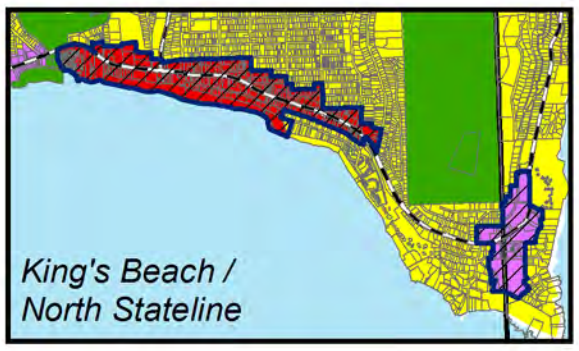
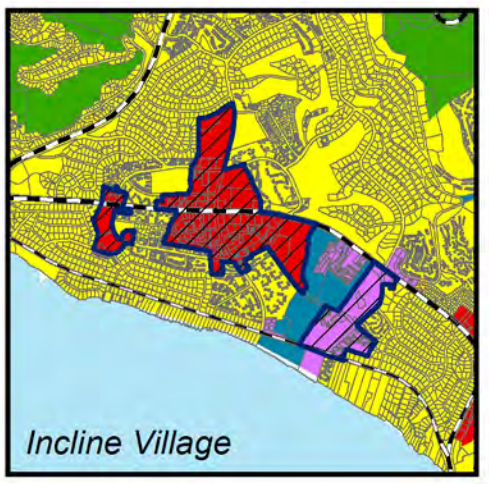
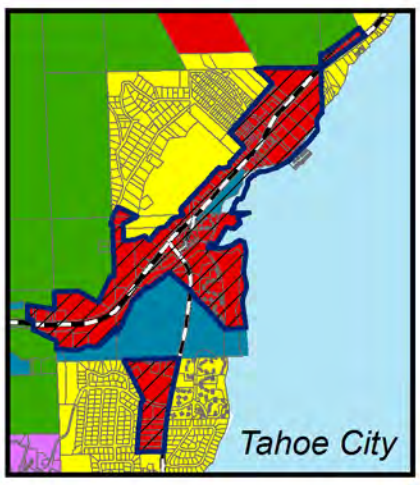
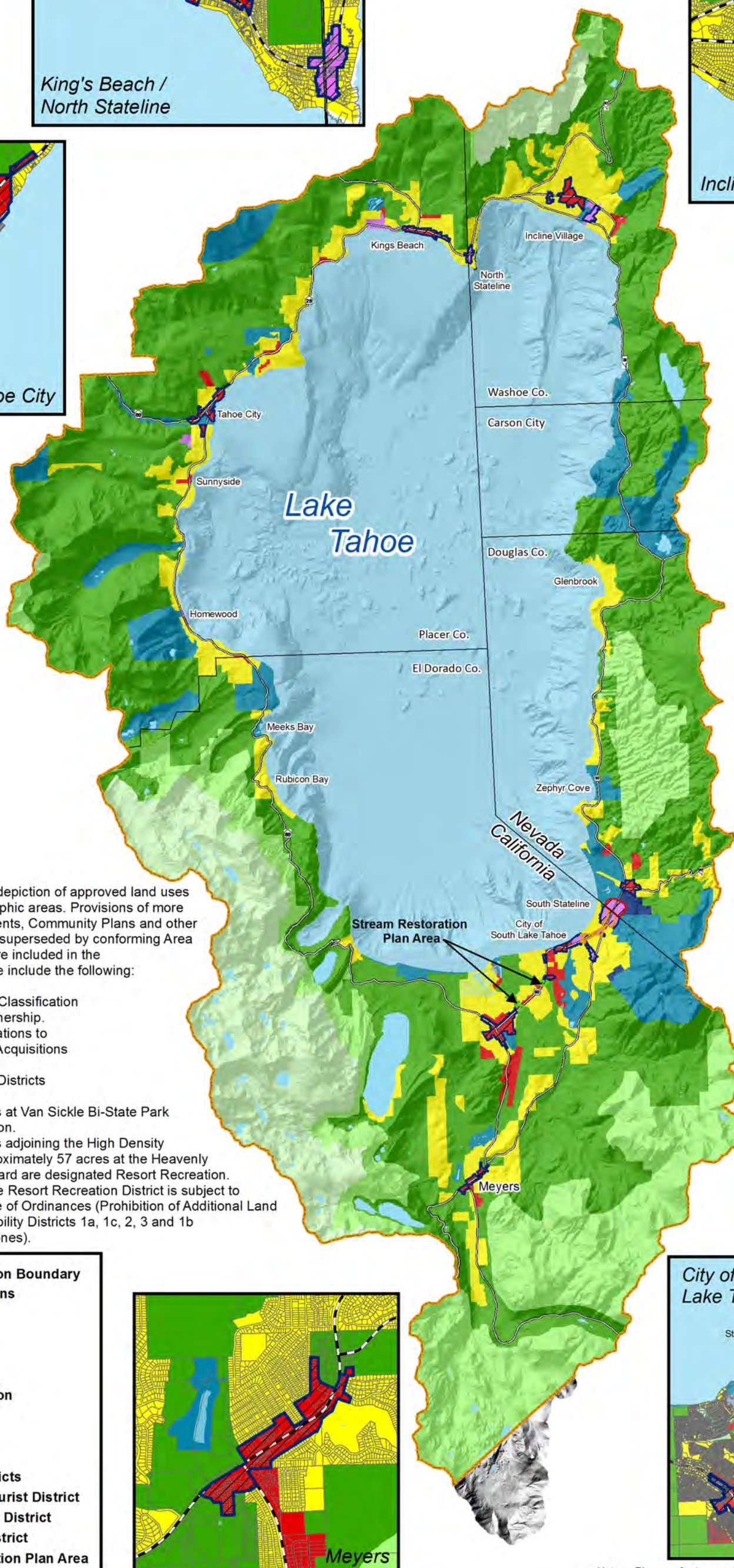








