

| TABLE 2.03.V-1: LAND USE REGULATIONS – SUNNYSIDE / SKYLAND SUBDISTRICT | | |
|--|---|--|
| 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.V-2 prescribes the development standards for the Sunnyside/Skyland Subdistrict.

| TABLE 2.03.V-2: DEVELOPMENT STANDARDS – SUNNYSIDE / SKYLAND 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.V-3: SHOREZONE – SUNNYSIDE / SKYLAND SUBDISTRICT | | | |
|--|----------|----------|----------|
| <i>Tolerance Districts</i> | <i>4</i> | <i>6</i> | <i>7</i> |
| Primary Uses | | | |
| Beach Recreation | A | A | A |
| Safety and Navigational Devices | A | A | A |
| Salvage Operations | A | A | A |
| Accessory Structures | | | |
| Buoys | A | A | A |
| Piers | A | A | A |
| Fences | S | S | S |
| Boat Ramps | S | S | S |
| Breakwaters or Jetties | S | S | S |
| Floating Docks and Platforms | A | A | A |
| Shoreline Protective Structures | S | S | S |
| Water Intake Lines | S | S | S |

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

1. **Special Designations.** 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.W-1: LAND USE REGULATIONS – TAHOE ESTATES 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 | |
| Resource Management | | |
| Reforestation | A | |
| Sanitation Salvage Cut | A | |
| Special Cut | A | |
| Thinning | A | |
| Early Successional Stage Vegetation Management | A | |

| TABLE 2.03.W-1: LAND USE REGULATIONS – TAHOE ESTATES SUBDISTRICT | | |
|--|---|--|
| 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.W-2 prescribes the development standards for the Tahoe Estates Subdistrict.

| TABLE 2.03.W-2: DEVELOPMENT STANDARDS – TAHOE ESTATES 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.W-3: SHOREZONE – TAHOE ESTATES SUBDISTRICT | |
|--|---|
| <i>Tolerance District</i> | 2 |
| Primary Uses | |
| Safety and Navigational Devices | A |
| Salvage Operations | A |
| Accessory Structures | |
| Buoys | A |
| Piers | A |
| Fences | S |
| Boat Ramps | S |
| Breakwaters or Jetties | S |
| Floating Docks and Platforms | A |
| Shoreline Protective Structures | S |
| Water Intake Lines | S |

- X. **Tahoe Park/Pineland Subdistrict.** The Tahoe Park/Pineland Subdistrict is located within the West Shore Subarea. This area should remain residential, maintaining the existing character of the neighborhood.
1. **Special Designation.** None.
 2. **Special Policies.**
 - a. Additional fire defensible space and other fire protection facilities are encouraged in this area.
 - b. Additional commercial uses permissible in this Subdistrict shall be limited to parcels containing such uses. No additional commercial floor area shall be approved in this Subdistrict.
 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.X-1: LAND USE REGULATIONS – TAHOE PARK / PINELAND 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.b. |
| 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 | |
| Schools – Kindergarten through Secondary | MUP | Limited to Special Area #1 |
| Recreation | | |
| Participant Sports Facilities | MUP | |
| Day Use Areas | A | |
| Riding and Hiking Trails | A | |

| TABLE 2.03.X-1: LAND USE REGULATIONS – TAHOE PARK / PINELAND 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.X-2 prescribes the development standards for the Tahoe Park/Pineland Subdistrict.

| TABLE 2.03.X-2: DEVELOPMENT STANDARDS – TAHOE PARK / PINELAND 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 |
| <i>Highway 89 Corridor</i> | 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. | |

Y. **Tahoe Pines Subdistrict.** The Tahoe Pines Subdistrict is located within the West Shore Subarea. This area should remain residential, maintaining the existing character of the neighborhood.

1. **Special Designation.** None.
2. **Special Policies.**
 - a. Efforts to restore Blackwood Creek should continue.
 - b. Public access to the shoreline should be maintained or expanded on public lands, particularly on the County lands at Tahoe Pines.
 - c. Commercial use of the old Tahoe Pines post office building as it exists upon the adoption of this Area Plan is considered an allowable use.
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.Y-1: LAND USE REGULATIONS – TAHOE PINES SUBDISTRICT | | |
|--|-----------------|---|
| Allowable Land Uses | Land Use Permit | Add'l Regs. |
| Residential | | |
| Single Family Dwelling | A | |
| Commercial | | |
| Old Tahoe Pines Post Office (Commercial use of the old Tahoe Pines post office building as it exists upon the adoption of this Subdistrict is considered an allowed use.) | A | See Special Policy 2.c. |
| 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 | |

| TABLE 2.03.Y-1: LAND USE REGULATIONS – TAHOE PINES SUBDISTRICT | | |
|--|---|--|
| 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 | |
| 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.Y-2 prescribes the development standards for the Tahoe Pines Subdistrict.

| TABLE 2.03.Y-2: DEVELOPMENT STANDARDS – TAHOE PINES 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.Y-3: SHOREZONE – TAHOE PINES SUBDISTRICT | | |
|--|----------|----------|
| <i>Tolerance Districts</i> | <i>6</i> | <i>7</i> |
| Primary Uses | | |
| Beach Recreation | A | A |
| Safety and Navigational Devices | A | A |
| Salvage Operation | A | A |
| Accessory Structures | | |
| Buoys | A | A |
| Piers | A | A |
| Fences | S | S |
| Boat Ramps | S | S |
| Breakwaters or Jetties | S | S |
| Shoreline Protective Structures | S | S |
| Floating Docks and Platforms | A | A |
| Water Intake Lines | S | S |

