nursing care facilities; extended care facilities; convalescent and rest homes; board and care homes.

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; also, areas authorized by the Agency for competitive events utilizing four wheel drive vehicles. Off road vehicle use does not include the use of vehicles associated with timber harvest activities on approved skid trails or maintenance vehicles.

Open Space: Land with no land coverage and maintained in a natural condition or landscaped condition consistent with Best Management Practices, such as, deed restricted properties and designated open space areas.

Outdoor Amusements: Commercial establishments for outdoor amusement and entertainment such as amusement parks, theme and kiddie parks, go cart and miniature auto race tracks, moped, bicycle, and skate rentals, and miniature golf courses. Outside storage or display is included as part of the use.

Outdoor Recreation Concessions: Facilities which 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. This 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.

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, fireworks, 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.

Participant Sports Facilities: Facilities for various outdoor sports and recreation including, but not limited to, tennis courts, swim and tennis clubs, ice skating rinks, and athletic fields (non-professional). Outside storage or display is included as part of the use.

Personal Services: Establishments primarily engaged in providing non-medically related services generally involving the care of persons including beauty and barber shops; shoe repair shops; saunas and hot tubs; 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; funeral parlors, cemetery real estate sales and related facilities, offsite rental of sporting equipment, and wedding chapels. These uses may also include accessory retail sales of products related to the services provided.

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 liquified petroleum gas; or the pipeline transmission of other commodities. Power transmission includes facilities for the transmission of electrical energy for sale, including transmission and distribution facilities; not including offices or service centers (classified in "Professional Offices"), equipment and material storage yards (classified under "Storage Yards"), distribution substations (classified under "Public Utility Centers"), power plants (classified under "Power Generating Plants"). Outside storage or display is included as part of the use.

Power Generating: Establishments engaged in the generation of electrical energy for sale to consumers. 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." Outside storage or display is included as part of the use.

Prescribed Fire Management: Planned burning under controlled conditions to dispose of slash or fuels, control unwanted vegetation, stimulate the growth of vegetation, control insects and pathogens, and maintain natural ecological succession in order to achieve vegetation and wildfire habitat management goals.

Printing and Publishing: Establishments engaged in printing onsite by letterpress, lithography, gravure, screen, offset or other common process including electrostatic (xerographic) copying and other "quick printing" services; and establishments serving the printing trade such as book-binding, typesetting, engraving, photo-engraving and electro-typing. This group also includes establishments manufacturing business forms and binding devices.

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.

Professional Office: A place where the following kinds of business are transacted or services rendered such as engineering, architectural and surveying services; real estate agencies; educational, scientific and research organizations; accounting, auditing and bookkeeping services; writers and artists; advertising agencies; photography and commercial art studios; publishing with offsite printing facilities, employment, stenographic, secretarial and word processing services; off premise concessions (OPC); reporting services; data processing and computer services; management, public relations and consulting services; organizational offices; detective agencies; professional services; attorneys; and counseling services (other than licensed psychiatrists which are included under "Health Care Services"). Incidental offices are considered accessory uses to a primary use.

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. These uses include: 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. These uses do not include office or service centers (classified in "Professional Offices or Government Offices"). Outside storage or display is included as part of the use.

Publicly 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.

Range Improvement: Structural and nonstructural improvements and their maintenance designed to increase the forage, make forage areas accessible, provide water, and control livestock movement. Includes prescribed burning, irrigation, fertilization, water developments, fencing, noxious plant control, type conversion, seeding, etc.

Range Pasture Management: Activities required to manage the use of pastures for grazing. The primary purpose is to utilize a fenced closure, or other type of confined area, and the available forage therein, for livestock, such as pack and saddle horses, mules and cattle.

Recreation Centers: Indoor recreation establishments operated by a public or quasi-public agency providing indoor sports and community services such as swimming pools, ice skating rinks, multi-purpose courts, weight rooms, and meeting and crafts rooms.

Recreational Vehicle Parks: Transient lodging establishments engaged in renting, leasing or otherwise providing overnight sites for trailers, campers and recreation vehicles with individual utility hookups, this also includes accessory facilities such as public restrooms, swimming pools, and manager's quarters.

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. Does not include terminal waste disposal sites, which are prohibited, and does not include temporary storage of toxic or radioactive waste materials. Outside storage or display is included as part of the use.

Reforestation: Reestablishment of trees on forest land to perpetuate tree cover. Included are ground preparation prior to natural seed fall, artificial seeding or planting, fertilizing and protecting young plants until established. Both

mechanical and chemical techniques may be used. In heavily used recreation areas, special tending techniques may be necessary.

Regeneration Harvest: (Patch cutting, clearcutting, seed tree cutting, shelter-wood cutting.) Removal of all trees in one or more cuts from an area for the purpose of creating a new even-aged stand especially species intolerant of shade. Openings created by regeneration harvests will be reforested by natural seeding, artificial seeding, or through planting.

Regional Public Health and Safety Facilities: Regional facilities operated by public or quasi-public entities for protection of the public, such as fire stations and other fire prevention facilities, water and sewage facilities, transportation maintenance/storage facilities, police and sheriff substations and headquarters, including secondary county short-term incarceration facilities, and solid waste transfer stations which TRPA finds to be regionally serving. Secondary county short-term incarceration facility means a county jail, not a state or federal prison facility, that is not the primary jail for the county.