This map is a generalized depiction of approved land uses in plans for specific geographic areas. Provisions of more detailed Plan Area Statements, Community Plans and other adopted plans prevail until superseded by conforming Area Plans. Amendments that are included in the 2012 Regional Plan Update include the following:

1. Amended Conservation Classification to Recognize USFS Ownership.
2. Minor Boundary Modifications to Recognize Public Land Acquisitions by USFS, CA and NV.
3. Recognize Commercial Districts as Mixed-Use Areas.
4. Approximately 477 acres at Van Sickle Bi-State Park are designated Recreation.
5. Approximately 250 acres adjoining the High Density Tourist District and approximately 57 acres at the Heavenly base on Ski Run Boulevard are designated Resort Recreation. Land coverage within the Resort Recreation District is subject to Section 30.5 of the Code of Ordinances (Prohibition of Additional Land Coverage in Land Capability Districts 1a, 1c, 2, 3 and 1b (Stream Environment Zones).

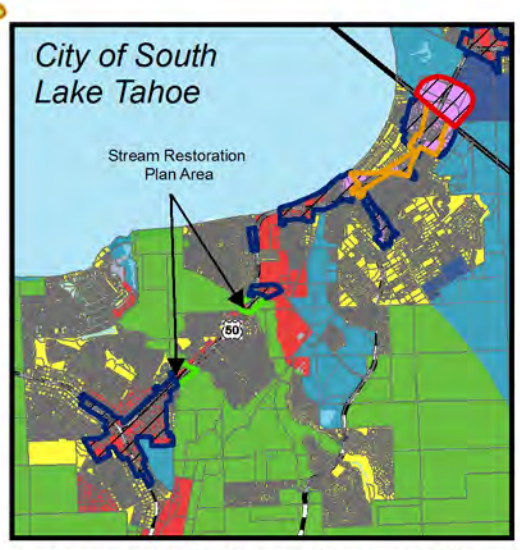
TRPA Jurisdiction Boundary

Land Use Classifications

- Wilderness
- Backcountry
- Conservation
- Recreation
- Resort Recreation
- Residential
- Mixed-Use
- Tourist