Z. **Tahoe Vista Residential Subdistrict.** The Tahoe Vista Residential Subdistrict is located within the North Tahoe West Subarea. This area should continue to be residential, maintaining the existing 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.Z-1: LAND USE REGULATIONS – TAHOE VISTA RESIDENTIAL SUBDISTRICT | | |
|--|-----------------|---|
| Allowable Land Uses | Land Use Permit | Add'l Regs. |
| Residential | | |
| Employee Housing | A | |
| Mobile Home Dwelling | MUP | |
| Multiple Family Dwelling | A | |
| Multi-Person Dwelling | A | |
| Residential Care | A | |
| Single-Family Dwelling | A | |
| Public Service | | |
| Religious Assembly | MUP | |
| Day Care Centers – Pre-Schools | A | |
| Local Public Health and Safety Facilities | MUP | |
| Schools – Kindergarten through Secondary | MUP | |
| Pipelines and Power Transmission | CUP | |
| Transit Stations and Terminals | CUP | |
| Transportation Routes | CUP | |
| Transmission and Receiving Facilities | MUP | Placer County Code, Section 17.56.060.F |
| Recreation | | |
| Cross Country Ski Courses | MUP | |
| Day Use Areas | A | |
| Developed Campgrounds | CUP | |
| Recreational Vehicle Parks | CUP | |
| Riding and Hiking Trails | MUP | |
| Rural Sports | CUP | |

| TABLE 2.03.Z-1: LAND USE REGULATIONS – TAHOE VISTA RESIDENTIAL SUBDISTRICT | | |
|--|---|--|
| Resource Management | | |
| Reforestation | A | |
| Sanitation Salvage Cut | A | |
| Thinning | A | |
| Tree Farms | A | |
| Early Successional Stage Vegetation Management | A | |
| Nonstructural Fish Habitat Management | A | |
| Nonstructural Wildlife Habitat Management | A | |
| Structural Fish Habitat Management | A | |
| Structural Wildlife Habitat Management | A | |
| Fire Detection And Suppression | A | |
| Fuels Treatment | A | |
| Insect and Disease Suppression | A | |
| Sensitive Plant Management | A | |
| Uncommon Plant Community Management | A | |
| Erosion Control | A | |
| Runoff Control | A | |
| SEZ Restoration | A | |

4. **Development Standards.** Table 2.03.Z-2 prescribes the development standards for the Tahoe Vista Residential Subdistrict.

| TABLE 2.03.Z-2: DEVELOPMENT STANDARDS – TAHOE VISTA RESIDENTIAL SUBDISTRICT | |
|---|--|
| Maximum Density | The maximum number of residential bonus units which may be permitted for this Subdistrict is 20 units. |
| <i>Residential</i> | Single Family Dwelling: 1 du/parcel Mobile Home Dwelling: 10 units per acre Multiple Family Dwelling: 15 units per acre Multi-Person Dwelling: 25 people per acre Residential Care: 25 people per acre Employee Housing: As per the limitations above |
| <i>Recreation</i> | Developed Campgrounds: 8 sites per acre Recreation Vehicle Park: 10 sites 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 | See also 17.54.130, 17.54.140, and 17.54.150 |

| TABLE 2.03.Z-2: DEVELOPMENT STANDARDS – TAHOE VISTA RESIDENTIAL SUBDISTRICT | |
|---|-----------------------|
| property line unless otherwise noted) | |
| <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. | |

AA. **Tahoe Vista Subdivision Subdistrict.** The Tahoe Vista Subdivision Subdistrict is located within the North Tahoe West Subarea. This area should continue to be low density residential, maintaining the existing character of the neighborhood.

1. **Special Designation.** None.
2. **Special Policies.**
 - a. Nonresidential uses should be limited to parcels fronting Highway 28 and National Avenue.
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.AA-1: LAND USE REGULATIONS – TAHOE VISTA 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 | See Special Policy 2.a. |
| Transit Stations and Terminals | CUP | See Special Policy 2.a. |
| 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 | See Special Policy 2.a. |
| Religious Assembly | MUP | See Special Policy 2.a. |
| Local Post Offices | MUP | See Special Policy 2.a. |

| TABLE 2.03.AA-1: LAND USE REGULATIONS – TAHOE VISTA SUBDIVISION SUBDISTRICT | | |
|---|-----|-------------------------|
| Day Care Centers/Pre-Schools | MUP | See Special Policy 2.a. |
| 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 | |
| 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.AA-2 prescribes the development standards for the Tahoe Vista Subdivision Subdistrict.

| TABLE 2.03.AA-2: DEVELOPMENT STANDARDS – TAHOE VISTA SUBDIVISION 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 |

| TABLE 2.03.AA-2: DEVELOPMENT STANDARDS – TAHOE VISTA SUBDIVISION SUBDISTRICT | |
|---|---------|
| 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. | |

BB. Tahoma Residential Subdistrict. The Tahoma Residential Subdistrict is located within the West Shore Subarea. This area should continue to be residential, maintaining the existing character of the neighborhood.

1. **Special Designations.** (See Section 3.14)
 - a. Preferred Affordable Housing Area
2. **Special Policies.**
 - a. Placer County, El Dorado County, and the Tahoe City Advisory Council should continue to coordinate efforts with TRPA and State agencies to solve water quality problems in this area.
 - b. Water treatment facilities such as settling ponds should be located in this area.
 - c. Provide opportunities for development of a variety of housing for seniors with an emphasis on affordable housing.
 - d. Provide opportunities for development of affordable housing.
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.BB-1: LAND USE REGULATIONS – TAHOMA RESIDENTIAL SUBDISTRICT | | |
|--|-----------------|-------------|
| Allowable Land Uses | Land Use Permit | Add'l Regs. |
| Residential | | |
| Single-Family Dwelling | A | |
| Multiple Family Dwelling | A | |
| Multi-Person Dwellings | MUP | |
| 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 | |

| TABLE 2.03.BB-1: LAND USE REGULATIONS – TAHOMA RESIDENTIAL SUBDISTRICT | | |
|--|-----|---|
| 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 | 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 | |
| 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.BB-2 prescribes the development standards for the Tahoma Residential Subdistrict.

| TABLE 2.03.BB-2: DEVELOPMENT STANDARDS – TAHOMA RESIDENTIAL SUBDISTRICT | |
|---|--|
| Maximum Density | |
| <i>Residential</i> | Single Family Dwelling: 1 du/parcel Multiple Family Dwellings: 8 units per acre Multi-Person Dwelling: 15 persons per acre |

| TABLE 2.03.BB-2: DEVELOPMENT STANDARDS – TAHOMA RESIDENTIAL SUBDISTRICT | |
|---|--|
| <i>Tourist Accommodation</i> | Bed and Breakfast Facilities: 8 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 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.BB-3: SHOREZONE – TAHOMA RESIDENTIAL SUBDISTRICT | | |
|---|---|---|
| <i>Tolerance Districts</i> | 6 | 7 |
| 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 |

| TABLE 2.03.BB-3: SHOREZONE – TAHOMA RESIDENTIAL SUBDISTRICT | | |
|---|---|---|
| Tolerance Districts | 6 | 7 |
| Shoreline Protective Structures | S | S |
| Water Intake Lines | S | S |