Repair Services: Service establishments where repair of consumer products is the principal business activity, such as electrical repair shops; television and radio and other appliance repair; watch, clock and jewelry repair; boat repair; small engine repair; reupholstery and furniture repair. Does not include businesses serving the repair needs of heavy equipment, which are included under "Industrial Services." An outdoor storage yard associated with these uses is considered under "Secondary Storage."

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. Including, but not limited to, children's homes, halfway houses, orphanages, rehabilitation centers, and self-help group homes.

Riding and Hiking Trails: Planned paths for pedestrian and equestrian traffic, includes trail heads.

Runoff Control: Structural or nonstructural practices designed to provide reasonable assurance that the runoff water quality standards to the surface or ground waters will be achieved.

Rural Sports: Establishments which provide for special outdoor recreation group activities such as outdoor archery, pistol, rifle, and skeet clubs and facilities (indoor shooting facilities are included under the definition of "Amusements and Recreational Services"); hunting and fishing clubs; and equestrian facilities, stables, and exhibition facilities.

Sales Lots: Outdoor sales area for permanent display of motor vehicles, recreational vehicles, mobile homes, construction equipment, farm machinery or other heavy equipment; outdoor equipment rental yards (not including recreational equipment rental); large scale permanent outdoor sales activities such as livestock auctions and sales. Outside storage or display is included as part of the use.

Sanitation Salvage Cut: Removal of dead, dying, deteriorating or highly susceptible trees where insects, disease, fire or wind has caused damage. Quick treatment prevents further losses and allows salvage of wood before it deteriorates.

Schools - Business and Vocational: Business and secretarial schools and vocational schools offering specialized trade and commercial courses. Includes specialized non-degree granting schools including, but not limited to, music schools; dramatic schools; language schools; driver education schools; ballet and other dance studios; seminaries and other establishments exclusively engaged in training for religious ministries; and establishments furnishing educational courses by mail.

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 to Secondary: Kindergarten, elementary and secondary schools serving grades up to 12, including denominational and sectarian.

Secondary Residence: A permanent residential dwelling that is secondary to the primary use of the property. This includes a caretaker residence that is used for housing a caretaker employed on the site to take care of the primary use, structures, and land of the owner. A secondary residence for a single-family house shall be limited to parcels greater than one acre. A secondary residence is considered a residential unit.

Secondary Storage: The outdoor storage of various materials or the public display of merchandise on the same site as a principal building or use, which supports the activities or conduct of the principle use and does not increase the intensity of the use. This does not apply to primary uses which include outside storage and display as part of the use.

Selection Cut: A method for maintaining, or producing an uneven aged stand preferably of mixed species. In the Lake Tahoe Basin the method may be applied to convert evenaged stands to

an uneven aged condition, to maintain scenic quality, to prepare an area for use as a developed recreation site, or to maintain tree cover within a developed recreation site. Practices may include annual or periodic removal of individual or small groups of trees in order to realize the yield and establish a new crop. Regeneration cutting, improvement cutting, and tending of the immature stand are accomplished at each entry to obtain a high level of timber production.

Sensitive Plant Management: Activities or improvements intended to protect, enhance, perpetuate or increase the habitat of plant species listed by the state, federal government, or the TRPA as threatened, endangered, rare, or sensitive such as protective fencing and cages, livestock control, public education, direct control of people access, rerouting of trails, and other protective measures deemed appropriate to secure the survival of the species.

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. May also include towing, mechanical repair services, car washing and waxing, and trailer rental, as accessory uses but does not include storage of wrecked or abandoned vehicles, paint spraying body and fender work. Does not include the retail sale of gasoline as a accessory use to food and beverage retail sales when limited to not more than two pumps.

Single Family Dwelling: 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. A caretaker residence is included under secondary residence.

Skiing 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. 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 this Chapter. Outside storage or display is included as part of the use.

Small Scale Manufacturing: Establishments considered to be light manufacturing or cottage industry which 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. Also included are artisan and craftsman-type operations which are not home occupations, and which are not secondary to on-site retail sales. Also includes small-scale blacksmith and welding services and the manufacture of trusses. Outside storage or display is included as part of the use.

Snow Mobile Courses: Mapped areas, pathways, and trails utilized in, and approved for, commercial snowmobile operations.

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. Includes organizations soliciting funds to be used directly for these and related services. Also includes establishments engaged in community improvement and neighborhood development.

Special Cut: The cutting of trees for other than for timber production purposes, for reasons such as: (1) maintenance of a healthy forest so that losses due to insect, disease or fire will not result in harmful effects to watershed or visual quality on land of capability levels 1a, 1c, 2 and SEZ where conventional logging techniques may cause unacceptable water quality impacts or permanent soil damage; (2) maintenance of a healthy forest, remove dangerous trees, and enhance foreground views on land developed for recreational, administrative or private purposes, or intensively used for dispersed recreation; and (3) provision of ski trails, convert meadow encroachments, provide vista openings, increase water yield, or increase range and wildlife forage. Harvesting may require aerial techniques, and cutting without removal for consumption may be necessary. Cut trees may be utilized on site for fuel-wood, wildlife habitat, traffic barriers, or for other purposes.