Special Planning Districts

- High Density Tourist District
- Regional Center District
- Town Center District
- Stream Restoration Plan Area

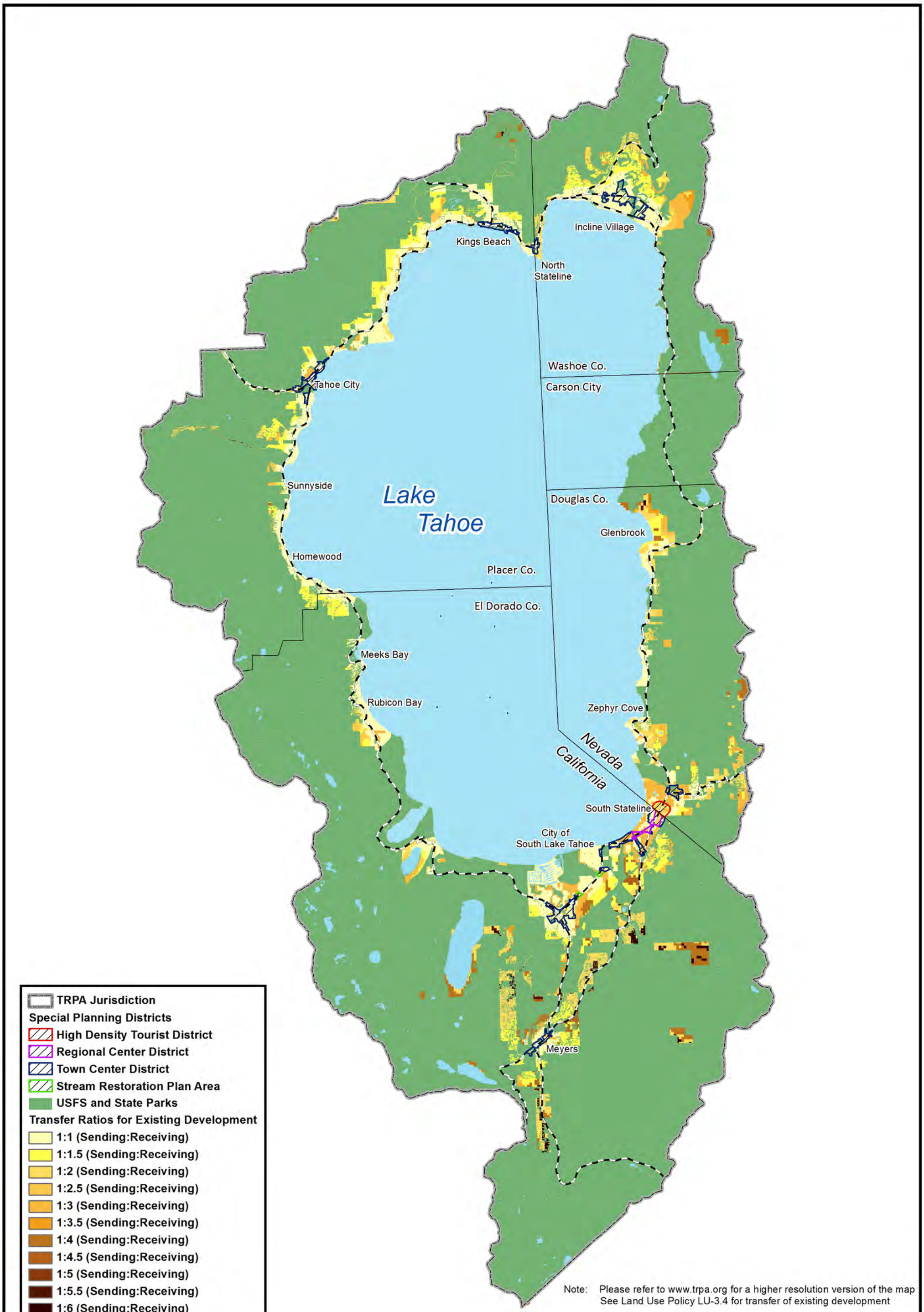


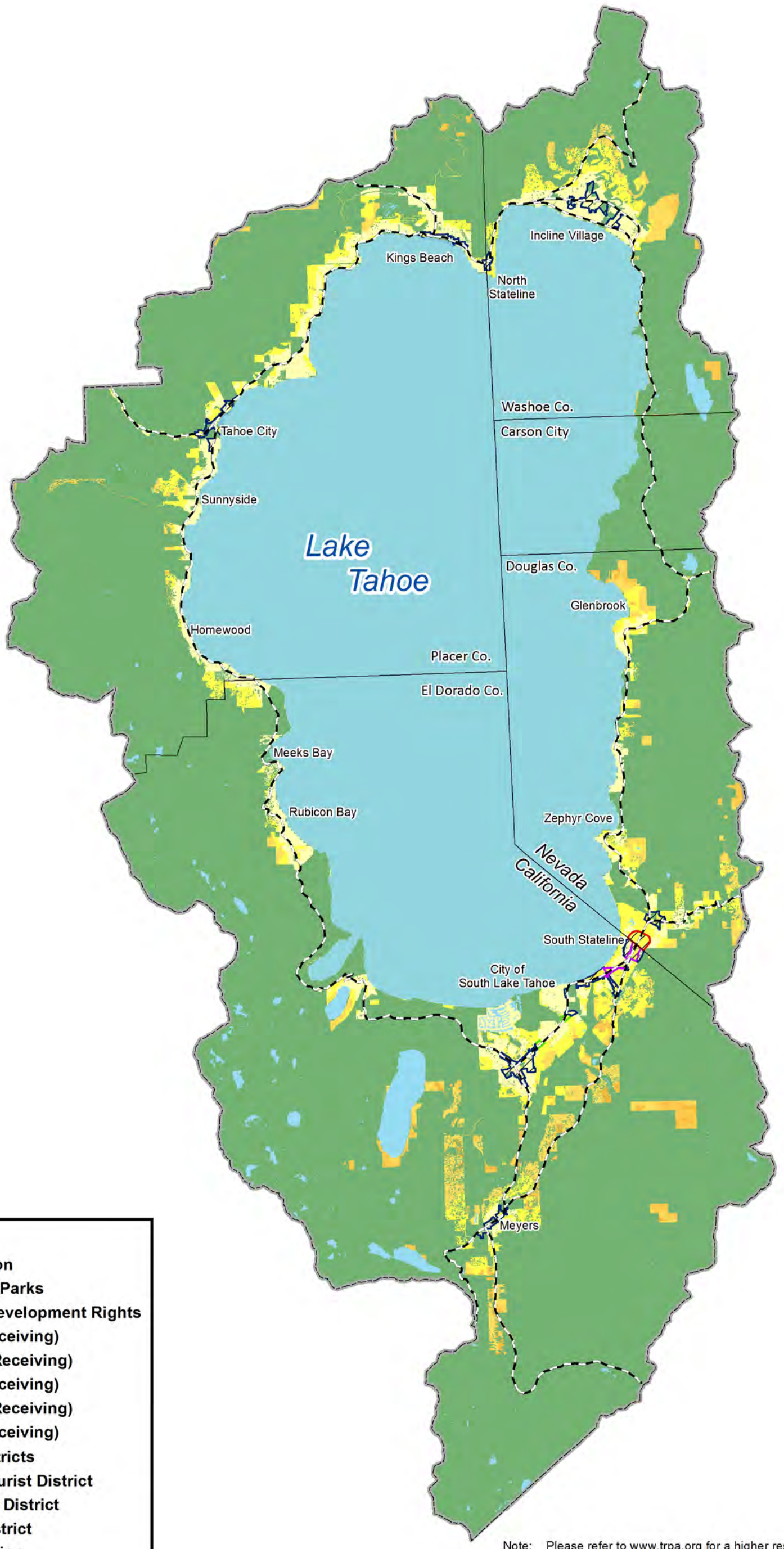
Note: Please refer to www.trpa.org for a higher resolution version of the map
See Land Use Policy LU-4.1 for Land Use Classification definitions

TAHOE REGIONAL PLANNING AGENCY

Map 1
Conceptual Regional Land Use
December 12, 2012

0 1.25 2.5 5 Miles


Incline Village
Kings Beach
North Stateline
Washoe Co.
Tahoe City
Carson City
Sunnyside
Lake Tahoe
Douglas Co.
Glenbrook
Homewood
Placer Co.
El Dorado Co.
Meeks Bay
Rubicon Bay
Zephyr Cove
Nevada
California
South Stateline
City of South Lake Tahoe
Meyers
TRPA Jurisdiction
Special Planning Districts
High Density Tourist District
Regional Center District
Town Center District
Stream Restoration Plan Area
USFS and State Parks
Transfer Ratios for Existing Development
1:1 (Sending:Receiving)
1:1.5 (Sending:Receiving)
1:2 (Sending:Receiving)
1:2.5 (Sending:Receiving)
1:3 (Sending:Receiving)
1:3.5 (Sending:Receiving)
1:4 (Sending:Receiving)
1:4.5 (Sending:Receiving)
1:5 (Sending:Receiving)
1:5.5 (Sending:Receiving)
1:6 (Sending:Receiving)
Note: Please refer to www.trpa.org for a higher resolution version of the map
See Land Use Policy LU-3.4 for transfer of existing development
TAHOE REGIONAL PLANNING AGENCY
Map 2
Conceptual Ratios for
Transfer of Existing Development
December 12, 2012
N
0 1.25 2.5 5
Miles



Legend

- TRPA Jurisdiction
- USFS and State Parks

Transfer Ratios for Development Rights

- 1:1 (Sending:Receiving)
- 1:1.5 (Sending:Receiving)
- 1:2 (Sending:Receiving)
- 1:2.5 (Sending:Receiving)
- 1:3 (Sending:Receiving)

Special Planning Districts

- High Density Tourist District
- Regional Center District
- Town Center District
- Stream Restoration

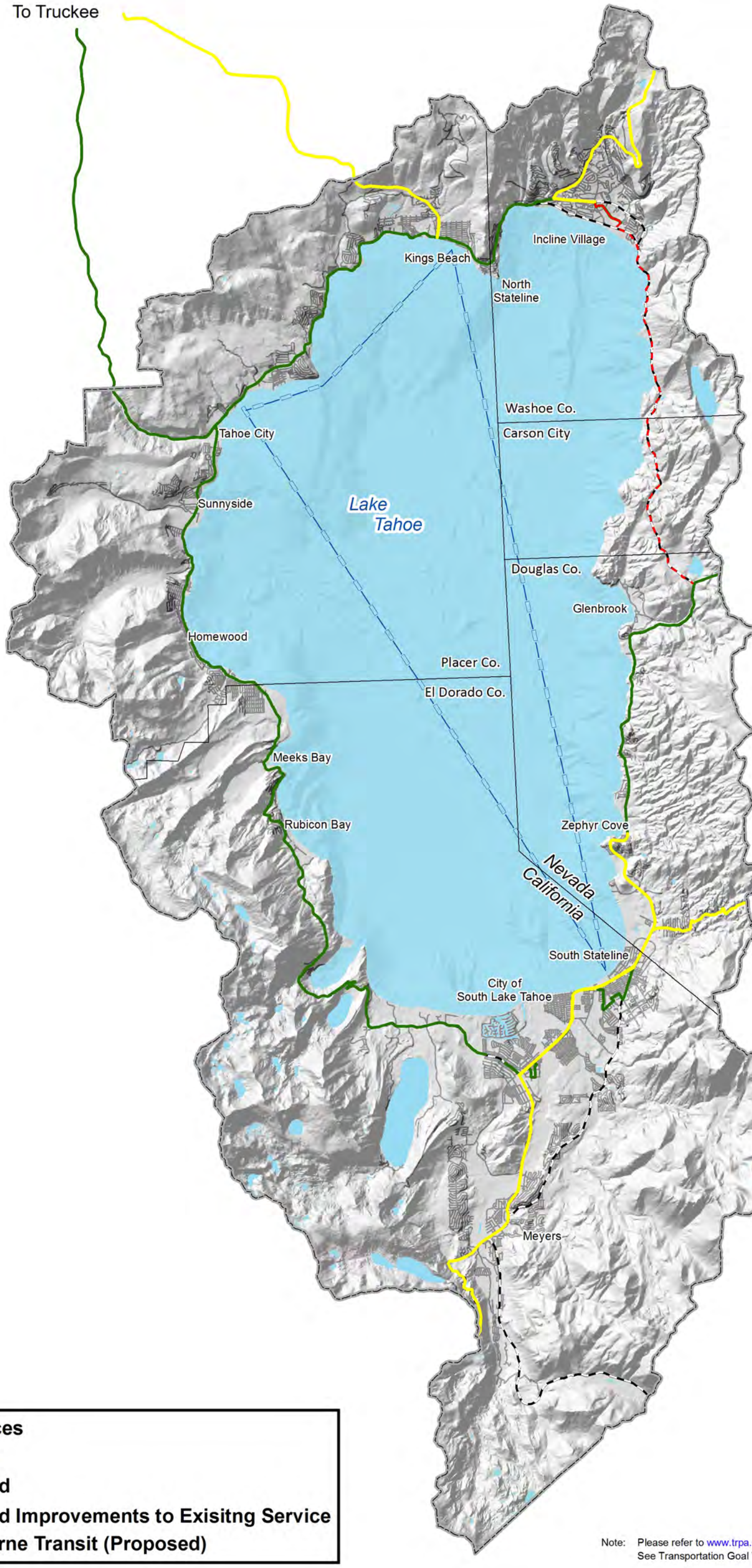
Note: Please refer to www.trpa.org for a higher resolution version of the map
See Land Use Policy LU-3.4 for transfer of development rights

TAHOE REGIONAL PLANNING AGENCY

Map 3
Conceptual Ratios for Transfer of Development Rights
December 12, 2012

N

0 1.25 2.5 5 Miles



Transit Services

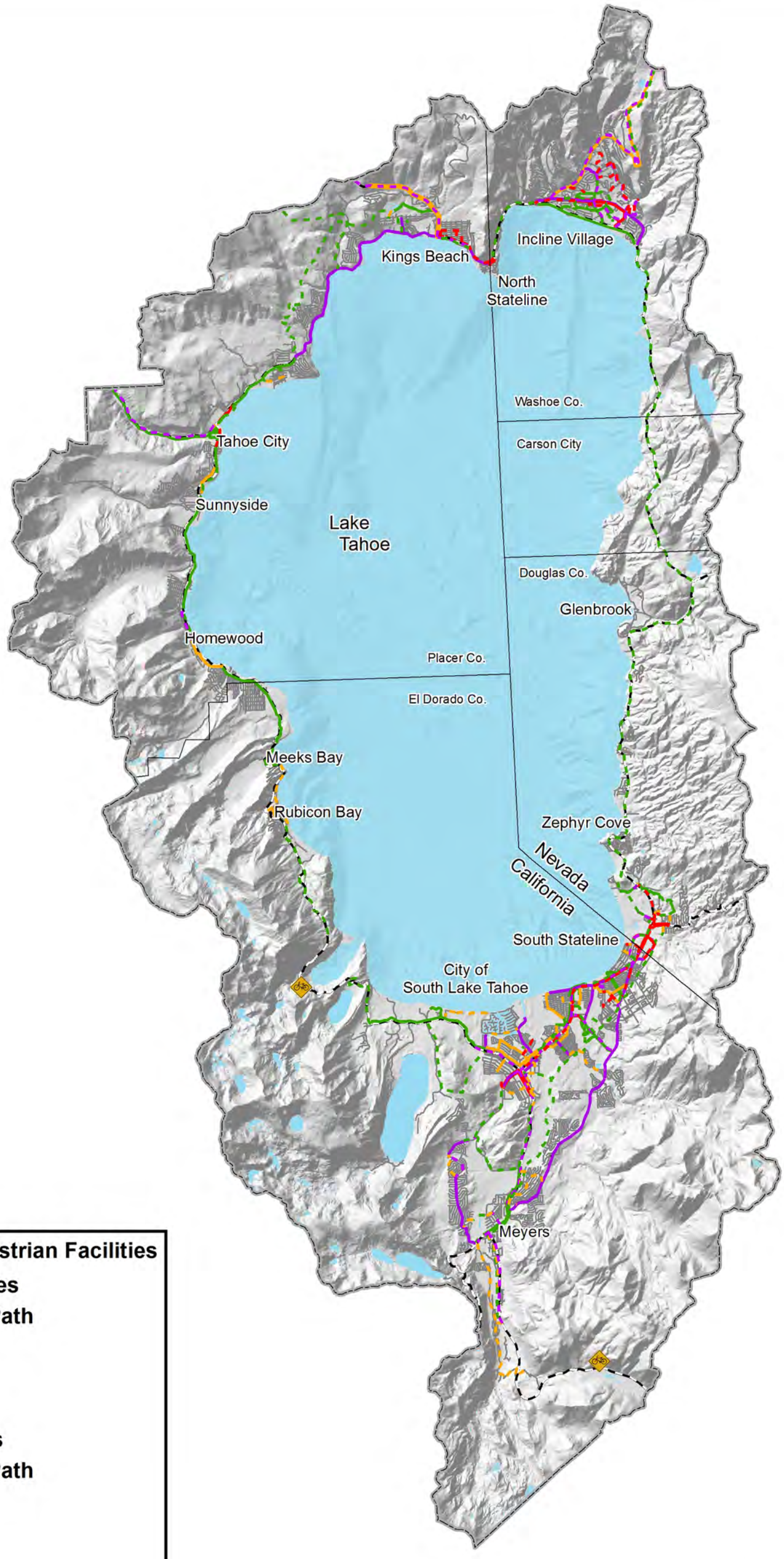
- Existing
- Proposed
- Proposed Improvements to Exisitng Service
- Waterborne Transit (Proposed)

Note: Please refer to www.trpa.org for a higher resolution version of the map
See Transportation Goal T-4 for Transit Services and Facilities

TAHOE REGIONAL PLANNING AGENCY

Map 4
Conceptual Transit Services
December 12, 2012

0 1.25 2.5 5 Miles



Bicycle and Pedestrian Facilities

Proposed Facilities

- Shared Use Path
- Bike Lane
- Bike Route
- Sidewalk

Existing Facilities

- Shared Use Path
- Bike Lane
- Bike Route
- Sidewalk
- Share the Road

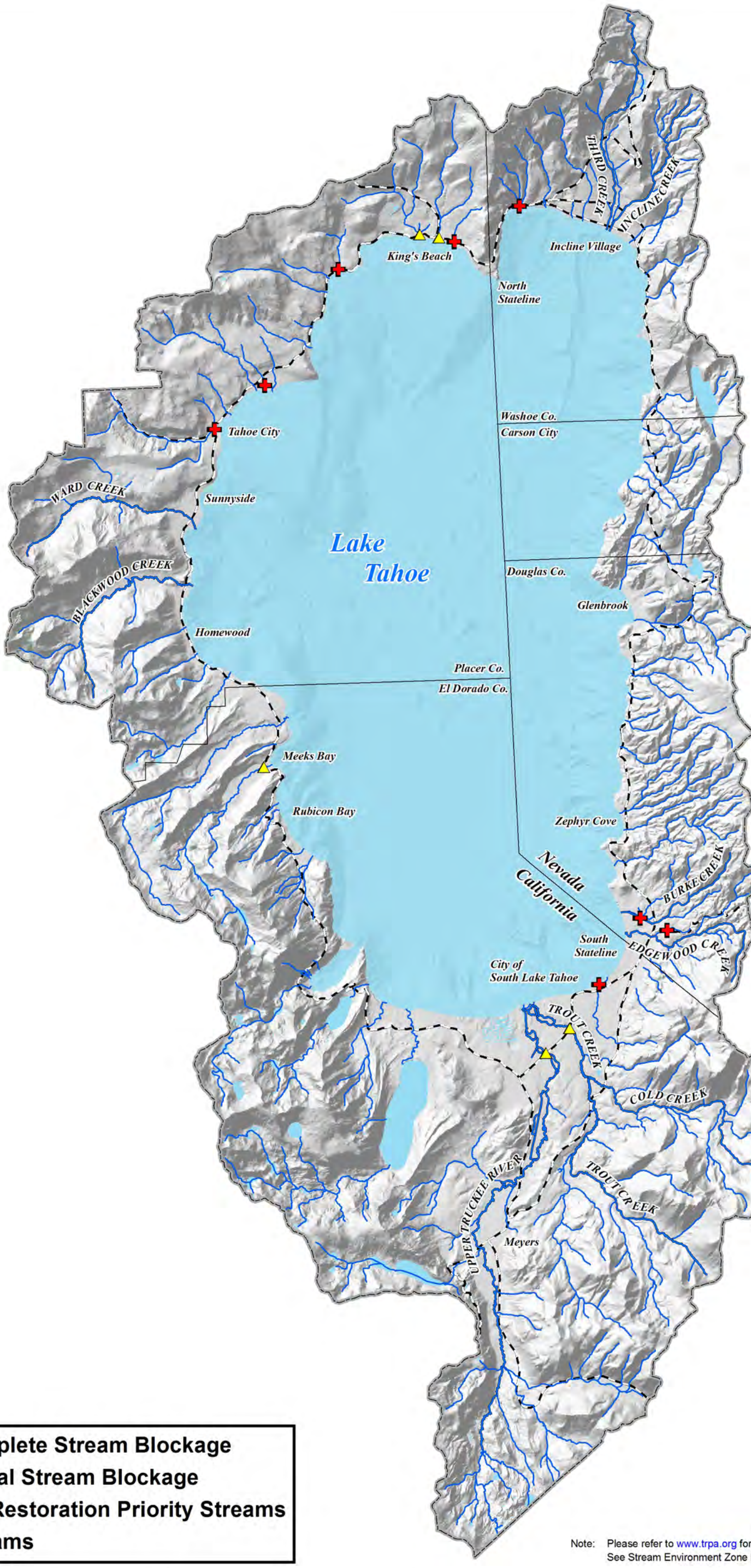
Note: Please refer to www.trpa.org for a higher resolution version of the map
See Transportation Goal T-2 for Bicycle and Pedestrian Facilities

TAHOE REGIONAL PLANNING AGENCY

Map 5
Conceptual Bicycle & Pedestrian Facilities
December 12, 2012

N

0 1.25 2.5 5 Miles



Note: Please refer to www.trpa.org for a higher resolution version of the map
See Stream Environment Zone Policy SEZ-1.7 for Stream Corridor Impediments

TAHOE REGIONAL PLANNING AGENCY

Map 6
Conceptual Stream Corridor Impediments
December 12, 2012

0 1.25 2.5 5 Miles