CC. **Talmon Subdistrict.** The Talmon Subdistrict is located within the West Shore Sub-area. This area should remain residential, maintaining the existing 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.CC-1: LAND USE REGULATIONS – TALMONT 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 Transmissions | 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 | |
| Resource Management | | |
| Reforestation | A | |
| Sanitation Salvage Cut | A | |
| Special Cut | A | |

| TABLE 2.03.CC-1: LAND USE REGULATIONS – TALMONT SUBDISTRICT | | |
|---|---|--|
| 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.CC-2 prescribes the development standards for the Talmont Subdistrict.

| TABLE 2.03.CC-2: DEVELOPMENT STANDARDS – TALMONT 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. | |

DD. **Tavern Heights Subdistrict.** The Tavern Heights Subdistrict is located partially within the Greater Tahoe City Subarea and partially within the West Shore Subarea. This area should continue to be residential, maintaining the existing character of the neighborhood.

1. **Special Designations.** (See Section 3.14)
 - a. TDR Receiving Area for:
 - i. Multi-Residential Units (Special Area #1 Only)
 - b. Multi-Residential Incentive Program Area
2. **Special Policies.**
 - a. The two religious facilities, as they exist upon the adoption of this Area Plan, are considered allowed uses.
 - b. Special Area #1 is designated for multi-residential use and Government Office Use.
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.DD-1: LAND USE REGULATIONS – TAVERN HEIGHTS SUBDISTRICT | | |
|--|-----------------|---|
| Allowable Land Uses | Land Use Permit | Add'l Regs. |
| Residential | | |
| Single-Family Dwelling | A | |
| Multiple Family Dwellings | MUP | Limited to Special Area #1 |
| Tourist Accommodation | | |
| Bed and Breakfast Facilities | CUP | |
| Public Service | | |
| Government Offices | MUP | |
| 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 | |

| TABLE 2.03.DD-1: LAND USE REGULATIONS – TAVERN HEIGHTS SUBDISTRICT | | |
|--|---|--|
| Riding and Hiking Trails | A | |
| Beach Recreation | A | |
| Resource Management | | |
| Reforestation | A | |
| Sanitation Salvage 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 Plant Management | A | |
| Uncommon Plant Management | A | |
| Erosion Control | A | |
| SEZ Restoration | A | |
| Runoff Control | A | |

4. **Development Standards.** Table 2.03.DD-2 prescribes the development standards for the Tavern Heights Subdistrict.

| TABLE 2.03.DD-2: DEVELOPMENT STANDARDS – TAVERN HEIGHTS SUBDISTRICT | |
|---|--|
| Maximum Density | |
| <i>Residential</i> | Single Family Dwelling: 1 du/parcel Multiple Family Dwellings: 8 units per acre |
| <i>Tourist Accommodation</i> | Bed and Breakfast Facilities: 8 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 |
| Max. 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.DD-3: SHOREZONE – TAVERN HEIGHTS SUBDISTRICT | |
|--|---|
| <i>Tolerance District</i> | 7 |
| Primary Uses | |
| Beach Recreation | A |
| Safety and Navigational Facilities | A |
| Salvage Operations | S |
| Accessory Structures | |
| Buoys | A |
| Piers | A |
| Fences | S |
| Boat Ramps | S |
| Breakwaters or Jetties | S |
| Floating Docks and Platforms | S |
| Shoreline Protective Structures | S |
| Water Intake Lines | S |

EE. **Timberland Subdistrict.** The Timberland Subdistrict is located within the West Shore Subarea. This area should remain residential, maintaining the existing 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.EE-1: LAND USE REGULATIONS – TIMBERLAND 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 | |
| Schools – Kindergarten through Secondary | A | |
| Day Care Centers/Pre-Schools | 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 | |

| TABLE 2.03.EE-1: LAND USE REGULATIONS – TIMBERLAND SUBDISTRICT | | |
|--|---|--|
| 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.EE-2 prescribes the development standards for the Timberland Subdistrict.

| TABLE 2.03.EE-2: DEVELOPMENT STANDARDS – TIMBERLAND 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. | |

FF. **Woodvista Subdistrict.** The Woodvista Subdistrict is located partially within the North Tahoe East Subarea and partially within the North Tahoe West Subarea. This area should continue to be residential, maintaining the existing character of the neighborhood.

1. **Special Designation.** None.
2. **Special Policies.**
 - a. The golf course or open space uses are preferred for the lands fronting Highway 267. New structures in this area shall be sensitive to the visual impacts at this entrance to Lake Tahoe.
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.FF-1: LAND USE REGULATIONS – WOODVISTA 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 | |
| Golf Courses | A | |
| Snowmobile Courses | CUP | |
| Cross Country Skiing Courses | MUP | |
| Resource Management | | |
| Reforestation | A | |
| Sanitation Salvage Cut | A | |
| Special Cut | A | |

| TABLE 2.03.FF-1: LAND USE REGULATIONS – WOODVISTA SUBDISTRICT | | |
|---|---|--|
| 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.FF-2 prescribes the development standards for the Woodvista Subdistrict.

| TABLE 2.03.FF-2: DEVELOPMENT STANDARDS – WOODVISTA 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 |
| <i>Highway 267 Corridor</i> | 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. | |

2.04 Mixed-Use Districts

The Mixed-Use Subdistricts are classified within four Subareas - Greater Tahoe City, North Tahoe East, North Tahoe West, and West Shore. There are separate standards and guidelines applicable to each Subarea, which supplement the general guidelines provided within Chapter 3: Area-Wide Standards and Guidelines.