Sport Assembly: Commercial facilities for spectator-oriented, specialized, sports assembly that do not exceed a 5000 person seating capacity such as stadiums, arenas, and field houses.

Storage Yards: Service establishments primarily engaged in the outdoor storage of motor vehicles, construction equipment, materials or supplies, fire wood lots, farm machinery or industrial supplies on a parcel. Outside storage or display is included as part of the use.

Stream Environment Zone Restoration: The reestablishment of the natural functions of areas that prior to modification were directly influenced by the presence of surface water or near surface groundwater and which have been identified by TRPA as a stream environment zone. Reestablishment includes activities such as the removal of fill material or other encroachments, recontouring or revegetation. The natural functions of an SEZ include the provision of wildlife habitat, protection of the soil resource and filtration of nutrients and sediments from tributary or storm runoff.

Structural Fish Habitat Management: Improvements, such as channel stabilization, fish ladders, the construction and operation of dams, and removal of barriers to fish movement, to benefit specific fish species by replacing or repairing habitat features that have been diminished or altered.

Structural Wildlife Habitat Management: Improvements, such as installation of nest structures, creation of snags from green trees, water impoundments, guzzlers, shelters, and fencing, to benefit specific wild-life species by replacing or repairing habitat features that have been diminished or altered.

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.

Thinning: Reducing the number of trees in a stand to achieve the desired density for healthy, vigorous, fast growing trees. See also Selection Cut.

Timber Stand Improvement: Release, weeding, pre-commercial thinning, pruning, fertilization and other investment type treatments, mechanical or chemical, intended to improve the composition, constitution, condition and growth rate of a timber stand increasing its future value.

Timeshare (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.

Timeshare (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.

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. Including, but not limited to, buses, taxis, railway, ferries, etc. Outside storage or display is included as part of the use.

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. Includes local distribution facilities such as lines, poles, cabinets, and conduits. Does not include uses described under Broadcasting Studios. Outside storage or display is included as part of the use.

Transportation Routes: Public right-of-ways which are improved to permit vehicular, pedestrian, and bicycle travel.

Tree Farms: An area where trees or other vegetation on the TRPA approved species list are grown for commercial harvest. Tree farms may include establishments where Christmas trees are cultivated or where other native trees and plants are grown for harvest at a later date.

Uncommon Plant Community Management: Activities or improvements designed to protect, enhance, or perpetuate and ensure the normal ecological processes of a plant community which is of local, regional, state or national interest.

Undeveloped Campgrounds: 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 does not contain utilities.

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 and Parking: Service establishments primarily engaged in the business of storing operative cars, buses or other motor vehicles. Includes both day use and long-term public and commercial garages, parking lots and structures. Does not include wrecking yards (classified in "Recycling and Scrap"). Outside storage or display is included as part of the use.

Visitor Information Centers: Nonprofit establishments providing visitor information and orientation.

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. Does not include warehouse facilities where the primary purpose of storage is for goods for wholesaling distribution. Does not include terminal facilities for handling freight (classified in "Vehicle and Freight Terminals"). Outside storage or display is included as part of the use.

Wholesale and Distribution: Establishments engaged in the storage of merchandise for sale to retailers; to industrial, commercial, institutional, farm, 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. 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.

18.5 Existing Uses: The following rules apply to existing uses:

18.5.A Right To Continue Existing Uses: Uses legally commenced prior to the effective date of the Regional Plan, July 1, 1987, are recognized as existing uses and may be continued, except as otherwise set forth in subparagraphs 18.5.A(1) and 18.5.A(2). Continuation of an existing use includes a change in ownership, tenancy, or management, where the nature and character of the existing use remain substantially unchanged. Short-term or seasonal uses existing pursuant to legally issued TRPA permits may continue only for the duration of the permits authorizing them. Neither this section nor this chapter shall be construed as a limitation upon TRPA's authority to regulate all uses, present or future, by permit, prohibition or otherwise.

- (1) Nonconforming Uses: If an existing nonconforming use is discontinued for a period of one year or more, any subsequent use shall comply with the use regulations set forth in the plan area statement. In the event a use is discontinued because a structure destroyed by fire or other calamity is being reconstructed, the period of time between the calamity and completion of reconstruction shall not be considered a discontinuance of use.
- (2) Uses Subject To A Specific Program Requiring Discontinuance Or Modification Of The Uses: Uses subject to a specific program requiring discontinuance or modification of the use shall be discontinued or modified in accordance with the requirements of such program.

18.5.B Changes, Expansions Or Intensifications Of Existing Uses: Expansions and intensifications of existing uses, or changes in uses, to the extent permitted by this chapter, are subject to the requirements for a permit set forth in Chapter 4. Modifications, expansions and other changes to structures are governed by other provisions of this Code and also are subject to the requirements of Chapter 4.

- (1) Allowed Uses: Uses identified as allowed uses may be changed, expanded or intensified in conformance with this Code. Any change, expansion or intensification, resulting in a special use, shall be subject to the special use requirements.
- (2) Special Uses: Uses identified as special uses and for which the required findings pursuant to subsection 18.1.B have been made by TRPA, may be changed, expanded or intensified subject to Subsection 18.1.B. Special uses for which the required findings have not been made may not be changed, expanded or intensified except in accordance with subparagraph 18.5.B(3).
- (3) Nonconforming Uses: Uses identified as nonconforming shall not be expanded or intensified beyond the use existing on the effective date of the Regional Plan. A nonconforming use may not be changed unless the new use conforms to the use regulations set forth in the Code. Expansions of structures containing a nonconforming use shall not be permitted. Modifications may be permitted only when TRPA finds that the modifications do not increase the extent of nonconformity.

CHAPTER 22

HEIGHT STANDARDS

Chapter Contents

- 22.0 Purpose
  - 22.1 Applicability
  - 22.2 Definitions
  - 22.3 Height Standards For Building
  - 22.4 Additional Height For Buildings
  - 22.5 Height Standards For Structures Other Than Buildings
  - 22.6 Additional Height For Certain Structures
  - 22.7 List of Findings
  - 22.8 Existing Buildings And Structures
- 22.0 Purpose: This chapter establishes height standards to ensure attractive and compatible development as required under Goal #2, Policy 1.B. of the Community Design Subelement, Land Use Element of the Goals and Policies.
- 22.1 Applicability: Except for structures located lakeward of high-water, which are regulated under Chapters 50 through 56, inclusive, and signs, which are regulated under Chapter 26, all buildings and other structures shall comply with the standards set forth in this chapter.
- 22.2 Definitions: The following terms are defined as set forth:
- 22.2.A Maximum Height: The maximum height of a building is the difference between the point of lowest natural ground elevation along an exterior wall of the building, and the elevation of the coping of the highest flat roof, the deck line of the highest mansard roof or the ridge of the highest hip, gable, gambrel, shed or other pitched roof, whichever is highest. The maximum height of a structure other than a building is the difference between the point of lowest natural ground elevation along the exterior foundation of the structure and the elevation of the highest point of the structure.
  - 22.2.B Natural Ground Elevation: The natural ground elevation is the elevation of the existing ground surface prior to any disturbance of the site resulting from construction of the proposed improvements.
  - 22.2.C View Enhancement: View enhancement is the creation of a new view, or the addition to an existing view, of a view of the natural landscape, a view of Lake Tahoe, or a view of a major visual feature which is visible

from a scenic threshold roadway travel route as identified in the 1982 Lake Tahoe Basin Scenic Resource Inventory. To qualify as a view enhancement for the purposes of gaining additional building height under subsection 22.4.D, TRPA shall find that the view enhancement is of a mapped resource of one of the types identified above, that the view enhancement is provided in the same threshold roadway travel route as the project in which the building using the additional height is located, and, for views of the natural landscape and views of major visual features, that no building or structure greater than five feet in height is closer than one hundred feet from the viewpoint to the resource. For view enhancements of views of Lake Tahoe, no building or structure shall exist between the viewpoint and Lake Tahoe.

For the purposes of creating a view enhancement, TRPA shall find, in addition to the criteria set forth above, that the created view is available for a continuous distance of at least two hundred feet as seen from the threshold roadway travel route. For the purposes of enhancing an existing view, TRPA shall find in addition to the criteria set forth above, that the enhanced view is provided in the same general location as the existing view, is of the same resource as the existing view, and adds at least thirty percent to the existing view. TRPA shall specify the method used to evaluate view enhancements.

22.2.D Percent Cross Slope Retained Across Building Site: The percent cross slope shall be the gradient, in percent, of the terrain measured perpendicular to the contours through the middle of the building site. The building site shall include all that area counted as land coverage associated with each detached building. The cross slope shall be considered retained across the building site only if TRPA finds that the building complies with the limitations on excavation set forth in Section 64.7. Percentages of cross slope shall be rounded to the nearest even percentage.

22.3 Height Standards For Buildings: Except as provided for in Section 22.4, no building shall have a maximum height greater than set forth in Table A. Chimneys, flues, vents, antennas, and similar appurtenances, may be erected to a height ten percent greater than the otherwise permissible maximum height of a building, or a height of six feet, whichever is less. One flagpole per building may be permitted as an appurtenant structure, not to exceed 15 percent of the otherwise permissible maximum height, or 30 feet, whichever is less, provided that:

(1) the flagpole shall be constructed of dark colors and shall not have a shiny reflective finish, and (2) the flagpole shall be used for non-commercial displays only. For purposes of this section, structures referenced in Article VI(e) of the Compact shall be deemed to comply with site development provisions related to height.

Example:

Percent slope retained across building site = 16%  
Proposed roof pitch = 10:12  
Maximum height = 40' 0"

22.3.A Required Findings: Building heights, up to the maximums set forth in Table A, may be approved in accordance with Table A if the project is in compliance with the standards in Section 30.12 and TRPA makes the following findings as required for additional height:

(1) Additional Height: Maximum building heights greater than 26 feet shall be considered additional height. Additional height, up to the maximums set forth in Table A for a roof pitch of 5:12, may be approved in accordance with Table A if TRPA makes finding (1) as set forth in Section 22.7. Maximum building heights greater than set forth in Table A for a roof pitch of 5:12 may be approved in accordance with Table A for residential buildings if TRPA makes findings (1), (2), and (8) as set forth in Section 22.7 and for other buildings if TRPA makes findings (1), (2), (3), and (8) as set forth in Section 22.7. If, in any case, the TRPA is unable to make the required findings, maximum building height shall be limited to that height for which the required findings can be made.

