

Placer County Tahoe Basin Area Plan

Implementing Regulations

January 2017

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Placer County Tahoe Basin Area Plan Implementing Regulations

January 2017

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Chapter 1 Introduction and General Provisions

1.01 Purpose

- A. The Tahoe Regional Planning Agency (TRPA) and Placer County have found that there is a mutually beneficial need to provide Placer County, and other local jurisdictions, the option to prepare and implement Area Plans, provided such Area Plans conform with and further the Goals and Policies of the TRPA Regional Plan.
- B. These Area Plan Regulations implement development standards and guidelines in accordance with goals, policies and programs of the Regional Plan and the Area Plan.
- C. The Placer County Tahoe Basin Area Plan (Area Plan), in association with a Memorandum of Understanding (MOU) approved by the County and TRPA, enables TRPA to delegate limited development permitting authority to the County subject to appeal provisions to TRPA.
- D. The delegation of approval of certain development activities set forth in the Area Plan and MOU has been found to not have a substantial effect on the natural resources in the Tahoe Region. Permitting authority as allowed and set forth in an MOU enables TRPA to focus its resources on projects of regional concern, while still maintaining an active and effective oversight role in the implementation of Area Plans.

1.02 Authority

Pursuant to the TRPA Regional Plan and Code of Ordinances, Chapter 13, Area Plans, the County adopts the regulations in this document to implement the Area Plan in the portions of Placer County located within the Lake Tahoe Regional Planning area.

1.03 Applicability

The provisions of this document apply to all land uses, development, and projects occurring within the Placer County Tahoe Basin Area Plan area. The boundaries of the Area Plan include all land within Placer County under the jurisdiction of TRPA.

- A. All development within the Tahoe Region is required by federal and State law to comply with the Tahoe Regional Planning Compact (Public Law 96-551), Regional Plan, Code of Ordinances, and other provisions of TRPA.
- B. No Area Plan may limit TRPA's responsibility to enforce the Tahoe Regional Planning Compact, Regional Plan, TRPA Code of Ordinances, or other plan or regulation adopted by TRPA.
- C. All regulations of the TRPA Code of Ordinances shall remain in effect unless superseded by the provisions of this Area Plan. This document supersedes Chapter 36, Design Standards, of the TRPA Code of Ordinances in the Mixed Use Subdistricts. This document supersedes Chapter 34, Driveway and Parking Standards and Chapter 38, Signs, of the TRPA Code of Ordinances in the entire Plan area.
- D. In order to retain long-standing development standards for areas that were within Community Plans prior to adoption of the Area Plan and are not included in the Town

Center Overlay District, provisions of the TRPA Code of Ordinances that apply to Community Plans and Community Plan Areas shall continue to apply.

1. Exceptions to this standard are as follows:
 - a. Chapter 11, Plan Area Statements and Plan Area Maps and Chapter 12, Community Plans, of the TRPA Code of Ordinances do not apply to adopted Area Plans; and
 - b. When standards for Town Centers address the same topic as a TRPA standard for Community Plans, the standards for Town Centers shall apply within the Town Center Overlay District.
2. Zoning subdistricts where TRPA Code of Ordinances Community Plan standards apply are as follows:
 - a. The former Tahoe City Community Plan includes all subdistricts within the Tahoe City Town Center plus the Fairway Service Subdistrict.
 - b. The former Kings Beach Community Plan includes all subdistricts within the Kings Beach Town Center.
 - c. The former North Stateline Community Plan includes the MU-TOR (Mixed-Use – Tourist) Subdistrict within the North Stateline Town Center.
 - d. The former Tahoe Vista Community Plan includes the MU-CCW (Mixed Use – Community Center West), MU-CCE (Mixed-Use – Community Center East), MU-GW (Mixed Use – Gateway West), and MU-GE (Mixed Use – Gateway East) Subdistricts.
 - e. The former Carnelian Bay Community Plan includes the MU-NC (Mixed-Use – Neighborhood Commercial) Subdistrict.
 - f. The former Kings Beach Industrial Community Plan includes the Kings Beach Industrial Subdistrict.
- E. The Placer County Code applies to the area within a conforming Area Plan to the extent that a provision is not in conflict with the TRPA Code of Ordinances or this document.
- F. In case of conflicts between the provisions of this Area Plan and other TRPA Code of Ordinances provisions, the most restrictive provision applies. In all other cases, the Area Plan provisions apply.
- G. Upon adoption, the provisions of the Area Plan will supersede the six Community Plans and 51 Plan Area Statements that were previously adopted by Placer County and TRPA for the area. It will also replace two previously adopted Placer County General Plans.
- H. Upon adoption, the provisions of the Area Plan will supersede the Placer County Standards and Guidelines for Signage, Parking, and Design that were previously adopted as substitute standards for certain areas by Placer County and TRPA.

1.04 **Administration**

- A. **General.** The General Provisions of the TRPA Code of Ordinances apply within this Area Plan, including Chapter 1, Introduction; Chapter 2, Applicability of the Code of Ordinances; Chapter 3, Environmental Documentation; Chapter 4, Required Findings;

Chapter 5, Compliance; Chapter 6, Tracking, Accounting, and Banking; and Chapter 13, Area Plans.

- B. **Area Plan Memorandum of Understanding.** After TRPA finds that the Placer County Tahoe Basin Area Plan is in conformance with the Regional Plan, TRPA and Placer County shall enter into a Memorandum of Understanding (MOU) that clearly specifies the extent to which the activities within the Area Plan are delegated or exempt from TRPA review and approval, and describes all procedures and responsibilities to ensure effective implementation of the Area Plan. The MOU shall be developed pursuant to Section 13.7, Procedures for Adoption of Memorandum of Understanding, of the TRPA Code of Ordinances.
- C. **Project Review Procedures.** For TRPA project review responsibilities that are delegated to the County through an MOU, the County shall follow all procedures and timelines established in the TRPA Code of Ordinances, the Placer County Zoning Ordinance, and the Area Plan MOU. For project review responsibilities not delegated to the County through an MOU, TRPA and Placer County shall follow their separate review procedures and timelines.
- D. **Monitoring, Certification, and Enforcement of the Area Plan.** The Area Plan MOU shall specify monitoring, certification, and enforcement provisions for the Placer County Tahoe Basin Area Plan pursuant to Section 13.8, Monitoring, Certification, and Enforcement of Area Plan, of the TRPA Code of Ordinances.
- E. **Design Review Required for Commercial and Multi-Family Residential Development, and All Development in Designated Scenic Areas.** No sign installation or construction, renovation, remodeling, reconstruction, demolition, or other alteration of a building, structure, or site shall occur before obtaining design review approval as set forth in Placer County Code Section 17.52.070(D), Procedure for Design Review Approval, of the Placer County Zoning Ordinance.
- F. **Authority to Condition Development Permits.**
 - 1. Whenever these regulations or TRPA Code of Ordinances authorizes an advisory or decision-making official or entity to condition applications for development permits, the official or entity, after review of the application and other pertinent documents and any evidence made part of the record of the public hearing, may, in addition to those standards and special conditions required for particular types of development permits, impose additional conditions reasonably necessary to assure the following:
 - a. Conformity with the Goals and Policies embodied in the TRPA Regional Plan and Code of Ordinances;
 - b. Conformity with standards which are generally or specially applicable to particular uses, including specific conditions relative to operation of the use;
 - c. Compatibility between the proposed development and adjacent development and neighborhoods;
 - d. Preservation of the character and integrity of adjacent development and neighborhoods; and

- e. Protection of the health, safety, and general welfare of the citizens of the County.
 2. Where additional conditions are imposed, the official or entity imposing the conditions shall make findings which embody the basic purpose of the conditions placed on the application. The conditions imposed by an advisory or decision-making official or entity may be modified subsequently by the final decision-making body or by the appellate body upon appeal of those conditions.
- G. **Activities Requiring TRPA Approval.** Projects that meet one of the following criteria require review and approval by TRPA and may not be delegated by the MOU:
 1. All development within the Conservation and Backcountry Districts, as shown on Map 1, Conceptual Regional Land Use Map, of the TRPA Regional Plan.
 2. All development within the Shorezone of Lake Tahoe.
 3. All development within a Town Center meeting the following criteria:
 - a. Residential projects with 50,000 or more square feet of new building floor area.
 - b. Non-residential projects with 40,000 or more square feet of new building floor area.
 4. All development not in a Town Center meeting the following criteria:
 - a. Residential projects with 25,000 or more square feet of new building floor area.
 - b. Non-residential projects with 12,500 or more square feet of new building floor area.
 5. Any projects with non-contiguous project sites (also see Section 2.09.A.3 of this document).
- H. **Appeals.** An “aggrieved person” as defined in Article VI(j)(3) of the Tahoe Regional Planning Compact, by a final determination on a development permit by the County made pursuant to TRPA’s delegated authority, may appeal to TRPA pursuant to Section 13.9, Appeals, of the TRPA Code of Ordinances.
- I. **Exhaustion Required.** Appellants shall exhaust all administrative remedies provided by the Placer County prior to appealing a decision to TRPA (see Placer County Code Sections 16.04.090 and 17.60.110).
- J. **Expiration of Approvals.** All entitlement approvals shall expire if they do not meet the provisions of Section 2.2.4, Expiration of TRPA Approvals, of the TRPA Code of Ordinances and Section 17.58.160, Permit Time Limits, Exercising of Permits, and Extensions, of the Placer County Zoning Ordinance (see Placer County Code Section 16.12.120 and 16.24.070).
- K. **Amendment to the Area Plan.**
 1. Applications for an amendment to the Area Plan or its implementing Regulations, including Zoning Map amendments, shall be processed according to the procedures of 17.60.090, Chapter or Plan Amendments and Rezoning, of the Placer County Zoning Ordinance.

2. As part of the application review process, the County shall forward the proposed amendment to TRPA for review in accordance with Section 13.8.1, Notification to TRPA of Proposed Activities Requiring Public Notification in Area Plans, of the TRPA Code of Ordinances, and as further specified in the Area Plan MOU.
 3. If an amendment is approved by the County, the approved Area Plan amendment shall be reviewed by the TRPA Advisory Planning Commission and Governing Board for conformity with the requirements of the Regional Plan in accordance with Section 13.6.6, Conformity Review for Amendments to Area Plans, of the TRPA Code of Ordinances.
- L. **Conformity Review for Amendments Made by TRPA to the Regional Plan that Affect an Area Plan.** If TRPA approves an amendment to the Regional Plan that would also require amendment of the Placer County Tahoe Basin Area Plan to maintain conformity, Placer County shall amend the Area Plan within one year to demonstrate conformity with the TRPA amendment in accordance with Section 13.6.7, Conformity Review for Amendments Made by TRPA to the Regional Plan that Affect an Area Plan, of the TRPA Code of Ordinances.

1.05 **Planning**

- A. **TRPA Regional Plan Maps.** TRPA and the County shall continue to coordinate Geographic Information Systems (GIS) data to ensure that both agencies have access to the official TRPA maps listed in Chapter 10, TRPA Regional Plan Maps, of the TRPA Code of Ordinances, as well as other information necessary to implement conforming Area Plans.
- B. **Plan Area Statements and Community Plans.** The provisions of Chapter 11, Plan Area Statements and Plan Area Maps, and Chapter 12, Community Plans, of the TRPA Code of Ordinances shall not be applicable once the Placer County Tahoe Basin Area Plan is adopted.
- C. **Area Plans.** The County, in coordination with TRPA, shall process all modifications to the Placer County Tahoe Basin Area Plan, in accordance with Chapter 13, Area Plans, of the TRPA Code of Ordinances.
- D. **Specific and Master Plans.** TRPA, in coordination with the County, shall process all requests for specific and master plans in accordance with Chapter 14, Specific and Master Plans, of the TRPA Code of Ordinances.
- E. **Environmental Improvement Program.** TRPA is responsible for coordinating the Environmental Improvement Program as discussed in Chapter 15, Environmental Improvement Program, of the TRPA Code of Ordinances. The County is responsible for developing and implementing Environmental Improvement Projects to assist in the attainment and maintenance of the Environmental Threshold Carrying Capacities.
- F. **Regional Plan and Environmental Threshold Review.** TRPA is responsible for conducting regional plan and environmental threshold review in accordance with Chapter 16, Regional Plan and Environmental Threshold Review, of the TRPA Code of Ordinances.
- G. **Types of Permits Required.** When the tables in Chapter 2 of these Regulations show a particular land use as being allowable within a subdistrict, the use is identified as being subject to one of the land use permit requirements listed below. The permit requirements reflect Placer County procedures and assume that permitting has been delegated to Placer

County through an Area Plan MOU. For projects not subject to delegated permitting, Allowed (“A” uses) and Administrative Review Permits (“C” uses) shall be processed as TRPA Allowed (A) uses in accordance with Section 21.2.1, Allowed Uses, of the TRPA Code of Ordinances; and Minor Use Permits (“MUP” uses) and Conditional Use Permits (“CUP” uses) shall be processed as TRPA Special (S) uses in accordance with Section 21.2.2, Special Uses, of the TRPA Code of Ordinances. Land uses that are not listed on the tables in Chapter 2, or are not shown in a particular subdistrict, are not allowed.

1. **Allowed (A).** These uses are allowable subject to Zoning Clearance (“A” uses on the tables). Zoning Clearance is a routine land use approval that involves Placer County Planning Services Division staff checking a proposed development to ensure that all applicable zoning requirements will be satisfied (e.g., setbacks, height limits, parking requirements). Zoning Clearance is required by these Regulations for land uses that are consistent with the basic purposes of the particular district or subdistrict (e.g., houses in residential zones), and are unlikely to create any problems that will not be adequately handled by the applicable requirements.
2. **Administrative Review Permit (C).** These uses are allowable subject to approval of an Administrative Review Permit (see Placer County Code Section 17.58.100). Administrative Review Permit approval is required for certain land uses that are generally consistent with the purposes of the subdistrict, but could create minor problems for adjoining properties if they are not designed with sensitivity to surrounding land uses. The purpose of an Administrative Review Permit is to allow Placer County Planning Services Division staff and the Placer County Zoning Administrator to evaluate a proposed use to determine if problems may occur, to work with the project applicant to adjust the project through conditions of approval to solve any potential problems that are identified, or to disapprove a project if identified problems cannot be acceptably corrected.
3. **Minor Use Permit (MUP).** These uses are allowable subject to approval of a Minor Use Permit (“MUP”) (Placer County Code Section 17.58.120). Minor Use Permit approval is required for certain land uses that are generally consistent with the purposes of the subdistrict, but could create problems for adjoining properties, the surrounding area, and their populations if such uses are not designed to be compatible with surrounding land uses. The purpose of a Minor Use Permit is to allow Placer County Planning Services Division staff and the Placer County Zoning Administrator to evaluate a proposed use to determine if problems may occur, to provide the public with an opportunity to review the proposed project and express their concerns in a public hearing, to work with the project applicant to adjust the project through conditions of approval to solve any potential problems that are identified, or to disapprove a project if identified problems cannot be acceptably corrected.
4. **Conditional Use Permit (CUP).** These uses are allowable subject to approval of a Conditional Use Permit (“CUP”) (Placer County Code Section 17.58.130). Conditional Use Permit approval is required for certain land uses that may be appropriate in a subdistrict, depending on the design of the individual project and the characteristics of the proposed site and surroundings. Such uses can either raise major land use policy issues or could create serious problems for adjoining properties, the surrounding area, and their populations if they are not appropriately located and designed. The purpose of a Conditional Use Permit is

to allow Placer County Planning Services Division staff and the Placer County Planning Commission to evaluate a proposed use to determine if problems may occur, to provide the public with an opportunity to review the proposed project and express their concerns in a public hearing, to work with the project applicant to adjust the project through conditions of approval to solve any potential problems that are identified, or to disapprove a project if identified problems cannot be acceptably corrected.

1.06 **Definitions of Terms and Uses**

- A. **Terms.** The terms used in this document are defined in the TRPA Code of Ordinances, Chapter 90, Definitions.
- B. **Uses.** Land Uses in this document are defined in Chapter 21, Permissible Uses, of the TRPA Code of Ordinances.
- C. **Shorezone Uses.** Shorezone Uses in this document are defined in Chapter 81, Permissible Uses and Structures in the Shorezone and Lakezone, of the TRPA Code of Ordinances.

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Chapter 2 District Standards

2.01 Zones and Districts

- A. The Placer County Tahoe Basin Area Plan shall be classified into zoning subdistricts and zoning overlay districts. All property in the Area Plan is included in a zoning subdistrict. Some property is also included in one or more zoning overlay districts.
- B. These Chapter 2 District Standards outline the allowed land uses and the development standards and guidelines for each zoning subdistrict and zoning overlay district. Chapter 2 standards and guidelines supplement the generally applicable development standards and guidelines that are outlined in Chapter 3: Area-Wide Standards and Guidelines.
- C. Table 2.01.A-1 lists the zoning subdistricts and overlay districts. Subdistricts are organized as Residential Districts (Section 2.03), Mixed-Use Districts (Section 2.04), Community Service Districts (Section 2.05), Conservation Districts (Section 2.06), Recreation Districts (Section 2.07) and Tourist Planned Development Districts (Section 2.08). Zoning overlay districts are outlined in Section 2.09.
- D. The Mixed-Use Subdistricts are classified within one of four subareas - Greater Tahoe City, North Tahoe East, North Tahoe West, and West Shore.
- E. The location of each subdistrict and overlay district is depicted on the Area Plan zoning maps in Section 2.02.

TABLE 2.01.A-1: PLACER COUNTY TAHOE BASIN AREA PLAN SUBDISTRICTS AND OVERLAY DISTRICTS		
<i>Subdistrict</i>	<i>Regional Plan Land Use Designation</i>	<i>Previous Plan Area Statement (PAS)</i>
Residential Subdistricts (Section 2.03)		
Alpine Peaks	Residential	167 Alpine Peaks
Brockway	Residential	031 Brockway
Carnelian Bay Subdivision	Residential	016B Carnelian Bay Subdivision
Carnelian Woods	Residential	016A Carnelian Woods
Cedar Flat	Residential	014 Cedar Flat
Chambers Landing	Residential	156 Chambers Landing
Dollar Point	Residential	010 Dollar Point
Fairway Tract	Residential	002 Fairway Tract
Fairway Tract Northeast	Residential	002 Fairway Tract Special Area #1
Fairway Tract South	Residential	002 Fairway Tract Special Area #2
Flick Point/Agate Bay	Residential	018 Flick Point/Agate Bay
Highlands	Residential	011 Highlands

TABLE 2.01.A-1: PLACER COUNTY TAHOE BASIN AREA PLAN SUBDISTRICTS AND OVERLAY DISTRICTS

<i>Subdistrict</i>	<i>Regional Plan Land Use Designation</i>	<i>Previous Plan Area Statement (PAS)</i>	
Homewood/Residential	Residential	160 Homewood/Residential	
Kings Beach Residential	Residential	028 Kings Beach Residential	
Kingswood East	Residential	025 Kingswood East	
Kingswood West	Residential	020 Kingswood West	
Lake Forest	Residential	008 Lake Forest	
Lake Forest Glen	Residential	007 Lake Forest Glen	
Mark Twain Tract	Residential	172 Mark Twain Tract	
McKinney Tract	Residential	158 McKinney Tract	
Rocky Ridge	Residential	005 Rocky Ridge	
Sunnyside/Skyland	Residential	164 Sunnyside/Skyland	
Tahoe Estates	Residential	021 Tahoe Estates	
Tahoe Park/Pineland	Residential	170 Tahoe Park/Pineland	
Tahoe Pines	Residential	161 Tahoe Pines	
Tahoe Vista Residential	Tourist	022 Tahoe Vista CP Special Area #6	
Tahoe Vista Subdivision	Residential	023 Tahoe Vista Subdivision	
Tahoma Residential	Residential	154 Tahoma Residential	
Talmont	Residential	168 Talmont	
Tavern Heights	Residential	171 Tavern Heights	
Timberland	Residential	165 Timberland	
Woodvista	Residential	027 Woodvista	
Mixed-Use Subdistricts (Section 2.04)			
Greater Tahoe City Mixed Use Subdistricts			
MU-TC	Mixed-Use Town Center	Mixed-Use, Town Center	001A Tahoe City CP Special Area #1
		Mixed-Use, Town Center	001A Tahoe City CP Special Area #2
		Mixed-Use, Town Center	001A Tahoe City CP Special Area #3
		Mixed-Use, Town Center	001A Tahoe City CP Special Area #5
		Mixed-Use, Town Center	002 Fairway Tract Special Area #2
MU-N	Mixed-Use Neighborhood	Mixed-Use, Town Center	001A Tahoe City CP Special Area #5
MU-S	Mixed-Use Service	Mixed-Use, Town Center	001A Tahoe City CP Special Area #2

TABLE 2.01.A-1: PLACER COUNTY TAHOE BASIN AREA PLAN SUBDISTRICTS AND OVERLAY DISTRICTS			
<i>Subdistrict</i>		<i>Regional Plan Land Use Designation</i>	<i>Previous Plan Area Statement (PAS)</i>
MU-NT	Mixed-Use Neighborhood Tourist	Mixed-Use, Town Center	001A Tahoe City CP Special Area #4
MU-REC	Mixed-Use Recreation	Mixed-Use, Town Center	001A Tahoe City CP Special Area #4
		Mixed-Use, Town Center	001A Tahoe City CP Special Area #3
MUN-DH	Mixed-Use Neighborhood Dollar Hill	Mixed-Use	009B Dollar Hill
MUN-LFG	Mixed-Use Neighborhood Lake Forest Glen	Mixed-Use	007 Lake Forest Glen Special Area #1
North Tahoe East Mixed Use Subdistricts			
MU-MTC	Mixed-Use Mountainside Town Center	Mixed-Use, Town Center	029 Kings Beach CP Special Area #1
		Mixed-Use, Town Center	029 Kings Beach CP Special Area #2 (East Entry)
		Mixed-Use, Town Center	029 Kings Beach CP Special Area #2 (West Entry)
MU-LTC	Mixed-Use Lakeside Town Center	Mixed-Use, Town Center	029 Kings Beach CP Special Area #2 (West Entry)
			029 Kings Beach CP Special Area #3
MU-R	Mixed-Use Residential	Mixed-Use, Town Center	029 Kings Beach CP Special Area #4
MU-TOR	Mixed-Use Tourist	Tourist, Town Center	032 California North Stateline CP
MU-WREC	Mixed-Use Waterfront Recreation	Mixed-Use, Town Center	029 Kings Beach CP Special Area #2 (West Entry)
			029 Kings Beach CP Special Area #3
			029 Kings Beach CP Special Area #4
North Tahoe West Mixed Use Subdistricts			
MU-GW	Mixed-Use Gateway West	Tourist	022 Tahoe Vista CP Special Area #1
MU-CCW	Mixed-Use Community Center	Tourist	022 Tahoe Vista CP Special Area #2

TABLE 2.01.A-1: PLACER COUNTY TAHOE BASIN AREA PLAN SUBDISTRICTS AND OVERLAY DISTRICTS

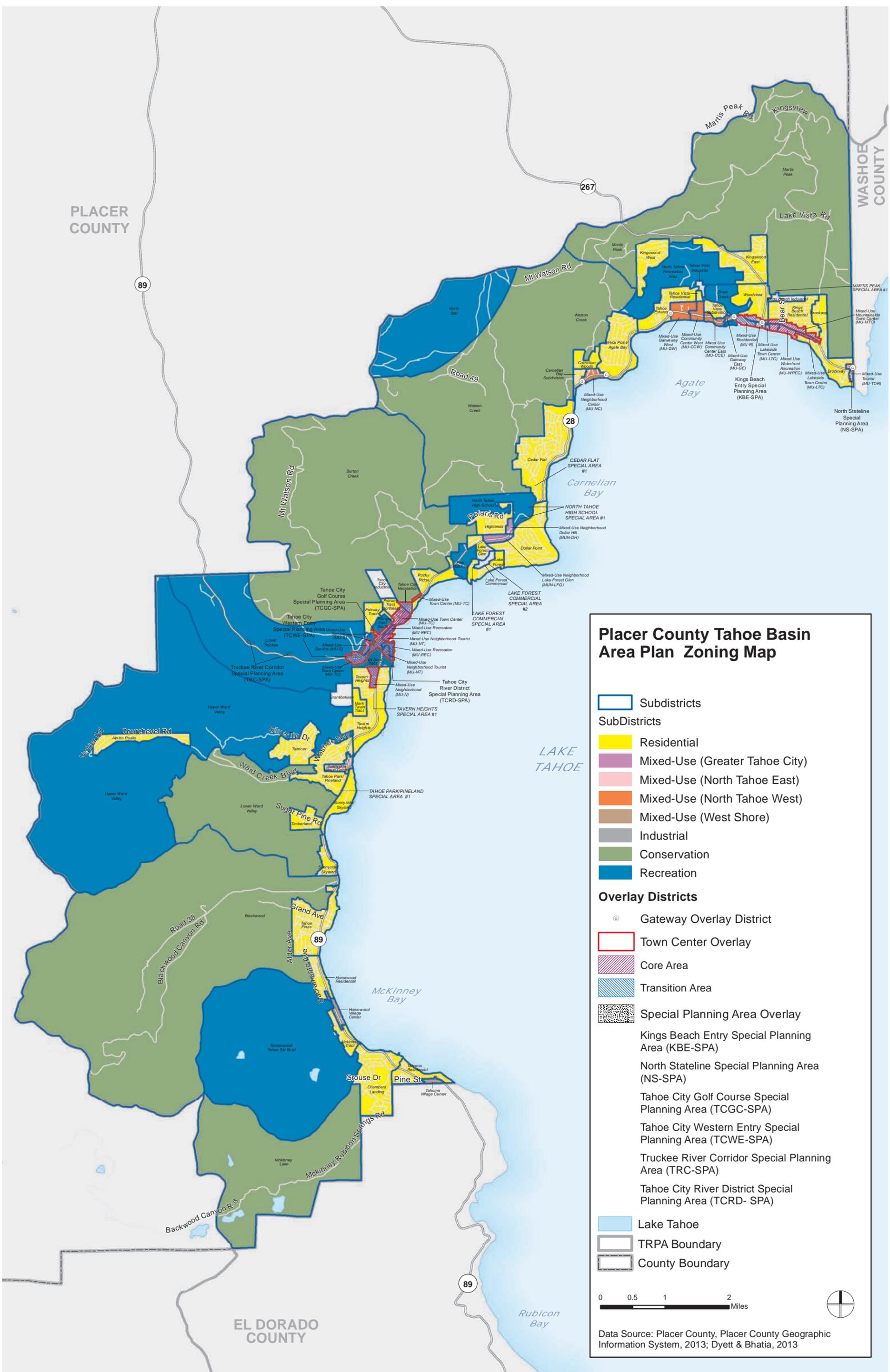
<i>Subdistrict</i>		<i>Regional Plan Land Use Designation</i>	<i>Previous Plan Area Statement (PAS)</i>
	West		
MU-CCE	Mixed-Use Community Center East	Tourist	022 Tahoe Vista CP Special Area #3
MU-GE	Mixed-Use Gateway East	Tourist	022 Tahoe Vista CP Special Area #4
MU-NC	Mixed-Use Neighborhood Commercial	Mixed-Use	017- Carnelian Bay CP
West Shore Mixed Use Subdistricts			
Tahoma Village Center		Mixed-Use	155 Tahoma Commercial
Homewood Village Center		Tourist	159 Homewood/Commercial
Sunnyside Village Center		Mixed-Use	169 Sunnyside
Community Service Subdistricts (Section 2.05)			
Fairway Service		Mixed-Use	001A Tahoe City Community Plan Special Area #2
Kings Beach Industrial		Mixed-Use	026 Kings Beach Industrial CP
Lake Forest Commercial		Mixed-Use	009A Lake Forest Commercial Special Area #1
			009A Lake Forest Commercial Special Area #2
Tahoe City Industrial		Mixed-Use	001B Tahoe City Industrial
Tahoe Vista Industrial		Mixed-Use	022 Tahoe Vista CP Special Area #5
Conservation Subdistricts (Section 2.06)			
Blackwood		Conservation, Recreation, Backcountry, Wilderness	162 Blackwood
Burton Creek		Conservation	004 Burton Creek
Lower Ward Valley		Conservation	163 Lower Ward Valley
Martis Peak		Conservation	019 Martis Peak
McKinney Lake		Conservation, Recreation	152 McKinney Lake
Watson Creek		Conservation	013 Watson Creek
Recreation Subdistricts (Section 2.07)			
64 Acre Tract		Recreation	174 64 Acre Tract
Fish Hatchery		Recreation	006 Fish Hatchery
Homewood Master Plan		Conservation, Recreation	157 Homewood/Tahoe Ski Bowl

TABLE 2.01.A-1: PLACER COUNTY TAHOE BASIN AREA PLAN SUBDISTRICTS AND OVERLAY DISTRICTS			
<i>Subdistrict</i>		<i>Regional Plan Land Use Designation</i>	<i>Previous Plan Area Statement (PAS)</i>
Lower Truckee		Conservation, Recreation	003 Lower Truckee
North Star		Recreation	015 North Star
North Tahoe High School		Recreation	012 North Tahoe High School
North Tahoe Recreation Area		Conservation, Recreation	024A North Tahoe Recreation Area
Snow Creek		Conservation	024B Snow Creek
Tahoe City Golf Course		Recreation	001A Tahoe City Community Plan Special Area #5
		Recreation	002 Fairway Tract Special Area #2
Upper Ward Valley (also partially within the West Shore Subarea)		Conservation, Recreation	166 Upper Ward Valley
Tourist Planned Development Subdistricts (Section 2.08)			
Granlibakken (also partially within the Greater Tahoe City Subarea)		Tourist	173 Granlibakken
Overlay Districts (Section 2.09)			
Town Center Overlay		Multiple, Town Center	Multiple
TCWE-SPA	Tahoe City Western Entry Special Planning Area	Mixed-Use, Town Center	001A Tahoe City CP Special Areas #1, #2 & #3
TCGC-SPA	Tahoe City Golf Course Special Planning Area	Mixed-Use, Town Center	002 Fairway Tract Special Area #2
TRC-SPA	Truckee River Corridor Special Planning Area	Recreation	003 Lower Truckee
KBE-SPA	Kings Beach Entry Special Planning Area	Mixed-Use	029 Kings Beach Community Plan Special Area #2 (East Entry)
NS-SPA	North Stateline Special Planning Area	Tourist, Town Center	032 California North Stateline Community Plan

2.02 **Zoning Map**

- A. The boundaries of the zoning subdistricts and overlay districts established by these Area Plan Regulations are shown on the Area Plan Zoning Map. Separate maps depicting The Greater Tahoe City, North Tahoe East, North Tahoe West and West Shore Subareas are also provided.

- B. The boundaries of the zoning subdistricts and overlay districts generally follow the parcel lines in effect upon adoption of this Area Plan. In cases where a subdistrict or overlay zoning district does not follow a parcel boundary, the applicable subdistrict or overlay district applies to the portion of the parcel included in the subdistrict or overlay district. The zoning boundaries do not change if parcel boundaries are modified.



Placer County Tahoe Basin Area Plan Zoning Map

Subdistricts

- Residential
- Mixed-Use (Greater Tahoe City)
- Mixed-Use (North Tahoe East)
- Mixed-Use (North Tahoe West)
- Mixed-Use (West Shore)
- Industrial
- Conservation
- Recreation

Overlay Districts

- Gateway Overlay District
- Town Center Overlay
- Core Area
- Transition Area
- Special Planning Area Overlay
 - Kings Beach Entry Special Planning Area (KBE-SPA)
 - North Stateline Special Planning Area (NS-SPA)
 - Tahoe City Golf Course Special Planning Area (TCGC-SPA)
 - Tahoe City Western Entry Special Planning Area (TCWE-SPA)
 - Truckee River Corridor Special Planning Area (TRC-SPA)
 - Tahoe City River District Special Planning Area (TCRD-SPA)

Other Features

- Lake Tahoe
- TRPA Boundary
- County Boundary

0 0.5 1 2 Miles

Data Source: Placer County, Placer County Geographic Information System, 2013; Dyett & Bhatia, 2013

GREATER TAHOE CITY PLAN AREA

Subdistricts

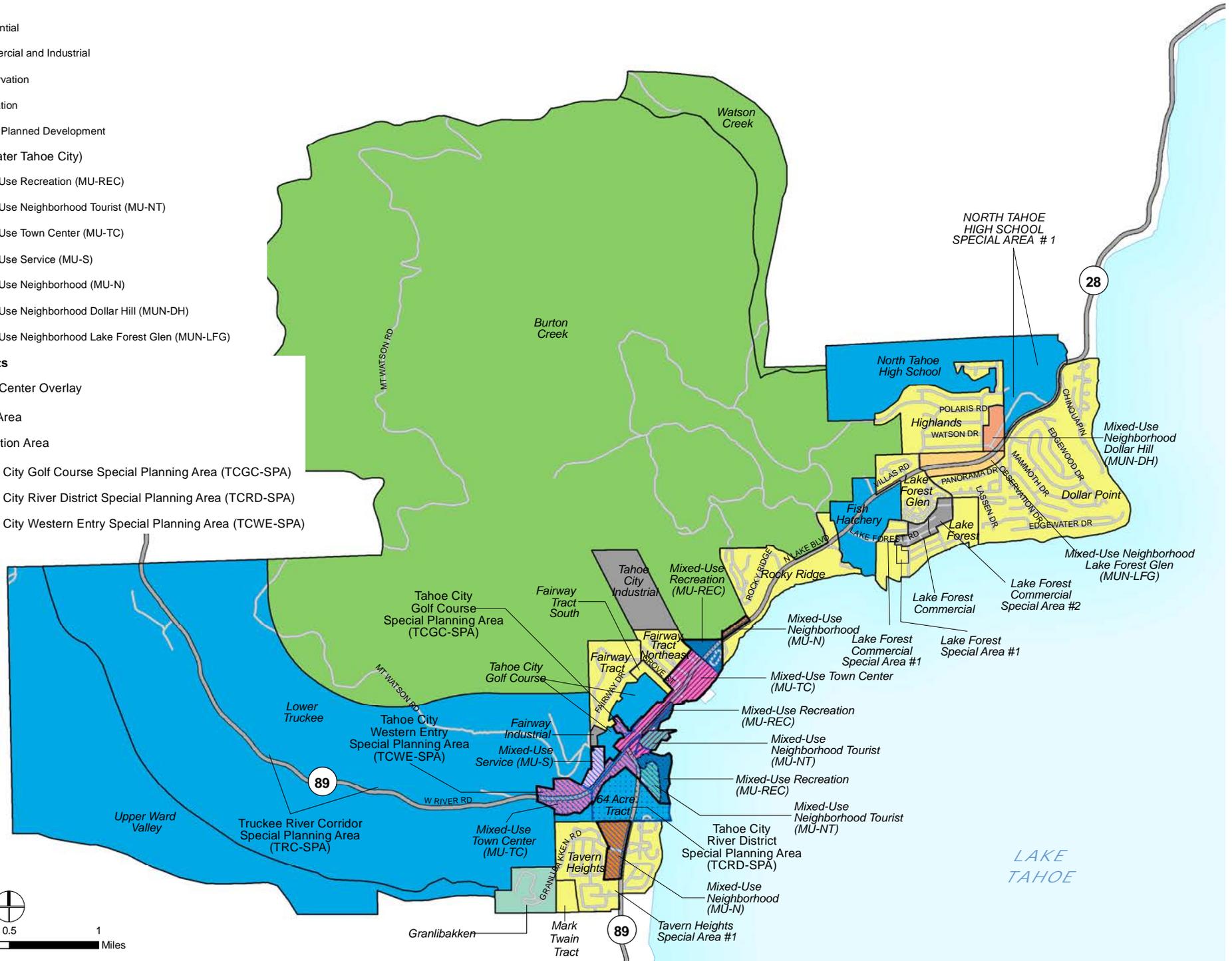
- Residential
- Commercial and Industrial
- Conservation
- Recreation
- Tourist Planned Development

Mixed-Use (Greater Tahoe City)

- Mixed-Use Recreation (MU-REC)
- Mixed-Use Neighborhood Tourist (MU-NT)
- Mixed-Use Town Center (MU-TC)
- Mixed-Use Service (MU-S)
- Mixed-Use Neighborhood (MU-N)
- Mixed-Use Neighborhood Dollar Hill (MUN-DH)
- Mixed-Use Neighborhood Lake Forest Glen (MUN-LFG)

Overlay Districts

- Town Center Overlay
- Core Area
- Transition Area
- Tahoe City Golf Course Special Planning Area (TCGC-SPA)
- Tahoe City River District Special Planning Area (TCRD-SPA)
- Tahoe City Western Entry Special Planning Area (TCWE-SPA)



NORTH TAHOE EAST SUB AREA

 Special Areas

 Gateway

Subdistricts

 Residential

 Commercial and Industrial

 Conservation

Mixed-Use (North Tahoe East)

 Mixed-Use Lakeside Town Center (MU-LTC)

 Mixed-Use Mountainside Town Center (MU-MTC)

 Mixed-Use Residential (MU-R)

 Mixed-Use Tourist (MU-TOR)

 Mixed-Use Waterfront Recreation (MU-WREC)

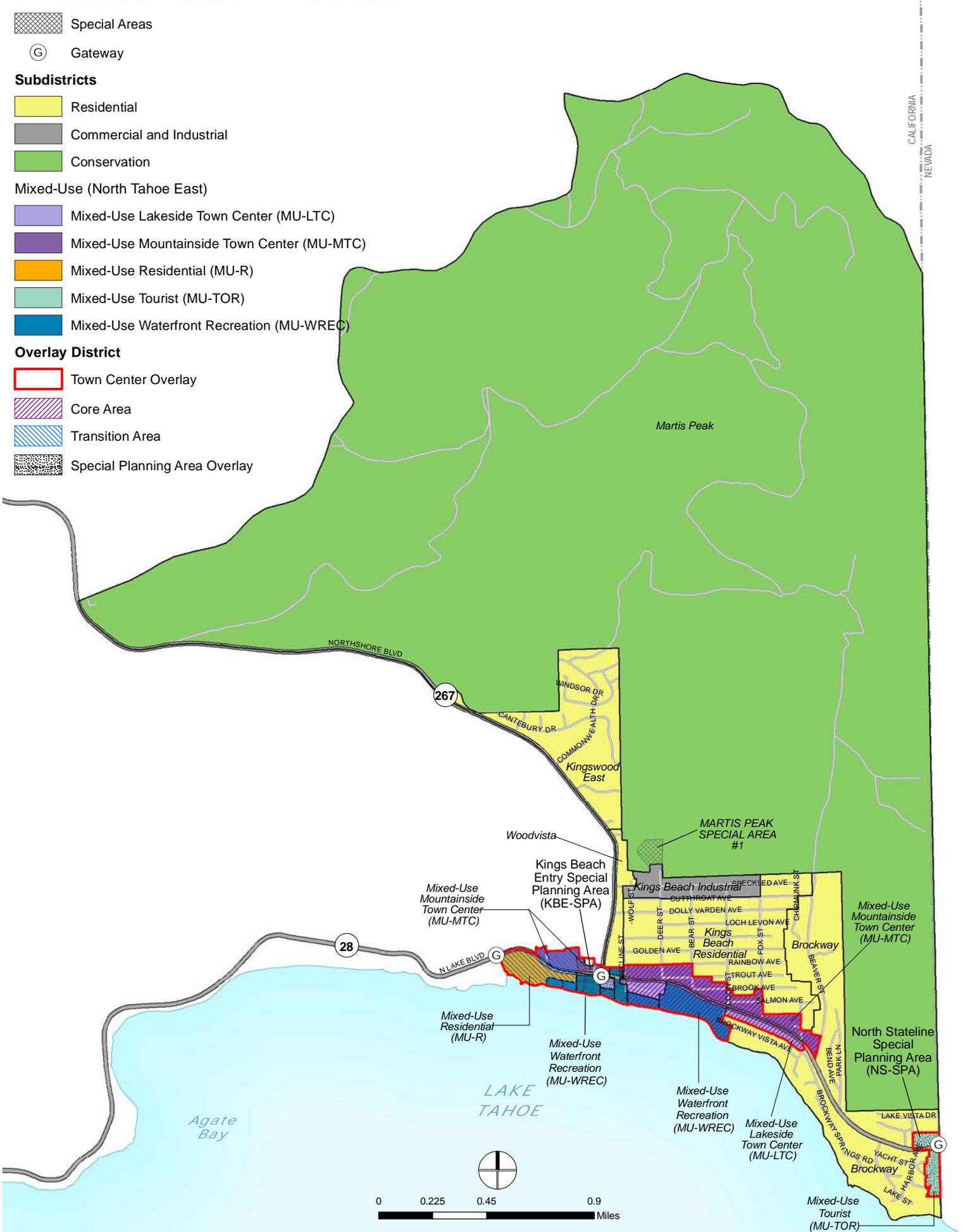
Overlay District

 Town Center Overlay

 Core Area

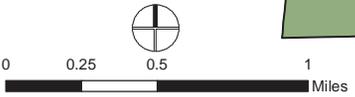
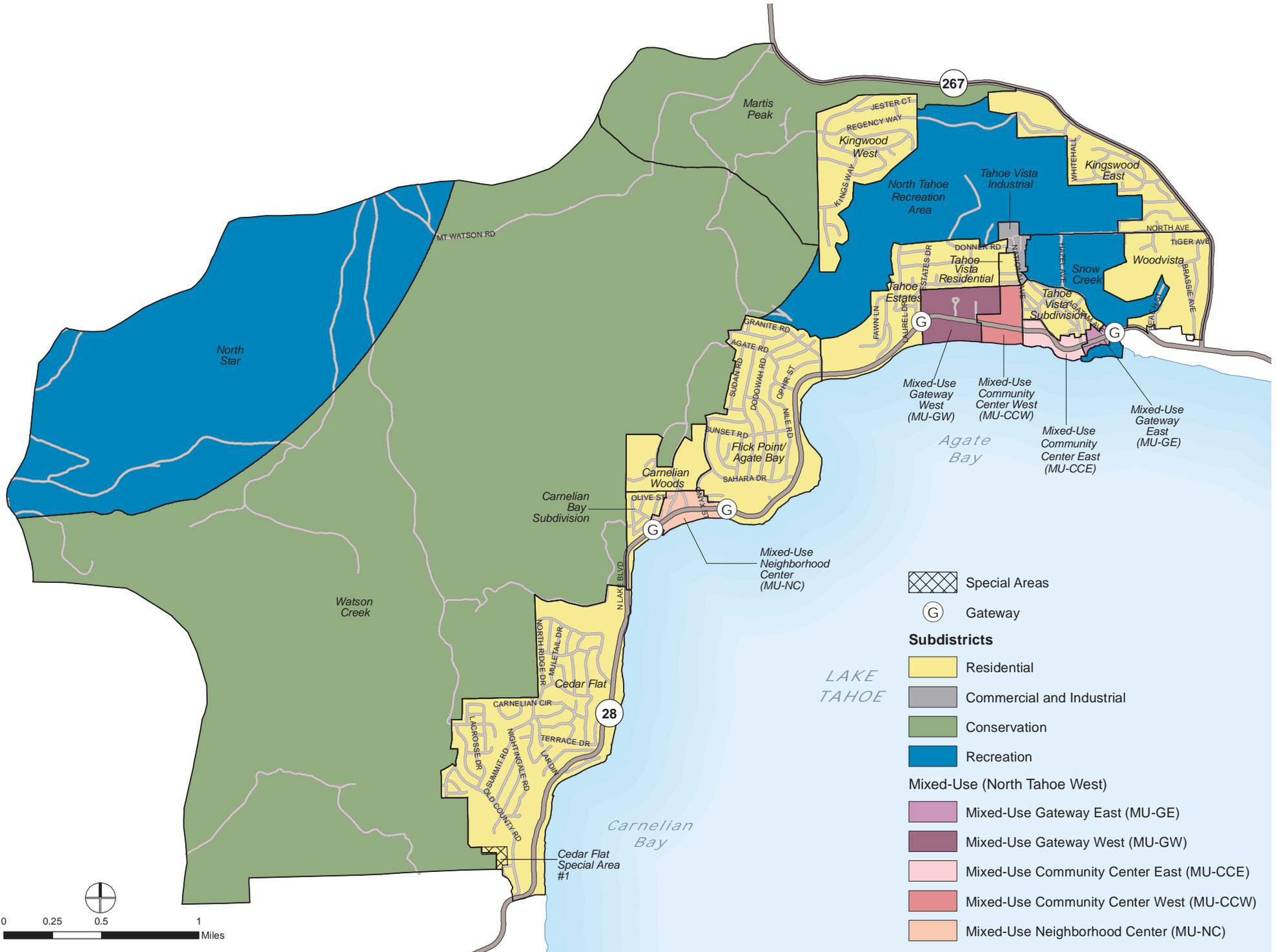
 Transition Area

 Special Planning Area Overlay



CALIFORNIA
NEVADA

NORTH TAHOE WEST SUB AREA



2.03 **Residential Districts**

- A. **Alpine Peaks Subdistrict.** The Alpine Peaks Subdistrict is located within the West Shore Subarea. The area should remain residential, maintaining the existing character of the neighborhood.
1. **Special Designation.** None.
 2. **Special Policies.**
 - a. Lots in this subdivision, whether sensitive or not, shall be eligible for retirement pursuant to the Transfer Development Rights (TDR) provisions that would allow development rights to be transferred out of this Subdistrict.
 - b. There are problems with fire protection service and Tahoe City Public Utility District (TCPUD) service to this area due to its remote location. Buyout programs and other economic alternatives should be offered to the property owners in this area to encourage transfer out of existing developments.
 3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.A-1: ALPINE PEAKS SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single Family Dwelling	A	
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Day Care Centers/Pre-Schools	MUP	
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	

TABLE 2.03.A-1: ALPINE PEAKS SUBDISTRICT		
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. **Development Standards.** Table 2.03.A-2 prescribes the development standards for the Alpine Peaks Subdistrict.

TABLE 2.03.A-2: DEVELOPMENT STANDARDS – ALPINE PEAKS SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel
Maximum Building Height	TRPA Code of Ordinances, Chapter 37
Minimum Lot Size	10,000 sq ft
Minimum Lot Width	55 ft
Minimum Lot Area per Dwelling Unit	6,000 sq ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	20 ft (1)
<i>Side</i>	15 ft total; 5 ft min
<i>Rear</i>	10 ft
Maximum Community Noise Equivalent Level	50 CNEL
Notes:	
(1) Where the road right-of way is less than 50', add 25' to the front setback and measure from the center of traveled way.	

B. **Brockway Subdistrict.** The Brockway Subdistrict is located within the North Tahoe East Subarea. This area should continue to be residential, maintaining the existing character of the neighborhood.

1. **Special Designations.** None.
2. **Special Policies.**
 - a. A pedestrian facility should be constructed to link Kings Beach and North Stateline.
3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.B-1: LAND USE REGULATIONS – BROCKWAY SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single Family Dwelling	A	
Tourist Accommodation		
Bed and Breakfast Facilities	CUP	
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Religious Assembly	MUP	
Local Post Offices	MUP	
Recreation		
Participant Sports Facilities	MUP	
Temporary Events	A	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	

TABLE 2.03.B-1: LAND USE REGULATIONS – BROCKWAY SUBDISTRICT		
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. **Development Standards.** Table 2.03.B-2 prescribes the development standards for the Brockway Subdistrict.

TABLE 2.03.B-2: DEVELOPMENT STANDARDS – BROCKWAY SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel
<i>Bed and Breakfast Facilities</i>	Bed and Breakfast Facilities: 10 units per acre
Maximum Building Height	TRPA Code of Ordinances, Chapter 37
Minimum Lot Size	10,000 sq ft
Minimum Lot Width	55 ft
Minimum Lot Area per Dwelling Unit	6,000 sq ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	20 ft (1)
<i>Side</i>	15 ft total; 5 ft min
<i>Rear</i>	10 ft
Maximum Community Noise Equivalent Level	55 CNEL
Notes:	
(1) Where the road right-of way is less than 50', add 25' to the front setback and measure from the center of traveled way.	

5. **Shorezone.** Within the specified shorezone tolerance district, the following primary uses may be permitted by TRPA in the backshore, nearshore, and foreshore. Accessory structures shall be regulated pursuant to the regulations applicable to the primary use upon which they are dependent in accordance with the TRPA Code of Ordinances. The following structures may be permitted by TRPA in the shorezone as an Allowed (A) or Special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

TABLE 2.03.B-3: SHOREZONE – BROCKWAY SUBDISTRICT				
<i>Tolerance Districts</i>	<i>3</i>	<i>6</i>	<i>7</i>	<i>8</i>
Primary Uses				
Beach Recreation		A	A	A
Safety and Navigational Devices	A	A	A	A
Salvage Operations	A	S	S	S
Accessory Structures				
Buoys	A	A	A	A
Piers	A	A	A	A
Fences	S	S	S	S
Boat Ramps	S	S	S	S
Breakwaters or Jetties	S	S	S	S
Shoreline Protective Structures	S	S	S	S
Floating Docks and Platforms	A	A	A	A
Water Intake Lines	S	S	S	S

C. **Carnelian Bay Subdivision Subdistrict.** The Carnelian Bay Subdivision Subdistrict is located within the North Tahoe West Subarea. This area should continue to be residential, maintaining the established character of the neighborhood.

1. **Special Designation.** None.
2. **Special Policies.** None.
3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.C-1: LAND USE REGULATIONS – CARNELIAN BAY SUBDIVISION SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single-Family Dwelling	A	
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Local Post Offices	MUP	
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	

TABLE 2.03.C-1: LAND USE REGULATIONS – CARNELIAN BAY SUBDIVISION SUBDISTRICT		
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. **Development Standards.** Table 2.03.C-2 prescribes the development standards for the Carnelian Bay Subdivision Subdistrict.

TABLE 2.03.C-2: DEVELOPMENT STANDARDS – CARNELIAN BAY SUBDIVISION SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel
Additional Developed Outdoor Recreation	Overnight Uses: 280 PAOT
Maximum Building Height	TRPA Code of Ordinances, Chapter 37
Minimum Lot Size	10,000 sq ft
Minimum Lot Width	55 ft
Minimum Lot Area per Dwelling Unit	6,000 sq ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	20 ft (1)
<i>Side</i>	15 ft total; 5 ft min
<i>Rear</i>	10 ft
Maximum Community Noise Equivalent Level	55 CNEL
Notes:	
(1) Where the road right-of way is less than 50', add 25' to the front setback and measure from the center of traveled way.	

5. **Shorezone.** Within the specified shorezone tolerance districts, the following primary uses may be permitted by TRPA in the backshore, nearshore, and fore-shore. Accessory structures shall be regulated pursuant to the regulation applicable to the primary uses upon which they are dependent in accordance with the TRPA Code of Ordinances. The following structures may be permitted by TRPA in the shorezone as an Allowed (A) or Special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

TABLE 2.03.C-3: SHOREZONE – CARNELIAN BAY SUBDIVISION SUBDISTRICT		
<i>Tolerance Districts</i>	<i>4</i>	<i>6</i>
Primary Uses		
Beach Recreation	A	A
Safety and Navigational Devices	A	A
Salvage Operations	A	A
Accessory Structures		
Buoys	A	A
Piers	A	A
Fences	S	S
Boat Ramps	S	S
Breakwaters or Jetties	S	S
Floating Docks and Platforms	A	A
Shoreline Protective Structures	S	S
Water Intake Lines	S	S

D. **Carnelian Woods Subdistrict.** The Carnelian Woods Subdistrict is located within the North Tahoe West Subarea. This area should continue to be residential, maintaining the established character of the neighborhood.

1. **Special Designation.** None.
2. **Special Policies.**
 - a. The build out of remaining condominium development is contingent on SEZ restoration.
3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.D-1: LAND USE REGULATIONS – CARNELIAN WOODS SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single-Family Dwelling	A	
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	

TABLE 2.03.D-1: LAND USE REGULATIONS – CARNELIAN WOODS SUBDISTRICT		
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. **Development Standards.** Table 2.03.D-2 prescribes the development standards for the Carnelian Woods Subdistrict.

TABLE 2.03.D-2: DEVELOPMENT STANDARDS – CARNELIAN WOODS SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel
Maximum Building Height	TRPA Code of Ordinances, Chapter 37
Minimum Lot Size	10,000 sq ft
Minimum Lot Width	55 ft
Minimum Lot Area per Dwelling Unit	6,000 sq ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	20 ft (1)
<i>Side</i>	15 ft total; 5 ft min
<i>Rear</i>	10 ft
Maximum Community Noise Equivalent Level	55 CNEL
Notes:	
(1) Where the road right-of way is less than 50', add 25' to the front setback and measure from the center of traveled way.	

- E. **Cedar Flat Subdistrict.** The Cedar Flat Subdistrict is located within the North Tahoe West Subarea. This area should continue as a residential area of the same type and character now existing.
1. **Special Designation.** None.
 2. **Special Policies.**
 - a. A specific plan shall be developed by Placer County for the County littoral strip of land known as Lake Forest #2 prior to any further shorezone development. The plan should balance private pier and buoy uses with public recreation and fishery management.
 - b. The provisions of this Subdistrict shall apply to Special Area #1 if TRPA finds that the threshold findings set forth in TRPA Ordinance 95-4 have been completed. If the findings have not yet been satisfied then the provisions of the Watson Creek Subdistrict shall apply.
 3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.E-1: LAND USE REGULATIONS – CEDAR FLAT SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single Family Dwelling	A	
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Religious Assembly	MUP	
Local Post Offices	MUP	
Day Care Centers/Pre-Schools	MUP	
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	

TABLE 2.03.E-1: LAND USE REGULATIONS – CEDAR FLAT SUBDISTRICT		
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Selection Cut	MUP	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. **Development Standards.** Table 2.03.E-2 prescribes the development standards for the Cedar Flat Subdistrict.

TABLE 2.03.E-2: DEVELOPMENT STANDARDS – CEDAR FLAT SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel
Maximum Building Height	TRPA Code of Ordinances, Chapter 37
Minimum Lot Size	10,000 sq ft
Minimum Lot Width	55 ft
Minimum Lot Area per Dwelling Unit	6,000 sq ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	20 ft (1)
<i>Side</i>	15 ft total; 5 ft min
<i>Rear</i>	10 ft
Maximum Community Noise Equivalent Level	55 CNEL
Notes:	
(1) Where the road right-of way is less than 50', add 25' to the front setback and measure from the center of traveled way.	

5. **Shorezone.** Within the specified shorezone tolerance district, the following primary uses may be permitted by TRPA in the backshore, nearshore, and fore-shore. Accessory structures shall be regulated pursuant to the regulations applicable to the primary use upon which they are dependent in accordance with the TRPA Code of Ordinances. The following structures may be permitted by TRPA in the shorezone as an Allowed (A) or Special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

TABLE 2.03.E-3: SHOREZONE – CEDAR FLAT SUBDISTRICT		
<i>Tolerance Districts</i>	<i>2</i>	<i>4</i>
Primary Uses		
Beach Recreation		A
Safety and Navigational Devices	A	A
Salvage Operations	A	A
Accessory Structures		
Buoys	A	A
Piers	A	A
Fences	S	S
Boat Ramps	S	S
Breakwaters or Jetties	S	S
Floating Docks and Platforms	A	A
Shoreline Protective Structures	S	S
Water Intake Lines	S	S

F. **Chambers Landing Subdistrict.** The Chambers Landing Subdistrict is located within the West Shore Subarea. This area should continue to be residential, maintaining the existing character of the neighborhood.

1. **Special Designation.** None.
2. **Special Policies.**
 - a. Additional commercial development shall be limited to parcels containing commercial uses on the effective date of the Plan.
3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.F-1: LAND USE REGULATIONS – CHAMBERS LANDING SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single Family Dwelling	A	
Commercial		
Eating and Drinking Places	MUP	See Special Policy 2.a.
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Religious Assembly	MUP	
Local Post Offices	MUP	
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	

TABLE 2.03.F-1: LAND USE REGULATIONS – CHAMBERS LANDING SUBDISTRICT		
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. **Development Standards.** Table 2.03.F-2 prescribes the development standards for the Chambers Landing Subdistrict.

TABLE 2.03.F-2: DEVELOPMENT STANDARDS – CHAMBERS LANDING SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel
Maximum Building Height	TRPA Code of Ordinances, Chapter 37
Minimum Lot Size	10,000 sq ft
Minimum Lot Width	55 ft
Minimum Lot Area per Dwelling Unit	6,000 sq ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	20 ft (1)
<i>Side</i>	15 ft total; 5 ft min
<i>Rear</i>	10 ft
Maximum Community Noise Equivalent Level	55 CNEL
Notes:	
(1) Where the road right-of way is less than 50', add 25' to the front setback and measure from the center of traveled way.	

5. **Shorezone.** Within the specified shorezone tolerance district, the following primary uses may be permitted by TRPA in the backshore, nearshore, and foreshore. Accessory structures shall be regulated pursuant to the regulations applicable to the primary use upon which they are dependent in accordance with the