A. Greater Tahoe City Mixed-Use Subdistricts.

1. **Purpose.** The purposes of the Greater Tahoe City Mixed-Use Subdistricts are to:
 - a. Provide for the orderly, well-planned, and balanced growth of the Greater Tahoe City area and support the area's role as an important hub of the Lake Tahoe Region and a vibrant commercial, cultural, recreational, and tourist center.
 - b. Promote Tahoe City as a pedestrian-oriented, mixed-use activity center and gateway to North Lake Tahoe.
 - c. Encourage a mix of uses that promotes environmental improvement, economic vitality, and a pleasant quality of life and improve access to a greater range of facilities and services for residents.
 - d. Establish design standards that improve the pedestrian-orientation and visual quality of development and create a unified, distinctive, and attractive character along mixed-use streets.
 - e. Foster environmental Threshold attainment.
2. **Planning Statements.** Planning statements for each Mixed-Use Subdistrict are as follows:
 - a. **Mixed-Use Town Center (MU-TC).** This subdistrict is the heart of the Greater Tahoe City area. It is intended to maintain and enhance the pedestrian- and transit-oriented environment of retail, restaurants, services, and tourist accommodation with easy access to the lake and recreational activities. This subdistrict allows for vertical mixed-use projects with a focus on ground-level active storefronts.
 - i. **Special Designations.** (See Section 3.14)
 - (1) Town Center
 - ii. **Special Policies.**
 - (1) Development is preferred in and directed toward Town Centers.
 - (2) This subdistrict is appropriate for a variety of land uses with pedestrian and transit facilities.
 - (3) Redevelopment projects located between a State Highway and Lake Tahoe shall be designed to maintain and enhance views to Lake Tahoe in accordance with the Chapter 66, Scenic Resources, of the TRPA Code of Ordinances and Section 2.09.A of these Area Plan Regulations.

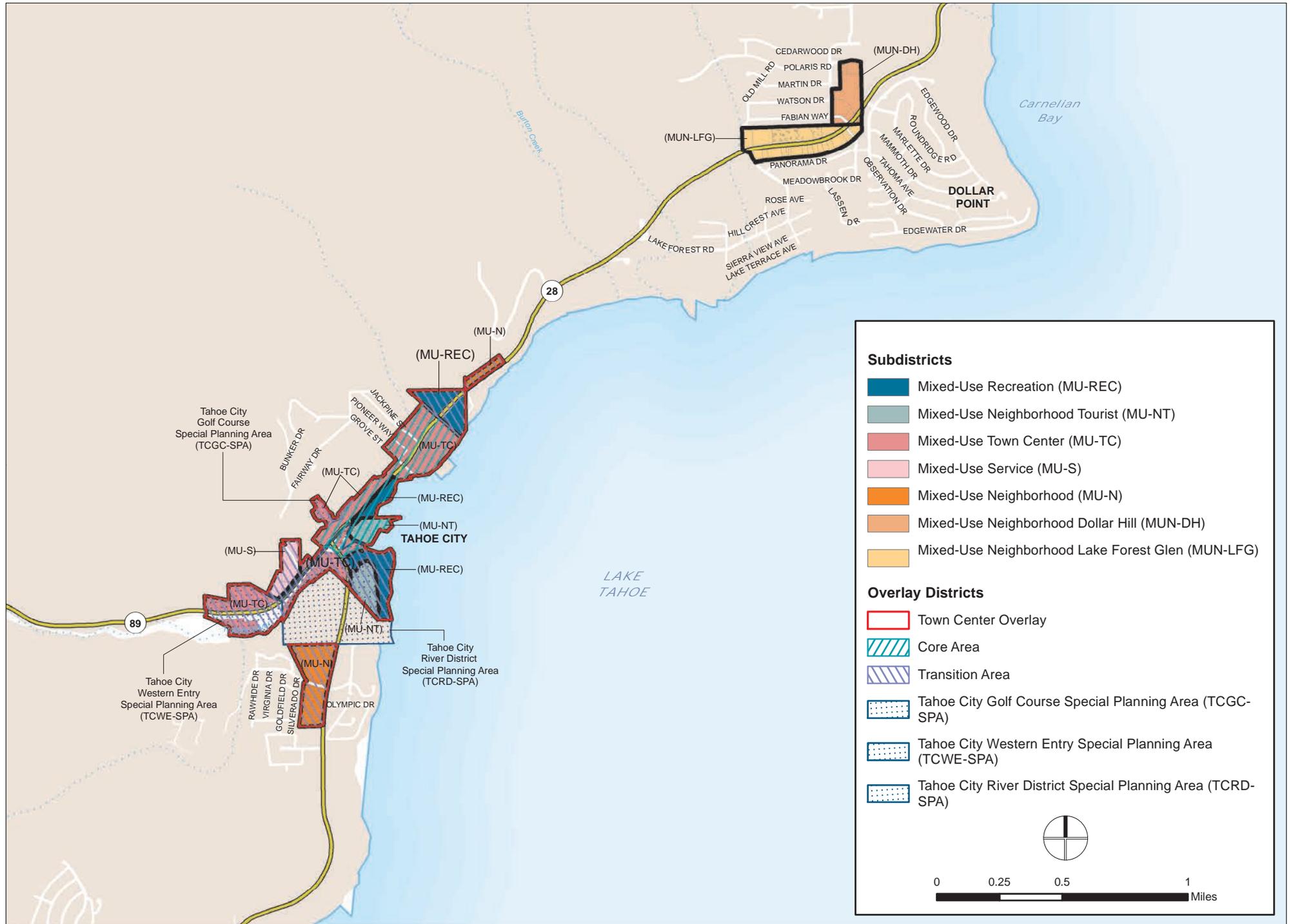
- (4) Focus within this subdistrict should be on implementation of mobility, multi-modal, and complete street strategies included in the Lake Tahoe Region Active Transportation Plan and the Tahoe City Mobility Plan, including improved parking and circulation along State Route 28 near Grove Street, construction of the multi-use trail gap between Commons Beach and the Wye, and pedestrian crossing improvements along State Route 28 to Lake Tahoe, Commons Beach, and the Truckee River.
- b. Mixed-Use Neighborhood (MU-N). This subdistrict is intended to allow one or more of a variety of residential and nonresidential uses to encourage a greater mix and intensity of uses at a scale and form that is appropriate to its neighborhood context and adjacent residential areas. Allowable uses include a medium-scale mix of residential development and neighborhood-oriented commercial and service uses.
 - i. **Special Designations.** (*See Section 3.14*)
 - (1) Town Center
 - ii. **Special Policies.**
 - (1) Development is preferred in and directed toward Town Centers.
 - (2) This subdistrict is appropriate for a variety of land uses with pedestrian and transit facilities.
 - (3) The scale and form of development should be sensitive to adjacent residential areas.
 - c. Mixed-Use Service (MU-S). This subdistrict is intended to provide for a mix of local and regional serving service, light industrial, and public service uses designed, developed, and screened to enhance the scenic corridor along Highway 89 and support attainment of environmental goals.
 - i. **Special Designations.** (*See Section 3.14*)
 - (1) Town Center
 - ii. **Special Policies.**
 - (1) Development is preferred in and directed toward Town Centers.
 - (2) This subdistrict should be maintained as a public service area for Tahoe City.
 - d. Mixed-Use Neighborhood Tourist (MU-NT). This subdistrict is intended for residential housing, tourist accommodation, mixed-use tourist oriented planned developments, and recreational uses. This subdistrict also allows for community and retail uses that may be appropriate in a residential neighborhood or a small-scale resort setting.
 - i. **Special Designations.** (*See Section 3.14*)