22.4 Additional Height For Certain Buildings: TRPA may approve building heights greater than those set forth in Section 22.3 in accordance with the following provisions and if TRPA makes the specified findings.

22.4.A Additional Height For Public Service, Tourist Accommodation, and Certain Recreation Buildings: TRPA may approve building heights greater than those set forth in Section 22.3 for buildings whose primary use is public service, tourist accommodation, or whose primary recreation use is participant sports facilities, recreation centers, or sport assembly as follows:

(1) Additional Height With Required Findings: The maximum heights specified in Table A may be increased by up to four feet, but not to exceed a maximum height of 38 feet, if TRPA makes the following findings in Section 22.7: findings

(1), (2), and (3) for tourist accommodation buildings; findings (1), (3), and (2) or (4) for public service buildings; and findings (1), (2), (3), (4), and (7) for the recreation uses identified in 22.4.A.

- (2) Additional Height For Reduced Land Coverage: The maximum heights specified in Table A may be increased for reductions in the amount of land coverage otherwise permitted within a project area pursuant to Chapter 20. The maximum heights may be increased by one foot for each onsite reduction in land coverage equal to five percent of the base allowable coverage, or existing land coverage, whichever is greater, up to a limit of four additional feet, but not to exceed a maximum height of 42 feet, if TRPA makes findings (1), (2), (3) and (5) as set forth in Section 22.7.
- (3) Additional Height For Public Service Buildings Which Are Not Visible From Lake Tahoe and Which Are Not Located Within Or Are Not Visible From Designated Scenic Highway Corridors: The maximum heights specified in Table A may be increased by up to eight feet, but not to exceed a maximum of 42 feet, if the building will not be visible from Lake Tahoe and the building is not located within a TRPA designated Scenic Highway Corridor pursuant to Chapter 30, provided TRPA makes findings (1), (3), (4), (7), and (8) as set forth in Section 22.7. An additional two feet, not to exceed a maximum of 42 feet, may be earned if the building meets the criteria and findings set forth above and is not visible from a TRPA designated Scenic Highway Corridor pursuant to Chapter 30.

22.4.B Additional Height For Tourist Accommodation Buildings Within Community Plan Areas: In addition to the provisions set forth in Subsection 22.4.A, TRPA may approve building heights greater than those set forth in Section 22.3 for buildings whose primary use is tourist accommodation, and which are located within an approved community plan as set forth in Chapter 14. The maximum heights specified in Table A may be increased up to a maximum height of 48 feet in accordance with the following provisions, if TRPA makes the findings required in Subparagraph (4) of this subsection.

- (1) Additional Height For View Corridor: Nine additional feet, up to a 12 foot increase in the maximum heights set forth in Table A, may be

approved by TRPA for each 100 foot wide view corridor, or increments thereof in excess of 100 feet, provided as part of a tourist accommodation project. A view corridor, for purposes of this chapter, is defined as a view of Lake Tahoe from a major arterial which is unimpeded by buildings or other structures.

- (2) Additional Height For Increased Setback: Nine additional feet, up to a 12 foot increase in the maximum heights set forth in Table A, may be approved by TRPA for each 100 feet, or increments thereof in excess of 100 feet, of permanent setback from the high water line of Lake Tahoe, provided as part of a project in addition to the otherwise required setback.
- (3) Additional Height For Public Access: Nine additional feet, up to a 12 foot increase in maximum heights set forth in Table A, may be approved by TRPA for each 50 foot wide by 200 foot long area, or increments thereof in excess of 50 feet by 200 feet, of public access provided along the shoreline of Lake Tahoe as part of a tourist accommodation project.
- (4) Required Findings: Additional height may be approved under the provisions of Subparagraphs (1), (2), or (3) of this subsection, if TRPA makes findings (1), (2), (3), and (6) as set forth in Section 22.7.

22.4.C Additional Height For Redevelopment Projects Within The City Of South Lake Tahoe: Additional height for redevelopment projects within the City of South Lake Tahoe is set forth in Chapter 15.

22.4.D Additional Height for Special Height Districts: TRPA may designate special height districts as specified below. These special height districts shall be limited to areas which are within both a TRPA adopted redevelopment plan and a TRPA adopted community plan. The boundaries of the special height districts and special standards for the district shall be included in the applicable redevelopment plan.

- (1) Findings for Special Height Districts: Special height districts may be specified in adopted redevelopment plans if TRPA makes the following findings:
  - (a) The area is within 2300 feet of the center point of three or more buildings exceeding the height of 150 feet.

- (b) The special height district provides a transition of height from the high-rise area to the surrounding area of lower permissible heights.
  - (c) The projects within the special height district utilize transit/pedestrian oriented development principles including, but not limited to, major transit facilities, side walks, limited parking, mixed uses, high densities, use of alleys and pedestrian oriented commercial opportunities.
  - (d) The special height district is consistent with the Policy 1.B, Goal 2, Community Design Subelement, Land Use Element, of the TRPA Goals and Policies Plan and the TRPA Scenic Quality Improvement Program.
- (2) Findings for Establishing Maximum Allowable Heights Within Special Height Districts: In order to establish maximum allowable heights within special height districts, TRPA shall make the following findings:
- (a) The maximum height within a special height district is limited to 73 feet or three-fourths of the maximum height of the tallest trees within the special height district, whichever is lower. TRPA shall determine the height of the tallest trees within a special height district.
  - (b) Prior to approving additional height for a project within a special height district TRPA shall make Findings (1), (3), (5) (6) and (9) of Section 22.7.
- (3) Limitations on Height within the South Lake Tahoe Redevelopment Demonstration Plan Special Height District: In addition to the standards and limitations established above, the following additional limitations apply to the Special Height District as set forth in Section 1.11 of the South Lake Tahoe Redevelopment Plan Area Development Standards.
- (a) Projects approved as part of the South Tahoe Redevelopment Demonstration Project No. 1 are subject to Chapter 15 and shall not be eligible for additional height under the provisions of this subsection.
  - (b) Maximum heights for buildings which are eligible to gain the additional height are established in Figure 1.1 of the South Lake

Tahoe Redevelopment Demonstration Plan Redevelopment Plan Area Development Standards. Additional height for buildings located adjacent to U.S. 50 may not be used for a total linear distance of more than five hundred feet on each side of the street.

- (c) The additional height is limited to buildings in which the primary use is tourist accommodation, transit stations and terminals, or vehicle storage and parking. These buildings may also contain primary commercial uses provided that commercial uses other than vehicle parking and storage may not occupy more than 50% of the building's commercial floor area. Vehicle storage and parking buildings which use additional building height and which are located on the Lake Tahoe side of U.S. 50 must be set back a minimum of one hundred feet from the edge of the U.S. 50 right of way and must not provide vehicle access directly off of U.S. 50.

- (4) Qualification for Additional Height: Eligible buildings in special height districts may earn additional height greater than that permitted in Table A pursuant to the criteria listed below. The additional heights permissible below are additive within the limitations of this subsection. Additional height which is earned under this subsection may be applied to eligible uses throughout the project area. The additional height may be permissible if TRPA makes findings (1), (3), (5), (6) and (9) of Section 22.7.

- (a) Additional Height with Required Findings: The maximum heights specified in Table A may be increased by up to four feet, but not to exceed a maximum height of 38 feet, if TRPA makes the additional finding (7) in Section 22.7.

- (b) Additional Height for Reduced Land Coverage: The maximum heights specified in Table A may be increased for reductions in the amount of land coverage otherwise permitted within a project area pursuant to Chapter 20. The maximum heights shall be increased by one foot for each onsite reduction in land coverage equal to five percent of the base allowable coverage, or existing land cover-

age, whichever is greater, up to eight additional feet, but not to exceed a maximum height of 46 feet.

- (c) Addition Height for View Enhancement: The maximum heights specified in Table A may be increased three additional feet for each view enhancement provided, up to a maximum increase of nine additional feet. View enhancement for purposes of this subsection is defined in Section 22.2.
- (d) Additional Height for Increased Setback: The maximum heights specified in Table A may be increased a maximum of ten additional feet when a 50 foot deep by 200 foot long area of open setback is provided for the portion of the building receiving the additional height, in excess of the legally required setback from the edge of the right-of-way of a major arterial.
- (e) Additional Height for Landscaped Public Pedestrian Area: The maximum heights specified in Table A may be increased for provision of landscaped public pedestrian areas, including all required amenities established in the applicable community plan, as follows:
  - (i) An additional increase in maximum heights specified in Table A, not to exceed a maximum of fifteen additional feet may be permitted as follows. A maximum of ten additional feet for provision of a landscaped public pedestrian area along or through the special height district located on the mountain side of U.S. 50 which is at least thirty feet wide by 1800 feet long. A maximum of five additional feet may be permitted at the rate of one foot of additional height for each additional thirty foot wide by 180 foot long landscaped public pedestrian area provided.
  - (ii) An additional increase in maximum heights specified in Table A, not to exceed a maximum of fifteen additional feet may be permitted as follows. A maximum of ten additional feet for provision of a landscaped public pedestrian area along U.S. 50 in or adjacent to the special height

district located on the Lake Tahoe side of U.S. 50 which is at least ten feet wide by 1200 feet long. A maximum of five additional feet may be permitted at the rate of one foot of additional height for each additional ten foot wide by 120 foot long landscaped public pedestrian area provided.

- (iii) An additional increase in maximum heights specified in Table A, not to exceed a maximum of five additional feet, for each 10,000 square feet of public plaza or outdoor space provided in the project area within which the additional building height is used.

- (f) Additional Height for Public Access to Lake Tahoe: Additional height for public access to Lake Tahoe may be permitted as follows:

- (i) The maximum heights specified in Table A, may be increased a maximum of ten additional feet, for each one acre of public beach provided. The beach must contain at least 200 feet of continuous lake frontage on Lake Tahoe, and shall be located within one half mile from the height district. The beach shall be open to the public and contain restrooms, picnic tables, and other amenities. TRPA shall ensure, through deed restrictions, conveyance to a public agency, or other appropriate means, that the beach remains open to the public.

- (ii) The maximum heights specified in Table A may be increased a maximum of four additional feet, for providing a lake access trail described in a community plan.

- (g) Additional Height for Tree Preservation: The maximum heights specified in Table A may be increased a maximum of ten additional feet for the preservation and protection of 30 existing trees or 90 percent of the existing trees, whichever is greater, within the project area. To qualify, the trees to

be preserved must be twelve inches diameter at breast height (dbh) or greater, and must be found by TRPA to provide screening benefits to the building or buildings using the additional height.

(5) Security for Improvements: Projects which utilize any of the additional height provisions provided in subsection 22.4.D shall ensure the public benefit(s) for which the additional height was earned is implemented consistent with the following provisions.

(a) Project Approval: TRPA shall require, as a condition of approval, of any project which relies on the use of an additional height provision provided in subsection 22.4.D, that all necessary permits for development of the associated public benefit be issued prior to commencement of construction of the project utilizing the additional height.

(b) Project Funding: Prior to the commencement of construction of any project which relies on the use of an additional height provision provided in subsection 22.4.D, the project applicant shall demonstrate, and TRPA shall find, for each project, that irrevocable commitments to fund the public benefit for which the additional height was earned, have been obtained or secured.

(c) Project Completion: For each irrevocable commitment, the project applicant shall demonstrate, and TRPA shall find, sufficient evidence of intent and ability to complete development of the public benefit for which the additional height was earned.

22.5 Height Standards For Structures Other Than Buildings: Except as provided for in Section 22.6, no structure, other than a building, shall have a maximum height greater than 26 feet.

22.6 Additional Height For Certain Structures: The maximum height specified in Section 22.5 may be increased for communication towers, antennas, utility poles, special features of public safety facilities, ski lift towers, and other similar projects, excluding buildings and signs, up to the minimum height necessary to feasibly implement such projects. Additional height may be approved under the provisions of this section if TRPA makes findings (4) and (7) as set forth in Section 22.7.

22.7 List Of Findings: The findings required in this chapter are as follows:

- (1) When viewed from major arterials, scenic turnouts, public recreation areas or the waters of Lake Tahoe, from a distance of 300 feet, the additional height will not cause a building to extend above the forest canopy, when present, or a ridgeline.
- (2) When outside a community plan, the additional height is consistent with the surrounding uses.
- (3) With respect to that portion of the building which is permitted the additional height, the building has been designed to minimize interference with existing views within the area to the extent practicable.
- (4) The function of the structure requires a greater maximum height than otherwise provided for in this chapter.
- (5) That portion of the building which is permitted the additional height, is adequately screened, as seen from major arterials, the waters of lakes, and other public areas from which the building is frequently viewed. In determining the adequacy of screening, consideration shall be given to the degree to which a combination of the following features causes the building to blend or merge with the background.
  - (a) The horizontal distance from which the building is viewed;
  - (b) The extent of screening; and
  - (c) Proposed exterior colors and building materials.
- (6) The building is located within an approved community plan, which identifies the project area as being suitable for the additional height being proposed.
- (7) The additional height is the minimum necessary to feasibly implement the project and there are no feasible alternatives requiring less additional height.
- (8) The maximum height at any corner of two exterior walls of the building is not greater than 90 percent of the maximum building height. The maximum height at the corner of two exterior walls is the difference between the point of lowest natural ground elevation along an exterior wall of the building, and point at which the corner of the same exterior wall meets the roof. This standard shall not apply to an architectural feature described as a prow.
- (9) When viewed from a TRPA scenic threshold travel route, the additional height granted a building or structure shall not result in the net loss of views to a scenic resource identified in the 1982 Lake Tahoe Basin Scenic Resource Inventory. TRPA shall specify the method used to evaluate potential view loss.

22.8 Existing Buildings And Structures: When a building or structure is being reconstructed or, whenever feasible when being modified, the building or structure shall comply with the height standards set forth in this chapter. Provisions of Chapter 4 regarding structures destroyed by calamity set forth exceptions to this section.

TABLE A  
 MAXIMUM HEIGHTS FOR BUILDINGS

Percent Slope Retained Across building Site	ROOF PITCH										
	0:12	1:12	2:12	3:12	4:12	5:12	6:12	7:12	8:12	9:12	10:12 or >
0	24'-0"	25'-2"	26'-5"	27'-7"	28'-9"	30'-0"	31'-2"	32'-5"	33'-7"	34'-9"	36'-0"
2	24'-6"	25'-8"	26'-11"	28'-1"	29'-3"	30'-6"	31'-8"	32'-11"	34'-1"	35'-3"	36'-6"
4	25'-0"	26'-2"	27'-5"	28'-7"	29'-9"	31'-0"	32'-2"	33'-5"	34'-7"	35'-9"	37'-0"
6	25'-6"	26'-8"	27'-11"	29'-1"	30'-3"	31'-6"	32'-8"	33'-11"	35'-1"	36'-3"	37'-6"
8	26'-0"	27'-2"	28'-5"	29'-7"	30'-9"	32'-0"	33'-2"	34'-5"	35'-7"	36'-9"	38'-0"
10	26'-6"	27'-8"	28'-11"	30'-1"	31'-3"	32'-6"	33'-8"	34'-11"	36'-1"	37'-3"	38'-6"
12	27'-0"	28'-2"	29'-5"	30'-7"	31'-9"	33'-0"	34'-2"	35'-5"	36'-7"	37'-9"	39'-0"
14	27'-6"	28'-8"	29'-11"	31'-1"	32'-3"	33'-6"	34'-8"	35'-11"	37'-1"	38'-3"	39'-6"
16	28'-0"	29'-2"	30'-5"	31'-7"	32'-9"	34'-0"	35'-2"	36'-5"	37'-7"	38'-9"	40'-0"
18	28'-6"	29'-8"	30'-11"	32'-1"	33'-3"	34'-6"	35'-8"	36'-11"	38'-1"	39'-3"	40'-6"
20	29'-0"	30'-2"	31'-5"	32'-7"	33'-9"	35'-0"	36'-2"	37'-5"	38'-7"	39'-9"	41'-0"
22	29'-6"	30'-8"	31'-11"	33'-1"	34'-3"	35'-6"	36'-8"	37'-11"	39'-1"	40'-3"	41'-6"
24 or >	30'-0"	31'-2"	32'-5"	33'-7"	34'-9"	36'-0"	37'-2"	38'-5"	39'-7"	40'-9"	42'-0"

**BEFORE THE BOARD OF SUPERVISORS  
COUNTY OF PLACER, STATE OF CALIFORNIA**

In the matter of: A RESOLUTION ADOPTING THE  
WEST SHORE AREA GENERAL PLAN (GPA-318)

Reso. No: 98-240

Ord. No: \_\_\_\_\_

First Reading: \_\_\_\_\_

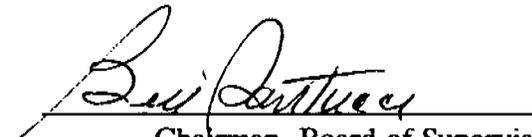
The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held October 19, 1998, by the following vote on roll call:

Ayes: WEYGANDT, WHITE, WILLIAMS, BLOOMFIELD, SANTUCCI

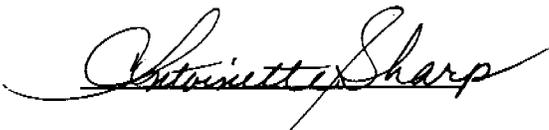
Noes: NONE

Absent: NONE

Signed and approved by me after its passage

  
\_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:  
Clerk of said Board



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**THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY RESOLVE THAT**

WHEREAS, the process has involved extensive public participation, through numerous community meetings, and the involvement of a "Planning Team" consisting of members of the community as well as County Staff, and public hearings before the Planning Team, Placer County Planning Commission, North Tahoe Regional Advisory Council, and Board of Supervisors, at which comments were received from interested parties and concerned citizens; and

WHEREAS, the General Plan document considered and analyzed a number of alternatives for the various components of the Plan; and

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**WHEREAS**, the proposed Plan has been prepared in conformance with the State Planning and Zoning Law, and has been considered pursuant to the California Environmental Quality Act; and

**WHEREAS**, the General Plan further incorporates land use elements which serve as Land Use Ordinance, and therefore incorporate "precise zoning", thereby making the implementing zoning one and the same and consistent with the General Plan.

**WHEREAS**, significant changes have occurred in the Plan areas, since the adoption of the aforementioned superseded plans that warrant their amendment, and that because of such changes, it is in the public interest to adopt the Plan amendments as proposed; and

**WHEREAS**, the Board of Supervisors finds that the Plans are consistent with the Placer County General Plan.

**NOW, THEREFORE**, having considered the Negative Declaration and Plan Documents, the Plans are hereby adopted, as shown in Exhibit 1 attached, and shall supersede the previous applicable General Plans that relate to the study area, including: the Lake Tahoe General Plan, and the Ward Valley General Plan.

Cross Reference: See also Ordinance for REA-871

Ref: T:\CMD\COMM\GPA318RE.DOC

**BEFORE THE BOARD OF SUPERVISORS  
COUNTY OF PLACER, STATE OF CALIFORNIA**

In the matter of: AN ORDINANCE AMENDING  
PLACER COUNTY CODE, CHAPTER 30, MAPS 25,  
28, 29, 30, & 36 IN THE WEST SHORE  
AREA (REA-871)

Reso. No: \_\_\_\_\_

Ord. No: 4920-B

First Reading: \_\_\_\_\_

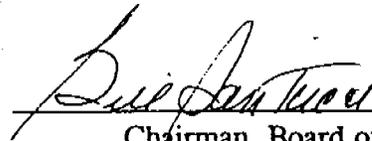
The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held October 19, 1998, by the following vote on roll call:

Ayes: WEYGANDT, WHITE, WILLIAMS, BLOOMFIELD, SANTUCCI

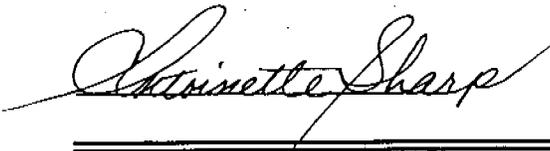
Noes: NONE

Absent: NONE

Signed and approved by me after its passage

  
\_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:  
Clerk of said Board



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**THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN THAT**

Portions of the Placer County Code, Chapter 30, Zoning Maps 25 (portion), 28 (portion), 29, 30, and 36 (portion), relating to the West Shore area of Lake Tahoe, are amended as shown on Exhibit 1 attached hereto and incorporated herein by reference; and further, that Chapter 30 of the County Code is hereby adopted as the West Shore Land Use Ordinance, including portions identified as development standards therein.

The Board finds that the Land Use Ordinance is consistent with, and shall serve as the General Plan, Precise Zoning and Land Use Ordinance for the affected area.