- (1) Town Center
 - ii. **Special Policies.**
 - (1) Development is preferred in and directed toward Town Centers.
 - (2) This subdistrict should be maintained as a residential and tourist area.
- e. Mixed-Use Recreation (MU-REC). This subdistrict is intended to provide areas for passive and commercial recreation uses and related services to improve public access and enjoyment of the Truckee River and Lake Tahoe. Recreational and a mix of supportive retail and service uses are allowed with environmental enhancement improvements.
- i. **Special Designations.** *(See Section 3.14)*
 - (1) Town Center
 - ii. **Special Policies.**
 - (1) This subdistrict should be maintained as a recreation area with limited retail and service uses.
 - (2) Recreation and environmental enhancement projects should continue to be completed in coordination with the California Department of State Parks, the California Tahoe Conservancy and the Tahoe City Public Utility District.
- f. Mixed Use Neighborhood Dollar Hill (MUN-DH). This area should continue to be a neighborhood oriented commercial area.
- i. **Special Designation.** *(See Section 3.14)*
 - (1) TDR Receiving Area for: Existing Development; Multi-Residential Units
 - (2) Preferred Affordable Housing Area (Senior Citizen Only)
 - (3) Multi-Residential Incentive Program Area (Bonus Units for Affordable Housing Only)
 - ii. **Special Policies**
 - (1) The uses permitted along Highway 28 should be compatible with the visual sensitivity of the area.
 - (2) Senior housing and/or community recreation facilities should be considered and encouraged as an alternative to commercial use for this area
 - (3) Strip commercial development in this area is discouraged.
 - (4) In order to approve a mixed-use project involving affordable housing, the affordable housing component

shall be constructed prior to, or in conjunction with, the project as a whole.

- iii. Mixed-Use Neighborhood Lake Forest Glen (MUN-LFG). This area should continue to be a medium density residential area with some additional compatible commercial uses.
 - (1) **Special Designation.**
 - (a) TDR Receiving Area for: Existing Development; Multi-Residential Units
 - (2) **Special Policies**
 - (a) Commercial development should be limited to the properties fronting Highway 28 north of upper Lake Forest Road, discouraging strip development.
 - (b) Provide opportunities for development of a variety of housing for seniors with emphasis on affordable housing.

GREATER TAHOE CITY: MIXED USE SUBDISTRICTS



3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Mixed Use Subdistricts. 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 these Subdistricts. The establishment of new uses not listed shall be prohibited. Numbers in parentheses (#) refer to specific limitations listed at the end of the table.

| TABLE 2.04.A-1: LAND USE REGULATIONS – GREATER TAHOE CITY MIXED-USE SUBDISTRICTS | | | | | | | | |
|--|--------------------------|------|------|-------|---------|-----------------------------|---------|------------|
| Use | Town Center Subdistricts | | | | | Village Center Subdistricts | | Add'l Regs |
| | MU-TC | MU-N | MU-S | MU-NT | MU-REC | MUN-DH | MUN-LFG | |
| Residential | | | | | | | | |
| Single Family Dwelling | A (1) | A | | A | | MUP | A | |
| Multiple Family Dwellings | A (1) | A | | A | | MUP | A | |
| Employee Housing | MUP | MUP | MUP | MUP | MUP | | | |
| Residential Care | MUP | MUP | | | | MUP | | |
| Nursing And Personal Care | MUP | MUP | | | | MUP | | |
| Tourist Accommodation | | | | | | | | |
| Bed And Breakfast Facilities | C | A | | C | | | | |
| Hotels, Motels And Other Transient Dwelling Units | CUP | CUP | | CUP | | | | |
| Timeshare (Hotel/Motel Design) | CUP | CUP | | CUP | | | | |
| Timeshare (Residential Design) | CUP | CUP | | CUP | | | | |
| Commercial | | | | | | | | |
| Auto, Mobile Home and Vehicle Dealers | CUP | | | | | | | |
| Building Materials and Hardware | MUP | | MUP | | | | | |
| Eating and Drinking Places | C | C | | CUP | CUP | A | | |
| Food and Beverage Retail Sales | A | A | | CUP | CUP (7) | A | | |

| TABLE 2.04.A-1: LAND USE REGULATIONS – GREATER TAHOE CITY MIXED-USE SUBDISTRICTS | | | | | | | | |
|--|--------------------------|------|---------|-------|--------|-----------------------------|---------|------------|
| Use | Town Center Subdistricts | | | | | Village Center Subdistricts | | Add'l Regs |
| | MU-TC | MU-N | MU-S | MU-NT | MU-REC | MUN-DH | MUN-LFG | |
| Furniture, Home Furnishings and Equipment | A | | | | | MUP | | |
| General Merchandise Stores | A | A | | MUP | MUP | A | | |
| Mail Order and Vending | A | | | | | | | |
| Nursery | MUP | MUP | A | | | A | | |
| Outdoor Retail Sales | MUP | | MUP (2) | | | MUP | | |
| Service Stations | CUP (9) | | | | | CUP | | |
| Amusements and Recreation Services | CUP | | | CUP | CUP | | | |
| Privately Owned Assembly and Entertainment | CUP | CUP | | CUP | CUP | CUP | | |
| Animal Husbandry (Services) | | | MUP (2) | | | | | |
| Auto Repair and Service | | | A | | | | | |
| Broadcasting Studios | A | | A | | | A | | |
| Business Support Services | A | | | | | | | |
| Contract Construction Services | A | | A | | | | | |
| Financial Services | A | A | | | | A | A | |
| Health Care Services | A | A | A (2) | | | A | A | |
| Laundries and Dry Cleaning Plants | CUP | | | | | | | |
| Personal Services | A | A | A | | | A | A | |
| Professional Offices | A | A | A | | | A | A | |
| Repair Services | MUP | | A | | | | | |
| Schools - Business and Vocational | A | | | | | | | |

| TABLE 2.04.A-1: LAND USE REGULATIONS – GREATER TAHOE CITY MIXED-USE SUBDISTRICTS | | | | | | | | |
|--|--------------------------|------|---------|-------|--------|-----------------------------|---------|------------|
| Use | Town Center Subdistricts | | | | | Village Center Subdistricts | | Add'l Regs |
| | MU-TC | MU-N | MU-S | MU-NT | MU-REC | MUN-DH | MUN-LFG | |
| Secondary Storage | MUP | MUP | C | | | MUP | | |
| Food and Kindred Products | | | MUP | | | | | |
| Industrial Services | | | A | | | | | |
| Printing and Publishing | | | A | | | | | |
| Small Scale Manufacturing | | MUP | A | | | MUP | | |
| Storage Yards | | | CUP | | | | | |
| Vehicle and Freight Terminals | | | A | | | | | |
| Vehicle Storage and Parking | MUP | MUP | MUP | | | | | |
| Warehousing | | | MUP (2) | | | | | |
| Wholesale and Distribution | | | CUP (2) | | | | | |
| Public Service | | | | | | | | |
| Cemeteries | | | | | | MUP | | |
| Religious Assembly | MUP | A | | MUP | | A | MUP | |
| Collection Stations | MUP | | A | | | | | |
| Cultural Facilities | A | A | A | A | MUP | A | | |
| Day Care Centers/Pre-Schools | A | MUP | | | | MUP | | |
| Government Offices | A | A | A | | | A | A (3) | |
| Local Assembly and Entertainment | CUP | A | | CUP | CUP | A | | |
| Local Post Offices | A | A | A | | | A | MUP | |
| Local Public Health and Safety Facilities | A | A | A | A | MUP | A | MUP | |
| Membership Organizations | A | A | | | | MUP | | |

| TABLE 2.04.A-1: LAND USE REGULATIONS – GREATER TAHOE CITY MIXED-USE SUBDISTRICTS | | | | | | | | |
|--|--------------------------|--------|--------|--------|--------|-----------------------------|---------|------------|
| | Town Center Subdistricts | | | | | Village Center Subdistricts | | |
| Use | MU-TC | MU-N | MU-S | MU-NT | MU-REC | MUN-DH | MUN-LFG | Add'l Regs |
| Publicly Owned Assembly and Entertainment | MUP | A | | MUP | MUP | MUP | | |
| Public Utility Centers | | MUP | | A | | MUP | MUP | |
| Regional Public Health and Safety Facilities | A | A | A | A | CUP | | | |
| Schools - Kindergarten Through Secondary | | MUP | | | | MUP | | |
| Social Service Organizations | MUP | | | | | MUP | | |
| Pipelines and Power Transmission | CUP(5) | CUP(5) | CUP(5) | CUP(5) | CUP(5) | CUP | CUP | |
| Transit Stations and Terminals | CUP(6) | CUP(6) | A | | CUP(6) | CUP | CUP | |
| Transportation Routes | CUP | CUP | CUP | CUP | CUP | CUP | CUP | |
| Transmission and Receiving Facilities (8) | MUP | MUP | MUP | MUP | MUP | MUP | MUP | |
| Airfields, Landing Strips and Heliports (New Non-Emergency Sites Prohibited) | | | | | CUP | | | |
| Recreation | | | | | | | | |
| Day Use Areas | A | A | A | A | A | A | A | |
| Recreation Center | MUP | A | | MUP | A | | | |
| Participant Sports (Facilities) | MUP | A | | MUP | CUP | A | MUP | |
| Sport Assembly | MUP | A | | MUP | CUP | | | |
| Beach Recreation | A | | | A | A | | | |
| Boat Launching Facilities | A | | | CUP | CUP | | | |
| Cross Country Skiing Courses | MUP | MUP | MUP | MUP | A | MUP | | |
| Developed Campgrounds | | | | | CUP | | | |

| TABLE 2.04.A-1: LAND USE REGULATIONS – GREATER TAHOE CITY MIXED-USE SUBDISTRICTS | | | | | | | | |
|--|--------------------------|------|------|---------|---------|-----------------------------|---------|------------|
| Use | Town Center Subdistricts | | | | | Village Center Subdistricts | | Add'l Regs |
| | MU-TC | MU-N | MU-S | MU-NT | MU-REC | MUN-DH | MUN-LFG | |
| Outdoor Recreation Concessions | MUP | MUP | | MUP | MUP | MUP | | |
| Marinas | CUP (4) | | | CUP (4) | CUP (4) | | | |
| Recreational Vehicle Park | | | | | CUP | | | |
| Riding And Hiking Trails | A | A | A | A | A | MUP | A | |
| Rural Sports | MUP | A | | A | A | MUP | | |
| Snowmobile Courses | | | | CUP | | | | |
| Undeveloped Campgrounds | | | | | | | | |
| Resource Management | | | | | | | | |
| Reforestation | A | A | A | A | A | A | A | |
| Sanitation Salvage Cut | A | A | A | A | A | A | A | |
| Special Cut | A | A | A | A | A | | A | |
| Thinning | A | A | A | A | A | A | A | |
| Tree Farms | A | A | A | A | A | A | | |
| Early Successional Stage Vegetation Management | A | A | A | A | A | A | A | |
| Structural And Nonstructural Fish/Wildlife Habitat Management | | | | | | | A | |
| Nonstructural Fish Habitat Management | A | A | A | A | A | A | | |
| Nonstructural Wildlife Habitat Management | A | A | A | A | A | A | | |
| Structural Fish Habitat Management | A | A | A | A | A | A | | |
| Structural Wildlife Habitat Management | A | A | A | A | A | A | | |
| Fire Detection and Suppression | A | A | A | A | A | A | A | |

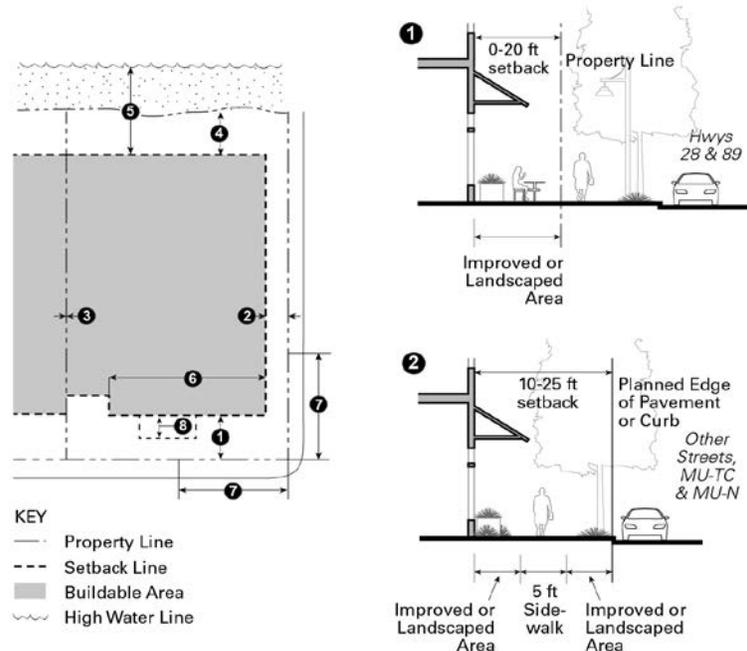
| TABLE 2.04.A-1: LAND USE REGULATIONS – GREATER TAHOE CITY MIXED-USE SUBDISTRICTS | | | | | | | | |
|---|--------------------------|------|------|-------|--------|-----------------------------|---------|------------|
| Use | Town Center Subdistricts | | | | | Village Center Subdistricts | | Add'l Regs |
| | MU-TC | MU-N | MU-S | MU-NT | MU-REC | MUN-DH | MUN-LFG | |
| Fuels Treatment | A | A | A | A | A | A | A | |
| Insect and Disease Suppression | A | A | A | A | A | A | A | |
| Sensitive and Uncommon Plant Management | | | | | | | A | |
| Sensitive Plant Management | A | A | A | A | A | A | | |
| Uncommon Plant Community Management | A | A | A | A | A | A | | |
| Erosion Control | A | A | A | A | A | A | A | |
| Runoff Control | A | A | A | A | A | A | A | |
| SEZ Restoration | A | A | A | A | A | A | A | |
| Notes: | | | | | | | | |
| <p>(1) Parcels adjoining North Lake Boulevard or Highway 89 are encouraged to have non-residential uses on the ground floor along the North Lake Boulevard and Highway 89 building frontages.</p> <p>(2) Not allowed along Highway 89 frontage.</p> <p>(3) Limited to administrative offices.</p> <p>(4) Beachside only.</p> <p>(5) A Minor Use Permit is required for aboveground pipeline and transmission lines.</p> <p>(6) A Minor Use Permit is not required for a bus shelter.</p> <p>(7) Limited to establishments with a gross floor area of 5,000 square feet or less.</p> <p>(8) Facilities which are not visually obtrusive may be eligible for an Administrative Approval per Section 17.56.060.F.</p> <p>(9) Service Stations are not allowed between the State Highways and Lake Tahoe.</p> | | | | | | | | |

4. **Development Standards.** Tables 2.04.A-2, 2.04.A-3, 2.04.A-4, and 2.04.A-5 prescribe the development standards for the Greater Tahoe City Mixed-Use sub-districts.

| TABLE 2.04.A-2: DENSITY, BUILDING HEIGHT, RECREATION AND NOISE STANDARDS – GREATER TAHOE CITY MIXED-USE SUBDISTRICTS | | | | | | | |
|--|--------------------------|------|------|-------|--------|-----------------------------|---------|
| | Town Center Subdistricts | | | | | Village Center Subdistricts | |
| | MU-TC | MU-N | MU-S | MU-NT | MU-REC | MUN-DH | MUN-LFG |
| Density within Town Centers is governed by Chapter 13, Area Plans, of the TRPA Code of Ordinances. Chapter 31, Density, of the TRPA Code of Ordinances does not apply within Town Centers. | | | | | | | |
| Residential | | | | | | | |
| Single Family Dwelling (du/parcel) | 1 | 1 | - | 1 | 1 | 1 | 1 |
| Multiple Family Dwelling (du/acre) | 25 | 25 | - | 25 | - | 15 | 15 |
| Multi-Person Dwelling (people per acre) | 25 | 25 | - | 25 | - | - | - |
| Nursing and Personal Care (people per acre) | 25 | 25 | - | 25 | - | 25 | - |
| Residential Care (people per acre) | 25 | 25 | - | 25 | - | 25 | - |
| Employee Housing | 25 | 25 | 25 | 25 | 15 | - | - |
| Tourist Accommodation | | | | | | | |
| Bed and Breakfast Facilities (units per acre) | 40 | 40 | - | 40 | - | - | - |
| Hotel, Motel and Other Transient Dwelling Units (units per acre) | 40 | 40 | - | 40 | - | - | - |
| Timeshare | 40 | 15 | - | 40 | - | - | - |

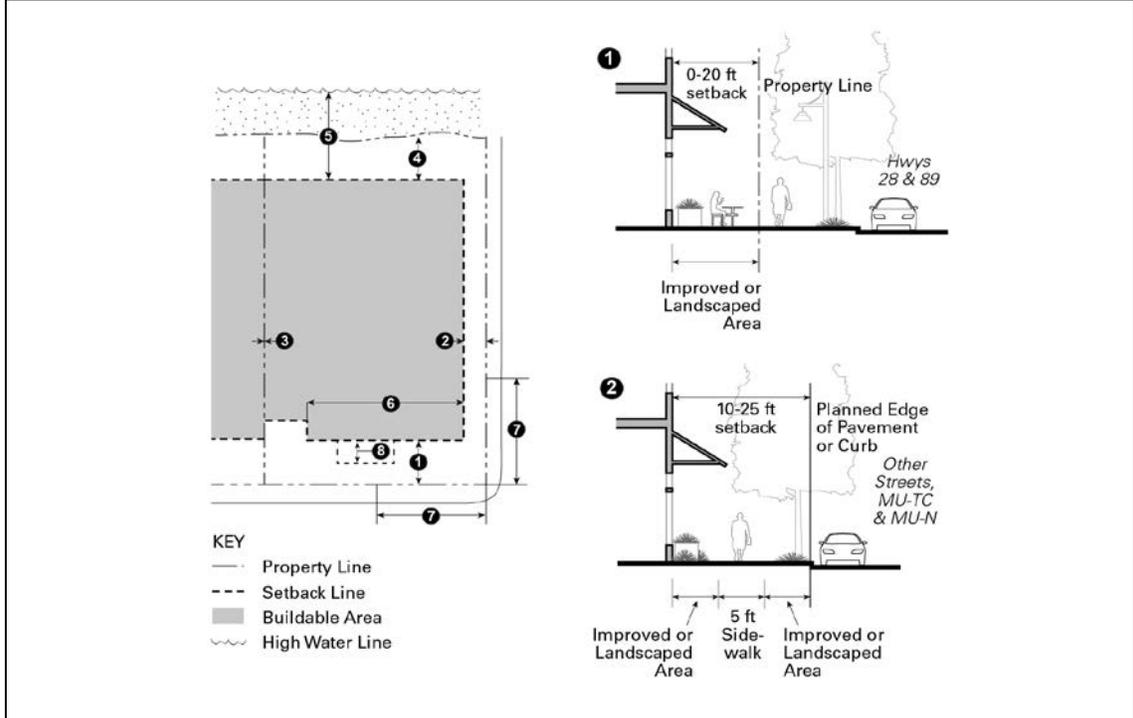
| TABLE 2.04.A-2: DENSITY, BUILDING HEIGHT, RECREATION AND NOISE STANDARDS – GREATER TAHOE CITY MIXED-USE SUBDISTRICTS | | | | | | | |
|--|---|------|------|-------|--------|------------------------------------|---------|
| | Town Center Subdistricts | | | | | Village Center Subdistricts | |
| | MU-TC | MU-N | MU-S | MU-NT | MU-REC | MUN-DH | MUN-LFG |
| Recreation | | | | | | | |
| <i>Developed Campgrounds (sites per acre)</i> | 8 | - | - | 8 | 8 | - | - |
| <i>Group Facilities (persons per acre)</i> | 25 | 25 | - | 25 | 25 | - | - |
| <i>Recreational Vehicle Park (sites per acre)</i> | 10 | - | - | 10 | 10 | - | - |
| Building Height | See Section 2.09.A | | | | | TRPA Code of Ordinances Chapter 37 | |
| Additional Developed Outdoor Recreation | 600 Summer Day Use PAOTs in the Tahoe City Town Center. Additional PAOTs may be granted by TRPA in Town Centers | | | | | - | |
| Maximum Community Noise Equivalent Level (CNEL) | 65 | 65 | 65 | 55 | 55 | 60 | 55 |
| | Also see TRPA Code Chapter 68, Noise Limitations. | | | | | | |

TABLE 2.04.A-3: BUILDING PLACEMENT STANDARDS AND GUIDELINES – GREATER TAHOE CITY MIXED-USE SUBDISTRICTS



| | Town Center Subdistricts | | | | | Village Center Subdistricts | | |
|---|--|-------------------------|--|---------------|-----------|--|-------------------------|---|
| | MU-TC | MU-N | MU-S | MU-NT | MU-REC | MUN-DH | MUN-LFG | # |
| Minimum Setbacks (measured from property line unless otherwise noted) | | | | | | | | |
| Street Frontage, Hwy 28 and 89 | 0 ft min, 10 ft max (a) | 0 ft min, 20 ft max (a) | 20 ft (a) | 10 ft min (a) | 10 ft (a) | 0 ft min, 20 ft max (a) | 0 ft min, 20 ft max (a) | 1 |
| Street Frontage, Other Streets | 10 ft min, 25 ft max (measured from back of curb or outer edge of road drainage facilities if no curb) (a) | | 20 ft, must be landscaped and property edges shall be clearly marked by a change in material, change in grade or mounding between six and 18 inches in height, fences or walls less than three feet in height, or stones or posts located at a minimum two feet on center. | | | 10 ft min, 25 ft max (measured from back of curb or outer edge of road drainage facilities if no curb) (a) | | 2 |
| Interior Side | 0 ft; 10 ft adjacent to residential subdistrict (b) | | 20 ft (b) | 10 ft (b) | 10 ft (b) | 0 ft; 10 ft adjacent to residential subdistrict (b) | | 3 |
| Rear | 0 ft; 10 ft adjacent to residential | | 20 ft (b) | 10 ft (b) | 10 ft (b) | 0 ft; 10 ft adjacent to residential subdistrict (b) | | 4 |

TABLE 2.04.A-3: BUILDING PLACEMENT STANDARDS AND GUIDELINES – GREATER TAHOE CITY MIXED-USE SUBDISTRICTS



| | Town Center Subdistricts | | | | | Village Center Subdistricts | | |
|--|---|-----------|------|-------|--------|-----------------------------|---------|---|
| | MU-TC | MU-N | MU-S | MU-NT | MU-REC | MUN-DH | MUN-LFG | # |
| | subdistrict (b) | | | | | | | |
| <i>Truckee River and Lake Tahoe</i> | Per the TRPA Code of Ordinances | | | | | | | 5 |
| Minimum Building Frontage at Build-to Line (% of linear street frontage) | 40% (c) | n/a | n/a | n/a | n/a | n/a | n/a | 6 |
| Corner Build Area | 30 ft (d) | 30 ft (d) | n/a | n/a | n/a | n/a | n/a | 7 |
| Maximum Projection into Front Setback | Awnings and overhangs to provide a covered walkway, public plaza, or outdoor eating area may project up to 50 percent of the required setback but not into any public right-of-way. | | | | | | | 8 |

- a. Street Frontage Improvements. New development, including substantial alterations of existing properties (defined as total floor area of the proposed alteration, not including any internal alteration, that is more than 50 percent of the floor area of the original building), shall provide street frontage improvements in accordance with the following or an approved area wide improvement plan: