

- b. *Building Form and Design*
- i. Building Articulation and Visual Interest at the Ground Level. Vary building planes along the street frontage. Incorporate ground-level building details to create a pedestrian-oriented environment with a rural transitional character. Illustrations demonstrate preferred architectural detailing and articulation regardless of building height, size, and massing.
 - ii. Materials. Employ a variety of building finish materials in the Old Tahoe or Historic Alpine style. Finishes should be wooden panels, masonry, logs, boards and batten, composite shingle siding, shiplap siding, heavy V-joint siding, and metal or composite roofs.
 - iii. Colors. Design buildings exteriors in the subdued colors of historic Old Tahoe or Historic Alpine style.
 - iv. Roof Design. Design sloped roofs with a minimum slope of 3:12. Roof forms may include gable, hip, and gambrel roofs, and lowered eave lines with dormer windows on upper levels are encouraged. Changes in roof heights are encouraged to prevent boxy buildings. Where flat roofs are used, provide architectural cornices to enhance the roofline. Authentic roof forms that cover the entire width and depth of buildings are preferred over of superficial roof forms, such as mansards, that are affixed to the building.

Pitched roofs help reduce snow load and reflect local architectural styles.

Colors blend in with the environment. Bright colors may be used for accent.

Buildings designed with a variety of materials lend visual interest to the built environment and are consistent with local style.



c. *Building Entrances*

- i. Entrance Design. Building entrances should be designed to reflect the Old Tahoe Style and should be highlighted with covered architectural elements, pedestrian-scaled signage, paving, and building transparency. Walkways or stairways leading to the building entrance should be clearly visible from the right-of-way and from adjacent development.

Landscaping and architectural elements such as porches, gables, and columns highlight building entrances.

Entrances parallel to the street help activate the pedestrian environment.



d. *Shorezone Design*

- i. View Protection. Orient pedestrian paths and vehicular circulation to maximize and protect shoreline views from the public rights-of-way. Identify areas that best allow lake views and design buildings and landscaping to maximize visual access. Where buildings, structures, or parking or loading areas can be seen within a scenic corridor, minimize the impact with vegetation, landforms, or colors and materials that blend with the surroundings.

Buildings adjacent to pedestrian paths should not obstruct the lake view. Height, material, colors, and siting should protect and complement lake views.

The placement of open space adjacent to a pedestrian path opens up the view of the lake.

Smaller trees and shrubs should be located near the lake end of access paths to protect views.



- ii. Access. Provide clearly demarcated public access to the shorezone from public rights-of way. Incorporate landscaped edges, furniture, changes in elevation, and paving, while ensuring that all landscape design is sensitive to the natural habitat. When located adjacent to a parking area, design the access path to be visually distinct from the parking area.
6. **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 2.04.B-6: SHOREZONE-NORTH TAHOE EAST MIXED-USE SUBDISTRICTS		
<i>Tolerance Districts</i>	<i>6</i>	<i>7</i>
Maximum Community Noise Equivalent Level (CNEL)		
Shorezone	55	55
Lakezone	50	50
Primary Uses		
Water- Oriented Outdoor Recreation Concessions	S	S
Beach Recreation	A	A
Waterborne Borne Transit	A	A
Tour Boat Operations	S	S
Safety and Navigation Facilities	A	A
Marinas	S	S
Boat Launching Facilities	S	S
Salvage Operations	S	S
Accessory Structures		
Buoys	A	A
Piers	A	A
Fences	S	S
Boat Ramps	A	A
Breakwaters or Jetties	S	S
Shoreline Protective Structures	S	S
Water Intake Lines	A	A
Floating Platforms and Docs	A	A

C. **North Tahoe West Mixed-Use Subdistricts.**

1. **Purpose.** The purposes of the North Tahoe West Plan Area Mixed-Use Subdistricts are to:
 - a. Provide for the orderly, well-planned, and balanced growth of the Tahoe Vista and Carnelian Bay areas and support their role as important commercial, service, tourist, and community gathering places for local residents and visitors with easy access to recreational opportunities.
 - b. Promote Tahoe Vista and Carnelian Bay areas as pedestrian- and transit-oriented, mixed-use community centers.
 - c. Encourage a mix of uses that promotes convenience, economic vitality, and a pleasant quality of life and improve access to a greater range of facilities and services for surrounding residential neighborhoods.
 - d. Establish design standards that improve the pedestrian-orientation and visual quality of development and create a unified, distinctive, and attractive character.
2. **Planning Statements.** Planning statements for each Mixed-Use Subdistrict are as follows:
 - a. Mixed-Use Community Center (MU-CC). The Mixed-Use Community Center is made up of Mixed-Use Community Center East (MU-CCE) and Mixed-Use Community Center West (MU-CCW). Together, these subdistricts are the heart of the Tahoe Vista area. MU-CC 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.
 - i. **Special Designations.** (See Section 3.14)
 - (1) TDR Receiving Area for: Existing Development; Multi-Residential Units
 - (2) Preferred Affordable Housing Area
 - (3) Multi-Residential Incentive Program Area
 - ii. **Special Policies.**
 - (1) A mix of tourist and residential serving commercial is encouraged in the MU-CCW area.
 - (2) Public outdoor recreation and tourist uses are encouraged in the MU-CCE area and this area is targeted for increased public access to Lake Tahoe.
 - (3) All projects, as a condition of approval, shall implement frontage improvements consistent with Area Plan requirements.
 - (4) All projects shall be subject to the design guidelines consistent with Area Plan requirements.
 - (5) For the Placer County project review process for design review and signage, retain the existence and participa-

tion of the North Tahoe Design Review Committee. The County should consider the recommendations of the Committee prior to taking action on any project subject to Committee review.

- (6) Projects which provide substantial rehabilitation by remodeling, upgrading, or other aesthetic improvements shall be eligible for incentives.
- (7) The focus of redevelopment should be on the beach area.
- (8) TRPA and Placer County staff should provide quick and responsive project review through a coordinated review process.
- (9) Outdoor advertising shall be subject to Area Plan standards and guidelines.
- (10) Nonconforming signs shall be subject to an amortization plan and incentive program to provide for the eventual elimination or replacement of such signs.
- (11) All projects within the TRPA scenic corridor shall be responsible for removing, relocating, or screening overhead utilities as a condition of project approval. The decision making body may waive this requirement if the project is part of an underground program or the undergrounding has been determined by TRPA not to be necessary to meet TRPA scenic targets.
- (12) Projects with existing coverage in excess of 75 percent of their project area shall be required to provide an increase in landscaping equal to 5% of the project area. The landscaping requirement shall be met within the project area or, if not feasible, off site in a related area. This condition may be waived by the Design Review Committee if the project is part of an assessment district which is providing the required increase in landscaping or the landscaping requirement has been met by a previous approval.
- (13) The Design Review Committee shall consider the recommendations contained within the Scenic Quality Improvement Program (SQIP) when reviewing projects and where appropriate, incorporate conditions of approval to implement the recommendations.
- (14) Projects located between the designated scenic corridors and Lake Tahoe shall not cause a reduction of the views of Lake Tahoe from the corridors. TRPA may consider as an alternative, off-site improvements if it is determined there is a net increase in the lake views within the scenic unit.

- (15) Projects in Tolerance District One (1) shall not increase disturbance or land coverage and shall be limited to maintenance dredging.
- b. Mixed-Use Gateway (MU-G). The Mixed-Use Gateway is made up of Mixed-Use Gateway East (MU-GE) and Mixed-Use Gateway West (MU-GW). Together, these subdistricts intended to create an attractive mixed-use commercial corridor that provides a welcoming gateway to Tahoe Vista. The physical form varies to reflect the commercial mixed-use character of the gateway corridor and to transition from surrounding, lower-density districts to the community center.
- i. **Special Designations.** (See Section 3.14)
 - (1) TDR Receiving Area for: Existing Development; Multi-Residential Units
 - (2) Preferred Affordable Housing Area
 - (3) Multi-Residential Incentive Program Area
 - ii. **Special Policies.**
 - (1) Tourist oriented uses are encouraged in the MU-GW area and priority should be given to locating tourist accommodation uses and beach access in this area.
 - (2) All projects, as a condition of approval, shall implement frontage improvements consistent with Area Plan requirements.
 - (3) All projects shall be subject to the design guidelines consistent with Area Plan requirements.
 - (4) For the Placer County project review process for design review and signage, retain the existence and participation of the North Tahoe Design Review Committee. The County should consider the recommendations of the Committee prior to taking action on any project subject to Committee review.
 - (5) Projects which provide substantial rehabilitation by remodeling, upgrading, or other aesthetic improvements shall be eligible for incentives.
 - (6) The focus of redevelopment should be on the beach area.
 - (7) TRPA and Placer County staff should provide quick and responsive project review through a coordinated review process.
 - (8) Outdoor advertising shall be subject to Area Plan standards and guidelines.
 - (9) Nonconforming signs shall be subject to an amortization plan and incentive program to provide for the eventual elimination or replacement of such signs.

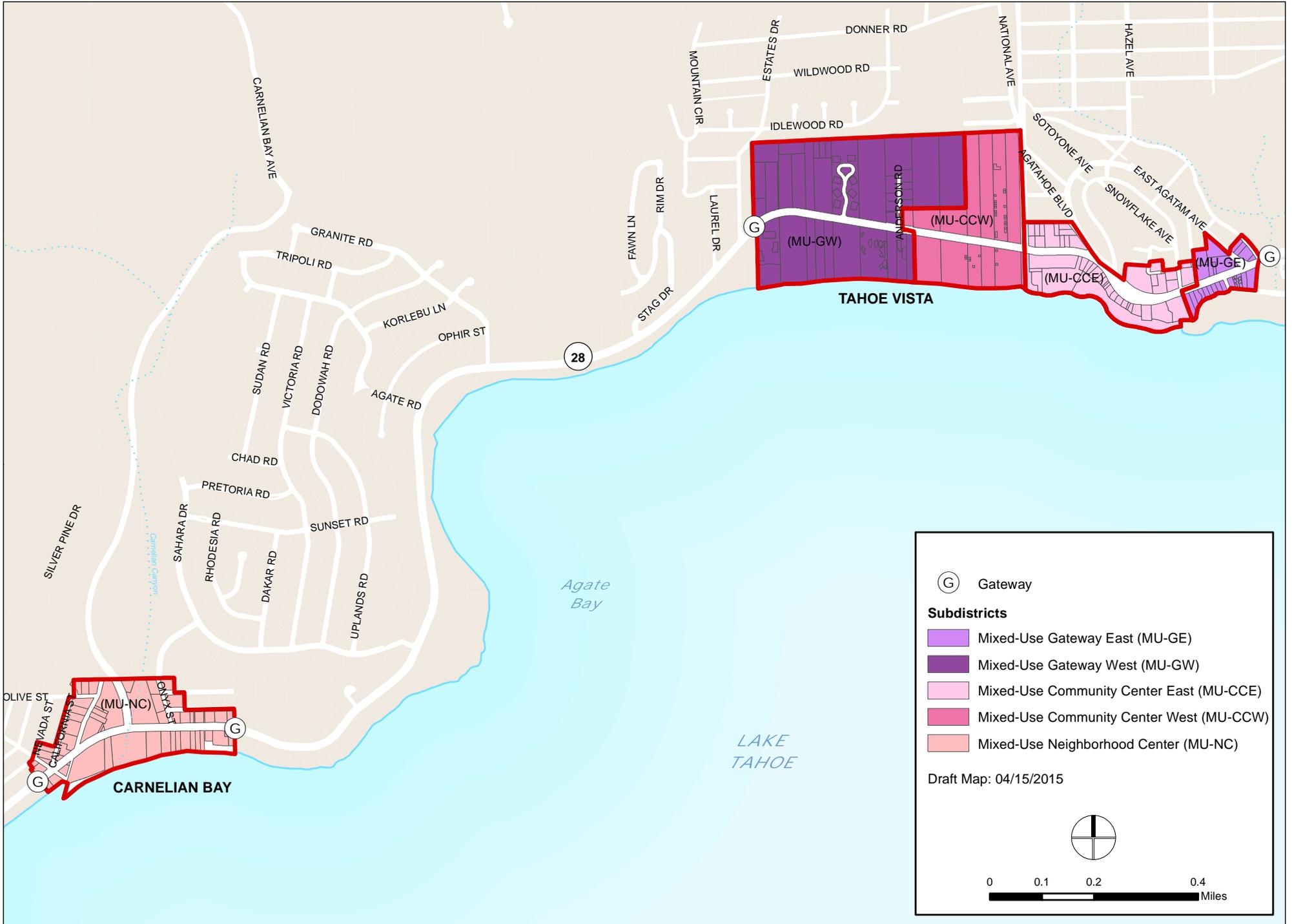
- (10) All projects within the TRPA scenic corridor shall be responsible for removing, relocating, or screening overhead utilities as a condition of project approval. The decision making body may waive this requirement if the project is part of an underground program or the undergrounding has been determined by TRPA not to be necessary to meet TRPA scenic targets.
- (11) Projects with existing coverage in excess of 75 percent of their project area shall be required to provide an increase in landscaping equal to 5% of the project area. The landscaping requirement shall be met within the project area or, if not feasible, off site in a related area. This condition may be waived by the Design Review Committee if the project is part of an assessment district which is providing the required increase in landscaping or the landscaping requirement has been met by a previous approval.
- (12) The Design Review Committee shall consider the recommendations contained within the Scenic Quality Improvement Program (SQIP) when reviewing projects and where appropriate, incorporate conditions of approval to implement the recommendations.
- (13) Projects located between the designated scenic corridors and Lake Tahoe shall not cause a reduction of the views of Lake Tahoe from the corridors. TRPA may consider as an alternative, off-site improvements if it is determined there is a net increase in the lake views within the scenic unit.
- (14) Projects in Tolerance District One (1) shall not increase disturbance or land coverage and shall be limited to maintenance dredging.

- c. Mixed-Use Neighborhood Center (MU-NC). MU-NC is intended to provide a central gathering place where residents and visitors can enjoy a range of commercial, retail, service, tourist accommodation, and residential uses in a compact development pattern, creating an aesthetically-pleasing environment for pedestrians, cyclists, and automobile drivers.
 - i. **Special Designations.** (See Section 3.14)
 - (1) TDR Receiving Area for: Existing Development
 - ii. **Special Policies.**
 - (1) All projects, as a condition of approval shall implement or commit to a five year schedule to implement sidewalk improvements. This condition may be waived if the project is in an assessment district already committed to such improvements.
 - (2) All projects shall be subject to the Area Plan design standards and guidelines. Standards may be adjusted to preserve natural features. Setback standards on State Route 28 may only be reduced upon making the required findings of the TRPA Code for scenic corridors.
 - (3) For the Placer County project review process for design review and signage, retain the existence and participation of the North Tahoe Design Review Committee. The County and TRPA should consider the recommendations of the Committee prior to taking action on any project subject to Committee review.
 - (4) Projects which provide substantial rehabilitation by remodeling, upgrading, or other aesthetic improvements shall be eligible for incentives.
 - (5) TRPA and Placer County staff should provide quick and responsive project review through a coordinated review process.
 - (6) Outdoor advertising shall be subject to Area Plan standards and guidelines.
 - (7) Nonconforming signs shall be subject to an amortization plan and incentive program to provide for the eventual elimination or replacement of such signs.
 - (8) All projects within the TRPA scenic corridor shall be responsible for removing, relocating, or screening overhead utilities as a condition of project approval. TRPA may waive this requirement if the project is part of an underground program or the undergrounding has been determined by TRPA not to be necessary to meet TRPA scenic targets.
 - (9) Projects with existing coverage in excess of 75% of their project area, shall be required to provide an increase in

landscaping equal to 5% of the project area. The landscaping requirement shall be met within the project area or, if not feasible, off site in a related area. This condition may be waived by the Design Review Committee if the project is part of an assessment district which is providing the required increase in landscaping or the landscaping requirement has been met by a previous approval.

- (10) The Design Review Committee shall consider the recommendations contained within the Scenic Quality Improvement Program (SQIP) when reviewing projects and where appropriate, incorporate conditions of approval to implement the recommendations.
- (11) Projects located between the designated scenic corridors and Lake Tahoe shall not cause a reduction of the views of Lake Tahoe from the corridors. TRPA may consider off-site improvements as an alternative if it is determined there is a net increase in the lake views within the scenic unit.

NORTH TAHOE WEST: MIXED USE SUBDISTRICTS



3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the 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.C-1: LAND USE REGULATIONS—NORTH TAHOE WEST MIXED-USE SUBDISTRICTS						
	<i>Town Center Subdistricts</i>					
<i>Use</i>	<i>MU-GW</i>	<i>MU-CCW</i>	<i>MU-CCE</i>	<i>MU-GE</i>	<i>MU-NC</i>	<i>Add'l Regs</i>
Residential						
Single Family Dwelling	MUP (2)	MUP (3)	MUP (3)	A (2)	A (1)	
Multiple Family Dwellings	MUP (2)	MUP (3)	MUP (3)	MUP (2)	MUP (1)	
Multi-Person Dwellings	MUP	MUP		MUP		
Employee Housing	MUP	MUP	MUP	MUP	MUP	
Residential Care		MUP		MUP		
Tourist Accommodation						
Bed and Breakfast Facilities	A	A	MUP	A	A	
Hotels, Motels and Other Transient Dwelling Units	MUP (20 units or more, CUP)	MUP (20 units or more, CUP)	CUP	CUP	MUP (20 units or more, CUP)	
Timeshare (Hotel/Motel Design)	CUP	CUP	CUP	CUP	CUP	
Timeshare (Residential Design)	CUP	CUP	CUP	CUP	CUP	
Commercial						
Auto, Mobile Home and Vehicle Dealers		CUP	CUP			
Building Materials and Hardware		MUP			MUP	
Eating and Drinking Places	A	A	A	CUP	A	
Food and Beverage Retail Sales	A	A	A		A	
Furniture, Home Furnishings and Equipment		MUP			A	
General Merchandise Stores	A	A	A		A	
Mail Order and Vending		A				
Nursery	MUP	A			A	
Outdoor Retail Sales		MUP	MUP			
Service Stations		CUP			CUP	

TABLE 2.04.C-1: LAND USE REGULATIONS–NORTH TAHOE WEST MIXED-USE SUBDISTRICTS						
	<i>Town Center Subdistricts</i>					
<i>Use</i>	<i>MU-GW</i>	<i>MU-CCW</i>	<i>MU-CCE</i>	<i>MU-GE</i>	<i>MU-NC</i>	<i>Add'l Regs</i>
Amusements and Recreation Services	CUP	CUP	CUP		CUP	
Privately Owned Assembly and Entertainment	CUP	CUP				
Outdoor Amusements	CUP	CUP			CUP	
Animal Husbandry (Services)		MUP				
Broadcasting Studios	MUP	A	MUP		A	
Business Support Services		MUP			MUP	
Contract Construction Services		MUP			MUP	
Financial Services		A			A	
Health Care Services		MUP			A	
Personal Services		A	MUP		A	
Professional Offices		A	MUP		A	
Repair Services		MUP			MUP	
Schools - Business and Vocational		CUP			CUP	
Secondary Storage	MUP	MUP	MUP	MUP	MUP	
Small Scale Manufacturing		MUP	MUP	MUP		
Vehicle Storage and Parking	MUP	MUP	MUP	MUP	MUP	
Public Service						
Religious Assembly		A			MUP	
Collection Stations		A	A			
Cultural Facilities	MUP	A	MUP	MUP	A	
Day Care Centers/Pre-Schools	A	A	A	A	A	
Government Offices		MUP			MUP	
Hospitals		CUP				
Local Assembly and Entertainment	MUP	A			MUP	
Local Post Offices	A	A			A	
Local Public Health and Safety Facilities	MUP	A	MUP	MUP	A	
Membership Organizations					MUP	
Publicly Owned Assembly and Entertainment	MUP	MUP				

TABLE 2.04.C-1: LAND USE REGULATIONS–NORTH TAHOE WEST MIXED-USE SUBDISTRICTS

	<i>Town Center Subdistricts</i>					
<i>Use</i>	<i>MU-GW</i>	<i>MU-CCW</i>	<i>MU-CCE</i>	<i>MU-GE</i>	<i>MU-NC</i>	<i>Add'l Regs</i>
Public Utility Centers					MUP	
Schools – Kindergarten through Secondary					MUP	
Social Service Organizations		A			MUP	
Pipelines and Power Transmission	CUP	CUP	CUP	CUP	CUP	
Transit Stations and Terminals	CUP	CUP	CUP	CUP	CUP	
Transmission and Receiving Facilities (4)	MUP	MUP	MUP	MUP	MUP	
Transportation Routes	CUP	CUP	CUP	CUP	CUP	
Recreation						
Day Use Areas	A	A	A	A	A	
Participant Sports (Facilities)	MUP	MUP			A	
Beach Recreation	A	A	A	MUP	A	
Boat Launching Facilities	CUP	CUP	A		A	
Cross Country Skiing Courses	A	A				
Developed Campgrounds	CUP					
Group Facilities	MUP					
Marinas		CUP	A		CUP	
Outdoor Recreation Concessions	A	A	A	MUP	A	
Recreation Center	MUP	MUP				
Recreational Vehicle Park	CUP					
Riding and Hiking Trails	A	MUP				
Rural Sports	CUP	CUP				
Snowmobile Courses	CUP	CUP				
Undeveloped Campgrounds						
Visitor Information Center	MUP	MUP	MUP		MUP	
Resource Management						
Reforestation	A	A	A	A	A	
Sanitation Salvage Cut	A	A	A	A	A	
Thinning	A	A	A	A	A	
Tree Farms	A	A	A	A	A	
Early Successional State Vegetation	A	A	A	A	A	

TABLE 2.04.C-1: LAND USE REGULATIONS–NORTH TAHOE WEST MIXED-USE SUBDISTRICTS						
	Town Center Subdistricts					
Use	MU-GW	MU-CCW	MU-CCE	MU-GE	MU-NC	Add'l Regs
Management						
Nonstructural Fish Habitat Management	A	A	A	A	A	
Nonstructural Wildlife Habitat Management	A	A	A	A	A	
Structural Fish Habitat Management	A	A	A	A	A	
Structural Wildlife Habitat Management	A	A	A	A	A	
Fire Detection and Suppression	A	A	A	A	A	
Fuels Treatment (/Management)	A	A	A	A	A	
Insect and Disease Suppression	A	A	A	A		
Sensitive Plant Management	A	A	A	A	A	
Uncommon Plant Community Mgmt.	A	A	A	A	A	
Erosion Control	A	A	A	A	A	
Runoff Control	A	A	A	A	A	
SEZ Restoration	A	A	A	A	A	
Notes:						
(1) Residential uses are discouraged on the ground floor along Highway 28 and Carnelian Woods Ave.						
(2) Residential uses are discouraged on the ground floor along Highway 28.						
(3) Residential uses are discouraged on the ground floor along Highway 28 west of Pino Grande Ave.						
(4) Facilities that are not visually obtrusive may be eligible for an Administrative Approval per Placer County Code Section 17.56.060.F.						

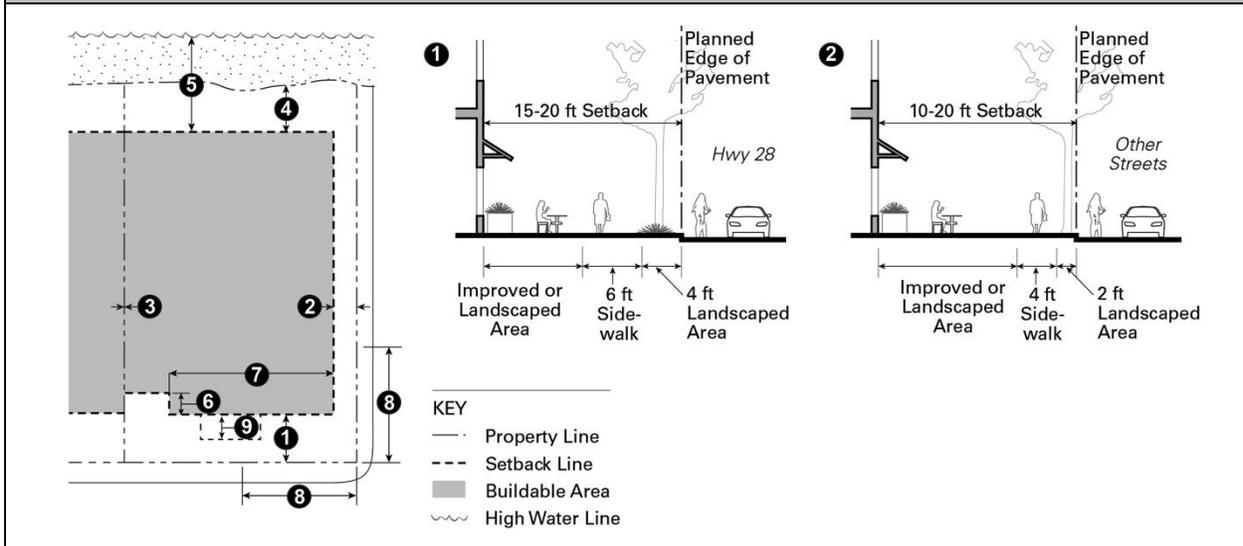
4. **Development Standards.** Tables 2.04.C-2, 2.04.C-3, and 2.04.C-4 prescribe the development standards for the North Tahoe West Mixed-Use subdistricts.

TABLE 2.04.C-2: DENSITY, BUILDING HEIGHT, RECREATION AND NOISE STANDARDS–NORTH TAHOE WEST MIXED USE SUBDISTRICTS					
	Town Center Subdistricts				
	MU-GW	MU-CCW	MU-CCE	MU-GE	MU-NC
Maximum Density (Units/acre unless otherwise indicated)					
Single Family Dwelling (du/parcel)	1	1	1	1	1
Multiple Family Dwelling	15	15	15	15	15
Multi-Person Dwelling (people per acre)	25	25		25	
Residential Care (people per acre)		25		25	

TABLE 2.04.C-2: DENSITY, BUILDING HEIGHT, RECREATION AND NOISE STANDARDS–NORTH TAHOE WEST MIXED USE SUBDISTRICTS

	<i>Town Center Subdistricts</i>				
	<i>MU-GW</i>	<i>MU-CCW</i>	<i>MU-CCE</i>	<i>MU-GE</i>	<i>MU-NC</i>
<i>Employee Housing (units per acre)</i>	As per the limitations above	As per the limitations above	As per the limitations above	As per the limitations above	15
Tourist Accommodation					
<i>Bed and Breakfast Facilities</i>	10	10	10	10	10
<i>Hotel, Motel and Other Transient Dwelling Units with less than 10% of units with kitchens</i>	40	40	40	40	40
<i>Hotel, Motel and Other Transient Dwelling Units with 10% or more units with kitchens</i>	15	15	15	15	15
<i>Timeshare (units per acre)</i>	As set forth above	As set forth above	As set forth above	As set forth above	15
Recreation					
<i>Developed Campgrounds (sites per acre)</i>	8				
<i>Group Facilities (persons per acre)</i>	25				
<i>Recreational Vehicle Park (sites per acre)</i>	10				
Building Height	TRPA Code of Ordinances Chapter 37				
Additional Developed Outdoor Recreation	-	-	-	-	Summer Day Uses: 40 PAOT
Maximum Community Noise Equivalent Level (CNEL)	55	65	55	55	60
	Where applicable, a maximum 55 CNEL override is permissible for the Highway 28 Corridor				
Hourly L_{eq} , dB	Daytime (7a.m.-7p.m.): 55; Nighttime (7p.m.-7a.m.): 45 Levels should be lowered by five dB for simple tone noises				
Maximum Level, dB	Daytime (7a.m.-7p.m.): 75; Nighttime (7p.m.-7a.m.): 65				
In the MU-NC Subdistrict, each of the noise levels specified above should be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.					

TABLE 2.04.C-3: BUILDING PLACEMENT STANDARDS AND GUIDELINES—NORTH TAHOE WEST MIXED-USE SUBDISTRICTS



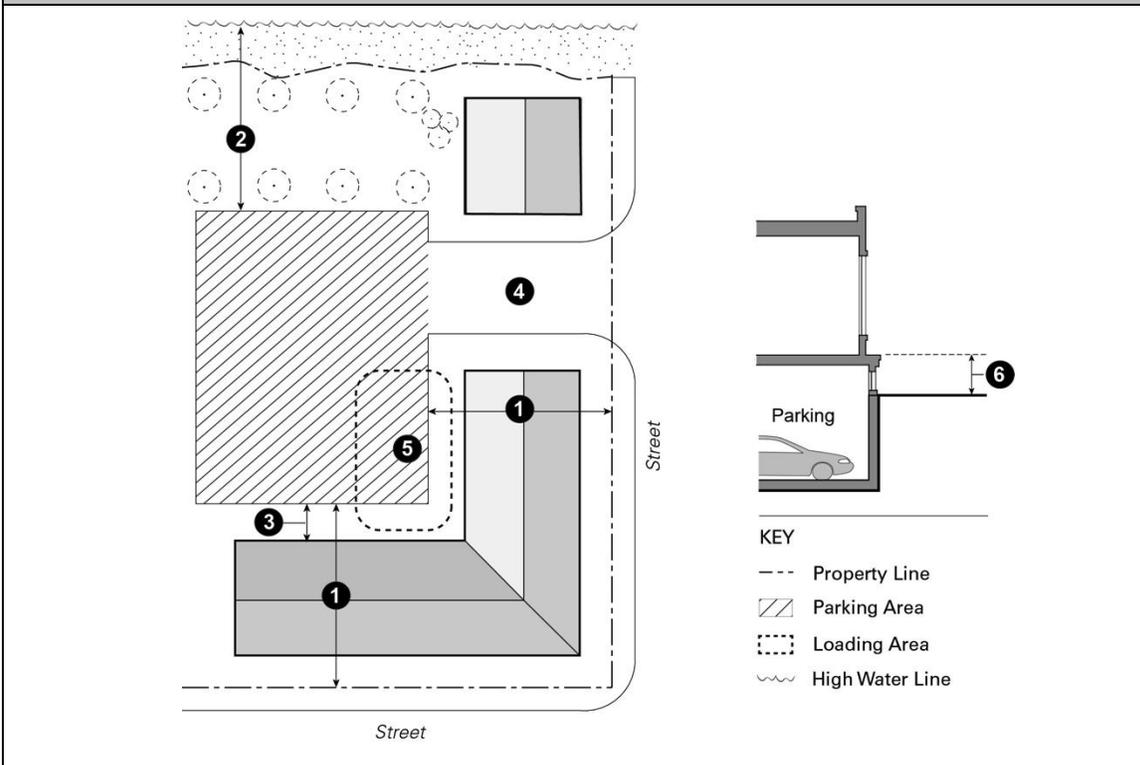
	Subdistrict			#
	MU-G	MU-CC	MU-NC	
Minimum Setbacks				
Street Frontage, Hwy 28 (from edge of pavement)	15 ft min, 20 ft max. First 4 ft should be a landscaped parkway followed by a minimum 6 ft sidewalk. This guideline may be waived by the Design Review Committee were topographical features preclude sidewalk construction and alternative pedestrian access exists (a)			1
Street Frontage, Other Streets (from edge of pavement)	10 ft min, 20 ft max. First 2 ft should be a landscaped snow easement followed by a 4 ft sidewalk (a)			2
Interior Side (from property line)	0 ft; 10 ft landscaped setback required adjacent to residential use			3
Rear (from property line)	20 ft		10 ft	4
Lake Tahoe	Per TRPA Code of Ordinances			5
Attached garage	2 ft from primary façade			6
Minimum Building Frontage at the Build-to Line (% of linear street frontage)	40% (b)	30% (b)	30% (b)	7
Corner Build Area	30 ft (c)	30 ft (c)	30 ft (c)	8
Maximum Projection into Front Setback	Awnings and overhangs to provide a covered walkway, public plaza, or outdoor eating area may project up to 50% of the required setback, but not into any public right-of-way.			9

- a. *Street Frontage Improvements.* New development, including substantial alterations of existing properties (total floor area of the proposed alteration, not including any internal alteration, 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:
 - i. Building Frontage. The area between the building frontage and back of sidewalk or edge of pavement where there is no sidewalk, shall be improved so that it functions as part of the wider sidewalk, improved as outdoor eating or seating areas (subject to Placer County Code, Section 17.56.160, Outdoor Retail Sales), or landscaped.
 - ii. Street Trees. If located in sidewalk tree wells, trees shall be planted at minimum 20 feet on center along the Highway 28 street frontage. Otherwise, street trees shall be planted at least 40 or 50 feet on center depending on species selected.
 - iii. Curb. Six inch vertical concrete curb at sidewalks or rolled curbs with gutter or valley gutter where sidewalks are not planned.
 - iv. Pedestrian Street Lights. Twelve foot high pedestrian lights at 50 feet on center or low-level lights 25 feet on center along Highway 28.
- b. *Build-to Line for Nonresidential Uses.* Buildings with nonresidential uses on the ground floor shall be constructed at the required setback for the identified percent of linear street frontage. This requirement may be modified or waived with project approval upon finding that:
 - i. Entry courtyards, plazas, entries, or outdoor eating and display areas are located between the build-to line and building, provided that the buildings are built to the edge of the courtyard, plaza, or dining area;
 - ii. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street; or
 - iii. The building placement is necessary to allow significant views of the lake.
- c. *Corner Build Area.* Where feasible and compatible with environmental constraints, buildings with nonresidential uses on the ground floor should be located in accordance with the required setbacks within 30 feet of any street corner. Public plazas may be at the street corner provided buildings are built to the edge of the public plaza.
- d. *Building Transparency; Required Openings for Retail and Service Uses.* Exterior walls facing and within 20 feet of a front or street side property line should include windows, doors, or other openings for 50 percent of the building wall area located between 2.5 and seven feet above ground level. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or

similar active spaces, or into window displays that are at least three feet deep.

- i. Exceptions for Parking Garages. Multi-level garages are not required to meet the building transparency requirement of this subsection. Instead, they must be either located behind buildings or screened with a landscaped area at least 10 feet wide between the parking garage and public street.

TABLE 2.04.C-4: PARKING AND ACCESS STANDARDS AND GUIDELINES—NORTH TAHOE WEST MIXED USE SUBDISTRICTS



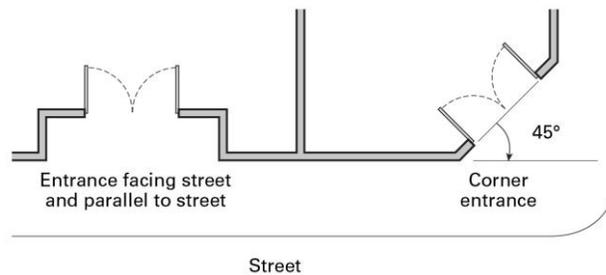
	<i>Subdistrict</i>			
	<i>MU-G</i>	<i>MU-CC</i>	<i>MU-NC</i>	#
Minimum Setback from Edge of Traveled Way	20 ft (e)			①
Minimum Setback from Lake Tahoe	40 ft or per TRPA Code of Ordinances, whichever is greater			②
Setback from Buildings and Public Plazas	5 ft walkway and/or landscaping			③
Access Location	Side street or rear wherever possible			④
Shared Access	See additional regulations (f)			
Curb Cuts	Minimized and in areas least likely to impede pedestrian circulation			

TABLE 2.04.C-4: PARKING AND ACCESS STANDARDS AND GUIDELINES–NORTH TAHOE WEST MIXED USE SUBDISTRICTS		
Loading/Service Areas	Side or rear of lot is preferred; Loading and service areas should be screened from the public right-of-way	5
Parking Podium	Maximum height of a parking podium located within the parking lot setback and visible from the street should be no greater than 3 feet from finished grade.	6

- e. *Limitations on Location of Parking.* Buildings should be placed as close to the street as possible, with parking behind a building, or on the interior side or rear of the site. Parking may be located within the required setback, subject to the following requirements.
 - i. Underground and Partially Submerged Parking. Parking completely or partially underground (with maximum three feet above ground), may match the setbacks of the main structure.
 - ii. Surface Parking. Aboveground surface parking may be located within 20 feet of a street facing edge of traveled way with the approval of a project when the following findings are made:
 - (1) Buildings are built close to the public sidewalk to the maximum extent feasible;
 - (2) The parking area is screened along the public right-of-way with a wall, hedge, trellis, and/or landscaping;
 - (3) The site is small and constrained such that parking located more than 20 feet from the street frontage is not feasible; and
 - (4) County Public Works determines traffic impacts from vehicle queuing and backing into the right-of-way are mitigated.
- f. *Shared Access.* To encourage shared parking and shared access points on public streets, new parking facilities for Retail Trade or Service Uses should be designed to accommodate cross-access to/from adjacent properties to allow parking areas to become joint use facilities even if initially serving only one development. When cross-access for vehicles is deemed impractical by the Design Review Committee, the requirement for cross-access may be waived with project approval if bicycle or pedestrian connections are provided between adjacent development.
- g. *Building Orientation and Entrances.*
 - i. Buildings should be oriented to face public streets.
 - ii. Building frontages shall be generally parallel to streets, and the primary building entrances should be located on a public street.
 - iii. Building entrances should be emphasized with special architectural and landscape treatments.

- iv. Entrances located at corners shall generally be located at a 45 degree angle to the corner and should have a distinct architectural treatment to animate the intersection and facilitate pedestrian flow around the corner. Different treatments may include angled or rounded corners, arches, and other architectural elements. All building and dwelling units located in the interior of a site should have entrances from the sidewalk that are designed as an extension of the public sidewalk and connect to a public sidewalk.
- v. Entrances to residential units should be physically separated from the entrance to the permitted commercial uses and clearly marked with a physical feature incorporated into the building or an appropriately scaled element applied to the façade.

FIGURE 2.04(C)(4.A): BUILDING ORIENTATION AND ENTRANCES



- h. *Building Design and Articulation.* Buildings shall provide adequate architectural articulation and detail to avoid a bulky and “box-like” appearance. Building design shall reflect “Old Tahoe” or “Historic Alpine” architectural features, which promote the rustic, alpine character of the area and include the following:
 - i. Exterior Building Materials and Colors.
 - (1) A unified palette of non-reflective, natural materials such as stone and wood shall be used on all sides of buildings.
 - (2) Rustic exterior colors shall be used to blend the building into the forest canopy.
 - ii. Building Details. Buildings shall provide adequate architectural articulation and detail to avoid a bulky and “box-like” appearance and designs shall consider the effects of snow and ice on building access.
 - (1) Building façades shall include building projections or recesses, doorway and window details, shutters, awnings, window boxes, natural stone or wood materials, and other details that provide architectural articulation and design interest.

- (2) Clip-gambrel roofs, shed roofs, upper-floor balconies, covered walkways, and other architectural elements should be used, as appropriate, to terminate rooflines and accentuate setbacks between stories.
 - (3) All applied surface ornamentation or decorative detailing shall be consistent with the architectural style of the building.
 - (4) Each side of the building that is visible from a public right-of-way, shoreline, or publicly accessible open space shall be designed with a complementary level of detailing. Particular attention shall be given to the detailing within the pedestrian's range of touch and view, such as the use of special store-front detailing and façade ornamentation to reinforce the pedestrian character of the street.
 - (5) Building designs shall account for the frequent presence of snow and ice consistent with Section 3.09.D, Design for Snow. Appropriate design strategies may include:
 - (a) Location of entrances under the gable ends of pitched roofs;
 - (b) Limiting the location of entrances, stairs, or walkways under the drip line of roof eaves;
 - (c) Covering of stairs and walkways;
 - (d) Use of snow cleats on roofs to prevent rapid shedding of snow and ice;
 - (e) Limiting the extension of open or uncovered balconies into the roof area;
 - (f) Use of heating elements to reduce snow shedding off of roofs; or
 - (g) Consideration of composition roofs over metal roofing materials.
- i. *Pedestrian Connections.* A minimum five-foot-wide unobstructed pedestrian access should be provided from on-site vehicle and bicycle parking area to the main entrance of buildings, to adjacent public amenities such as the beach, shoreline, or viewpoints, and to public trails or transit stops located along the street frontage.
 - j. *Residential Open Space.* For residential and mixed-use projects with residential uses, 75 square feet of private or common open space area should be provided per dwelling unit. Private areas typically consist of balconies, decks, patios, fenced yards, and other similar areas adjacent to private units. Common areas typically consist of landscaped areas, walks, patios, barbeque areas, or other such improvements as are appropriate to enhance the outdoor environment of the development. Landscaped

courtyard entries that are oriented towards a public street are considered common areas.

i. Minimum Dimensions.

- (1) Private Open Space. Private open space should have no horizontal dimension less than six feet.
- (2) Common Open Space. Common open space should have no horizontal dimension of less than 20 feet.

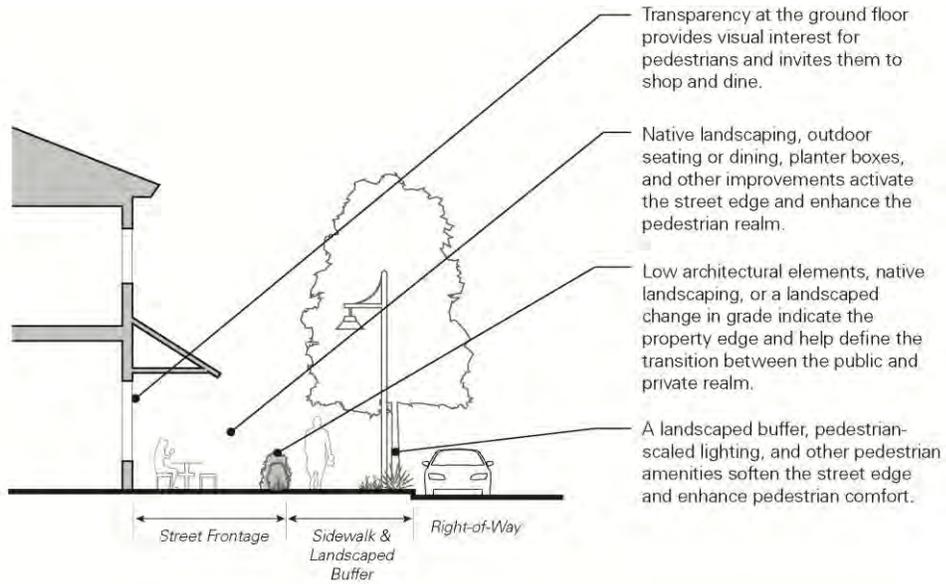
ii. Usability. A surface should be provided that allows convenient use for outdoor living and/or recreation. Such surface may be any practical combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing. Seating areas and plazas should be located in areas with good solar exposure.

iii. Accessibility.

- (1) Private Open Space: The space should be accessible to only one living unit by a doorway to a habitable room or hallway.
- (2) Common Open Space: The space should be accessible to the living units on the lot. It should be served by any stairway or other accessway qualifying as an egress facility from a habitable room.

5. **Design Guidelines.**

- a. **Street Frontage Design.** Design front setbacks that maintain the mountain character of scenic Highway 89 and other neighborhood streets. Incorporate varied landscaping with a combination of trees, shrubs, and groundcover, as well as changes in elevation or landscaped edges. Avoid heavily manicured or uniform landscape palettes.



An assortment of native landscaping is appropriate for all front setbacks. Low walls or bollards should be used to indicate property lines.



Front setbacks should be designed to provide attractive landscaping and architectural features as well as active uses and ground floor transparency.

b. *Building Form and Design.*

i. Building Articulation and Visual Interest at the Ground Level.

Vary building planes along the street frontage. Incorporate ground-level building details to create a pedestrian-oriented environment with a rural transitional character. Illustrations demonstrate preferred architectural detailing and articulation regardless of building height, size, and massing.



ii. Materials. Employ a variety of building finish materials in the Old Tahoe or Historic Alpine style. Finishes should be wooden panels, masonry, logs, boards and batten, composite shingle siding, shiplap siding, heavy v-joint siding, and metal or composite roofs.

iii. Colors. Design buildings exteriors in the subdued colors of historic Old Tahoe or Historic Alpine style. These include earthy and natural colors that blend well with the alpine forest (reddish-brown, brown, tan, ochre, umber, sand, and dark green). Limit the use of bright-colored building materials and finishes, especially along scenic corridors.

iv. Roof Design. Design sloped roofs with a minimum slope of 3:12. Roof forms may include gable, hip, and gambrel roofs, and lowered eave lines with dormer windows on upper levels are encouraged. Changes in roof heights are encouraged to prevent boxy buildings. Where flat roofs are used, provide architectural cornices to enhance the roofline. Authentic roof forms that cover the entire width and depth of buildings are preferred over of superficial roof forms, such as mansards, that are affixed to the building.

Pitched roofs help reduce snow load and reflect local architectural styles.

Buildings designed with a variety of materials lend visual interest to the built environment and are consistent with local style.

Colors blend in with the environment. Bright colors may be used for accent.



c. *Building Entrances.*

- i. Entrance Design. Building entrances should be designed to reflect the Old Tahoe Style and should be highlighted with covered architectural elements, pedestrian-scaled signage, paving, and building transparency. Walkways or stairways leading to the building entrance should be clearly visible from the right-of-way and from adjacent development.

Landscaping and architectural elements such as porches, gables, and columns highlight building entrances.

Entrances parallel to the street help activate the pedestrian environment.



d. *Shorezone Design.*

- i. View Protection. Orient pedestrian paths and vehicular circulation to maximize and protect shoreline views from public rights-of-way. Identify areas that best allow lake views and design buildings and landscaping to maximize visual access. Where buildings, structures, or parking or loading areas can be seen within a scenic corridor, minimize the impact with vegetation, landforms, or colors and materials that blend with the surroundings.

Buildings adjacent to pedestrian paths should not obstruct the lake view. Height, material, colors, and siting should protect and complement lake views.

The placement of open space adjacent to a pedestrian path opens up the view of the lake.

Smaller trees and shrubs should be located near the lake end of access paths to protect views.



- ii. **Access.** Provide clearly demarcated public access to the shore-zone from public rights-of way. Incorporate landscaped edges, furniture, changes in elevation, and paving, while ensuring that all landscape design is sensitive to the natural habitat. When located adjacent to a parking area, design the access path to be visually distinct from the parking area.

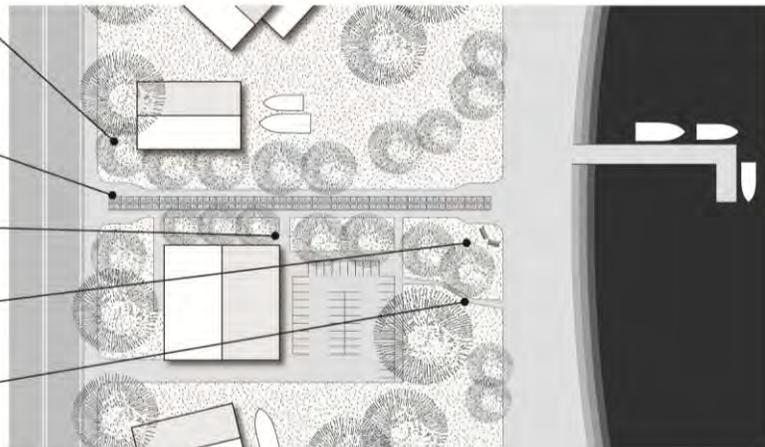
Design landscaping to preserve visibility of shoreline access. Locate smaller trees and shrubs near paths entrances and highlight paths with accent landscaping.

Enhance access paths with landscaped edges, paving, seating, and/or signage.

Maximize access by joining pedestrian connections with shoreline access paths.

Provide recreational facilities, dining or other amenities within the lake setback.

Provide informal paths where appropriate and ensure that they are sensitive to the natural shoreline habitat.



6. **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 2.04.B-6: SHOREZONE-NORTH TAHOE EAST MIXED-USE SUBDISTRICTS		
<i>Tolerance Districts</i>	<i>6</i>	<i>7</i>
Maximum Community Noise Equivalent Level (CNEL)		
Shorezone	55	55
Lakezone	50	50
Primary Uses		
Water-Oriented Outdoor Recreation Concessions	S	S
Beach Recreation	A	A
Waterborne Transit	A	A
Tour Boat Operations	S	S
Safety and Navigation Facilities	A	A
Marinas	S	S
Boat Launching Facilities	S	S
Salvage Operations	S	S
Accessory Structures		
Buoys	A	A
Piers	A	A
Fences	S	S
Boat Ramps	A	A
Breakwaters or Jetties	S	S
Shoreline Protective Structures	S	S
Water Intake Lines	A	A
Floating Platforms and Docs	A	A

D. **West Shore Mixed-Use Subdistricts.**

1. **Purpose.** The purposes of the West Shore Mixed-Use Subdistricts are to:
 - a. Encourage a mix of uses that promotes convenience, economic sustainability, community gathering, and a pleasant quality of life.
 - b. Promote pedestrian- and transit-oriented, mixed-use community centers at appropriate locations.
 - c. Establish design standards that improve the visual quality of development and create a unified and attractive character.
 - d. Provide central community gathering places where residents and visitors can enjoy a range of small-scale commercial, retail, service, and tourist accommodation uses in a forested, alpine atmosphere and serene, walkable environment with a small town feel. The purpose of the district is to also encourage a mix of uses that promotes convenience, economic vitality, and a pleasant quality of life with improved access to recreational activities.
2. **Planning Statements.** Planning statements for each Mixed-Use Subdistrict are as follows:
 - a. Tahoma Village Center Subdistrict. This area should continue as a neighborhood tourist commercial area; however, there is a need for rehabilitation while maintaining the scale and character of the west shore.
 - i. **Special Designations** (*See Section 3.14*)
 - (a) TDR Receiving Area for Existing Development.
 - ii. **Special Policies:**
 - (1) This is the closest commercial area to Sugar Pine State Park, Bliss State Park and Meeks Bay and, as such, further upgrades as a local commercial center should be encouraged to meet tourist and camper needs. The possible growth and expansion of these two recreational facilities should be coordinated.
 - b. Homewood Village Center Subdistrict. This area should continue to be a tourist commercial area. However, there is a need for rehabilitation while maintaining the scale and character of the west shore.
 - i. **Special Designations** (*See Section 3.14*)
 - (a) TDR Receiving Area for Existing Development.
 - ii. **Special Policies:**
 - (1) Planning for development of this area should include consideration of the adjoining ski areas, as well as marina master planning.
 - (2) The marina should be upgraded to accommodate boating needs.

- (3) Tourism and recreation compatible with the historic nature development should be encouraged in this area.
 - (4) Outdoor seasonal events shall be regulated in a manner to reduce conflicts with neighboring residential uses and to minimize environmental impacts.
- c. Sunnyside Village Center Subdistrict. The current and future uses should be directed towards the needs of tourists. The area to the west of Highway 89 should be rehabilitated to improve the scenic quality of the area while maintaining the west shore scale and character.
 - i. **Special Designations** (*See Section 3.14*)
 - (a) TDR Receiving Area for Existing Development.
 - ii. **Special Policies:**
 - (1) Upgrading of existing facilities should be consistent with the historical character of the area

WEST SHORE: MIXED USE SUBDISTRICTS



3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the 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.

TABLE 2.04.D-1: LAND USE REGULATIONS–WEST SHORE MIXED-USE SUBDISTRICTS				
<i>Use</i>	<i>Tahoma Village Center</i>	<i>Homewood Village Center</i>	<i>Sunnyside Village Center</i>	<i>Add'l Regs</i>
Residential				
Single Family Dwelling	A	A	A	
Multiple Family Dwellings	MUP	MUP	MUP	
Employee Housing	MUP	MUP	MUP	
Residential Care	MUP			
Nursing and Personal Care	MUP			
Tourist Accommodation				
Bed and Breakfast Facilities	A	A	A	
Hotels, Motels and Other Transient Dwelling Units	CUP	CUP	CUP	
Timeshare (Hotel/Motel Design)	CUP	CUP	CUP	
Timeshare (Residential Design)	CUP	CUP		
Commercial				
Auto, Mobile Home and Vehicle Dealers	CUP	CUP	CUP	
Building Materials and Hardware	MUP	MUP	MUP	
Eating and Drinking Places	A	A	A	
Food and Beverage Retail Sales	A	A	A	
Furniture, Home Furnishings and Equipment	MUP	MUP	MUP	
General Merchandise Stores	A	A	A	
Mail Order and Vending	A	A	A	
Nursery	A	A	A	
Outdoor Retail Sales	A	MUP	MUP	
Service Stations	A	A	A	
Amusements and Recreation Services	CUP	CUP	CUP	
Outdoor Amusements	CUP	CUP		
Animal Husbandry	MUP	MUP		
Auto Repair and Service	MUP	MUP		

TABLE 2.04.D-1: LAND USE REGULATIONS—WEST SHORE MIXED-USE SUBDISTRICTS				
<i>Use</i>	<i>Tahoma Village Center</i>	<i>Homewood Village Center</i>	<i>Sunnyside Village Center</i>	<i>Add'l Regs</i>
Broadcasting Studios	A	A	A	
Business Support Services	A	A	A	
Contract Construction Services	MUP	MUP	MUP	
Financial Services	A	A	A	
Health Care Services	A	A	A	
Laundries and Dry Cleaning Plants	MUP			
Personal Services	A	A	A	
Professional Offices	A	A	A	
Repair Services	A	A	A	
Secondary Storage	MUP	MUP	MUP	
Small Scale Manufacturing	MUP	MUP		
Vehicle Storage And Parking	MUP	MUP	MUP	
Warehousing	MUP	MUP		
Public Service				
Pipelines and Power Transmission	CUP	CUP	CUP	
Public Utility Centers	MUP	MUP	MUP	
Transmission and Receiving Facilities (1)	MUP	MUP	MUP	
Transportation Routes	CUP	CUP	CUP	
Government Offices		MUP		
Transit Stations and Terminals	CUP	CUP	CUP	
Airfields, Landing Strips and Heliports (New Non-Emergency Sites Prohibited)		CUP		
Religious Assembly	A	A	MUP	
Cultural Facilities	A	A	A	
Day Care Centers/Pre-Schools	A	A	A	
Local Assembly and Entertainment	A	A	A	
Local Post Offices	A	A	A	
Local Public Health and Safety Facilities	A	A	A	
Membership Organizations	MUP	A	A	
Schools – Kindergarten through Secondary	MUP	A		
Social Service Organizations	MUP	A	A	

TABLE 2.04.D-1: LAND USE REGULATIONS–WEST SHORE MIXED-USE SUBDISTRICTS				
<i>Use</i>	<i>Tahoma Village Center</i>	<i>Homewood Village Center</i>	<i>Sunnyside Village Center</i>	<i>Add'l Regs</i>
Regional Public Health and Safety Facilities			CUP	
Recreation				
Day Use Areas	A	A	A	
Recreation Center	MUP	MUP		
Participant Sports (Facilities)	MUP	A	MUP	
Group Facilities	MUP		MUP	
Beach Recreation		A	A	
Boat Launching Facilities		CUP	CUP	
Cross Country Skiing Courses		MUP	MUP	
Developed Campgrounds			A	
Marinas		A	A	
Outdoor Recreation Concessions	MUP	A	A	
Recreational Vehicle Park			CUP	
Riding and Hiking Trails		MUP	MUP	
Rural Sports			CUP	
Skiing Facilities		CUP		
Snowmobile Courses		CUP		
Visitor Information Center	MUP	MUP	MUP	
Resource Management				
Reforestation	A	A	A	
Sanitation Salvage Cut	A	A	A	
Thinning	A	A	A	
Timber Stand Improvement	A	A	A	
Tree Farms	A	A	A	
Early Successional State Vegetation Management	A	A	A	
Nonstructural Fish Habitat Management	A	A	A	
Nonstructural Wildlife Habitat Management	A	A	A	
Structural Fish Habitat Management	A	A	A	
Structural Wildlife Habitat Management	A	A	A	
Fire Detection and Suppression	A	A	A	

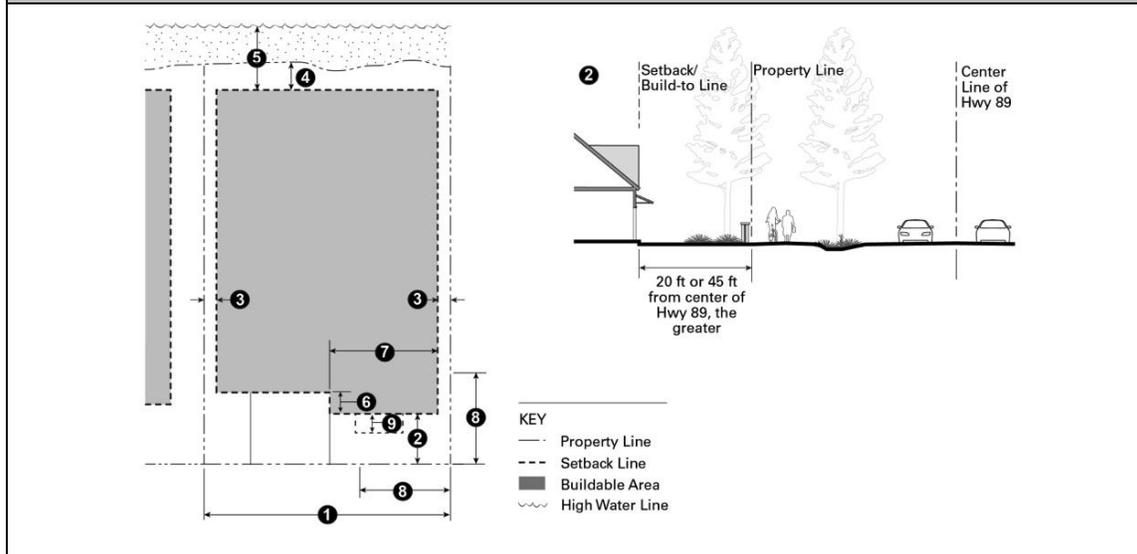
TABLE 2.04.D-1: LAND USE REGULATIONS–WEST SHORE MIXED-USE SUBDISTRICTS				
<i>Use</i>	<i>Tahoma Village Center</i>	<i>Homewood Village Center</i>	<i>Sunnyside Village Center</i>	<i>Add'l Regs</i>
Fuels Treatment (/Management)	A	A	A	
Insect and Disease Suppression	A	A	A	
Sensitive Plant Management	A	A	A	
Uncommon Plant Community Management	A	A	A	
Erosion Control	A	A	A	
Runoff Control	A	A	A	
SEZ Restoration	A	A	A	
Reforestation	A	A	A	
Sanitation Salvage Cut	A	A	A	
Note: (1) Facilities which are not visually obtrusive may be eligible for an Administrative Approval per Placer County Code Section 17.56.060.F.				

4. **Development Standards.** Tables 2.04.D-2, 2.04.D-3, 2.04.D-4, and 2.04.D-5 prescribe the development standards for the West Shore Mixed-Use District subdistricts.

TABLE 2.04.D-2: DENSITY, BUILDING HEIGHT AND NOISE STANDARDS–WESTSHORE MIXED USE SUBDISTRICTS			
<i>Subdistrict</i>	<i>Tahoma Village Center</i>	<i>Homewood Village Center</i>	<i>Sunnyside Village Center</i>
Maximum Density (Units/acre unless otherwise indicated)			
Residential			
<i>Single Family Dwelling (du/parcel)</i>	1	1	1
<i>Multiple Family Dwelling (units per acre)</i>	8	8	8
<i>Residential Care (people per acre)</i>	25		
<i>Employee Housing (units per acre)</i>	As per the limitations above	8	15, multiple family only
Tourist Accommodation			
<i>Bed and Breakfast Facilities (units per acre)</i>	10	10	10
<i>Hotel, Motel and Other Transient Dwelling Units with less than 10% of units with kitchens (units per acre)</i>	20	20	20

TABLE 2.04.D-2: DENSITY, BUILDING HEIGHT AND NOISE STANDARDS—WESTSHORE MIXED USE SUBDISTRICTS			
<i>Subdistrict</i>	<i>Tahoma Village Center</i>	<i>Homewood Village Center</i>	<i>Sunnyside Village Center</i>
<i>Hotel, Motel and Other Transient Dwelling Units with 10% or more units with kitchens (units per acre)</i>	15	15	15
<i>Timeshare (units per acre)</i>	As set forth above	As set forth above	As set forth above
Recreation			
<i>Developed Campgrounds (sites per acre)</i>			8
<i>Recreation Vehicle Parks (sites per acre)</i>			10
Building Height	TRPA Code of Ordinances Chapter 37		
Maximum Community Noise Equivalent Level (CNEL)	55	60	60

TABLE 2.04.D-3: BUILDING PLACEMENT STANDARDS AND GUIDELINES—WEST SHORE MIXED USE SUBDISTRICTS

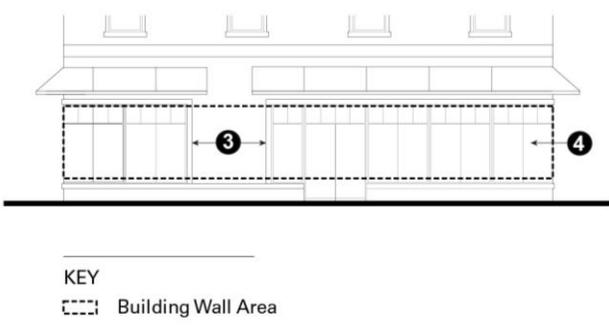


<i>Subdistrict</i>	<i>Tahoma Village Center</i>	<i>Homewood Village Center</i>	<i>Sunnyside Village Center</i>	<i>#</i>
Minimum Setbacks (measured from property line unless otherwise noted)				
<i>Street Frontage</i>	20 ft from property line or 45 ft from the centerline of abutting a traveled way, whichever is greater. An additional setback may be required to allow existing or planned bicycle or pedestrian improvements per the Lake Tahoe Region Bike and Pedestrian Plan. (a)			2
<i>Side</i>	Total of 15 ft, 5 ft minimum on each side			3
<i>Rear</i>	10 ft			4
<i>Lake Tahoe</i>	Per TRPA Code of Ordinances			5
<i>Attached Garage (measured from primary façade)</i>	2 ft			6
Minimum Building Frontage at the Street Frontage Setback Line (% of linear street frontage)	40%, buildings shall be constructed at the required setback for 40 percent of linear street frontage. (c)			7
Corner Build Area	30 ft (b)			8
Maximum Projection into Front Setback	Awnings and overhangs to provide a covered walkway, public plaza, or outdoor eating area may project up to 50% of the required setback, but not into any public right-of-way.			9

- a. *Street Frontage Improvements.* New development, including substantial alterations of existing properties, shall provide street frontage improvements in accordance with the following or an improved area wide improvement plan:

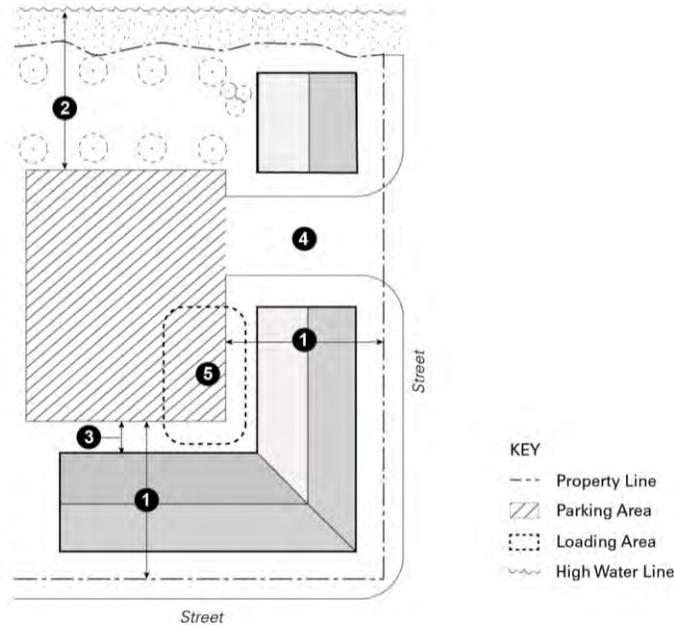
- i. Property Edge. Street-facing property boundaries or the property edges abutting public trails or roads shall be clearly marked by a change in material (permeable hardscape or landscaping versus asphalt along vehicle travel lanes), change in grade or mounding between six and 18 inches in height, fences or walls less than three feet in height, or stones or posts located at a minimum two feet on center.
 - ii. Building Frontage. The area between any bicycle/pedestrian improvements or paths and the building frontage shall be improved with pedestrian connections, outdoor dining/seating areas (subject to Placer County Code, Section 17.56.160, Outdoor Retail Sales), or landscaping.
 - iii. Fences and Walls. Fences along street-facing property edges should be wood or stone with articulation or surface features of a minimum six-inch depth at a minimum of every 10 feet.
 - iv. Street Trees. If located in sidewalk tree wells, trees shall be planted at a minimum 20 feet on center along the Highway 89 street frontage. Otherwise, street trees shall be planted at least 40 or 50 feet on center depending on the species selected.
 - v. Bicycle and Pedestrian Improvements. Bicycle or pedestrian improvements pursuant to the Lake Tahoe Region Bike and Pedestrian Plan and any existing pedestrian pathways or bikeways shall be continued from adjacent lots.
 - vi. Access. Driveways and pedestrian pathway entrances should be framed on either side by landscaped areas of minimum six-foot length by four-foot depth.
- b. *Corner Build Area.* Where feasible and compatible with environmental constraints, buildings with nonresidential uses on the ground floor should be located in accordance with the required setbacks within 30 feet of any street corner. Public plazas may be at the street corner provided buildings are built to the edge of the public plaza.
- c. *Build-to Line for Nonresidential Uses.* Buildings with nonresidential uses on the ground floor shall be constructed at the required setback for the identified percent of linear street frontage. This requirement may be modified or waived with project approval upon finding that:
- i. Entry courtyards, plazas, entries, or outdoor eating and display areas are located between the build-to line and building, provided that the buildings are built to the edge of the courtyard, plaza, or dining area;
 - ii. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street; or
 - iii. The building placement is necessary to allow significant views of the lake from scenic highway corridors and public recreation areas.

TABLE 2.04.D-4: BUILDING FORM GUIDELINES—WEST SHORE MIXED-USE SUBDISTRICTS

				
<i>Subdistrict</i>	<i>Tahoma Village Center</i>	<i>Homewood Village Center</i>	<i>Sunnyside Village Center</i>	<i>#</i>
Maximum Length of Blank Wall	No wall may run in a continuous horizontal plane for more than 40 feet without windows, doors, or architectural details of minimum six inch recess or projection			3
Required Transparency (% of building wall area)	40% (d)			4

- d. *Building Transparency; Required Openings for Retail and Service Uses.* Exterior walls facing and within 40 feet of a front or street side property line should include windows, doors, or other openings for at least 40 percent of the building wall area located between 2.5 and seven feet above ground level. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.

TABLE 2.04.D-5: PARKING AND ACCESS STANDARDS—WEST SHORE MIXED-USE SUBDISTRICTS



<i>Subdistrict</i>	<i>Tahoma Village Center</i>	<i>Homewood Village Center</i>	<i>Sunnyside Village Center</i>	<i>#</i>
Minimum Setback From Edge of Traveled Way	20 ft (e)			①
Minimum Setback from Lake Tahoe (measured from mean high water line)	40 ft or per TRPA Code of Ordinances, whichever is greater			②
Setback from Buildings	5 ft walkway and/or landscaping			③
Access Location	Side street or rear wherever possible			④
Curb Cuts	Minimized and in areas least likely to impede pedestrian circulation			
Loading/Service Areas/Boat Storage or Parking Areas	Side or rear of lot is preferred; Loading and service areas should be screened from public ROW			⑤

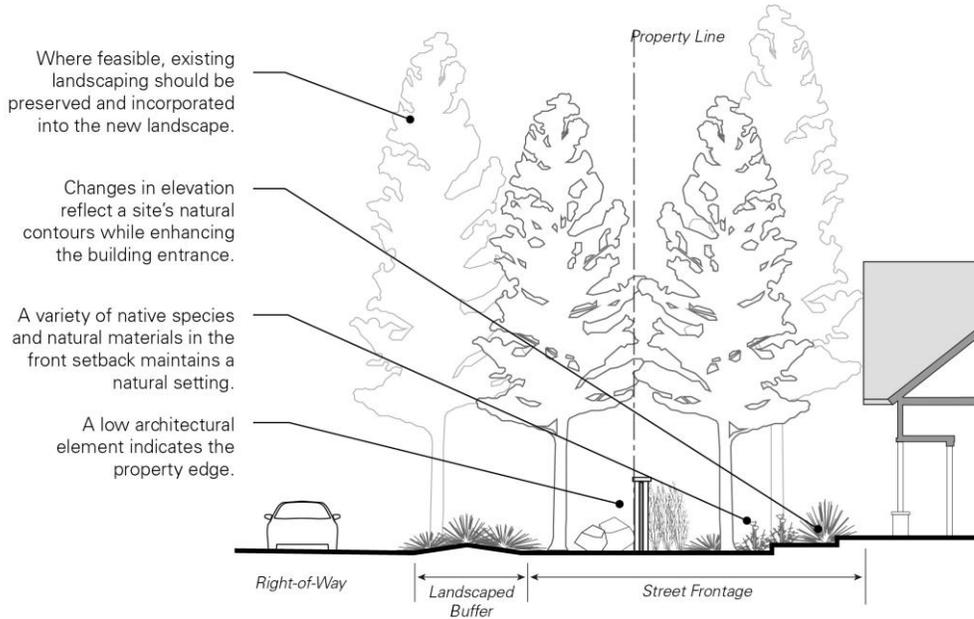
- e. *Limitations on Location of Parking.* Buildings should be placed as close to the street as possible, with parking behind a building, or on the interior side or rear of the site. Above ground surface parking may be located within 20 feet of a street facing property line with project approval when the County makes the following findings:
- i. Buildings are built close to the public sidewalk to the maximum extent feasible;
 - ii. The parking area is screened along the public right-of-way with a wall, hedge, trellis, and/or landscaping; and

- iii. The site is small and constrained such parking located more than 20 feet from the street frontage is not feasible; and
- iv. County Public Works determines traffic impacts from vehicle queuing and backing into the right-of-way are mitigated.
- f. *Building Orientation.*
 - i. Buildings shall be oriented to face public streets.
- g. *Building Entrances.*
 - i. Primary building entrances should be located on a public street.
 - ii. Building entrances should be covered and highlighted from the building mass with a roofed projection that has a minimum depth of three feet and a minimum area of 10 square feet.
- h. *Exterior Building Materials and Colors.*
 - i. A unified palette of non-reflective, natural materials such as stone and wood shall be used on all sides of buildings.
 - ii. Natural colors of a mountain setting shall be used to help delineate windows and other architectural features to increase architectural interest.
- i. *Building Details.* Buildings shall provide adequate architectural articulation and detail to avoid a bulky and “box-like” appearance and designs shall consider the effects of snow and ice on building access.
 - i. Building façades shall include building projections or recesses, doorway and window details, shutters, awnings, window boxes, natural stone or wood materials, and other details that provide architectural articulation and design interest.
 - ii. Clip-gambrel roofs, shed roofs, upper-floor balconies, covered walkways, and other architectural elements should be used, as appropriate, to terminate rooflines and accentuate setbacks between stories.
 - iii. All applied surface ornamentation or decorative detailing shall be consistent with the architectural style of the building.
 - iv. Buildings shall include a complementary level of design detail on all façades.
 - v. Building designs shall account for the frequent presence of snow and ice consistent with Section 3.09.D, Design for Snow. Appropriate design strategies may include:
 - (1) Location of entrances under the gable ends of pitched roofs;
 - (2) Limiting the location of entrances, stairs, or walkways under the drip line of roof eaves;
 - (3) Covering of stairs and walkways;

- (4) Use of snow cleats on roofs to prevent rapid shedding of snow and ice;
 - (5) Limiting the extension of open or uncovered balconies into the roof area;
 - (6) Use of heating elements to reduce snow shedding off of roofs and
 - (7) Consideration of composition roofs over metal roofing materials.
- j. *Pedestrian Connections.* A minimum five-foot wide unobstructed pedestrian access should be provided from on-site vehicle and bicycle parking areas to the main entrance of buildings, to adjacent public amenities such as the beach, shoreline, or viewpoints, and to public trails or transit stops located along street frontage.

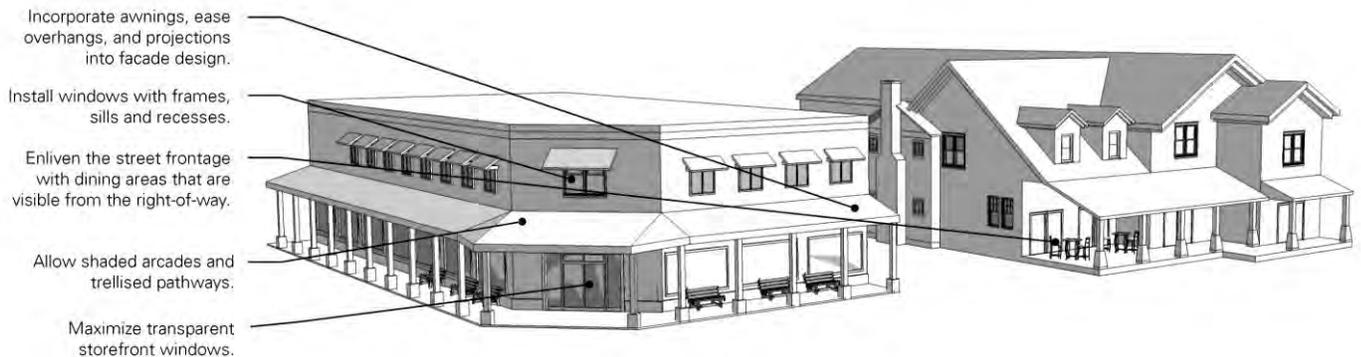
5. **Design Guidelines.**

- a. **Street Frontage Design.** Design front setbacks that maintain the mountain character of scenic Highway 89. Incorporate varied landscaping with a combination of trees, shrubs, and groundcover, as well as changes in elevation or landscaped edges. Avoid heavily manicured or uniform landscape palettes.



b. **Building Form and Design.**

- i. **Building Articulation and Visual Interest at the Ground Level.** Vary building planes along the street frontage. Incorporate ground-level building details to create a pedestrian-oriented environment with a rural transitional character. Illustrations demonstrate preferred architectural detailing and articulation regardless of the scale of the building.



- ii. **Materials.** Employ a variety of building finish materials in the Old Tahoe or Historic Alpine style. Finishes should be wooden panels, masonry, logs, boards and batten, composite shingle sid-

ing, shiplap siding, heavy v-joint siding, and metal or composite roofs.

- iii. Colors. Design buildings exteriors in the subdued colors of historic Old Tahoe or Historic Alpine style. These include earthy and natural colors that blend well with the alpine forest (reddish-brown, brown, tan, ochre, umber, sand, and dark green). Limit the use of bright-colored building materials and finishes, especially along scenic corridors.
- iv. Roof Design. Design sloped roofs with a minimum slope of 3:12. Roof forms may include gable, hip, and gambrel roofs, and lowered eave lines with dormer windows on upper levels are encouraged. Changes in roof heights are encouraged to prevent boxy buildings. Where flat roofs are used, provide architectural cornices to enhance the roofline. Authentic roof forms that cover the entire width and depth of buildings are preferred over of superficial roof forms, such as mansards, that are affixed to the building.

Varied roof forms and heights include projections and recesses. Pitched roof help reduce snow loads and reflect are local architectural styles.

Wood and stone building materials are consistent with the Old Tahoe style.

Colors blend in with the environment. Bright colors are used for accent only.

Heavier materials such as stone establish a solid base for the building.



c. *Shorezone Design.*

- i. View Protection. Orient pedestrian paths and vehicular circulation to maximize and protect shoreline views from public rights-of-way. Identify areas that best allow lake views and design buildings and landscaping to maximize visual access. Where buildings, structures, or parking or loading areas can be seen within a scenic corridor, minimize the impact with vegetation, landforms, or colors and materials that blend with the surroundings.

Buildings adjacent to pedestrian paths should not obstruct the lake view. Height, material, colors, and siting should protect and complement lake views.

The placement of open space adjacent to a pedestrian path opens up the view of the lake.

Smaller trees and shrubs should be located near the lake end of access paths to protect views.



- ii. **Access.** Provide clearly demarcated public access to the shorezone from public rights-of way. Incorporate landscaped edges, furniture, changes in elevation, and paving, while ensuring that all landscape design is sensitive to the natural habitat. When located adjacent to a parking area, design the access path to be visually distinct from the parking area.

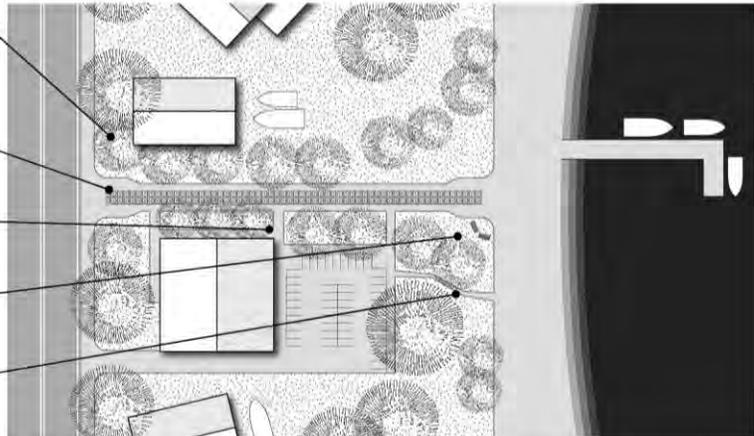
Design landscaping to preserve visibility of shoreline access. Locate smaller trees and shrubs near paths entrances and highlight paths with accent landscaping.

Enhance access paths with landscaped edges, paving, seating, and/or signage.

Maximize access by joining pedestrian connections with shoreline access paths.

Provide recreational facilities, dining or other amenities within the lake setback.

Provide informal paths where appropriate and ensure that they are sensitive to the natural shoreline habitat.



- 6. **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 2.04.D-6: SHOREZONE–WEST SHORE MIXED–USE SUBDISTRICTS	
<i>Tolerance District</i>	7
Primary Uses	
Water Oriented Recreation Concessions	A
Beach Recreation	A
Water Borne Transit	A
Boat Launching Facilities	S
Tour Boat Operations	A
Safety and Navigation Devices	A
Marinas	S
Sea Plane Operations	S (only in Homewood Village Center)
Salvage Operations	S
Accessory Structures	
Buoys	A
Piers	A
Fences	S
Boat Ramps	A
Breakwaters or Jetties	S
Floating Docks and Platforms	A
Shoreline Protective Structures	S
Water Intake Lines	A

2.05 **Community Service Districts**

A. **Fairway Service Subdistrict.** The Fairway Service Subdistrict is located within the Greater Tahoe City Subarea. This area should continue to serve the recreation and public service needs of the northwest portion of the Tahoe Region and may also be appropriate for residential uses.

1. **Special Designations.** (See Section 3.14)
 - a. TDR Receiving Area for:
 - i. Existing development.
 - ii. Multi-residential units.
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 2.05.A-1: LAND USE REGULATIONS–FAIRWAY SERVICE SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single Family Dwelling	A	
Multiple Family Dwelling	MUP	
Employee Housing	MUP	
Commercial		
Nursery	MUP	
Business Support Services	A	
Professional Offices	A	
Public Service		
Cultural Facilities	A	
Government Offices	MUP	
Local Public Health and Safety Facilities	A	
Public Utility Centers	A	
Regional Public Health and Safety Facilities	MUP	
Threshold-Related Facilities	MUP	
Pipelines and Power Transmission	MUP	
Transit Stations and Terminals	A	
Transportation Routes	A	

TABLE 2.05.A-1: LAND USE REGULATIONS–FAIRWAY SERVICE SUBDISTRICT		
Transmission and Receiving Facilities	MUP	Placer County Code Section 17.56.060F
Recreation		
Day Use Areas	A	
Cross County Skiing Courses	MUP	
Golf Courses	MUP	
Outdoor Recreation Concessions	MUP	
Riding and Hiking Trails	MUP	
Snowmobile Courses	A	
Visitor Information Centers	MUP	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special 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	
SEZ Restoration	A	
Runoff Control	A	

4. **Development Standards.** Table 2.05.A-2 prescribes the development standards for the Fairway Industrial Subdistrict.

TABLE 2.05.A-2: DEVELOPMENT STANDARDS–FAIRWAY SERVICE SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Multiple Family Dwelling: 15 units per acre Employee Housing: As per the limitations set forth in this table
<i>Commercial</i>	Corner Lots: 6,000 sq ft Interior Lots: 5,000 sq ft
Building Height	TRPA Code of Ordinances Chapter 37
Minimum Lot Size	10,000 sq ft
Minimum Lot Width	60 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>	10 ft
<i>Side</i>	5 ft
<i>Rear</i>	5 ft
Maximum Community Noise Equivalent Level	65 CNEL

B. **Kings Beach Industrial Subdistrict.** The Kings Beach Industrial Subdistrict is located within the North Tahoe East Subarea. This area should be redeveloped to provide a location for the service/industrial needs of the area.

1. **Special Designation.** (See Section 3.14)

- a. TDR Receiving Area for:
 - i. Existing Development

2. **Special Policies.**

- a. Speckled Avenue, currently a designated “Truck Route,” should retain that classification for local commercial uses only. Highway 267 should continue to be the primary north-south connection to Highway 28.
- b. Commercial properties in the Subdistrict should be visually upgraded. Many of the commercial properties in the Subdistrict are in need of scenic restoration. This should be accomplished through remodeling, renovation, screening, landscaping and, in some cases, through complete removal of the use or activity. Given the interrelationship of residential uses in this area, it is particularly important that commercial properties be retrofitted as much as possible to be aesthetically compatible with adjacent land uses and from roadways.

This policy will be implemented through the Design Review process, the Conditional Use Permit process, and through the code enforcement process.

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 2.05.B-1: LAND USE REGULATIONS—KINGS BEACH INDUSTRIAL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single-Family Dwelling		Must be accessory to a commercial use. Single family dwellings in conjunction with a valid commercial enterprise are considered an accessory use and shall follow the permit requirements of the primary use. Single family dwellings existing as of the date of Area Plan adoption are not assigned nonconforming status and may be reconstructed on the same parcel(s).
Commercial		
Auto, Mobile Home and Vehicle Dealers	A	
Building Materials and Hardware	A	

TABLE 2.05.B-1: LAND USE REGULATIONS–KINGS BEACH INDUSTRIAL SUBDISTRICT		
Eating and Drinking Places	A	
Food and Beverage Retail Sales	A	
Furniture, Home Furnishings and Equipment	A	
General Merchandise Stores	A	
Mail Order and Vending	A	
Nursery	A	
Outdoor Retail Sales	MUP	
Service Stations	CUP	
Animal Husbandry Services	A	
Auto Repair and Service (except body work and spray painting)	A	
Auto Body Work and Spray Painting	MUP	
Broadcasting Studios	A	
Business Support Services	A	
Contract Constructions Services	MUP	
Financial Services	A	
Health Care Services	A	
Laundries and Dry Cleaning Plant	MUP	
Personal Services	A	
Professional Offices	A	
Repair Services	MUP	
Sales Lots	A	
Schools – Business and Vocational	A	
Secondary Storage	A	
Light Industrial Batch Plants	CUP	
Food and Kindred Products	A	
Fuel and Ice Dealers	MUP	
Industrial Services	MUP	
Printing and Publishing	A	
Recycling and Scrap	CUP	
Small Scale Manufacturing	A	
Storage Yards	A	
Vehicle and Freight Terminals	A	
Vehicle Storage and Parking	MUP	
Warehousing	A	
Wholesale and Distribution	A	

TABLE 2.05.B-1: LAND USE REGULATIONS–KINGS BEACH INDUSTRIAL SUBDISTRICT		
Public Service		
Religious Assembly	MUP	
Collections Stations	A	
Cultural Facilities	A	
Day Care Centers/Pre-Schools	MUP	
Government Offices	MUP	
Hospitals	A	
Local Assembly and Entertainment	A	
Local Post Office	A	
Local Public Health and Safety Facilities	MUP	
Membership Organizations	A	
Power Generating	CUP	
Publicly Owned Assembly and Entertainment	A	
Public Utility Centers	MUP	
Regional Public Health and Safety Facilities	CUP	
Social Service Organizations	A	
Schools – Kindergarten through Secondary	A	
Pipelines and Power Transmission	A	
Transit Stations and Terminals	A	
Transportation Routes	CUP	
Transmission and Receiving Facilities	A	Placer County Code Section 17.56.060.F
Resource Management		
Erosion Control	A	
Runoff Control	A	
Stream Environment Zone Restoration	A	

4. **Development Standards.** Table 2.05.B-2 prescribes the development standards for the Kings Beach Industrial Subdistrict.

TABLE 2.05.B-2: DEVELOPMENT STANDARDS—KINGS BEACH INDUSTRIAL SUBDISTRICT	
Building Height	TRPA Code of Ordinances Chapter 37
Minimum Lot Size	
<i>Commercial</i>	Corner Lots: 6,000 sq ft Interior Lots: 5,000 sq ft
<i>Residential</i>	10,000 sq ft
Minimum Lot Width	60 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>	10 ft
<i>Side</i>	5 ft
<i>Rear</i>	5 ft
Maximum Community Noise Equivalent Level	65 CNEL
Hourly L_{eq} , dB	Daytime (7a.m.–7p.m.): 55 Nighttime (7p.m.–7a.m.): 45 Levels specified above should be lowered by five dB for simple tone noises
Maximum Level, dB	Daytime (7a.m.–7p.m.): 75 Nighttime (7p.m.–7a.m.): 65 Levels specified above should be lowered by five dB for simple tone noises

C. **Lake Forest Commercial Subdistrict.** The Lake Forest Commercial Subdistrict is located within the Greater Tahoe City Subarea. The theme for the Lake Forest Commercial Subdistrict is generally of the "Local-serving Retail, Services, and Storage" nature.

1. **Special Designation.** (See Section 3.14)
 - a. TDR Receiving Area for:
 - i. Existing Development
2. **Special Policies.**
 - a. Two special areas have been created to more closely define development themes and permitted uses. Special Area 1, on the western side of the Subdistrict, is oriented toward "light" commercial and office uses. Special Area 2, on the eastern side of the Subdistrict, is more oriented toward "heavy" commercial uses. These designations are based on existing development patterns as well as historic County zoning designations.
 - b. Given the limited opportunities in the Lake Tahoe basin for siting the types of necessary services located in Special Area 2, this Area Plan does

not encourage relocation of such uses. Rather, the goal for this area is to encourage remodeling and rehabilitation of facilities to make properties and uses more congruous. Uses, which by their nature tend to be obtrusive, should be screened and buffered to the extent practical, to minimize such obtrusiveness. Because of the unusual mix of uses in this area, special policies with respect to noise are important also. Commercial businesses should conduct their operation in such a way as to not create adverse noise impacts on neighboring properties, for example, through observance of appropriate working hours.

- c. Ensure that the design elements of new, remodeled and rehabilitated development are compatible with the scenic, recreation and community values of Lake Forest and the region, through use of the design and sign regulations for the area.
 - d. The allocation policy shall assign priority to projects which emphasize remodeling and rehabilitation of substandard development.
 - e. Strip commercial development in this area should be discouraged.
 - f. The Lake Forest Commercial Subdistrict should continue to emphasize service oriented commercial uses which are compatible with the surrounding residential and recreational uses.
 - g. Given existing conditions and the limited amount of new development contemplated, no significant improvements to Lake Forest Road, other than ordinary maintenance and repair, are anticipated.
 - h. Safe and efficient use of Lake Forest Road should be accomplished through management strategies (rather than sizeable capital investments), such as enforcement of appropriate speed levels, and possibly a "stop" sign at an appropriate location.
 - i. Consideration should be given to a community parking lot at a centralized location, to reduce the use of the public right-of-way for parking.
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 2.05.C-1: LAND USE REGULATIONS—LAKE FOREST COMMERCIAL SUBDISTRICT			
Use	Special Area #1	Special Area #2	Notes
Residential			
Employee Housing	MUP	MUP	
Multiple Family Dwelling	MUP	MUP	
Single-Family Dwelling	MUP	MUP	
Tourist Accommodation			
Bed and Breakfast Facilities	A		

TABLE 2.05.C-1: LAND USE REGULATIONS—LAKE FOREST COMMERCIAL SUBDISTRICT			
Hotels, Motels and Other Transient Dwelling Units	CUP		
Tire Sharing (Hotel/Motel Design)	CUP		
Commercial			
Auto, Mobile Home and Vehicle Dealers	CUP	CUP	
Building Materials and Hardware	MUP	A	
Eating and Drinking Places	A	A	
Food and Beverage Retail Sales	A	A	
Furniture, Home Furnishings and Equipment	A	A	
General Merchandise Stores	A	A	
Mail Order and Vending	A	A	
Nursery	MUP	A	
Indoor Retail Sales	A	A	
Outdoor Retail Sales	MUP	MUP	
Service Stations	CUP	CUP	
Amusements and Recreation Services	A	A	
Privately Owned Assembly and Entertainment	CUP	CUP	
Outdoor Amusements	CUP	CUP	
Animal Husbandry Services		A	
Auto Repair and Service		A	
Broadcasting Studios	A	A	
Business Support Services	A	A	
Contract Construction Services	A	A	
Financial Services	A	A	
Health Care Services	MUP	A	
Laundries and Dry Cleaning Plant	A	A	
Personal Services	A	A	
Professional Offices	A	A	
Repair Services	A	A	
Schools – Business and Vocational	A	A	
Secondary Storage		A	
Food and Kindred Products	A	A	
Fuel and Ice Dealers		CUP	
Industrial Services		A	
Printing and Publishing	A	A	
Recycling and Scrap		CUP	
Small Scale Manufacturing		MUP	

TABLE 2.05.C-1: LAND USE REGULATIONS–LAKE FOREST COMMERCIAL SUBDISTRICT			
Storage Yards		CUP	
Vehicle and Freight Terminals		A	
Vehicle Storage and Parking		A	
Warehousing		A	
Wholesale and Distribution		A	
Public Service			
Cemeteries	MUP	MUP	
Religious Assembly	MUP	MUP	
Collection Stations		MUP	
Cultural Facilities	A	A	
Day Care Centers/Pre-Schools	A	A	
Government Offices	A	A	
Hospitals	CUP	CUP	
Local Assembly and Entertainment	A	A	
Local Post Office	A	A	
Local Public Health and Safety Facilities	A	A	
Membership Organizations	A	A	
Publicly Owned Assembly and Entertainment	CUP	CUP	
Public Utility Centers	MUP	A	
Regional Public Health and Safety Facilities	CUP	CUP	
Schools – Kindergarten through Secondary	MUP	MUP	
Social Service Organizations	A	MUP	
Pipelines and Power Transmission	CUP	CUP	
Transit Stations and Terminals	CUP	CUP	
Transportation Routes	CUP	CUP	
Transmission and Receiving Facilities	A	A	Placer County Code Section 17.56.060.F
Recreation			
Day Use Areas	A	A	
Cross Country Skiing Courses		MUP	
Participant Sports Facilities	A		
Outdoor Recreation Concessions	MUP	MUP	
Riding and Hiking Trails	MUP	MUP	
Rural Sports	CUP		

TABLE 2.05.C-1: LAND USE REGULATIONS—LAKE FOREST COMMERCIAL SUBDISTRICT			
Snow Mobile Courses		A	
Visitor Information Center	MUP	MUP	
Resource Management			
Reforestation	A	A	
Sanitation Salvage Cut	A	A	
Thinning	A	A	
Early Successional Stage Vegetation Management	A	A	
Nonstructural Fish Habitat Management	A	A	
Nonstructural Wildlife Habitat Management	A	A	
Structural Fish Habitat Management	A	A	
Structural Wildlife Habitat Management	A	A	
Fire Detection and Suppression	A	A	
Fuels Treatment	A	A	
Insect and Disease Suppression	A	A	
Sensitive Plant Management	A	A	
Uncommon Plant Community Management	A	A	
Erosion Control	A	A	
SEZ Restoration	A	A	
Runoff Control	A	A	

4. **Development Standards.** Table 2.05.C-2 prescribes the Development Standards for the Lake Forest Commercial Subdistrict.

TABLE 2.05.C-2: DEVELOPMENT STANDARDS—LAKE FOREST COMMERCIAL SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Multiple Family Dwelling: 15 units per acre Employee Housing: As per the density limitations above
<i>Tourist Accommodation</i>	Bed and Breakfast Facilities: 10 units per acre Hotel, Motel and Other Transient Units: <i>With less than 10% of units with kitchens – 40 units per acre</i> <i>With 10% or more units with kitchens – 15 units per acre</i> Timeshare (Hotel/Motel Design): 40 units per acre
Building Height	TRPA Code of Ordinances Chapter 37
Minimum Lot Width	60 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>	10 ft
<i>Side</i>	5 ft
<i>Rear</i>	5 ft
Maximum Community Noise Equivalent Level	
<i>Special Area #1</i>	60 CNEL
<i>Special Area #2</i>	65 CNEL

D. **Tahoe City Industrial Subdistrict.** The Tahoe City Industrial Subdistrict is located within the Greater Tahoe City Subarea. This area should become the light industrial area for Tahoe City and the receiving area for the relocation of existing incompatible uses located in the Tahoe City area.

1. **Special Designations.** (See Section 3.14)
 - a. TDR Receiving Area for:
 - i. Existing Development
 - b. Preferred Affordable Housing Area
2. **Special Policies.**
 - a. Uses on the main highways should be primarily tourist-service in nature. This area is a preferred area for the location of uses not found to be compatible elsewhere in the Tahoe City area.
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 2.05.D-1: LAND USE REGULATIONS–TAHOE CITY INDUSTRIAL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Employee Housing	MUP	
Mobile Home Dwelling	MUP	
Multiple Family Dwelling	MUP	
Commercial		
Building Materials and Hardware	MUP	
Nursery	MUP	
Outdoor Retail Sales	MUP	
Auto Repair and Service	MUP	
Fuel and Ice Dealers	MUP	
Industrial Services	MUP	
Recycling and Scrap	MUP	
Small Scale Manufacturing	MUP	
Storage Yards	A	
Vehicle and Freight Terminals	MUP	
Vehicle Storage and Parking	MUP	
Warehousing	MUP	

TABLE 2.05.D-1: LAND USE REGULATIONS–TAHOE CITY INDUSTRIAL SUBDISTRICT		
Public Service		
Collection Stations	MUP	
Government Offices	MUP	
Local Assembly and Entertainment	MUP	
Local Post Office	MUP	
Local Public Health and Safety Facilities	MUP	
Publicly Owned Assembly and Entertainment	MUP	
Public Utility Centers	A	
Regional Public Health and Safety Facilities	MUP	
Pipelines and Power Transmission	MUP	
Transit Stations and Terminals	MUP	
Transportation Routes	MUP	
Transmission and Receiving Facilities	MUP	Placer County Code Section 17.56.060.F
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special 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	
SEZ Restoration	A	
Runoff Control	A	

4. **Development Standards.** Table 2.05.D-2 prescribes the development standards for the Tahoe City Industrial Subdistrict.

TABLE 2.05.D-2: DEVELOPMENT STANDARDS-TAHOE CITY INDUSTRIAL SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Multiple Family Dwellings: 15 units per acre Mobile Home Dwelling: 8 units per acre Employee Housing: As per the limitations above
Building Height	TRPA Code of Ordinances Chapter 37
Minimum Lot Size	
<i>Commercial</i>	Corner Lots: 6,000 sq ft Interior Lots: 5,000 sq ft
Minimum Lot Width	60 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>	10 ft
<i>Side</i>	5 ft
<i>Rear</i>	5 ft
Maximum Community Noise Equivalent Level	65 CNEL

- E. **Tahoe Vista Industrial Subdistrict.** The Tahoe Vista Industrial Subdistrict is located within the North Tahoe West Subarea. This Subdistrict should continue to provide a location for the service/industrial needs of the area.
1. **Special Designation.** (See Section 3.14)
 - a. Preferred Industrial Area
 2. **Special Policies.**
 - a. Public services and industrial uses are encouraged by the permissible use list. Wholesale/storage, light industrial and other similar uses should be limited to the National Avenue area. Heavy equipment traffic should be mitigated as to be compatible with nearby properties, including residential uses.
 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 2.05.E-1: LAND USE REGULATIONS–TAHOE VISTA INDUSTRIAL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Commercial		
Auto, Mobile Home and Vehicle Dealers	A	
Building Materials and Hardware	A	
General Merchandise Stores Mail Order, and Vending	A	
Nursery	A	
Outdoor Retail Sales	A	
Eating and Drinking Places	MUP	
Food and Beverage Retail Sales	MUP	
Furniture, Home Furnishings and Equipment	A	
Service Stations	CUP	
Amusements and Recreation Services	CUP	
Privately Owned Assembly and Entertainment	CUP	
Animal Husbandry Services	A	
Auto Repair and Service	A	
Broadcasting Studios	A	
Business Support Services	A	
Contract Construction Services	A	
Financial Services	A	

TABLE 2.05.E-1: LAND USE REGULATIONS–TAHOE VISTA INDUSTRIAL SUBDISTRICT		
Health Care Services	A	
Laundries and Dry Cleaning Plant	A	
Personal Services	A	
Professional Offices	A	
Repair Services	A	
Sales Lots	A	
Schools – Business and Vocational	A	
Secondary Storage	A	
Batch Plants	CUP	
Food and Kindred Products	A	
Fuel and Ice Dealers	CUP	
Industrial Services	MUP	
Printing and Publishing	A	
Recycling and Scrap	A	
Small Scale Manufacturing	A	
Storage Yards	A	
Vehicle and Freight Terminals	A	
Vehicle Storage and Parking	A	
Warehousing	A	
Wholesale and Distribution	A	
Public Service		
Religious Assembly	MUP	
Collections Stations	A	
Cultural Facilities	A	
Day Care Centers/Pre-Schools	A	
Government Offices	A	
Local Assembly and Entertainment	MUP	
Local Post Office	A	
Local Public Health and Safety Facilities	A	
Publicly Owned Assembly and Entertainment	A	
Public Utility Centers	A	
Regional Public Health and Safety Facilities	CUP	
Schools – Kindergarten through Secondary	MUP	

TABLE 2.05.E-1: LAND USE REGULATIONS–TAHOE VISTA INDUSTRIAL SUBDISTRICT		
Social Service Organizations	A	
Pipelines and Power Transmission	A	
Transit Stations and Terminals	A	
Transportation Routes	CUP	
Transmission and Receiving Facilities	A	Placer County Code Section 17.56.060.F
Recreation		
Cross Country Ski Courses	A	
Day Use Areas	A	
Outdoor Recreation Concessions	MUP	
Participants Sports Facilities	A	
Recreation Centers	A	
Riding and Hiking Trails	A	
Rural Sports	A	
Snowmobile Courses	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Thinning	A	
Tree Farms	A	
Early Successional State 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 2.05.E-2 prescribes the development standards for the Tahoe Vista Industrial Subdistrict.

TABLE 2.05.E-2: DEVELOPMENT STANDARDS–TAHOE VISTA INDUSTRIAL SUBDISTRICT	
Minimum Lot Size	
<i>Commercial</i>	Corner Lots: 6,000 sq ft Interior Lots: 5,000 sq ft
Building Height	TRPA Code of Ordinances Chapter 37
Minimum Lot Width	60 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>	10 ft
<i>Side</i>	5 ft
<i>Rear</i>	5 ft
Maximum Community Noise Equivalent Level	65 CNEL, where applicable, a maximum 55 CNEL override for the Highway 28 corridor is permissible.

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 of adjoining littoral parcel.

TABLE 2.05.E-3: SHOREZONE–TAHOE VISTA INDUSTRIAL SUBDISTRICT			
<i>Tolerance Districts</i>	<i>1</i>	<i>6</i>	<i>7</i>
Maximum Community Noise Equivalent Level (CNEL)			
Shorezone	55	55	55
Lakezone	50	50	50
Primary Uses			
Water Oriented Outdoor Recreation Concessions	S	A	A
Beach Recreation	A	A	A
Salvage Operators		S	S
Tour Boat Operations		S	S
Safety and Navigation Facilities	A	A	A
Marinas		S	S
Boat Launching Facilities		S	S
Construction Equipment Storage		S	S

TABLE 2.05.E-3: SHOREZONE-TAHOE VISTA INDUSTRIAL SUBDISTRICT			
<i>Tolerance Districts</i>	<i>1</i>	<i>6</i>	<i>7</i>
Waterborne Transit		A	A
Accessory Structures			
Buoys	A	A	A
Piers	S	A	A
Fences	S	S	S
Boat Ramps		A	A
Breakwaters or Jetties	S	S	S
Floating Docks and Platforms	A	A	A
Shoreline Protective Structures	A	S	S
Water Intake Lines	A	A	A

2.06 **Conservation Districts**

- A. **Blackwood Subdistrict.** The Blackwood Subdistrict is located within the West Shore Subarea. This area should be managed, as appropriate, to improve the quality of the watershed, including management of Blackwood Creek as a resident and migratory fishery.
1. **Special Designation.** None.
 2. **Special Policies.**
 - a. Management activities that restore disturbed areas and improve the vegetative cover should be emphasized.
 - b. Prioritize Blackwood Creek for continued restoration efforts.
 - c. Off-road vehicle use should be restricted to designated roads.
 - d. Opportunities should be provided for snowmobile use and staging area when such uses do not include the location of concession base facilities in this Subdistrict.
 - e. Snowmobile use should be prohibited in important wildlife habitat as identified in the Tahoe National Forest Land and Resource Management Plan, including any future amendments.
 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 2.06.A-1: LAND USE REGULATIONS—BLACKWOOD SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single Family Dwelling	MUP	
Public Service		
Local Public Health and Safety Facilities	MUP	
Pipelines and Power Transmission	CUP	
Public Utility Centers	MUP	
Transit Stations and Terminals	CUP	
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F
Transportation Routes	CUP	
Recreation		
Cross Country Skiing Courses	MUP	
Day Use Areas	MUP	
Developed Campgrounds	CUP	

TABLE 2.06.A-1: LAND USE REGULATIONS–BLACKWOOD SUBDISTRICT		
Riding and Hiking Trails	A	
Undeveloped Campgrounds	MUP	
Off-Road Vehicle Courses	CUP	
Snowmobile Courses	CUP	
Marinas	CUP	
Beach Recreation	A	
Boat Launching Facilities	CUP	
Resource Management		
Reforestation	A	
Regeneration Harvest	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	
Thinning	A	
Timber Stand Improvement	A	
Tree Farms	MUP	
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	
Farm/Ranch Accessory Structures	MUP	
Grazing	MUP	
Range Pasture Management	A	
Range Improvement	MUP	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Prescribed Fire Management	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	

TABLE 2.06.A-1: LAND USE REGULATIONS–BLACKWOOD SUBDISTRICT		
SEZ Restoration	A	

4. **Development Standards.** Table 2.06.A-2 prescribes the development standards for the Blackwood Subdistrict.

TABLE 2.06.A-2: DEVELOPMENT STANDARDS–BLACKWOOD SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel
<i>Recreation</i>	Developed Campgrounds: 8 sites per acre
Building Height	TRPA Code of Ordinances Chapter 37
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	50 ft
<i>Side</i>	30 ft
<i>Rear</i>	30 ft
Maximum Community Noise Equivalent Level	50 CNEL

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 2.06.A-3: SHOREZONE–BLACKWOOD SUBDISTRICT	
<i>Tolerance District</i>	6
Primary Uses	
Beach Recreation	A
Boat Launching Facilities	S
Marinas	S
Safety and Navigation Facilities	A
Salvage Operations	A
Tour Boat Operations	S
Water Borne Transit	S
Water Oriented Outdoor Recreation Concessions	A
Accessory Structures	
Boat Ramps	A
Breakwaters or Jetties	S

TABLE 2.06.A-3: SHOREZONE-BLACKWOOD SUBDISTRICT	
<i>Tolerance District</i>	6
Buoys	A
Fences	S
Floating Docks and Platforms	A
Piers	S
Shoreline Protective Structures	S
Water Intake Lines	S

B. **Burton Creek Subdistrict.** The Burton Creek Subdistrict is located within the Greater Tahoe City Subarea. This planning area should continue to provide a full range of low to moderate resource use including opportunities for hiking, timber harvest, wildlife management, grazing of livestock, and recreation.

1. **Special Designations.** (See Section 3.14)
 - a. TDR Receiving Area for:
 - i. Multi-Residential Units (Limited to Employee Housing)
2. **Special Policies.**
 - a. Provide opportunities for intensive resource management practices to include regeneration harvest and selective cutting.
 - b. The water diversion at Antone Meadows should be eliminated if possible, or at the very least, the diversion pipe should be concealed to eliminate visual impacts.
 - c. The road through the meadow should be relocated to higher ground and bridge spans should be installed where the road crosses stream channels.
 - d. Logging road spurs in this area should be scarified and re-vegetated.
 - e. Provide opportunities to expand public camping opportunities.
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 2.06.B-1: LAND USE REGULATIONS-BURTON CREEK SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Employee Housing	MUP	
Single-Family Dwelling	MUP	
Summer Homes	MUP	

TABLE 2.06.B-1: LAND USE REGULATIONS–BURTON CREEK SUBDISTRICT		
Commercial		
Nursery	MUP	
Public Service		
Cemeteries	MUP	
Local Public Health and Safety Facilities	MUP	
Pipelines and Power Transmission Lines	MUP	
Transit Stations and Terminals	MUP	
Transmission and Receiving Facilities	MUP	Placer County Code Section 17.56.060.F
Transportation Routes	MUP	
Recreation		
Cross Country Skiing Courses	MUP	
Day Use Areas	MUP	
Developed Campgrounds	CUP	
Group Facilities	MUP	
Outdoor Recreation Concessions	MUP	
Riding and Hiking Trails	A	
Rural Sports	CUP	
Off Road Vehicle Courses	CUP	
Undeveloped Campgrounds	MUP	
Snowmobile Courses	CUP	
Resource Management		
Reforestation	A	
Regeneration Harvest	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	
Thinning	A	
Timber Stand Improvement	A	
Tree Farms	MUP	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	

TABLE 2.06.B-1: LAND USE REGULATIONS–BURTON CREEK SUBDISTRICT		
Structural Wildlife Habitat Management	A	
Farm/Ranch Accessory Structures	MUP	
Grazing	MUP	
Range Pasture Management	A	
Range Improvement	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Prescribed Fire Management	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. **Development Standards.** Table 2.06.B-2 prescribes the development standards for the Burton Creek Subdistrict.

TABLE 2.06.B-2: DEVELOPMENT STANDARDS–BURTON CREEK SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Summer Home: 1 du/parcel Employee Housing: 4 multi-residential housing units for employee housing associated with State Park lands
<i>Recreation</i>	Developed Campgrounds: 8 sites per acre Group Facilities: 25 persons per acre
Building Height	TRPA Code of Ordinances Chapter 37
Additional Developed Outdoor Recreation	Overnight Uses: 600 PAOT
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	50 ft
<i>Side</i>	30 ft
<i>Rear</i>	30 ft
Maximum Community Noise Equivalent Level	50 CNEL

C. **Lower Ward Valley Subdistrict.** The Lower Ward Valley Subdistrict is located within the West Shore Subarea. This Subdistrict is located in close proximity to urban areas and should provide opportunities for a variety of recreational activities and low to moderate resource management. Intensity of uses should be constrained by the environmental capability of the area.

1. **Special Designation.** None.
2. **Special Policies.**
 - a. This area should provide additional recreation facilities for day use on State Park land and overnight camping at Kaspian Campground.
 - b. Viewing opportunities (vista point and trailhead) at Eagle Rock should be maintained.
 - c. The quality of background views as viewed from Shoreline Unit 13 should be maintained.
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 2.06.C-1: LAND USE REGULATIONS—LOWER WARD VALLEY SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single Family Dwelling	MUP	
Public Service		
Transportation Routes	CUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F
Local Public Health and Safety Facilities	MUP	
Recreation		
Cross Country Skiing Courses	MUP	
Day Use Areas	MUP	
Developed Campgrounds	CUP	
Outdoor Recreation Concessions	MUP	
Riding and Hiking Trails	A	
Rural Sports	CUP	
Undeveloped Campgrounds	MUP	
Visitor Information Center	MUP	

TABLE 2.06.C-1: LAND USE REGULATIONS—LOWER WARD VALLEY SUBDISTRICT		
Resource Management		
Reforestation	A	
Regeneration Harvest	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	
Thinning	A	
Timber Stand Improvement	A	
Tree Farms	MUP	
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	
Farm/Ranch Accessory Structures	MUP	
Grazing	MUP	
Range Pasture Management	A	
Range Improvement	MUP	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Prescribed Fire Management	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

4. **Development Standards.** Table 2.06.C-2 prescribes the development standards for the Lower Ward Valley Subdistrict.

TABLE 2.06.C-2: DEVELOPMENT STANDARDS—LOWER WARD VALLEY SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel
<i>Recreation</i>	Developed Campgrounds: 8 sites per acre
Building Height	TRPA Code of Ordinances Chapter 37
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	50 ft
<i>Side</i>	30 ft
<i>Rear</i>	30 ft
Maximum Community Noise Equivalent Level	50 CNEL
<i>Highway 89 Corridor</i>	55 NEL

- D. **Martis Peak Subdistrict.** The Martis Peak Subdistrict is located partially within the North Tahoe East Subarea and partially within the North Tahoe West Subarea. This area should be reserved for moderate to intensive resource management to include timber management programs that enhance the wildlife, recreational, and vegetation resources. Several miles of the main electrical transmission system serving the north and west shores of the California side of Lake Tahoe pass through this subdistrict. A back-up diesel electrical generator facility and electrical switching station are located in Special Area #1.
1. **Special Designation.** None.
 2. **Special Policies.**
 - a. Unimproved roads in the area should be closed and re-vegetated or be brought up to current water quality standards as adopted in the Lake Tahoe Water Quality Management Plan (208 Plan) to eliminate associated erosion problems.
 - b. Water diversions on Griff Creek should not be allowed to impact the stream fishery.
 - c. New or expanded public utility center facilities are limited to Special Area #1. The location of these facilities shall be limited to high capability land outside of the 100-year flood plain.
 - d. Any new electrical substation in Special Area #1 shall be contingent on the removal of the substation on Cutthroat Avenue in the Kings Beach Industrial Community Plan Area.
 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 2.06.D-1: LAND USE REGULATIONS—MARTIS PEAK SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Summer Homes	MUP	
Public Service		
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F
Transportation Routes	CUP	
Pipelines and Power Transmission	CUP	
Public Utility Centers	CUP	Limited to Special Area #1
Local Public Health and Safety Facilities	MUP	
Recreation		
Day Use Areas	MUP	

TABLE 2.06.D-1: LAND USE REGULATIONS–MARTIS PEAK SUBDISTRICT		
Developed Campgrounds	CUP	
Riding and Hiking Trails	A	
Rural Sports	CUP	
Off-Road Vehicle Course	CUP	
Outdoor Recreation Concessions	MUP	
Snowmobile Courses	CUP	
Group Facilities	MUP	
Undeveloped Campgrounds	MUP	
Resource Management		
Reforestation	A	
Regeneration Harvest	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	MUP	
Thinning	A	
Timber Stand Improvement	A	
Tree Farms	MUP	
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	
Farm/Ranch Accessory Structures	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Prescribed Fire Management	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

4. **Development Standards.** Table 2.06.D-2 prescribes the development standards for the Martis Peak Subdistrict.

TABLE 2.06.D-2: DEVELOPMENT STANDARDS—MARTIS PEAK SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Summer Homes: 1 du/parcel
<i>Recreation</i>	Developed Campgrounds: 8 sites per acre Group Facilities: 25 persons per acre
Building Height	TRPA Code of Ordinances Chapter 37
Additional Developed Outdoor Recreation	Overnight Uses: 124 PAOT
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	50 ft
<i>Side</i>	30 ft
<i>Rear</i>	30 ft
Maximum Community Noise Equivalent Level	50 CNEL
<i>Route 267 Corridor</i>	55 CNEL

- E. **McKinney Lake Subdistrict.** The McKinney Lake Subdistrict is located within the West Shore Subarea. This area should be reserved for low to moderate level resource management on good capability lands while providing opportunities for off-road vehicle use along the Rubicon Trail.
1. **Special Designation.** None.
 2. **Special Policies.**
 - a. Vehicular travel should be redirected out of stream environment zones.
 - b. Disturbed stream environment zones should be restored.
 - c. The waters in this area should be managed for a quality fishery.
 - d. Efforts to stabilize and remedy water quality problems on the Rubicon Trail should continue.
 - e. Additional developed camping opportunities on good capability State Park lands should be provided.
 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 2.06.E-1: LAND USE REGULATIONS—MCKINNEY LAKE SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Summer Homes	MUP	
Public Service		
Pipelines and Power Transmission	CUP	
Power Generating	CUP	
Local Public Health and Safety Facilities	MUP	
Public Utility Centers	MUP	
Transit Stations and Terminals	CUP	
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F
Transportation Routes	CUP	
Recreation		
Cross Country Skiing Courses	MUP	
Day Use Areas	MUP	
Developed Campgrounds	CUP	
Riding and Hiking Trails	A	
Outdoor Recreation Concessions	MUP	

TABLE 2.06.E-1: LAND USE REGULATIONS–MCKINNEY LAKE SUBDISTRICT		
Rural Sports	CUP	
Group Facilities	MUP	
Undeveloped Campgrounds	MUP	
Off-Road Vehicle Course	CUP	
Snowmobile Courses	CUP	
Resource Management		
Reforestation	A	
Regeneration Harvest	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	
Thinning	A	
Timber Stand Improvement	A	
Tree Farms	MUP	
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	
Farm/Ranch Accessory Structures	MUP	
Grazing	MUP	
Range Pasture Management	A	
Range Improvement	MUP	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Prescribed Fire Management	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

4. **Development Standards.** Table 2.06.E-2 prescribes the development standards for the McKinney Lake Subdistrict.

TABLE 2.06.E-2: DEVELOPMENT STANDARDS—MCKINNEY LAKE SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Summer Homes: 1 du/parcel
<i>Recreation</i>	Developed Campgrounds: 8 sites per acre
Building Height	TRPA Code of Ordinances Chapter 37
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	50 ft
<i>Side</i>	30 ft
<i>Rear</i>	30 ft
Maximum Community Noise Equivalent Level	50 CNEL
<i>Highway 89 Corridor</i>	55 CNEL

F. **Watson Creek Subdistrict.** The Watson Creek Subdistrict is located within the North Tahoe West Subarea. This Subdistrict should be managed with an emphasis on providing improved opportunities for dispersed recreation and timber harvest.

1. **Special Designation.** None.
2. **Special Policies.**
 - a. The development or relocation of recreational facilities should be limited to good capability lands within close proximity to urban services.
 - b. Some bank stabilization and fish passage barrier removal work should be performed on Watson Creek.
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 2.06.F-1: LAND USE REGULATIONS–WATSON CREEK SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Summer Homes	MUP	
Public Service		
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F
Pipelines and Power Transmission	CUP	
Local Public Health and Safety Facilities	MUP	
Recreation		
Day Use Areas	MUP	
Developed Campgrounds	CUP	
Off-Road Vehicle Course	CUP	
Outdoor Recreation Concessions	MUP	
Riding and Hiking Trails	MUP	
Rural Sports	CUP	
Group Facilities	MUP	
Undeveloped Campgrounds	MUP	
Snowmobile Courses	CUP	
Resource Management		
Reforestation	A	
Regeneration Harvest	A	
Sanitation Salvage Cut	A	
Selection Cut	A	

TABLE 2.06.F-1: LAND USE REGULATIONS–WATSON CREEK SUBDISTRICT		
Special Cut	A	
Thinning	A	
Timber Stand Improvement	A	
Tree Farms	MUP	
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	
Farm/Ranch Accessory Structures	MUP	
Grazing	MUP	
Range Pasture Management	A	
Range Improvement	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Prescribed Fire Management	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

4. **Development Standards.** Table 2.06.F-2 prescribes the development standards for the Watson Creek Subdistrict.

TABLE 2.06.F-2: DEVELOPMENT STANDARDS–WATSON CREEK SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Summer Homes: 1 du/parcel
<i>Recreation</i>	Developed Campgrounds: 8 sites per acre Group Facilities: 25 persons per acre
Building Height	TRPA Code of Ordinances Chapter 37
Additional Developed Outdoor Recreation	Overnight Uses: 400 PAOT
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	50 ft
<i>Side</i>	30 ft
<i>Rear</i>	30 ft
Maximum Community Noise Equivalent Level	50 CNEL

2.07 **Recreation Districts**

- A. **64 Acre Tract Subdistrict.** The 64 Acre Tract Subdistrict is located within the Greater Tahoe City Subarea. This area should be redeveloped into a public recreation area consistent with the overall design plan for Tahoe City.
1. **Special Designation.** None.
 2. **Special Policies.**
 - a. Use all appropriate opportunities to increase opportunities for public access to the Truckee River and Lake Tahoe.
 - b. Increase the total mileage of bicycle trails available for public use in the Placer County General Plan area, complete linkages in the system, and complete alignments as established in the Tahoe City P.U.D. Master Plan.
 - c. Coordinate with the U.S. Forest Service for the management and continued improvement of the 64-acre Tract property pursuant to requirements set forth in the Regional Plan. Improvements should include recreation, transportation and public facilities that complement the transit center, trailheads and parking areas that currently exist.
 - d. Recreation plans shall consider the “Parks and Recreation Master Plan” of the Tahoe City Public Utility District along with the planning programs of the California State Parks Department, and U.S. Forest Service. Capital improvements in the Subdistrict should be responsive to the needs assessment that was included in the Tahoe City P.U.D. Master 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 2.07.A-1: LAND USE REGULATIONS—64 ACRE TRACT SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Employee Housing	MUP	
Public Service		
Cultural Facilities	A	
Pipelines and Power Transmissions	CUP	
Public Assembly and Entertainment Facilities	CUP	
Local Public Health and Safety Facilities	MUP	
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F

TABLE 2.07.A-1: LAND USE REGULATIONS-64 ACRE TRACT SUBDISTRICT		
Transportation Routes	CUP	
Government Offices	MUP	
Public Utility Center	MUP	
Transit Stations and Terminals	CUP	
Recreation		
Marinas	CUP	
Beach Recreation	A	
Boat Launching Facilities	CUP	
Cross Country Skiing Courses	A	
Day Use Areas	A	
Group Facilities	MUP	
Riding and Hiking Trails	A	
Outdoor Recreation Concessions	A	
Rural Sports	MUP	
Participant Sport Facilities	MUP	
Snowmobile Courses	CUP	
Visitor Information Centers	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Tree Farms	MUP	
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	

TABLE 2.07.A-1: LAND USE REGULATIONS-64 ACRE TRACT SUBDISTRICT		
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

4. **Development Standards.** Table 2.07.A-2 prescribes the development standards for the 64 Acre Tract Subdistrict.

TABLE 2.07.A-2: DEVELOPMENT STANDARDS-64 ACRE TRACT SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel
<i>Recreation</i>	Group Facilities: 25 people per acre
Building Height	TRPA Code of Ordinances Chapter 37
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	50 ft
<i>Side</i>	30 ft
<i>Rear</i>	30 ft
Maximum Community Noise Equivalent Level	55 CNEL

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 2.07.A-3: SHOREZONE-64 ACRE TRACT SUBDISTRICT	
<i>Tolerance District</i>	7
Primary Uses	
Beach Recreation	A
Boat Launching Facilities	A
Marinas	S
Safety and Navigational Facilities	A
Salvage Operations	A
Tour Boat Operations	A
Water Borne Transit	S
Water Oriented Outdoor Recreation Concessions	A

TABLE 2.07.A-3: SHOREZONE-64 ACRE TRACT SUBDISTRICT	
<i>Tolerance District</i>	7
Accessory Structures	
Boat Ramps	A
Breakwaters or Jetties	S
Buoys	A
Fences	S
Floating Docks and Platforms	A
Piers	S
Shoreline Protective Structures	S
Water Intake Lines	S

B. **Fish Hatchery Subdistrict.** The Fish Hatchery Subdistrict is located within the Greater Tahoe City Subarea. This area should continue to provide both dispersed and more intensive forms of recreation while preserving, to the extent possible, its natural character and value as a stream environment zone (SEZ). Intensive uses in sensitive areas should be relocated to other less-sensitive sites in the planning area, and inappropriate uses should be redirected outside the Subdistrict.

1. **Special Designations.** None.
2. **Special Policies.**
 - a. The campsites should be eliminated in this area over the long term and relocated in a Subdistrict with higher capability land.
 - b. The undeveloped portions of the SEZ should be managed for scenic restoration and low intensity uses.
 - c. Wherever possible, disturbed sites in the SEZ should be restored. TRPA incentives for transfers of development and coverage encourage restoration in this subdistrict. This subdistrict is a high priority area for land coverage reduction.
 - d. TRPA recognizes the existing research facility at its current level of use on the Historic Fish Hatchery Property as a Threshold-Related Research Facility in this Area Plan area. There shall be no expansion of the existing use unless, at the time of project approval it is determined that the project can be sufficiently mitigated, and there is implementation of the following environmental improvement projects:
 - i. Participate in planning, designing, and funding a fair share of the Burton Creek Linked Project-Stream Habitat Restoration (EIP project #01.02.02.0031); AND
 - ii. Plan and design, and/or fund a functional equivalent restoration project consistent with all Special Policies in the Fish Hatchery and Rocky Ridge Subdistricts; OR
 - iii. Such additional mitigation as TRPA may determine is necessary.

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 2.07.B-1: LAND USE REGULATIONS–FISH HATCHERY SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single-Family Dwelling	A	
Public Service		
Cultural Facilities	MUP	
Government Offices	MUP	
Local Public Health and Safety Facilities	A	
Pipelines and Power Transmission	CUP	
Public Utility Centers	CUP	
Regional Public Health and Safety Facilities	MUP	
Threshold-Related Research Facilities	MUP	
Transit Stations and Terminals	CUP	
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F
Transportation Routes	CUP	
Recreation		
Beach Recreation	A	
Boat Launching Facilities	CUP	
Day Use Areas	A	
Developed Campgrounds	CUP	
Participant Sports	MUP	
Riding and Hiking Trails	MUP	
Resource Management		
Reforestation	A	
Regeneration Harvest	MUP	
Sanitation Salvage Cut	A	
Selection Cut	MUP	
Special Cut	MUP	
Thinning	A	

TABLE 2.07.B-1: LAND USE REGULATIONS–FISH HATCHERY SUBDISTRICT		
Timber Stand Improvement	MUP	
Tree Farms	MUP	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	MUP	
Structural Wildlife Habitat Management	MUP	
Farm/Ranch Accessory Structures	MUP	
Fire Detection and Suppression	A	
Fuels Treatment	MUP	
Insect and Disease Suppression	A	
Prescribed Fire Management	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. **Development Standards.** Table 2.07.B-2 prescribes the development standards for the Fish Hatchery Subdistrict.

TABLE 2.07.B-2: DEVELOPMENT STANDARDS–FISH HATCHERY SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel
<i>Recreation</i>	Developed Campgrounds: 8 sites per acre
Building Height	TRPA Code of Ordinances Chapter 37
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	50 ft
<i>Side</i>	30 ft
<i>Rear</i>	30 ft
Maximum Community Noise Equivalent Level	55 CNEL

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 2.07.B-3: SHOREZONE-FISH HATCHERY SUBDISTRICT	
<i>Tolerance District</i>	<i>1</i>
Primary Uses	
Beach Recreation	A
Safety and Navigation Facilities	A
Boat Launching Facilities	S
Water Oriented Outdoor Recreation Concessions	S
Accessory Structures	
Buoys	A
Piers	A
Fences	S
Boat Ramps	A
Floating Docks and Platforms	A
Shoreline Protective Structures	S
Water Intake Lines	A

- C. **Homewood/Tahoe Ski Bowl Master Plan Subdistrict.** The Homewood/Tahoe Ski Bowl Subdistrict is located within the West Shore Subarea. Development within the Homewood/Tahoe Ski Bowl Subdistrict is subject to the adopted Homewood Master Plan (December 14, 2011).

- D. **Lower Truckee Subdistrict.** The Lower Truckee Subdistrict is located within the Greater Tahoe City Subarea. This area should be managed for recreational uses that are compatible with the special scenic and resource values of the Subdistrict. Existing developed facilities that contribute to scenic degradation should be relocated to other suitable areas outside the Subdistrict.
1. ***Special Designations.*** None.
 2. ***Special Policies.***
 - a. Encourage existing commercial uses in this area to relocate to more appropriate areas. Incentives through TDRs to any receivable subdistrict should be provided to encourage commercial uses to relocate. Commercial uses that are allowed to remain for safety reasons should be required to show that there is no safe feasible alternative site and should be required to do visual buffering or landscaping as conditions for any permits for additions, modifications, or alterations.
 - b. Provide suitable parking facilities for recreational users of the river.
 - c. Optimize recreation and travel use of the river corridor to that which maintains its attractiveness and environmental stability.
 - d. Provide opportunities for low to moderate resource management in the plateau area that is located above the Truckee River canyon area and is not visible from Highway 89.
 - e. Public recreation opportunities on Lake Tahoe and the Truckee River should be encouraged. Prior to any expansion, the total number of rafts operating at one time on the Truckee River should be established by a comprehensive environmental analysis. This analysis should include, but not be limited to, determination of overall recreation needs, attractiveness of the facilities, environmental constraints and impacts, parking and traffic constraints, and various water flow limitations. Parking for commercial rafting should be provided by the businesses and in locations that do not further congest the "wye" area.
 - f. Consistent with the Truckee River Corridor Special Planning Area provisions (Section 2.09.B.3), the County shall consider a plan that recognizes existing industrial and commercial uses. The County shall consider rezoning of such industrial and commercial sites, and establishing development standards that focus on environmental redevelopment and/or restoration of those sites.
 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 2.07.D-1: LAND USE REGULATIONS—LOWER TRUCKEE SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single-Family Dwelling	A	
Summer Homes	MUP	
Commercial		
Fuel and Ice Dealers	CUP	
Public Service		
Pipelines and Power Transmission	CUP	
Regional Local Public Health and Safety Facilities	MUP	
Public Utility Centers	MUP	
Transportation Routes	CUP	
Transit Stations and Terminals	CUP	
Recreation		
Day Use Areas	A	
Riding and Hiking Trails	A	
Undeveloped Campgrounds	A	
Outdoor Recreation Concessions	MUP	
Rural Sports	CUP	
Visitor Centers	MUP	
Snowmobile Courses	CUP	
Resource Management		
Reforestation	A	
Regeneration Harvest	MUP	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	
Thinning	A	
Tree Farms	MUP	
Timber Stand Improvement	MUP	
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	

TABLE 2.07.D-1: LAND USE REGULATIONS—LOWER TRUCKEE SUBDISTRICT		
Farm/Ranch Accessory Structures	MUP	
Grazing	MUP	
Range Pasture Management	MUP	
Range Improvement	MUP	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Prescribed Fire Management	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. **Development Standards.** Table 2.07.D-2 prescribes the development standards for the Lower Truckee Subdistrict.

TABLE 2.07.D-2: DEVELOPMENT STANDARDS—LOWER TRUCKEE SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Summer House: 1 du/parcel or lease site
Building Height	TRPA Code of Ordinances Chapter 37
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	50 ft
<i>Side</i>	30 ft
<i>Rear</i>	30 ft
Maximum Community Noise Equivalent Level	50 CNEL
<i>Highway 89 Corridor</i>	55 CNEL

- E. **North Star Subdistrict.** The North Star Subdistrict is located within the North Tahoe West Subarea. This area is best suited for low intensive resource management, although some opportunity for ski trail expansion should be provided.
1. **Special Designation.** None.
 2. **Special Policies.**
 - a. Coordinate with the USFS and operators of the North Star ski facility to assess the feasibility of, and demand for, expanding the North Star operations into this planning area.
 - b. Ski expansion within the Basin should be limited to lifts and runs. Access should be from base facilities outside the Basin.
 - c. Other accessory uses to ski areas, such as warming huts and eating and drinking establishments, should be serviced from outside the Basin. Also, such facilities, if constructed, should be screened from views originating from within the Basin.
 - d. Base facilities for cross country ski and snowmobile courses should be located outside the Basin.
 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 2.07.E-1: LAND USE REGULATIONS—NORTH STAR SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F
Pipelines and Power Transmission Lines	CUP	
Recreation		
Cross Country Skiing Courses	MUP	
Riding and Hiking Trails	A	
Downhill Skiing Facilities	CUP	
Snowmobile Courses	CUP	
Resource Management		
Reforestation	A	
Regeneration Harvest	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	

TABLE 2.07.E-1: LAND USE REGULATIONS–NORTH STAR SUBDISTRICT		
Thinning	A	
Timber Stand Improvement	A	
Tree Farms	MUP	
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	
Farm/Ranch Accessory Structures	MUP	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Prescribed Fire Management	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

4. ***Development Standards.*** Table 2.07.E-2 prescribes the development standards for the North Star Subdistrict.

TABLE 2.07.E-2: DEVELOPMENT STANDARDS–NORTH STAR SUBDISTRICT	
Maximum Density	N/A
Building Height	TRPA Code of Ordinances Chapter 37
Additional Recreation Development	Winter Day Use: 1,000 PAOT
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	50 ft
<i>Side</i>	30 ft
<i>Rear</i>	30 ft
Maximum Community Noise Equivalent Level	55 CNEL

F. **North Tahoe High School Subdistrict.** The North Tahoe High School Subdistrict is located within the Greater Tahoe City Subarea. This area should continue to provide developed recreational facilities for the local residents.

1. **Special Designations.** (See Section 3.14)
 - a. TDR Receiving Area for:
 - i. Existing Developments
2. **Special Policies.**
 - a. Continue to provide winter recreational opportunities for cross country skiers.
 - b. A secondary access to the high school should be considered.
 - c. Off-road vehicle use should be discouraged. New off-road routes allowing motor vehicle routes are prohibited except for emergency services.
 - d. Consider this subdistrict as a preferred site for relocating recreation now located in stream environment zones or other unsuitable areas.
 - e. This subdistrict should accommodate the connection of the North Tahoe PUD Bike Trail.
 - f. Special Area #1 has been created as a receiving area for public service facilities. The area may only be developed in such a way as to be visibly screened from adjacent neighborhoods and State Route 28 and not exceed established CNEL.
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 2.07.F-1: LAND USE REGULATIONS–NORTH TAHOE HIGH SCHOOL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single-Family Dwelling	MUP	
Public Service		
Religious Assembly	MUP	
Cultural Facilities	MUP	
Pipelines and Power Transmission	CUP	
Public Utility Centers	MUP	
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F
Transportation Routes	CUP	
Cemeteries	MUP	

TABLE 2.07.F-1: LAND USE REGULATIONS–NORTH TAHOE HIGH SCHOOL SUBDISTRICT		
Membership Organizations	MUP	
Schools – Kindergarten through Secondary	MUP	
Transit Stations and Terminals	CUP	
Publicly Owned Assembly and Entertainment	CUP	
Regional Public Health and Safety	MUP	Limited to Special Area #1
Government Offices	MUP	Limited to Special Area #1
Recreation		
Cross Country Skiing Courses	MUP	
Day Use Areas	A	
Riding and Hiking Trails	MUP	
Undeveloped Campgrounds	A	
Participant Sports	MUP	
Developed Campgrounds	A	
Outdoor Recreation Concessions	MUP	
Rural Sports	CUP	
Group Facilities	MUP	
Snowmobile Courses	CUP	
Recreation Centers	CUP	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Management Selection Cut	MUP	
Special Cut	MUP	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	MUP	
Structural Wildlife Habitat Management	MUP	
Fire Detection and Suppression	A	
Fuels Treatment	MUP	
Insect and Disease Suppression	A	

TABLE 2.07.F-1: LAND USE REGULATIONS–NORTH TAHOE HIGH SCHOOL SUBDISTRICT		
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

4. ***Development Standards.*** Table 2.07.F-2 prescribes the development standards for the North Tahoe High School Subdistrict.

TABLE 2.07.F-2: DEVELOPMENT STANDARDS–NORTH TAHOE HIGH SCHOOL SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel
<i>Recreation</i>	Developed Campgrounds: 8 sites per acre Group Facilities: 25 persons per acre
Building Height	TRPA Code of Ordinances Chapter 37
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	50 ft
<i>Side</i>	30 ft
<i>Rear</i>	30 ft
Maximum Community Noise Equivalent Level	55 CNEL

- G. **North Tahoe Recreation Area Subdistrict.** The North Tahoe Recreation Area Subdistrict is located within the North Tahoe West Subarea. This Subdistrict should continue to provide recreation opportunities consistent with the needs of the area.
1. **Special Designation.** None.
 2. **Special Policies.**
 - a. New or additional recreational development should be consistent with a long-term management plan for the entire Subdistrict.
 - b. Placer County should consider establishing a new access route to the park to enhance safety and minimize motor vehicle impacts in residential areas.
 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 2.07.G-1: LAND USE REGULATIONS–NORTH TAHOE RECREATION AREA SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
Religious Assembly	MUP	
Cultural Facilities	MUP	
Pipelines and Power Transmission Lines	CUP	
Publicly Owned Assembly and Entertainment Facilities	CUP	
Local Public Safety Facilities	MUP	
Public Utility Centers	MUP	
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F
Transportation Routes	CUP	
Government Offices	MUP	
Membership Organizations	MUP	
Schools – Pre- through Secondary	MUP	
Transit Stations and Terminals	CUP	
Recreation		
Cross Country Skiing Courses	CUP	
Day Use Areas	A	
Recreation Center	CUP	
Riding and Hiking Trails	A	

TABLE 2.07.G-1: LAND USE REGULATIONS–NORTH TAHOE RECREATION AREA SUBDISTRICT		
Undeveloped Campgrounds	A	
Participant Sports	A	
Developed Campgrounds	A	
Off-Road Vehicle Course	CUP	
Outdoor Recreation Concessions	A	
Rural Sports	A	
Group Facilities	MUP	
Snowmobile Courses	CUP	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	
Thinning	A	
Timber Stand Improvement	A	
Tree Farms	MUP	
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	
Prescribed Fire Management	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

4. **Development Standards.** Table 2.07.G-2 prescribes the development standards for the North Tahoe Recreation Area Subdistrict.

TABLE 2.07.G-2: DEVELOPMENT STANDARDS—NORTH TAHOE RECREATION AREA SUBDISTRICT	
Maximum Density	
<i>Recreation</i>	Developed Campgrounds: 8 sites per acre Group Facilities: 25 persons per acre
Building Height	TRPA Code of Ordinances Chapter 37
Additional Developed Outdoor Recreation	Overnight Uses: 200 persons at one time
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	50 ft
<i>Side</i>	30 ft
<i>Rear</i>	30 ft
Maximum Community Noise Equivalent Level	55 CNEL

H. **Snow Creek Subdistrict.** The Snow Creek Subdistrict is located within the North Tahoe West Subarea. The planning of this Subdistrict should focus on providing outdoor recreation opportunities.

1. **Special Designation.** None.
2. **Special Policies.**
 - a. Owners of legal lots and parcels of record are encouraged to utilize TRPA development transfer incentives to transfer their development rights out of 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 2.07.H-1: LAND USE REGULATIONS–SNOW CREEK SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single-Family Dwelling	CUP	
Public Service		
Pipelines and Power Transmissions	CUP	
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F
Local Public Health and Safety Facilities	MUP	
Public Utility Centers	MUP	
Transportation Routes	CUP	
Government Offices	MUP	
Transit Stations and Terminals	CUP	
Recreation		
Cross Country Skiing Courses	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	
Undeveloped Campgrounds	MUP	
Participant Sports	A	
Developed Campgrounds	CUP	
Outdoor Recreation Concessions	A	
Recreational Vehicle Park	CUP	
Rural Sports	CUP	

TABLE 2.07.H-1: LAND USE REGULATIONS–SNOW CREEK SUBDISTRICT		
Group Facilities	MUP	
Snowmobile Courses	CUP	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Regeneration Harvest	MUP	
Sanitation Salvage Cut	A	
Selection Cut	MUP	
Special Cut	MUP	
Thinning	A	
Timber Stand Improvement	MUP	
Tree Farms	MUP	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	MUP	
Structural Wildlife Habitat Management	MUP	
Farm/Ranch Accessory Structures	MUP	
Grazing	MUP	
Range Pasture Management	MUP	
Range Improvement	MUP	
Fire Detection and Suppression	A	
Fuels Treatment	MUP	
Insect and Disease Suppression	A	
Prescribed Fire Management	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

4. **Development Standards.** Table 2.07.H-2 prescribes the development standards for the Snow Creek Subdistrict.

TABLE 2.07.H-2: DEVELOPMENT STANDARDS—SNOW CREEK SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel
<i>Recreation</i>	Developed Campgrounds: 8 sites per acre Group Facilities: 25 persons per acre
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	50 ft
<i>Side</i>	30 ft
<i>Rear</i>	30 ft
Maximum Community Noise Equivalent Level	50 CNEL 55 CNEL for the Highway 28 Corridor

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 2.07.H-3: SHOREZONE—SNOW CREEK SUBDISTRICT	
<i>Tolerance District</i>	6
Primary Uses	
Beach Recreation	A
Water Oriented Outdoor Recreation Concessions	S
Safety and Navigation Facilities	A
Accessory Structures	
Buoys	A
Piers (Multiple Use Only)	A
Fences	S
Floating Docks and Platforms	A
Shoreline Protective Structures	S
Water Intake Lines	A

- I. **Tahoe City Golf Course Subdistrict.** The Tahoe City Golf Course Subdistrict is located within the Greater Tahoe City Subarea. This Subdistrict should continue to serve as a recreation/public service area, maintaining the existing character.
1. **Special Designation.** None.
 2. **Special Policies.** The following special policies apply to the Tahoe City Golf Course Subdistrict.
 - a. The Tahoe City Golf Course Subdistrict should continue as a recreational and restoration and public service area.
 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 considered nonconforming uses.

TABLE 2.07.I-1: LAND USE REGULATIONS–TAHOE CITY GOLF COURSE SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Commercial		
Amusements and Recreation Services	CUP	
Public Service		
Local Public Health and Safety Facilities	CUP	
Public Utility Centers	CUP	
Pipelines and Power Transmission Facilities	CUP	
Transit Stations and Terminals	CUP	
Transportation Routes	CUP	
Transmission and Receiving Facilities	CUP	Placer County Code, Section 17.56.060.F
Recreation		
Day Use Areas	A	
Golf Courses	A	
Participant Sport Facilities	MUP	
Cross Country Skiing Courses	A	
Outdoor Recreation Concessions	A	
Riding and Hiking Trails	A	
Snow Mobile Courses	CUP	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	

TABLE 2.07.I-1: LAND USE REGULATIONS–TAHOE CITY GOLF COURSE SUBDISTRICT		
Selection Cut	MUP	
Thinning	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/Management	A	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. ***Development Standards.*** Table 2.07I-2 prescribes the development standards for the Tahoe City Golf Course Subdistrict.

TABLE 2.07.I-2: DEVELOPMENT STANDARDS–TAHOE CITY GOLF COURSE SUBDISTRICT	
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	50 ft
<i>Side</i>	30 ft
<i>Rear</i>	30 ft
Maximum Community Noise Equivalent Level	55 CNEL

- J. **Upper Ward Valley Subdistrict.** The Upper Ward Valley Subdistrict is located partially within the Greater Tahoe City Subarea and partially within the West Shore Subarea. This subdistrict should be managed for a variety of dispersed and developed recreational opportunities consistent with the need to protect natural environmental qualities and to limit increased vehicle miles of travel. The boundaries of this Subdistrict do not coincide with the scale of any future ski area development. Instead, the Subdistrict boundary serves as a planning guide for expansion of a ski area site within the larger Area Plan.
1. **Special Designation.** None.
 2. **Special Policies.**
 - a. Expansion of downhill ski opportunities may include such facilities as warming huts, first aid, food service, and minor lift maintenance facilities, but should prohibit such base facilities as lodges, and parking lots. In-basin access to skiers via Ward Valley Road shall be limited according to the Ski Area Master Plan, which may recommend access to the ski area for local residents of the Alpine Peaks Subdistrict and to individuals arriving via approved mass transportation.
 - b. Paige Meadows camping opportunities and winter trailhead should be expanded.
 - c. Paige Meadows should remain closed to snowmobile use.
 - d. A high priority should be given to the maintenance of Ward Creek as a fishery.
 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 2.07.J-1: LAND USE REGULATIONS—UPPER WARD VALLEY SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single-Family Dwelling	A	
Public Service		
Local Public Health and Safety Facilities	MUP	
Public Utility Centers	MUP	
Transportation Routes	CUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmissions	CUP	
Recreation		
Cross Country Skiing Courses	MUP	
Day Use Areas	A	

TABLE 2.07.J-1: LAND USE REGULATIONS—UPPER WARD VALLEY SUBDISTRICT		
Riding and Hiking Trails	A	
Undeveloped Campgrounds	A	
Developed Campgrounds	CUP	
Outdoor Recreation Concessions	MUP	
Downhill Skiing Facilities	CUP	
Snowmobile Courses	CUP	
Resource Management		
Reforestation	A	
Regeneration Harvest	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	
Thinning	A	
Timber Stand Improvement	A	
Tree Farms	MUP	
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	
Farm/Ranch Accessory Structures	MUP	
Grazing	MUP	
Range Pasture Management	MUP	
Range Improvement	MUP	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Prescribed Fire Management	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

4. **Development Standards.** Table 2.07.J-2 prescribes the development standards for the Upper Ward Valley Subdistrict.

TABLE 2.07.J-2: DEVELOPMENT STANDARDS—UPPER WARD VALLEY SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel
<i>Recreation</i>	Developed Campgrounds: 8 sites per acre
Additional Developed Outdoor Recreation	Winter Day Use: 4,000 PAOT Overnight Uses: 280 PAOT
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	50 ft
<i>Side</i>	30 ft
<i>Rear</i>	30 ft
Maximum Community Noise Equivalent Level	50 CNEL

2.08 **Tourist Planned Development**

A. **Granlibakken Subdistrict.** The Granlibakken Subdistrict is located partially within the Greater Tahoe City Subarea and partially within the West Shore Subarea. This area should continue as a multi-use tourist-oriented planned unit development.

1. **Special Designations.** (See Section 3.14)
 - a. TDR Receiving Area for:
 - i. Existing Development
 - ii. Multi-Residential Units
 - b. Multi-Residential Incentive Program Area
2. **Special Policies.**
 - a. Development of this area per the CTRPA approved litigation settlement shall be allowed.
 - b. Consolidation of undeveloped lots should be encouraged.
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 2.08.A-1: LAND USE REGULATIONS—GRANLIBAKKEN SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Employee Housing	MUP	
Multiple Family Dwelling	A	
Single-Family Dwelling	MUP	
Tourist Accommodation		
Hotel, Motel and Other Transient Dwelling Units	A	
Timeshare (Hotel/Motel Design)	CUP	
Timeshare (Residential Design)	CUP	
Commercial		
Eating and Drinking Places	CUP	
Amusements and Recreation Services	CUP	
Privately Owned Assembly and Entertainment	CUP	
Secondary Storage	CUP	
Public Service		
Religious Assembly	MUP	
Cultural Facilities	MUP	

TABLE 2.08.A-1: LAND USE REGULATIONS—GRANLIBAKKEN SUBDISTRICT		
Day Care Centers	MUP	
Local Assembly and Entertainment	MUP	
Local Post Office	A	
Local Public Health and Safety Facilities	MUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F
Transit Stations and Terminals	CUP	
Transportation Routes	CUP	
Recreation		
Day Use Areas	A	
Participant Sports Facilities	A	
Sport Assembly	MUP	
Cross Country Skiing Courses	MUP	
Group Facilities	MUP	
Outdoor Recreation Concessions	A	
Riding and Hiking Trails	MUP	
Rural Sports	MUP	
Snowmobile Courses	CUP	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Thinning	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	

TABLE 2.08.A-1: LAND USE REGULATIONS—GRANLIBAKKEN SUBDISTRICT		
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

4. **Development Standards.** Table 2.08.A-2 prescribes the development standards for the Granlibakken Subdistrict.

TABLE 2.08.A-2: DEVELOPMENT STANDARDS—GRANLIBAKKEN SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Multiple Family Dwelling: 15 units per acre Employee Housing: As per the limitations above
<i>Tourist Accommodation</i>	Hotel, Motel and Other Transient Units: <i>With less than 10% of units with kitchens – 40 units per acre</i> <i>With 10% or more units with kitchens – 15 units per acre</i> Timeshare: As per the limitations set forth in this table
<i>Recreation</i>	Group Facilities: 25 people per acre
Building Height	TRPA Code of Ordinances Chapter 37
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	50 ft
<i>Side</i>	30 ft
<i>Rear</i>	30 ft
Maximum Community Noise Equivalent Level	55 CNEL

2.09 Overlay Districts

- A. **Town Center Overlay District.** The purpose of Town Center Overlay District is to promote environmental redevelopment and provide capacity for transfers of development in accordance with the Regional Plan.

Except as provided in the supplemental limitations in this Section 2.09, all property within the Tahoe City, Kings Beach, and North Stateline Town Center Overlay Districts shall be eligible for all programs in the Regional Plan and Code for Town Centers, including but not limited to: eligibility as receiving areas for transfers of development rights and existing development in accordance with Chapter 51, Transfers of Development, of the TRPA Code of Ordinances; land coverage provisions for Centers in accordance with Chapter 30, Land Coverage, of the TRPA Code of Ordinances; and development standards for Town Centers in accordance with Chapter 13, Area Plans, of the TRPA Code of Ordinances.

1. **Core Areas.**

- a. **Building Height.** Maximum building height within Town Center Core areas is four stories and 56 feet, subject to the findings listed below.
- i. Three- or four-story buildings in Town Centers shall meet findings listed in Section 37.7.16 of the TRPA Code of Ordinances; and
 - ii. Four-story buildings in Town Centers located between Lake Tahoe and State Highways 28 or 89 shall maintain 35 percent of the site as open view corridors to Lake Tahoe, or if existing development does not comply, increase the width of open view corridors by 10 percent or more.

2. **Transition Areas.**

- a. **Building Height.** Maximum building height within Town Center Transition areas is three stories and 46 feet, subject to the findings listed below.
- i. Three- or four-story buildings in Town Centers shall meet findings listed in Section 37.7.16 of the TRPA Code of Ordinances.
- b. **Sidewalks.** Prior to or concurrent with development of projects utilizing Town Center standards, planned sidewalks or multi-use trails shall be installed along the project's Highway 89, Highway 28 and Highway 267 street frontages, as applicable, and extending off-site to the existing Town Center sidewalk/trail network. Any projects proposed without sidewalk or multi-use trail connections to Town Center Core areas shall be ineligible for Town Center Overlay District standards.

3. **Non-Contiguous Project Area.** Projects within the Town Center Overlay District may utilize a non-contiguous project area with TRPA approval. To utilize a non-contiguous project area, all project components shall be located on developed mixed-use land within the Town Center Overlay District and all applicable development standards shall apply.

B. Special Planning Area Overlay Districts

1. ***Tahoe City Western Entry Special Planning Area (TCWE-SPA).*** The purpose of the Tahoe City Western Entry Special Planning Area Overlay District is to promote SEZ restoration along the Truckee River in conjunction with any development utilizing Town Center redevelopment incentives. Property owners shall address the requirements listed below to be eligible for Town Center Overlay District standards.
 - a. ***Restoration.*** Projects with Truckee River frontage shall remove coverage and restore SEZs along the river frontage extending no less than 30 feet from the high water mark. Existing buildings in this area shall be removed or mitigated with additional restoration in other areas. Verified coverage may be relocated to other areas.
 - b. ***Public Access.*** Projects with Truckee River frontage shall provide public access and amenities along the river frontage, concurrent with development, extending no less than 30 feet from the high water mark. Riverfront amenities shall include, but not be limited to, a multi-use public trail extension or relocation connecting with the existing Truckee River Multi-Use Trail. Public trail facilities shall qualify as air quality mitigation in accordance with Section 65.2.4.C, Required Offsets, of the TRPA Code of Ordinances.
2. ***Tahoe City Golf Course Special Planning Area (TCGC-SPA).*** The purpose of the Tahoe City Golf Course Special Planning Area Overlay District is to promote redevelopment in the Tahoe City Town Center, shared use projects, and accelerated SEZ restoration. Property owners shall address the requirements listed below to be part of a Town Center project site or be eligible for Town Center Overlay District standards.
 - a. ***Restoration.*** All or part of the special planning area may be included in a Town Center Project Area only if an equal or greater area of disturbed SEZ land is restored prior to or concurrent with development. Fifty percent of the qualifying restoration areas must be within 0.5 mile of the project. The other 50 percent may be located elsewhere in the same hydrologically related area (HRA), as defined by TRPA.
 - b. ***Sidewalks.*** Continuous public sidewalks or paved multi-use trails between redevelopment sites and existing sidewalks in the Town Center shall be provided.
3. ***Truckee River Corridor Special Planning Area (TRC-SPA).*** The purpose of the Truckee River Corridor Special Planning Area Overlay District is to improve the planning framework for two pockets of industrial and commercial use sites along Highway 89 between Tahoe City and Alpine Meadows. Following adoption of the Area Plan, the County shall develop an updated plan for these sites that recognizes existing industrial and commercial uses and establishes zoning designations and development standards that focus on environmental redevelopment, restoration, and consistency with the Regional Plan Goals and Policies. The plan shall be processed as an Area Plan amendment.
4. ***Kings Beach Entry Special Planning Area (KBE-SPA).*** The purpose of the Kings Beach Entry Special Planning Area Overlay District is to promote inte-

grated development addressing land use, design, circulation, recreation, public services, and natural resources. Coordinated preparation of a Special Plan Area is encouraged and if developed shall be processed as an Area Plan Amendment. At a minimum, property owners shall address the requirements listed below to be eligible for Town Center Overlay District standards.

- a. *Sidewalks.* Concurrent with or prior to development, continuous sidewalks or paved multi-use trails will be provided between redevelopment sites and existing sidewalks in Kings Beach.
 - b. *Restoration.* Projects shall relocate all development on the site from the 100 year floodplain that includes Griff Creek and shall restore the stream environment. To the extent feasible, projects shall extend coverage removal and restoration activities to other SEZ lands.
 - c. *Scenic Enhancements.* Projects on developed sites shall enhance scenic conditions with relocated or remodeled buildings, landscaping, streetscape improvements, and other site improvements.
5. ***North Stateline Special Planning Area (NS-SPA).*** The purpose of the North Stateline Special Planning Area Overlay District is to maintain the validity of existing plans and development approvals, while encouraging the development of an integrated Town Center plan in coordination with property owners. Coordinated preparation of a Special Plan is encouraged and if developed shall be processed as an Area Plan amendment. At a minimum, property owners shall address the requirements listed below to be eligible for Town Center Overlay District standards. Prior to approval of a Special Plan, provisions in the Regional Plan and this Area Plan that apply to Town Centers shall not be used.
- a. *Town Center Plan.* A Special Plan shall be prepared and processed as an Area Plan amendment meeting the requirements for Town Centers in Chapter 13, Area Plans, of the TRPA Code of Ordinances

2.10 Gateway Areas

Gateway areas shown on the official zoning map shall be consistent with the Design Guidelines for Gateways (see Subsection 3.09.F).

Chapter 3 Area-Wide Standards and Guidelines

The standards and guidelines outlined in this Chapter apply to the entire Plan area. The district standards in Chapter 2 supplement these standards for each subdistrict or overlay district.

3.01 Permissible Uses

Permissible Uses are defined in Chapter 21 of the TRPA Code of Ordinances. Permissible uses for each zoning subdistrict are outlined in Chapter 2 of these Area Plan Regulations. Additional provisions for secondary residences are outlined in Subsections A and B below.

- A. **Additional Secondary Residences Allowed.** In addition to secondary residences permitted as an accessory use by Section 21.3.2 of the TRPA Code of Ordinances, secondary residences are also permitted as accessory to a single family residence if the parcel is located within 0.25 miles of a mixed use zoning subdistrict or primary transit route and the property is deed restricted to not allow either residence to be converted to a tourist use. A secondary residence shall be considered a Residential Unit subject to the residential allocation and transfer provisions of the TRPA Code of Ordinances.
- B. **Requirements for Secondary Residences**
1. ***Application Contents and Requirements.*** An Administrative Review Permit approval is required for a secondary residence within the Lake Tahoe Basin. The following materials shall be submitted with permit applications for secondary residences:
 - a. ***Existing Residence.*** On a lot with an existing single-family residence, include floor plans and elevations of the second unit and a representative photograph of the primary residence.
 - b. ***Undeveloped Parcels.*** Applications for secondary residences on undeveloped parcels shall include elevations and floor plans for both the main and second units.
 2. ***Timing of Permit and Construction.*** A permit for a secondary residence may be issued and the unit constructed either simultaneously with or subsequent to the primary residence to be constructed on the site.
 3. ***Design Standards for Secondary Residences.***
 - a. ***Maximum Floor Area.*** The maximum floor area allowed for a secondary residence, whether attached to the primary unit or detached, shall be based on the area of the lot as follows, provided that an attached unit shall not increase the floor area of an existing primary residence by more than 30 percent. [NOTE: "Floor area" as used in this section means the living area of a residence, exclusive of any garage or carport, which is measured from the outside surfaces of exterior walls or walls between living areas and a garage.]

TABLE 3.01.A: MAXIMUM SECONDARY RESIDENCE SIZE	
<i>Lot Area of Site</i>	<i>Maximum Secondary Residence Floor Area</i>
2.29 acres or less	840 sq. ft.
2.3 to 4.99 acres	1,000 sq. ft.
5 acres or more	1,200 sq. ft.

- b. **Allowable Garage Area.** Detached secondary residences may be allowed an attached garage or carport with a maximum size of 240 square feet in addition to maximum permitted living area. A secondary residence on a parcel of five acres or more may be provided an attached garage or carport with a maximum size of 576 square feet. Such space must be clearly designed for the storage of an automobile(s).
 - c. **Appearance of Secondary Residence.** The secondary residence shall be architecturally compatible with the primary residence. For attached units, the appearance of the building shall remain that of a single-family residence.
 - d. **Parking Requirements.** In addition to parking required for the primary residence, a secondary residence of 840 square feet or less shall be provided one off-street parking space; a larger secondary residence shall be provided two spaces.
4. **Occupancy.**
- a. Either the primary or secondary residence on the site shall be occupied by the owner of the property at least 10 months per year.
 - b. Short-term rental of a secondary residence or its bedrooms to overnight guests for fewer than 30 consecutive days is prohibited.
5. **General Development Requirements.** Construction associated with any secondary residence shall conform to the height, setback, lot coverage, site plan review, fees, charges, and other requirements generally applicable to residential construction within the zoning subdistrict where the subject property is located.
6. **Building Code and Floor Area Calculation Requirements.** Detached secondary residences or additions to existing primary residences shall comply with appropriate building code requirements, minimum parcel size requirements, maximum unit floor area limits for the secondary residence, parking standards and building setback standards. Floor area calculations shall be measured from exterior walls consistent with Uniform Building Code standards.
7. **Deed Restriction.** Prior to issuance of a building permit for a secondary residence, the owner shall record a deed restriction which addresses the restrictions on such units contained herein. The declaration shall run with the land and be binding upon the applicant and successor property owners.

3.02 Temporary Uses, Structures, and Activities

Temporary uses, structures, and activities are outlined in Chapter 22 of the TRPA Code of Ordinances (also see Placer County Zoning Ordinance Section 17.56).

3.03 Land Coverage

Land coverage limitations are outlined in Chapter 30 of the TRPA Code of Ordinances.

3.04 Density

Density within the Town Center Overlay District is outlined in Chapter 13, Area Plans, of the TRPA Code of Ordinances. Additional density standards for each zoning subdistrict are outlined in Chapter 2 of these Area Plan Regulations.

Density outside Town Centers is outlined in Chapter 31, Density, of the TRPA Code of Ordinances. Additional density standards for each zoning subdistrict are outlined in Chapter 2 of these Area Plan Regulations.

3.05 Basic Services

Requirements for basic services outlined in Chapter 32 of the TRPA Code of Ordinances.

3.06 Parking and Access

This section supersedes Chapter 34, Driveway and Parking Standards, of the TRPA Code of Ordinances.

Off-street parking is required for all projects. Each site is expected to accommodate its customer and employee parking needs on site. In some cases, exceptions may be made and parking credit given for projects that participate in and contribute towards community parking facilities. Parking should be safe and accessible, with a simple layout that is readily understood by the driver. On-site parking should be designed and located so that it does not dominate the development. Parking in excess of that required to adequately serve a project is discouraged in order to avoid unnecessary auto use, extraneous impervious cover, and visual impact.



- A. **Parking.** To ensure adequate parking facilities for uses in the region, Placer County and TRPA shall use the following standards and procedures to determine parking requirements:
 - 1. **Parking Facility Defined.** A parking facility is a clearly identifiable location for vehicular parking. A parking facility may be a parking area, parking lot, or parking structure.
 - 2. **Compliance Program.** The provisions set forth in subsections 3 through 10, inclusive, shall apply to projects which involve new or expansion of existing de-

velopment that creates a demand for parking, including recreation and public service projects. Projects not involving new or expansion of existing development may have the provisions in 3, 4, 5, 6, and 7 required as conditions of approval, if Placer County and TRPA find that the resultant situation would otherwise cause or continue to cause significant adverse impacts on traffic, transportation, air quality, or water quality.

3. **Parking Demand.** Placer County shall adopt and maintain a parking demand table (Table 3.07.A-1: Parking Spaces Required) for the purpose of estimating the minimum and maximum parking demand of uses in the Area Plan. In lieu of the parking demand table, an applicant may submit for TRPA and County approval a technically adequate parking analysis. When parking demand for a use is calculated to a fraction, the fraction shall be rounded up to the nearest whole number if 0.5 or greater, and rounded down if 0.49 or less.

TABLE 3.07.A-1: PARKING SPACES REQUIRED	
<i>Use</i>	<i>Required Number of Parking Spaces</i>
Light Industrial/Wholesale/Storage	
Batch Plant	Determined by Use Permit
Food and Kindred Products	1.1 per 1,000 sq.ft.
Fuel and Ice Dealers	3.33 per 1,000 sq.ft. retail/office area
Industrial Services	1.1 per 1,000 sq.ft.
Printing and Publishing	1.1 per 1,000 sq.ft.
Recycling and Scrap	Determined by Use Permit
Small-Scale Manufacturing	1.1 per 1,000 sq.ft.
Storage Yards	1 per peak employee
Vehicle and Freight Terminals	1 per peak employee
Vehicle Storage and Parking	2 per 1,000 sq.ft. non-storage area and 1 per 1,000 sq.ft. of storage area
Warehousing	.8 per 1,000 sq.ft.
Wholesale Distribution	.8 per 1,000 sq.ft.
Recreation, Education, and Public Assembly Uses	
Beach Recreation	Determined by Use Permit
Boat Launch Facilities	1 per peak employee and .75 car/trailer spot per anticipated daily launch user
Cross Country Skiing Courses	1 per every 3 day users
Day Use Areas	1 per every 3 day users
Developed Campgrounds	1 per peak employee and 1.1 per campsite
Downhill Ski Facilities	1 space per every 3 day users and .5 per peak employee

TABLE 3.07.A-1: PARKING SPACES REQUIRED	
<i>Use</i>	<i>Required Number of Parking Spaces</i>
Golf Course	9.8 per hole
Group Facilities	Determined by Use Permit
Marinas	1 per peak employee and .33 per mooring or slip
Off-Road Vehicle Course	Determined by Use Permit
Outdoor Recreation Concession	Determined by Use Permit
Participant Sports (facilities)	1 per peak employee and 2 per 1,000 sq.ft.
Recreation Center	3.2 per 1,000 sq.ft.
Recreational Vehicle Park	1 per peak employee and 1.1 per campsite
Riding and Hiking Trails	Determined by Use Permit
Rural Sports	1 space per every 3 day users
Snowmobile Courses	1 space per every 3 day users and .5 per peak employee
Sport Assembly	.33 per seat
Undeveloped Campgrounds	None
Visitor Information Center	6 per 1,000 sq.ft.
Residential Uses	
Employee Housing	.6 per bed and 1 per live-in employee
Mobile Home Dwelling	2.17 per unit
Multi-Family Dwelling	1 per bedroom for first two bedrooms and .5 per additional bedroom
Multi-Person Dwelling	.6 per resident and 1 per peak employee
Nursing and Personal Care	.45 per resident and 1 per peak employee
Residential Care	1 per 3 beds and 1 per peak employee
Single-Family Dwelling	2 per unit
Summer Home	2 per unit
Retail and Entertainment	
Amusement and Recreation Services	Determined by Use Permit
Auto, Mobile Home, and Vehicle Dealers	1 per peak employee and 2 per 1,000 sq.ft. of sales area
Building Materials and Hardware	3 per 1,000 sq.ft., including outdoor sales area
Eating and Drinking Places	10 per 1,000 sq.ft. or .25 per customer or seat (whichever is higher)
Food and Beverage Retail Sales	5 per 1,000 sq.ft.

TABLE 3.07.A-1: PARKING SPACES REQUIRED	
<i>Use</i>	<i>Required Number of Parking Spaces</i>
Furniture, Home Furnishings and Equipment	2 per 1,000 sq.ft. of non-storage area and 1 per 1,000 sq.ft. of storage area
General Merchandise Stores	3.33 per 1,000 sq.ft.
Mail Order and Vending	2 per 1,000 sq.ft. of non-storage area and 1 per 1,000 sq.ft. of storage area
Nursery	1 per 1,000 sq.ft. of non-storage area and 1 per 1,000 sq.ft. of storage area
Outdoor Amusements	1 per every 3 day users
Outdoor Retail Sales	1 per peak employee and 2 per 1,000 sq.ft. of storage area
Privately Owned Assembly and Entertainment	6.66 per 1,000 sq.ft. or 1 space per 3 seats, whichever is greater
Service Stations	3.33 per 1,000 sq.ft. retail/office area and 4 per service bay
Public Services	
Airfields, Landing Strips, and Heliports	Determined by Use Permit
Cemeteries	1 per peak employee
Collection Stations	2 per 1,000 sq.ft. of non-storage area and 1 per 1,000 sq.ft. of storage area
Cultural Facilities	4.2 per 1,000 sq.ft.
Day Care Centers/Pre-Schools	1 per peak employee and .3 per child capacity
Government Offices	4 per 1,000 sq.ft.
Hospitals	7.35 per bed
Local Assembly and Entertainment	6.66 per 1,000 sq.ft. or 1 space per 3 seats, (whichever is higher)
Local Post Offices	6 per 1,000 sq.ft.
Local Public Health and Safety Facilities	1 per peak employee and 1 per 1,000 sq.ft.
Membership Organizations	3.33 per 1,000 sq.ft.
Power Generating	Determined by Use Permit
Public Utility Centers	1 per peak employee
Publicly Owned Assembly and Entertainment	6.66 per 1,000 sq.ft. or 1 space per 3 seats, whichever is greater
Regional Public Health and Safety Facilities	1 per peak employee and 1 per 1,000 sq.ft.
Religious Assembly	.25 per permitted capacity
Schools – College	.4 total student population (students, faculty, staff)

TABLE 3.07.A-1: PARKING SPACES REQUIRED	
<i>Use</i>	<i>Required Number of Parking Spaces</i>
Schools – Kindergarten thru Secondary	.25 per students (K – Grade 8) and .3 per student (Grade 9 – 12)
Social Service Organizations	3 per 1,000 sq.ft.
Threshold-Related Research Facilities	3.33 per 1,000 sq.ft.
Service Uses	
Animal Husbandry	4 per 1,000 sq.ft. of outdoor kennel
Auto Repair and Service	3.33 per 1,000 sq.ft. of retail/office area and 4 per service bay
Broadcasting Studios	3.33 per 1,000 sq.ft.
Business Support Services	3.33 per 1,000 sq.ft.
Contract Construction Services	3.33 per 1,000 sq.ft.
Financial Services	4 per 1,000 sq.ft.
Health Care Services	5 per 1,000 sq.ft.
Laundries and Dry Cleaning Services	2 per 1,000 sq.ft. of non-storage area and 1 per 1,000 sq.ft. of storage area
Personal Services	4 per 1,000 sq.ft.
Professional Offices	3.5 per 1,000 sq.ft.
Repair Services	2 per 1,000 sq.ft. of non-storage area and 1 per 1,000 sq.ft. of storage area
Sales Lots	1 per peak employee and 2 per 1,000 sq.ft. of sales area
Schools – Business and Vocational	13.33 per 1,000 sq.ft. and 1 per peak employee
Secondary Storage	1 per 1,000 sq.ft. storage area
Tourist Accommodation	
Bed and Breakfast Facility	1 per bedroom and 1 per peak employee
Hotel, Motel and Other Transient Dwelling Units	1 per hotel or motel unit/room, .25 spaces per additional bedroom above the initial unit/room; 4 per 1,000 sq.ft. of meeting/conference area; and 1 per 1,000 sq.ft. of commercial/retail area over 1,000 sq.ft.
Timeshare (hotel/motel design)	1.25 per unit for first bedroom and .25 per add'l bedroom in unit
Timeshare (residential design)	1.25 per unit for first bedroom and .25 per add'l bedroom in unit
Linear Public Facilities	
Pipelines and Power Transmission	None
Transit Stations and Terminals	Determined by Use Permit
Transmission and Receiving Facilities	None
Transportation Routes	None

4. **Parking Analysis.** A parking analysis shall include:
 - a. A parking demand estimate;
 - b. Proposed alternatives to the parking standards;
 - c. A scaled site plan showing proposed parking spaces with the required stall dimensions and parking lot drive aisle widths;
 - d. Methods of ensuring compliance with the alternative standards; and
 - e. Any additional information that may be required.
5. **General Standards.** Adequate on-site parking to meet the parking demand of a use shall be provided within the project area.
 - a. *Single-Family Houses, Including Secondary Residences.* Parking spaces within a driveway, a garage, or carport shall be considered in determining the adequacy of parking facilities for single-family houses, including secondary residences. Stacked parking may occur.
 - b. *Other Residential Uses.* Only designated parking spaces and one parking space per unit within a garage shall be considered in determining the adequacy of parking facilities for residential uses other than a single-family residence. Stacked parking may occur for no more than two vehicles.

A minimum driveway length of 20 feet shall be provided from the face of the garage to back of sidewalk, or back of curb where there is no sidewalk or edge of travel way where there is no sidewalk or curb, to be considered as a parking space.
 - c. *Multiple Uses.* If two or more uses share a project area, the parking demand of each use shall be calculated separately. The parking demand of the project area shall be the total of the parking demand of the uses, unless exempted otherwise pursuant to the provisions of this section.
 - d. *Fleet Vehicles.* Tourist accommodation, commercial, public service, and recreation uses shall provide one parking space for each business or fleet vehicle.
 - e. *Shared Parking.* Shared parking is the use of a parking facility, or portion of a parking facility, by two or more uses. Placer County and TRPA may approve shared parking facilities, provided the applicants execute and record reciprocal agreements for shared parking and they make the following findings:
 - i. The uses have different peak period; and
 - ii. The parking facility will meet the peak shared demand.
 - f. *Town Center Parking.* Until a fee in-lieu of constructing all required parking spaces or other parking management program is in effect, the Placer County Design Review Committee may approve a 20-percent reduction in the amount of required parking for mixed-use, retail, transient lodging, and restaurant projects/uses within a Town Center.
 - g. *Parking Reduction for Transit.* Outside Town Centers, parking requirements for uses other than single-family dwellings may be reduced up to

20 percent if a traffic analysis indicates transit service exists within 300 feet of the property and such a substitute measure would be a viable substitute for parking.

- h. *Service Parking.* All uses shall address how service deliveries will be accommodated. Such parking shall not conflict with snow removal operations, shall not conflict with traffic flows, and should have unrestricted access.
 - i. *Parking Maximum.* Ten percent over parking minimum is the maximum number of parking allowed on a site. The maximum value assures that excessive parking leading to excess auto use is not provided.
 - j. *Parking for Outdoor Dining.* For restaurants, areas used for snow storage in winter may be striped and counted towards parking required for summertime unenclosed patio dining areas (outdoor seating).
 - k. *Bicycle Parking.* In order to encourage non-auto travel, short-term bicycle parking spaces shall be provided for all Commercial, Tourist Accommodation, Industrial, Multi-family Residential, Recreation, and Public Service land uses.
 - i. Parking Spaces Required. The number of short-term bicycle parking spaces should be at least 10 percent of the number of required automobile parking spaces, with a minimum of two spaces per property.
 - ii. Location. Bicycle parking should be visible from the street or from the main building entrance, or a sign must be posted at the main driveway or entrance indicating the location of bicycle parking. Bicycle parking shall be located outside of the public right-of-way, except as allowed with an encroachment permit and provided an unobstructed sidewalk clearance of six feet is maintained for pedestrians at all times.
 - iii. Anchoring and Security. For each bicycle parking space required, a stationary, securely anchored object shall be provided to which a bicycle frame and one wheel can be secured with a lock. Any required short-term bicycle parking provided shall be provided free of charge.
 - iv. Bicycle Parking Stations. Property owners may cooperate to install a bicycle parking station, defined as a structure designed for use as a bicycle parking facility. Such a facility, when within 1,320 feet of the uses served, may furnish required long-term bicycle parking in lieu of site-by-site compliance.
6. ***Off-site Parking.*** Off-site parking shall not be considered in determining the adequacy of parking facilities except as follows:
- a. *Temporary Uses.* Off-site parking requirements will be determined through the application approval process by the Design Review Committee. If required, parking may be permitted for a temporary use on the basis of an approved parking analysis approved by the Design Review Committee and TRPA.

- b. *Deed Restrictions.* Based upon an approval of a parking analysis, Placer County and TRPA may approve off-site parking provided an appropriate deed restriction is recorded, which documents the relationship of the two parcels and identified the term of the agreement to allow for the off-site parking.
 - c. *Assessment Districts.* Placer County and TRPA may approve off-site parking, which is provided pursuant to an assessment district for which a parking analysis is prepared.
 - d. *Locations.* Locations for off-site parking facilities may be approved by Placer County or TRPA if the agencies find that the off-site parking will not violate other applicable standards. Parking credited for meeting parking standards shall be located within 400 feet of the facility it serves or shall be directly served by a shuttle during the hours of operation.
7. ***On-Street Parking.*** Except when included in an assessment district, on-street parking shall not be considered in determining the adequacy of parking facilities. On-street parking along State or federal highways shall be reduced or eliminated to the extent feasible. Where on-street parking cannot be removed, TRPA may request state and local agencies to implement on-street parking restrictions in designated areas for specific times.
8. ***Assessment District Standards.*** Exceptions to the parking standards in this section may be approved pursuant to an assessment district's approved parking plan. It is assumed that any parking provisions pursuant to an approved parking analysis, in an assessment district, are superior to the application of the parking demand table.
9. ***Parking Facility Design Standards.*** Parking facilities shall be designed to provide the required parking spaces within a minimum amount of area. Parking facilities shall minimize coverage and minimize impacts on water quality and meet the following standards:
 - a. All off-street parking shall be located on the same property as the major land use it is intended to serve, unless located within a community parking district or a shared parking arrangement has been established.
 - b. All maneuvering shall be accomplished on-site to provide ability to enter any public or private road in a forward direction. With the exception of single-family residences, backing out onto a street is not allowed.
 - c. Parking and loading areas are to be paved, graded, and drained according to the Placer County Land Development Manual and the current County General Specifications.
 - d. Striping of parking spaces, identification of compact spaces, handicapped parking, and loading areas is required.
 - e. The size of a standard parking space is nine feet in width and 20 feet in length. Length can be reduced by up to two feet where the space abuts a curb.
 - f. Up to 20 percent of the parking requirement may be developed as compact car spaces, eight feet by 16 feet in size.

- g. Parking layout design should provide 24-foot minimum aisle widths (for 90-degree parking layouts) and turning radii that complies with County standards.
 - h. A minimum setback of 30 feet shall be provided between the travel lanes of the adjacent street and the first parking space or cross aisle in the parking lot where the total two-way traffic volume on the adjacent street exceeds 5,000 vehicles per day. This limits the 30 foot setback requirement to those locations where there is a reasonable possibility of an inbound traffic queue formed by a parking maneuver in the first space that could noticeably impede traffic or cycling on the adjacent roadway. At all other commercial or public lots, the minimum driveway length shall be 20 feet to the first parking space. The County recognizes that infill projects (projects within older, previously developed areas) may have certain constraints such as lot size, existing driveways near the property line on adjacent parcels, etc. which may deem it impractical to achieve the requirements contained in these guidelines and standards for site access. Infill projects such as these will be evaluated on a case-by-case basis by the County. However, the goal will be to achieve the requirements contained herein to the extent possible.
10. **Exceptions.** The following are specific exceptions to the above standards:
- a. Placer County and TRPA may permit deviations to the parking standards on the basis of an approved parking analysis prepared pursuant to Section A.4 above.
 - b. For single-family residences, Placer County and TRPA may count each space within a garage or carport as a parking space if a reduced setback is allowed.
 - c. Placer County and TRPA may permit deviation from the parking standard if they find that:
 - i. There is an existing residential use, other than single-family houses, or an existing tourist accommodation, commercial, public service, or recreation use;
 - ii. There are existing parking facilities;
 - iii. The proposed use does not increase, or reduces, parking demand; and
 - iv. It is not feasible to increase the parking capacity in the project area to the level otherwise required.
11. **Parking for Disabled Persons.** The County requires that access be provided in accordance with the Uniform Building Code and State Title 24 Regulations for person with disabilities. No recommendation contained in this section will replace or supersede any federal, State, or local requirements for the provision of accessible parking for the disabled.
- a. **Standards.** The following standards apply to parking intended for disabled persons:

- i. Handicapped spaces must be safe and usable and the maximum slope of such spaces may need to be less than that permitted by code.
 - ii. Parking spaces shall be 14 feet wide and 20 feet in length, and clearly marked, both on the pavement and with a sign displaying the International Symbol of Accessibility.
 - iii. The number of parking spaces provided shall be as per Placer County requirements.
- b. *Guidelines.*
- i. Parking spaces should be located as near as possible to the building entrance, preferably no more than 100 feet away.
 - ii. The parking spaces should be located so that wheelchair users do not have to move out from behind parked cars.
 - iii. Curbs should be flush between the parking spaces for the disabled and the building entrance.
 - iv. Parking lots with 10 or more spaces should provide parking for the disabled. One space should be provided for the first 20 spaces or fraction thereof. One additional space should be provided for each additional 20 spaces or fraction thereof.
 - v. Access to and from the vehicle should be on level ground. Location of disabled parking should be as near to the main pedestrian corridor or building entrance as possible.

B. Parking Facility Design Guidelines.

1. ***Parking Facility Design.*** Integrate pedestrian access within parking lot design. Design parking areas to have clearly defined boundaries and striping that indicates the locations of all spaces.
 - a. Parking areas should be easily accessed from the street. Location of the parking to the rear or side of the building is preferred, with the front setback used to create a landscape buffer between the building and the street. Combined parking areas for adjoining businesses are encouraged.
 - b. Pedestrian access from the parking areas to the buildings should be integrated into the parking lot design.
 - c. New on-street parking along public roads should be considered in commercial districts only when approved by CALTRANS and/or the Department of Public Works, and limited to parallel parking only. Parallel parking spaces shall measure nine feet wide by 22 feet in length.

- d. The following parking layout guidelines are recommended.

TABLE 3.07.B.1: PARKING LAYOUT GUIDELINES			
<i>Angle</i>	<i>Space Width (Project- ed)</i>	<i>Aisle Width (one- way)</i>	<i>Aisle Width (two-way)</i>
90	9 feet	24 feet	24 feet
60	11 feet	16 feet	22 feet
45	13 feet	14 feet	21 feet

- e. Stacked parking areas are recommended only when vehicles are directed or parked by parking attendants. Dimensions for stacked parking spaces should be eight feet by 16 feet. An aisle at least 20 feet wide should be maintained along the length of one side of the stacked parking area unless otherwise approved by the serving fire district.
- f. All parking areas should have clearly defined boundaries and should be striped to indicate location of spaces within the parking lot. The parking lot should be maintained to ensure that striping remains clearly visible.
- g. Bollards or curbs should be installed where necessary to avoid damage to landscaping or water quality features.
- h. When parking is sited on sloping terrain, terrace the parking lots to follow the terrain rather than allowing a lot surface to extend above the natural grade.

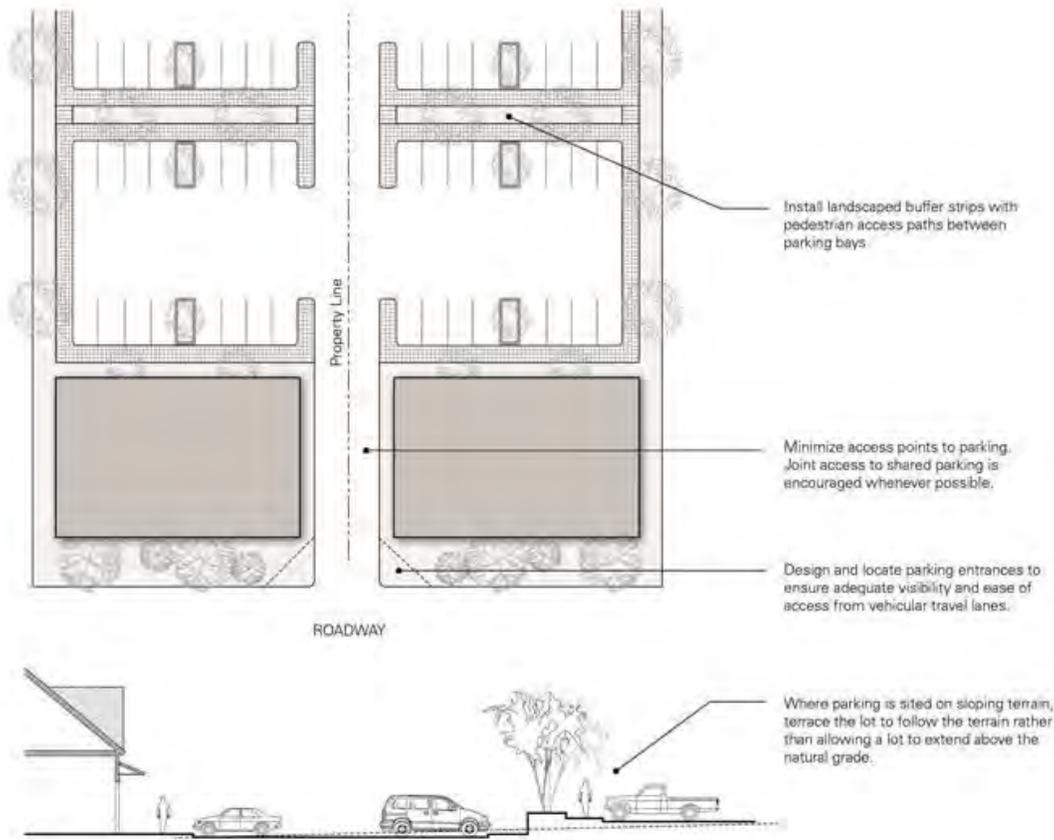
C. Parking Lot Landscaping.

Landscaping within parking areas minimizes the expansive appearance of parking lots. Landscaping of a parking lot serves a number of important functions. Perimeter landscaping increases the attractiveness of the site and the street by screening the cars. Perimeter plantings also act as a visual and noise buffer for adjacent properties. On-site parking areas should be constructed and landscaped consistent with Regional Plan and Area Plan requirements. (Also see the 2913 Placer County Landscape Guidelines.)



1. Standards.

- a. On-site parking areas shall be provided with landscaped perimeters. On-site parking areas greater than 0.25 acre in size shall be provided with landscaped islands.
- b. Landscaping shall be so designed as to not conflict with snow removal or storage.



2. **Guidelines.**

- a. All portions of a parking lot that are not used for parking or maneuvering should be landscaped.
- b. A landscaped separation should be provided between the parking areas and the building.
- c. Perimeter landscape screening along the front of a lot, including mounding 34 inches in height is suggested. At that height, it will screen parked cars, but still permit visibility for safe site distance.
- d. Screening along the sides and rear of the lot should be a minimum 6 feet in height and 10 feet wide. Landscaping is preferred over fencing for screening purposes.
- e. Where appropriate, consider installing a joint landscaped perimeter parking screen with adjoining properties. A joint project offers the opportunity to share the cost of the improvements while creating a more substantial screen should be required around the entire perimeter of the parking area, with 10-foot minimum width landscape strips along non-frontage sides and 20-foot minimum width landscape strips along frontage roads. Trees should be planted at intervals of no greater than 40 feet on center around the perimeter of the parking area. Hedges are appropriate in urban areas. Step down landscaping near entrances in order to maintain safe sight distances.

Landscaping of parking areas in rural and rural transition areas should primarily consist of native vegetation in its natural forms (i.e., not formal hedges or hedge rows). Use low walls or changes in grade to assist in screening. Step down landscaping near entrances in order to maintain safe sight distances.

- f. *Landscaped Islands.* Provide landscaped islands within parking areas as a means to break up the visual dominance of parked vehicles. Landscaped islands allow for the retention of significant existing vegetation while providing opportunities to add additional landscaping. Existing vegetation, especially large trees, will benefit from previous planting beds above root systems. Vegetation in landscaped islands must be adequately protected from vehicle damage by such methods as curbing, tree wells, changes in grade, boulders and other parking barriers.

Landscaped islands should also be provided within the interior of parking areas to break up expanses of pavement and screen parked vehicles. Parking areas should be divided into bays not exceeding 75 feet in length with landscaped buffer strips between bays. Tree planting on the interior of the parking area should be provided at an average ratio of at least one tree per four spaces. Islands should be a minimum five feet in width measured inside of curbs. An eight-foot-wide planter area is more ideal to ensure the long-term survival of the tree.

Use the existing vegetation pattern as a design determinant in laying out the parking area. In rural transition and rural areas, the design goal

should be to fit the parking layout into the landscape rather than create a very formal and repetitive layout using one island every eight spaces.

- g. A landscaped buffer area with a minimum depth of 15 feet (as measured from back of curb) should be provided between any surface parking area and any property line adjacent to a public street. In order to allow drivers safe visibility at intersections of driveways and streets, no obstruction in excess of two feet high be placed within a triangular area formed by the street and driveway at property line and a line connecting them at points 25 feet from their intersection. Trees pruned high enough to permit driver visibility may be permitted.
- h. Parking areas should not visually dominate a project. Plant materials, earth berms, and low walls and fences should be used to reduce the visual prominence of parking areas while still providing adequate visibility for customers and security.

D. **Access.** The places where a driver enters or leaves a site affect both the project and the community as a whole. Care must be taken in locating access to a site in order to avoid creating traffic obstructions or hazards where drivers are entering or leaving a site. In addition, poor placement or an insufficient number of access points to a site can lead to their blockage and impede smooth traffic flow through a site.

- 1. **Applicability.** The provisions of this subsection apply to projects that create a need for a driveway. Projects that do not create a need for a driveway, but are to be served by an existing driveway, may have the provisions required as conditions of approval if the review authority finds that the resultant situation would otherwise cause or continue to cause significant adverse impacts on traffic, transportation, air quality, or water quality.
- 2. **Standards Applicable to Driveways.** To ensure organized and well-designed ingress and egress of vehicles from driveways, Placer County and TRPA shall review the design of driveways according to the following standards and procedures:
 - a. **Driveway Defined.** A driveway is a clearly identifiable path of vehicular access from the parking facility of a parcel to the public right-of-way or other access road. A driveway may be either one-way or two-way.
 - b. **Compliance Program.** The provisions set forth in subsections “c” through “g,” inclusive, shall apply to projects that create a need for a driveway. Projects that do not create a need for a driveway, but are to be served by an existing driveway, may have the provisions required as conditions of approval if Placer County and TRPA find that the resultant situation would otherwise cause or continue to cause significant adverse impacts on traffic, transportation, air quality, or water quality.
 - c. **General Standards.** Driveways shall comply with the following standards:
 - i. **New Driveways.** New driveways shall be designed and located so as to cause the least adverse impacts on traffic, transportation, air quality, water quality, and safety.

- ii. Shared Driveways. In the application of subsections “d” through “f,” inclusive, Placer County and TRPA shall encourage shared driveways if they find that the effect is equal or superior to the effect of separate driveways. Shared driveways a minimum width of 20 feet between two properties shall be provided where feasible.
 - iii. Caltrans Standards. On State and federal highways, the ingress/egress standards of the California shall apply, as appropriate, in addition to the standards in subsections “d” through “f,” inclusive. Where the State standards conflict with Subsections “d” through “f,” inclusive, the State standards shall control.
 - iv. Slope of Driveways. Driveways may exceed 10-percent slope for single-family houses, including secondary residences, and five-percent slope for all other uses, if Placer County and TRPA find that a steeper driveway would minimize the amount of grading and site disturbance that would result from construction of a driveway of lesser slope. In no case shall a driveway exceed 15 percent for a residential use, or eight percent for all other uses.
 - v. Best Management Practices. Driveways shall be managed in accordance with Chapter 60 of the TRPA Code of Ordinances.
- d. *Numbers of Driveways.* Additional or transferred development which does not require a traffic analysis pursuant to Section 65.2 of the TRPA Code of Ordinances, shall be served by a single driveway with no more than two points of ingress/egress from the public right-of-way or other access road. Additional or transferred development which requires a traffic analysis pursuant to Section 65.2, shall conform to the ingress/egress provisions necessary to mitigate all traffic and air quality impacts under Section 65.2.
- i. One driveway connection is allowed for single-family uses, including secondary dwelling units. No circular or secondary driveway connections are allowed.
- e. *Width of Driveways.* Driveway widths shall conform to the following standards:
- i. Single-Family Houses, Including Secondary Residences: Driveways serving single-family houses, including secondary residences, shall have a minimum width of 10 feet and a maximum of 20 feet. Where the single-family house includes a garage, the driveway shall be at least as wide as the garage door opening for a distance of 20 feet from the front of the garage to the back of sidewalk, or back of curb where there is no sidewalk or edge of travel way where there is no sidewalk or curb.
 - ii. Other Residential Uses: Two-way driveways serving residential uses other than single-family houses shall have a minimum width of 20 feet and a maximum width of 24 feet. One-way driveways serving residential uses other than single-family resi-

dences shall have a minimum width of 10 feet and maximum width of twelve feet.

- iii. Nonresidential Uses: Two-way driveways serving tourist accommodation, commercial, public service, and recreation uses shall have a minimum width of 20 feet and a maximum width of 30 feet. One-way driveways serving such uses shall have a minimum width of 12 feet and a maximum width of 15 feet. For two-way driveways with median dividers serving such development, each direction shall have a minimum width of ten feet and a maximum width of 17 feet.

- f. *Service Drives.* Uses other than single-family houses, including secondary residences, which do not require the preparation of a traffic analysis pursuant to Section 65.2.4 of the TRPA Code of Ordinances, may be permitted an additional service driveway for maintenance and garbage removal. The service driveway shall be at least 10 feet wide, and no more than 12 feet wide. All maneuvering shall be accomplished on site to provide ability to enter any public or private road in a forward direction. With the exception of single-family residences, backing out onto a street is not allowed.

Uses which require the preparation of a traffic analysis pursuant to Section 65.2.4 of the TRPA Code of Ordinances may be permitted an additional service driveway or driveways for maintenance and garbage removal, provided the traffic and air quality impacts of such driveways are mitigated under Section 65.2.4.

- g. *Loading Areas.* Locate loading facilities to the rear of a structure. When such placement is not possible, locate loading facilities away from the driveway and screen from the street by landscaping.



Ensure that loading areas do not interfere with other site circulation, and permit free use of aisles, driveways, and sidewalks during freight operations.

3.08 **Natural Hazards.**

Natural Hazards are regulated by Chapter 35, Natural Hazard Standards, of the TRPA Code of Ordinances.

3.09 Design Standards and Guidelines

This Section supersedes Chapter 36, Design Standards, of the TRPA Code of Ordinances for Mixed Use Subdistricts. Additional design standards and guidelines for each Mixed Use Subdistrict are outlined in Section 2.04, Mixed Use Districts, of this document.

For all other subdistricts, this Section supplements Chapter 36, Design Standards, of the TRPA Code of Ordinances.

A. **Building Design.** Building design shall be in accordance with Section 36.6.1 of the TRPA Code of Ordinances. Additional building design standards for Mixed Use Subdistricts are outlined in Chapter 2.

B. **Site Design.** Site design involves the arrangement of indoor and outdoor spaces to accommodate the activities required for a proposed use. Customer service, vehicle movement patterns, loading needs, and expansion potential should all be considered in laying out the site design. Because a site functions as an integral part of the community. The site design should also relate the spaces and activities to each other, to the site, and to the structures and activities on adjacent sites. The design should take into account such factors as safety, privacy, community identify, and character preservation of the natural environment and pedestrian open space.

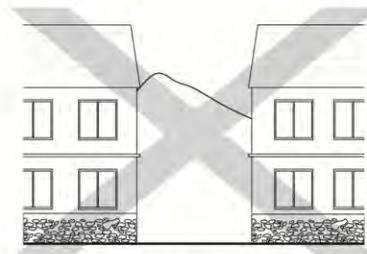
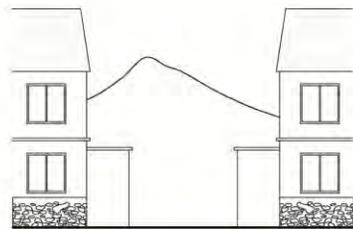
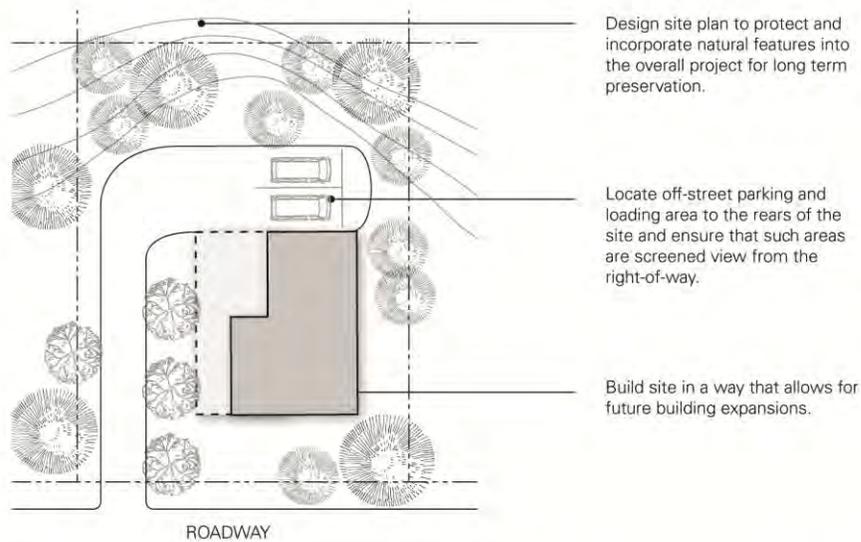
1. Standards

- a. Site design shall be in accordance with Sections 36.6.1, 36.6.2 and 36.6.5 of the TRPA Code of Ordinances.
- b. Buildings shall be sited in a manner consistent with adjacent properties, with consideration given to sun and shade, changing climatic conditions, noise, safety, and privacy.
- c. Each step of a phased project shall provide a design that is as complete as possible in the functional, visual, drainage and traffic aspects.
- d. Site planning shall include a drainage, infiltration, and grading plan that meets water quality standards.
- e. Site planning shall meet the requirements set forth in the Regional Transportation Plan.
- f. In the Mixed-Use areas special emphasis shall be placed on the provision for pedestrian open space and landscaping.
- g. Setback standards shall follow requirements set forth below.
 - i. Structures: Setback requirements for each zoning subdistrict are outlined in Chapter 2 of these Area Plan Regulations.
 - ii. Scenic Corridors: In addition to the Chapter 2 setback standards, on parcels abutting roadways rated in TRPA's Scenic Resources Inventory, buildings and structures shall be setback 20 feet from the highway right-of-way line in accordance Section 36.5.4 of the TRPA Code of Ordinances, except within the Mixed Use Subdistricts.

- iii. Buildings, structures, and other land coverage/disturbance shall be setback from SEZs in accordance with Section 53.9.3 (SEZ Setbacks) of the TRPA Code of Ordinances.

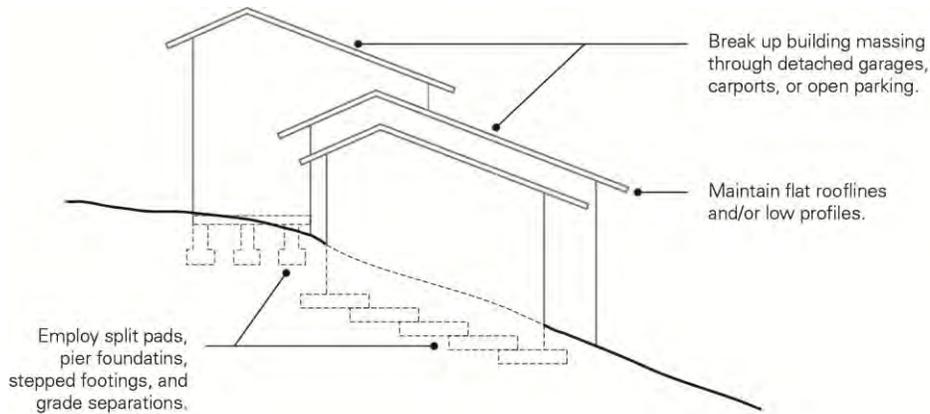
2. **Guidelines.**

- a. **Site Plans.** Design site plans that preserve and enhance natural site features and views, while promoting safety and privacy. Where possible, locate buildings on the portion of the site where existing vegetation or landforms present the greatest natural screening opportunities.



Orient buildings so that they do not obstruct the lake or ridgeline views from common scenic viewpoints.

- b. **Building on Sloped Sites.** Design buildings on sloped sites to conform to the natural topography of the site. In areas where slopes exceed five percent, stepped foundations are recommended.



- c. **Connectivity.** Where sites abut public open spaces, including sidewalks, multi-use paths, greenbelts, waterfront recreation areas, or conservation areas, provide clear and direct access to the public use or path. Ensure that site plans are integrated with planned bicycle and pedestrian improvements and provide safe and comfortable pedestrian connections to places of employment, schools, and other destinations.



Incorporate wayfinding, interpretive signage, and pedestrian facilities where appropriate, including at trailheads and at gateways.



Design paths and common open spaces with textured paving and accent landscaping.

- C. **Landscaping.** Landscaping is a major factor in the image of an area. However, the landscaping of a project should attempt to do more than make a place look attractive. Plants can perform a number of functions to enhance the land use and increase user comfort. Plants can be used to create spaces, separate uses, give privacy, screen heat and glare, deflect wind, muffle noise, articulate circulation, emphasize entrances and exits, inhibit soil erosion, purify air, and soften the lines of architecture and paving. Careful thought should be given to the needs of site when designing the landscaping.

1. **Standards.**

- a. All site development shall include landscaping. The use of planter boxes or trellises is encouraged where larger landscaping areas are not available.

- b. Existing trees and natural features should be preserved and incorporated into the landscape plan. Trees to be saved shall be protected during construction.
- c. Landscaping shall be designed to preserve adequate sight distance for motorists and pedestrians.
- d. Incorporation of water conservation measures in landscaping specifications is encouraged. Such measures include the use of drought tolerant plants, drip irrigation, mulch layer (three inches thick) over landscape beds to slow evaporation, and soil amendment with compost and clay to increase water retention.
- e. Areas designated open space, as per County standards, shall either remain in natural vegetation if possible or be landscaped.
- f. For all projects other than single-family residential development and erosion control projects, the following plant sizes and spacing shall be required for woody material at the time of planting:
 - i. Trees should be minimum of six feet high and 1.5 inches in diameter at breast height (DBH);
 - ii. Upright shrubs shall be a minimum three gallon pot size with a minimum 18 inches in height and spread; spreading shrubs shall be a minimum three gallon pot size with a 24-inch spread; and
 - iii. Ground cover shall be a minimum four-inch pot size with a maximum 24-inch on-center spacing.
- g. Plant species on the TRPA Recommended Native and Adapted Plant List shall be used for lawns and landscaping. Plant species not found on the TRPA recommended list may be used as accent plantings. Accent planting areas are restricted to borders, entryways, flower beds, and other similar locations.
- h. Landscaping shall be consistent with regional Fire Defensible Space Requirements.

2. **Guidelines.**

- i. All landscape plans should use the plant materials in a logical manner to solve environmental problems and provide user comfort.
- ii. Landscape materials should be selected whose ultimate size and shape are appropriate for their location and functions.
- iii. Plant materials should be compatible in size, shape, and color with native or neighborhood vegetation.
- iv. Live plant material should be used in all landscaped areas. Gravel, colored rock, and similar materials are generally not acceptable as ground cover.
- v. Planting beds shall have a minimum area of 25 square feet. These standards may be altered at the discretion of the Design Review Committee and TRPA.

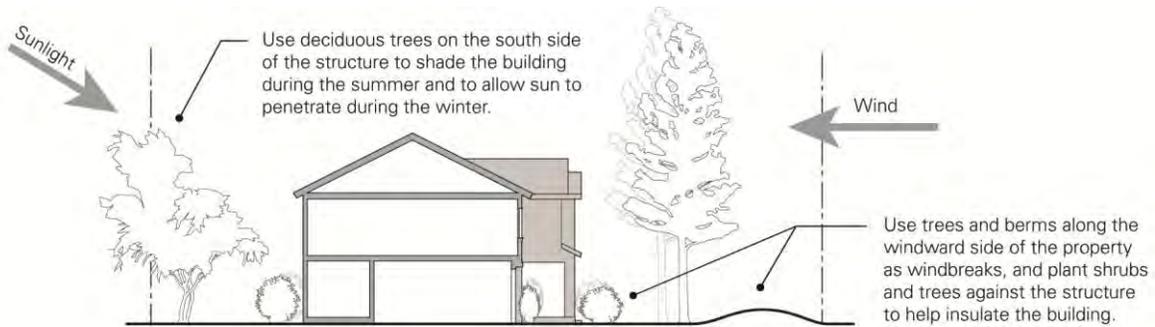


Provide a minimum planted area of 25 square feet.

Enclose planter beds with wood, concrete, or masonry curbing that is a minimum of 6 inches in width and 6 inches in height above the paving surface.

- vi. Each planting bed should usually be enclosed by wood, concrete, or masonry curbing a minimum six inches in width and six inches in height above the paving surface or other materials such as mountable dikes, which will adequately facilities snow removal.
- vii. A landscape maintenance agreement between the owner and the County may be required to ensure that landscaping will not deteriorate soon after installation because of neglect.
- viii. In addition to choosing plant materials that are compatible with the surrounding natural vegetation, the selection of plant materials should be based on their relative hardiness, drought tolerance, year-round interest (foliage, color, flowers, fruit, branching pattern, etc.) and function (e.g., screen, accent shade). For example, deciduous vegetation would be inappropriate in areas where substantial year round screening is necessary. Plant materials that are well adapted to local conditions, (i.e., requiring minimal irrigation and fertilizers), are preferable.
- ix. Avoid plants with thorns, sharp leaves, or poisonous parts near walkways or high use areas, and plants that drop fruit or branches in locations where they could cause maintenance problems or safety hazards.

- x. Preserve and incorporate into the landscape plan all existing trees and natural features, where possible. Introduce plant materials that are compatible in size, shape, and color with native or neighborhood vegetation.
- xi. Design planter beds and trellises to be compatible with the primary building's character.
- xii. Use landscape materials and landforms to enhance energy conservation.



D. **Lighting.** Outside lighting increases the operational efficiency of a site, provides a measure of site security, and can enhance the aesthetics of the site and the architectural qualities of its structure. In determining the lighting for a project, the source, intensity, and type of illumination should be appropriate for the lighting needs.

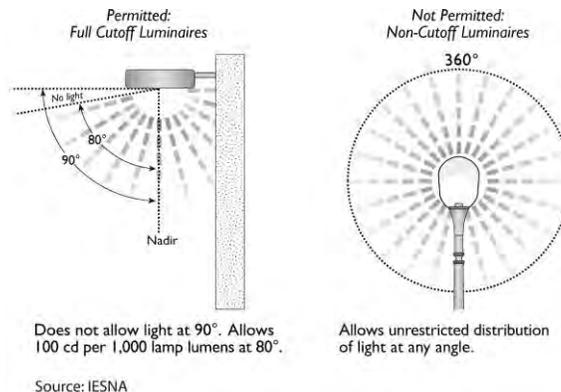
1. **General Lighting Standards.**

- a. Exterior lights shall not blink, flash, or change intensity except for temporary public safety signs. String lights, building or roofline tube lighting, reflective, or luminescent wall surfaces are prohibited.
- b. Exterior lighting shall not be attached to trees except for the winter holiday season.
- c. Parking lot, walkway, and building lights shall be directed downward.
- d. Fixture mounting height shall be appropriate to the purpose. The height shall not exceed the limitations set forth in Chapter 37 of the TRPA Code of Ordinances.
- e. Outdoor lighting shall be used for purposes of illumination only, and shall not be designed for, or used as, an advertising display. Illumination



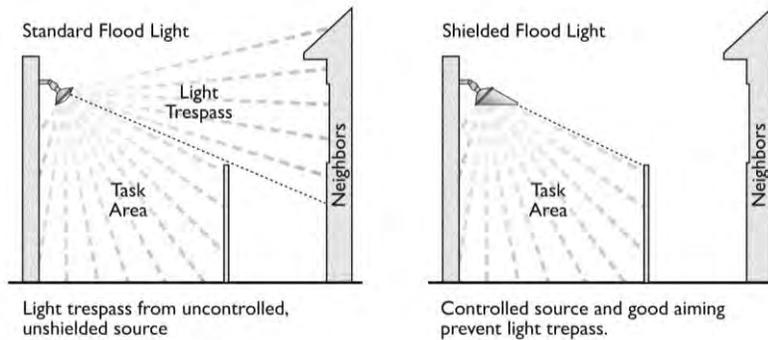
for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures projected above the horizontal is prohibited.

- f. The commercial operation of searchlights for advertising or any other purpose is prohibited.
 - g. *Seasonal and Special Event Lighting.* Seasonal lighting displays and lighting for special events may be permitted on a temporary basis pursuant to Chapter 22 of the TRPA Code of Ordinances.
2. **Prohibited Lighting.** The following types of exterior lighting are prohibited:
- a. Drop-down lenses.
 - b. Mercury vapor lights.
 - c. Searchlights, laser lights, or any other lighting that flashes, blinks, alternates, moves, or changes intensity.
 - d. String lights, neon light, building or roof outline tube lighting, reflective or luminescent wall surfaces, except with approved seasonal or special event lighting.
 - e. Lighting attached to trees except for the winter holiday season.
 - f. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures projected above the horizontal.
3. **Fixture Types.** All lighting fixtures shall be fully shielded and directed downward so as not to produce obtrusive glare onto the public right-of-way or adjoining properties. All luminaires shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for “Full Cut Off” luminaires.



4. **Glare.** No use shall be operated such that significant, direct glare, incidental to the operation of the use is visible beyond the boundaries of the lot where the use is located. Light or glare from mechanical or chemical processes, high-temperatures processes, such as combustion or welding, or from reflective materials on buildings or used or stored on a site, shall be shielded or modified to prevent emission of adverse light or glare onto other properties.

5. **Light Trespass.** Lights shall be placed to deflect light away from adjacent lots and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties.
 - a. Direct or sky-reflected glare from floodlights shall not be directed into any other lot or street.
 - b. No light, or combination of lights, or activity shall cast light exceeding one foot-candle onto a public street, with the illumination level measured at the centerline of the street.
 - c. No light, combination of lights, or activity shall cast light exceeding 0.5 foot-candle onto a residentially zoned lot, or any lot containing residential uses.



6. **Lighting Design.** Design exterior lighting as part of the architectural and site design of a project. Choose styles that are compatible with the building's architecture and landscaping. Highlight special recognizable architectural features or to use the play of light and shadow to articulate the façade, and avoid harsh overall lighting. Ensure that area lighting is shielded so that direct rays do not pass property lines.

E. **Design for Snow.**

1. **Roofs.** Roofs should be designed to cope with erratic loading resulting from varying snow accumulations and meet California Building Code (CBC) provisions for snow shed from roofs.
 - a. Flat roofs shall be able to drain the melting snow with drains that will not become blocked with ice.
 - b. Steeply pitched roofs shall be of a pitch and material that will shed snow.
2. **Building Entrances.** Building entrances shall be designed so that snow does not shed freely into entrances.
3. **Parking and Driveway Areas.** Parking and driveway areas shall be sloped a minimum two percent to prevent ponding and icing.
4. **Snow Storage Easements.** Properties adjacent to a County-maintained roadway shall dedicate snow storage easements to Placer County.

5. **Snow Storage.** Multi-family residential projects and all nonresidential projects shall provide, onsite within the project area, snow storage areas of a size adequate to store snow removed from parking, driveway and pedestrian access areas or have arrangements by means of recorded easements or equivalent arrangements to remove and store accumulated snow offsite.
 - a. **Application Content Requirements.** Snow storage areas shall be identified on the required site plan.
 - b. **Minimum Storage Area.** Required for each unenclosed parking area, including circulation.
 - i. **Residential Districts.** An area equal to a minimum of 75 percent of all uncovered required parking and driveway areas shall be provided onsite for the storage of snow.
 - ii. **Mixed Use and Tourist Planned Development Districts.** An area equal to a minimum of 60 percent of all uncovered required parking and driveway areas shall be provided for the storage of snow.
 - iii. **Community Service Districts.** An area equal to a minimum of 40 percent of all uncovered required parking and driveway areas shall be provided for the storage of snow.
 - iv. **Conservation and Recreation Districts.** As determined by Placer County based on the parking area use and location.
 - c. **Reduction of Required Snow Storage Area.** Placer County may reduce or waive the required snow storage area(s) if the following conditions are met:
 - i. A maintenance district or other arrangement is formed for snow removal and the affected property participates in such arrangement;
 - ii. The property owner commits to permanently haul on-site snow from the property to an approved off-site snow storage area. The commitment to haul on-site snow shall be in the form of a recorded document mutually agreed to between the property owner and the County; and
 - iii. A snow storage management plan is submitted and approved by the County that includes the following:
 - (1) The site shall designate temporary or interim snow storage areas that do not interfere with more than one-third of the project required minimum parking.
 - (2) Interim snow storage shall be removed within 10 calendar days following a storm cycle.
 - (3) Interim snow storage shall not be in a location that will damage trees, landscape, or other facilities.
 - (4) Interim snow storage shall not block any required access, sidewalk, trail, or public path.

- (5) Snow shall be hauled to an approved and permitted location.
 - (6) Snow hauling shall generally be completed during non-business hours.
 - (7) The snow management plan shall designate the removal methods.
 - (8) Drainage facilities shall not be blocked.
 - (9) Snow storage shall be located so that snow moving equipment is not required to enter the public streets to move snow to the storage area unless an encroachment permit is obtained.
 - (10) Snow storage shall be located in areas that are substantially free and clear of obstructions (e.g. propane tanks, trees, large boulders, trash enclosures, utility pedestals).
- d. **Location.** Snow storage areas should be located in accordance with the following:
- i. Near the sides or rear of parking areas and driveways, away from the primary street frontage;
 - ii. To maximize solar exposure to the greatest extent feasible;
 - iii. To allow snow moving equipment to move snow to the storage area without entering a public street;
 - iv. Shall preserve sight lines for vehicles entering or exiting driveways;
 - v. In areas that are readily accessible and substantially free and clear of obstructions (e.g. propane tanks, trees, large boulders, trash enclosures, utility pedestals);
 - vi. Shall not block any required access, sidewalk, trail, or public path;
 - vii. May be located within parking areas but such areas may not be counted towards meeting parking requirements for the use;
 - viii. May be located within required landscaping areas but the areas shall be planted with landscaping tolerant of snow storage or be native vegetation; and
 - ix. Snow shall not be plowed into or stored in an SEZ.
- e. **Minimum Dimensions.** The minimum dimension of a snow storage area should be 10 feet in any direction.
- f. **Drainage.** Drainage from snow storage areas should be directed towards on-site drainage retention/treatment facilities. Snow storage areas for nonresidential projects are required to install oil/water separators.
6. **Design for Snow Guidelines.** The following guidelines apply to projects to ensure appropriate accommodations for snow.

- a. **Parking and Driveways.** Design parking areas and driveways for snow removal operations. Ensure that parking areas and driveways catch afternoon sun in order to speed snow melting and prevent ice build-up. Limit driveway grade to a maximum of five percent to allow easy use during icy or snowy conditions.
- b. **Roof Design.** Design roofs that will cope with erratic loading of varying snow accumulations. Ensure that the drains of flat roofs do not become blocked with ice and that pitched roofs incorporate design measures that promote safe snow shed. Ensure that eave lines are high enough that snow will not accumulate at the eave edge.

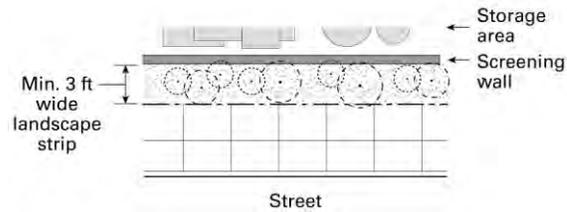
F. Utility and Service Areas

All projects proposing a new structure or reconstruction or expansion of an existing structure shall locate and screen utility and service areas in accordance with this subsection.

1. Standards.

- a. Mechanical and electrical equipment shall be screened from view. These features should be located at the rear or side of the building, or integrated into the architectural design by using similar materials and colors wherever possible. The location of these elements, including pad-mounted transformers should not be highly visible from scenic corridors or recreation areas, and should be coordinated with the utility company early in the site design process.
 - i. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, satellite dishes, air conditioners, heaters, utility meters, cable equipment, utility boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems.
- b. All utilities extending from street to building should be placed underground. Overhead utilities should be avoided whenever possible.
- c. Outdoor storage and work areas should be adequately screened by a solid fence, wall, or hedge, six feet in height so as not to be visible from any public street, the shoreline, or publicly accessible open space area. The area being screened should not be visible through the screen. Chainlink fencing is not recommended unless combined with landscaping and wood slats. Equipment and materials should not be stacked higher than the top of the fence.
 - i. All screening walls and fences visible from any public street, the shoreline, or publicly accessible open space area shall be architecturally compatible with the main structure on the site and shall not have chain-link fencing, barbed wire, or razor wire.
 - ii. Screening walls and fences shall not exceed maximum fence heights.

- iii. A minimum three-foot-wide landscape strip should be provided in front of the screen if it is within 20 feet of the street. Landscaping must maintain a visual clearance/sight distance triangle.



2. **Guidelines.**

- a. Exterior equipment and service areas should have a good functional placement, and should avoid conflict with other uses on the site or on adjoining sites.
- b. Service areas near the building should be screened with a wall of the same construction and materials as the building wall.
- c. Site design should consider the placement and screening of service areas and auxiliary structures. This includes service yards, maintenance areas, outdoor storage, fuel tanks, trash and refuse collection or disposal, and other utility meters and hardware. Utility meters and service functions should not be visible on the primary facades of buildings or in front yard areas.
- d. Auxiliary structures should be architecturally compatible with the rest of the site development. A good building may be ruined by poorly located mechanical equipment or storage areas.
- e. Commercial uses involved in the storage, maintenance or repair of boats should provide adequate onsite parking for boats and trailers. Parking boats and trailers in front-yard setbacks adjacent to the edge of the roadway without adequate screening are strongly discouraged, and is prohibited in commercial uses.
- f. Trash disposal areas should be adequately enclosed by a fence or wall. The area should be landscaped and equipped with doors and hardware of durable materials. The pad in front of the trash enclosure should be reinforced to carry the weight of garbage trucks as they lift the full containers.
 - i. Location. The solid waste and recycling storage area should not be visible from a right-of-way and should not be located within any required front yard or street side yard.
 - ii. Screening. Solid waste and recycling storage areas located outside or on the exterior of any building shall be screened with at least a six foot high solid enclosure.
 - iii. Landscaping. Where feasible, the perimeter of the recycling and trash enclosure shall be planted on three sides with drought resistant landscaping, including a combination of shrubs and/or climbing evergreen vines.



Design trash disposal areas with natural and durable materials.

- g. Service areas should be located at the rear of the site wherever possible, and shall be screened by the main structures. Service areas near the building shall be screened with a wall of the same construction and materials as the building wall. Consider snow accumulation in planning access to service areas and trash receptacles.
 - i. Urban. Urban areas have the widest range of appropriate solutions. Use walls or fences of similar colors and material as the main building or structure. Avoid long, straight runs of walls or fences with no articulation. Buffer walls and fences with landscape plantings. If chainlink fence must be used, use only that which is coated in a dark color.
 - ii. Rural Transition. Screening service areas in rural transition areas may be accomplished by using structural or vegetative screens, or a combination of both. The range of appropriate materials is narrower than in urban areas.
 - iii. Rural. Use landform and vegetation to screen service areas whenever possible. Use structural solutions only when no other solutions exist. Structural solutions are appropriate when buffering the service area from neighboring residents or recreational uses. Walls and fences of natural materials are appropriate in rural areas.

G. Gateway Design Guidelines.

1. Gateways should mark a sense of arrival; help orient visitors, and reinforce the community character through architecture and design, streetscape, landscaping, and signage.
2. The intent of the Gateway areas is to create the primary entryway into commercial areas. The designation recognizes the significance of the automobile while simultaneously minimizing its dominance in commercially developed areas and avoiding unsightly highway strip commercial development. The designation calls for an attractive transition between the higher density zones within the mixed-use districts and the adjacent residential zones.
3. It is the purpose of the Gateway areas is to provide public, retail, and commercial uses appropriate along major vehicular corridors while encouraging appropriate and unified development among the properties.

4. The establishment of unique outdoor spaces of any size with fountains and public art is recommended. Where appropriate, include educational signage and interpretive facilities. New development should also support a pedestrian and transit-friendly environment.



Establish gateways through distinctive building massing and design that emphasizes building corners and vertical elements that frame a physical gateway.

Incorporate streetscape measures that highlight connectivity to trails, pedestrian routes, and recreation amenities.



Include specialty lighting, landscaping and paving, plazas open that are to the sky, and/or public art.



Provide distinctive signage that aids in wayfinding and contributes to a sense of arrival.

- H. **Scenic Quality Improvement Program.** Additional design guidelines applicable to specific areas shall be set forth in a TRPA document called the Scenic Quality Improvement Program. Provisions of that program shall be required by the decision making body, as appropriate, as conditions of project approval.
- I. **Soil and Vegetation Protection During Construction.** Soil and Vegetation shall be protected in accordance with Section 36.12 of the TRPA Code of Ordinances.

3.10 **Height**

The maximum height of buildings and other structures is outlined in Chapter 37, Height, of the TRPA Code of Ordinances. Additional height standards for each zoning subdistrict are outlined in Chapter 2 of these Area Plan Regulations.

Chapter 13, Area Plans, of the TRPA Code of Ordinances permits building heights greater than is otherwise allowed by Chapter 37 within the Town Center Overlay Districts. Additional height allowances and requirements for the Town Centers are outlined in Subsection 2.09.A, Town Center Overlay District, of this document.

3.11 **Signs**

This Section supersedes Chapter 38, Signs, of the TRPA Code of Ordinances.

A sign's basic function is to communicate a message to the viewer. A sign should be unobtrusive, convey its message clearly, be vandal-proof and weather-resistant, and, if lighted, not be unnecessarily bright. The intent of this regulation is to achieve a good relationship between the sign, the building, and the neighborhood. The Sign regulations permit each business a certain amount of signage based upon the zoning, lot size, lot frontage depth, total building size, and building frontage length.

- A. **Purpose.** The purpose of this Section is to establish regulations for the design, construction, location, and maintenance of signs that balance the need of residents, businesses, visitors, and institutions for adequate identification, communication, and advertising with the objectives of protecting public health, safety, and general welfare and promoting a well-maintained and visually attractive community, consistent with State and federal law.
- B. **Applicability.** The provisions set forth in this Section shall apply in all areas of the Area Plan, unless expressly stated otherwise. No sign shall be erected or maintained anywhere in the Area Plan area except in conformity with this Section.
- C. **Sign Standards.**
 1. The following regulations shall apply to all properties within the Area Plan area subject to these standards. All signs shall comply with the applicable standards set forth in these regulations.
 - a. A Sign permit is required for all signage under the jurisdiction of the Placer County Planning Services Division and TRPA Code. A Design Site Agreement approved by Placer County which includes a sign submittal may serve as a Sign Permit.
 - b. A sign initially approved and for which a permit is allowed shall not thereafter be modified, altered or replaced, nor shall any design element of any building or lot upon which such sign is maintained be modified, altered or replaced if any such design element constituted a basis for approval of such sign, without an amended or new permit therefor first being obtained.
 2. **Definitions.**
 - a. Sign. Anything whatsoever placed, erected, constructed, posted, printed, or otherwise effaces or makes visible for outdoor advertising purposes in

any manner whatsoever, on the ground or on any tree, wall, post, fence, building, or structure.

- b. *Freestanding Sign.* A sign not attached to a building.
 - c. *Building Sign.* A sign which is attached flat against a building and does not project outward or extend above the principal roof line.
 - d. *Projecting Sign.* A sign attached to a building that projects outward and does not extend above the principal roof line.
 - e. *Sign Permit.* A permit issued through the Planning Services Division authorizing the use of a freestanding, building, projecting, or window sign.
 - f. *Existing Sign.* A sign that is legally existing or approved on the effective date of this Area Plan.
 - g. *Non-Conforming Sign.* A sign that is existing as of the effective date of this Area Plan which does not comply with the applicable standards set forth within.
 - h. *Conforming Sign.* A sign that is existing as of the effective date of this Area Plan which complies with the standards set forth within.
3. ***Freestanding Signs.*** Each building or cluster of buildings (e.g., shopping centers) in a commercial district shall be permitted one freestanding sign.
- a. The total area of an outdoor freestanding sign shall not exceed one square foot of sign area for each two feet of street frontage occupied by the business or enterprise. The maximum permissible aggregate sign area is 50 square feet for all freestanding, directional, projecting, and building signs, with the exception of multiple-tenants projects and multiple-frontage buildings as described in Subsection 3.11.C.4.b, below. Freestanding signs are permitted a maximum height of 14 feet, or no higher than the principal roofline of the structure on the property, whichever is less. Freestanding signs must be incorporated into a landscaped design theme or planter area unless there is insufficient space.
 - b. *Setbacks.* The setback for a freestanding sign in mixed-use and tourist districts shall be a minimum of 10 feet from all property lines. The Design Review Committee or TRPA may decrease the setback to a minimum of five feet if it is determined that the public will be better served with a sign located closer than 10 feet to the property line, due to site specific conditions such as steep terrain, heavy vegetation, or existing structures on the site or adjoining properties. Signs legally existing as of the date of adoption of this Area Plan, non-conforming only in terms of setback requirements, need not be relocated or removed.
4. ***Building Signs.***
- a. One building sign may be maintained upon each building frontage of a main building. Each such building sign may be allowed an area of one square foot of sign area for each linear foot of the width of such a building frontage or the following table. The maximum aggregate sign area for all signs, freestanding building signs, and projecting, shall not exceed

50 square feet, with the exception of multiple-tenant projects and multiple frontage buildings as described in Section 3.11.C.4.b.

TABLE 3.11.J-2: MAXIMUM BUILDING SIGN AREA	
Floor Area (sq.ft.)	Sign Area (sq ft)
0 - 1,000	10
1,001 - 2,000	20
2,001 - 5,000	30
5,001 - 10,000	40
10,000 or more	50

- b. Multiple Tenant Buildings. Each primary use may be allowed one square foot of sign area for each one linear foot of building frontage up to a maximum of 30 square feet of sign area for building frontage. A maximum of four building signs may be permitted per primary use.

In instances where the primary use has not building frontage, but does not have a frontage without a public entrance on a street, building signage may be erected upon that alternative frontage. The sign area shall be calculated based upon that alternative frontage.

- c. Projecting Signs. Projecting signs may be permitted according to the same specifications as building signs listed in Section 3.11.C.4.b above. Projecting signs may project up to 42 inches from the face of the building, must have at least eight feet of ground clearance, and cannot be higher than the building to which they are attached. Projecting signs may not extend beyond the applicant’s property.

5. **Sign Area.**

- a. The area of a sign shall include the entire area within any type of perimeter or border which may enclose the outer limits of any writing, representation, emblem, figure, or character. The structure surrounding the sign should be kept to a minimum size.
- b. The area of the second side of a two-sided sign, if identical to side one, shall not count as additional signage.

6. **Sign Permit.** A Sign Permit is required for all signage under the jurisdiction of the Placer County Planning Services Division and TRPA.

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



Colors of text and/or graphics should have sufficient contrast with the sign background in order to be legible both during the day and night.

The number of lettering styles and amount of copy should be kept to a minimum.

7. **Sign Illumination.** No spotlight, floodlight, or lighted sign shall be installed in any way which will permit the rays of such sign light to penetrate beyond the property on which such light or lighted sign is located. The light source shall not be visible to pedestrians or vehicles. Illuminations of all signs shall be by diffused light which is constant in intensity and color at all times.
8. **Permitted Materials.** Signs may be constructed of wood, metal, glass, stone, concrete, or brick and, in some circumstances, cloth. Plastic back-lit signs are not allowed, with the exception of plastic back-lit individual letters, when mounted on one of the aforementioned permitted materials, where such letters do not exceed 18 inches in height.
9. **Directional Signs.** An entrance/exit or other directional sign is allowed at each approved driveway opening provided that each sign is not larger than two square feet and no taller than three feet, and must be compatible with the other signs on the property. This signage need not be deducted from the sign area otherwise permitted.
10. **Window Signs.** Window signs may be placed in or upon any window, subject to the following provisions:
 - a. No more than 20 percent of the total transparent area of the window shall be obscured.
 - b. The window sign shall be counted in the signage area.
11. **Sign Copy.** Changeable copy signs may only be used in conjunction with theaters or master address identification signs in conjunction with a Signage Plan, schools, community assembly, and service station uses.
12. **Temporary Signs.** Signs promoting events sponsored by civic, charitable, educational, community recreational, or other non-profit organizations may be erected up to two weeks in advance of the event being promoted. These signs shall be removed within two days following the conclusion of the event. No such signs shall be permitted on public property or within public rights-of-way unless authorized by the responsible landowner.
13. **Abandoned Signs.** Signs advertising businesses that have vacated a location for a period of longer than one year shall be the responsibility of the property owners for removal, which shall be accomplished within 60 days thereafter.
14. **Neighborhood Identification Signs.** Not more than two permanent signs containing copy of not more than 50 square feet in aggregate sign area and not more

than six feet in height shall be allowed to identify a neighborhood or other residential area comprising not less than three acres in size.

15. ***Institutional Signs.*** Two signs not exceeding 24 square feet in aggregate sign area shall be allowed for a religious assembly facility, school, community center or other public or institutional use. One of such signs may be maintained integral with a building and the other sign may be affixed to the ground provided that the top of the sign does not exceed a height of six feet from the finished grade of the lot and is set back at least five feet from any property line.
16. ***Real Estate Signs.*** One temporary sign not over eight square feet in area shall be allowed for any lot or two or more contiguous lots in single ownership (whether or not such lot or lots have been or are to be subdivided) containing appurtenant sign copy advertising the sale, rental, or lease of the property (the lot or lots and/or the improvements, if any, thereon) upon which such sign is located. Such signs shall be exempt from Sign Permit requirements.
17. ***Increases in Maximum Allowed Sign Area.*** Sign area for building and free-standing signs which are visible from highways with a posted speed limit of 45 miles per hour or greater may be increased up to 20 percent over the maximum allowable area for each sign as calculated based on the applicable provisions of these standards.
18. ***Off-Premise Signs.*** No sign shall be erected or maintained on a parcel or project area other than the parcel or project area on which the use or activity advertised by the sign is located, with the exception of: (1) signs advertising public facilities, such as governmental offices or public recreational facilities, and (2) use of "international symbols" which relay information in graphic form and which contain no copy advertising business names. Sign area shall be consistent with the maximum amounts allowed for freestanding signs.
19. ***Gasoline Price Signs:*** Signs for gasoline or other motor fuel price signs shall conform to the following standards:
 - a. ***Motor Vehicles:*** A use which includes selling motor vehicle fuel to the public may be allowed one (1) gasoline price sign on each street frontage providing direct vehicular entrance to the use. Such signs may be incorporated into free-standing signs, however, the gasoline price sign shall not exceed ten (10) feet in height and fifteen (15) square feet in area for each side. Gasoline price signs shall have no more than two (2) sides. Portable gasoline price signs are prohibited. Sign area utilized for gasoline prices that is kept at the minimum area required by law shall not be included in the total permitted sign area. Any price signing in excess of the minimum required by law shall be included in the total permitted area.
 - b. ***Marina Gasoline Price Signs:*** A marina which sells motor fuel to the public may be allowed one (1) gasoline price sign. Such sign may be incorporated into a free-standing sign, however, the gasoline price sign shall not exceed eight (8) feet in height and nine (9) square feet in area for each side. Gasoline price signs shall have no more than two (2) sides. Portable gasoline price signs are not allowed. Sign area utilized/or gasoline prices that is kept at the minimum area required by law shall not be

included in the total permitted sign area. Any price signing in excess of the minimum required by law shall be included in the total permitted area.

20. ***State of Repair.*** All signs and components thereof, including supports, braces, and anchors, shall be kept in a state of good repair.
21. ***Prohibited Signs.*** The following types of signs, materials, designs, messages, and locations are prohibited:
 - a. ***Signs Creating Traffic Hazards.*** No signs shall be erected at or near any public street or the intersection of any streets in such a manner as to create a traffic hazard by obstructing vision or any location where it would interfere with, obstruct the view of, or be confused with any authorized traffic sign.
 - b. ***Hazardous Signs.*** No sign shall be erected or maintained which, due to structural weakness, design defect, or other reasons, constitutes a threat to the health, safety, and welfare of any person or property.
 - c. ***Signs Resembling Traffic Signals or Signs.*** No sign shall be constructed, erected, or maintained which purports to be or resembles an official County, State or federal traffic sign or signal except those signs officially authorized and installed by Placer County, or the California Department of Transportation. This Section shall not apply to signage in parking lots.
 - d. ***A-frame Signs.*** Any portable sign or structure composed of 2 sign surfaces mounted or attached back to back in such a manner as to form a basically triangular vertical cross-section through the faces.
 - e. ***Flashing Signs.*** Any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source. Automatic changing signs, such as public service time, temperature and date signs, are not classified as flashing signs.
 - f. ***Electronic Message Signs.*** A permanent freestanding roof, wall, or other sign which changes copy electronically using switch and electric lamps.
 - g. ***Off-premise Signs and Billboards.*** Outdoor advertising signs which advertise goods, products, or services not sold on the premises on which said sign is located.
 - h. ***Roof Signs.*** Any sign erected partly or wholly on or over the roof of a building, including ground signs that rest on or overlap a roof.
 - i. ***Animated Signs.*** A rotating or revolving sign, all or a portion of which moves in some manner.
 - j. ***Wind Signs.*** Any propeller, whirling, or similar device which is designed to flutter, rotate, or display other movement under the influence of the wind. This shall include flags, banners, and pennants.
 - k. ***Illuminated Signs.*** Standard "cabinet" illuminated signs.

- l. Mobile or Portable Signs. A sign not permanently attached to the ground or building.
 - m. Video Signs. Animated visual messages which are projected on a screen.
 - n. Tree Sign. Any type of sign whatsoever attached to a tree.
22. **Amortization of Non-Conforming Signs.** This Section sets forth requirements for the amortization schedule for the removal or alteration of signs that do not conform to the provisions of these regulations.
- a. Conformance or Removal of Non-Conforming Signs. Non-conforming signs shall be conformed as required under Section 38.12 of the TRPA Code of Ordinances.
23. **Exceptions to Standards.** Exceptions may be granted to the standards set forth in this Section for signs legally existing prior to the adoption of this Area Plan, provided the following findings can be made:
- a. Because of special circumstances applicable to the property, including size shape, topography, location or surroundings, the strict application of the sign regulations deprive such property of privileges enjoyed by other property in the vicinity and other identical zoning classifications.
 - b. The exception is in harmony with the purpose and intent of the sign regulations.
 - c. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property that are not contemplated or provided for by these regulations.
 - d. The approval of the exception will not be materially detrimental to the public health, safety, and welfare.
 - e. Alternative signage concepts that comply with the provisions to which the exceptions requested have been evaluated, and undue hardship would result if the strict adherence to the provision is required.
 - f. A scenic quality analysis demonstrates that the exception, if approved, will be consistent with the threshold attainment findings listed in the Scenic Quality Management Program (SQIP).
 - g. The exception which is approved shall not increase the number, area, and height of the existing sign or signs for which the exception is requested.
 - h. The exception is the minimum departure from the standards.
24. **Permit Issuing Authority.** Upon making the requisite findings by TRPA under the provisions of Section 38.2.3 of the TRPA Code of Ordinances, Placer County shall assume lead responsibility for permit issuance and enforcement of these sign regulations as set forth in the County's Enforcement Ordinance. TRPA shall retain responsibility for the amortization requirements required under Chapter 38.12 of the Code and for the review and enforcement of state and federal signage exempt from Placer County review authority.
- D. **Sign Design Guidelines.** Signs shall be designed in accordance with the following guidelines:

1. Signs should be designed and located to be compatible with their surroundings in terms of size, shape, color, texture, and lighting.
2. Signs should be simple in design and easy to read, with the number of lettering styles and amount of copy kept to a minimum—preferably giving only the name of the business.
3. Reflective, fluorescent, and primary colors should be avoided. Reader boards are prohibited, with the exception of theaters, master identification signs in conjunction with a signage plan, schools, religious assembly facilities, community centers, or community recreation centers.
4. Architectural details of a building often suggest a location, size, or shape for a sign. Signage should complement the architectural details of the building. Signs that violate the architectural integrity of the building to which it is attached will not be allowed. Signs should also help to establish a visual continuity with adjacent storefronts and store signs relating directly to the store entrance.
5. Signs should be oriented toward pedestrians or vehicles in close proximity.



Signs should not distract from the structure's appearance. Avoid signs that cover windows or that spill over "natural" boundaries, obscure architectural features, or obstruct views from inside or outside of the building.

3.12 Subdivision

Subdivision limitations are outlined in Chapter 39, Subdivision, of the TRPA Code of Ordinances.

3.13 Allocation of Development

The allowed allocation of development is outlined in Chapter 50, Allocation of Development, of the TRPA Code of Ordinances. Additional provisions for allocations are outlined in Subsections A, B and C below.

- A. **Allocations.** For commodities that have been allocated to the County by TRPA, the County is responsible for allocating commodities to projects and maintaining records of allocations, which shall be transmitted to TRPA annually or as specified in an MOU.

Requests for allocations shall be made on applications provided by the County. Applications shall be processed in accordance with county procedures and criteria.

- B. **Commodity Conversions.** In addition to allowances for the election of conversion of use outlined in the TRPA Code of Ordinances, Section 50.10, Election of Conversion of Uses, a pilot program is established allowing property owners to convert verified Com-

mercial Floor Area (CFA) and Placer County to convert the supply of CFA that has been allocated from TRPA to the County, to TAUs (Tourist Accommodation Units), subject to the following limitations:

1. The conversion ratio shall be 454 square feet of CFA = 1 TAU;
2. No more than 400 TAUs may be established within the Placer County Tahoe Basin Area Plan through this pilot program and other programs combined;
3. Converted units may only be used within Town Center Overlay Districts;
4. Sites must have BMP Certificates;
5. Sites must have sidewalk access;
6. Sites must be within 0.25 mile of a Transit Stop; and
7. The program will be periodically monitored for efficacy and future consideration of program adjustments.

- C. **Additional Outdoor Recreation Facilities.** In addition to requirements of the TRPA Code of Ordinances, Section 50.9, Regulation of Additional Recreation Facilities, additional outdoor recreation facilities outside Town Center Overlay Districts shall be regulated by and shall not exceed the maximum number of People at One Time (PAOT) identified by this document for each sub-district. If PAOT allowances are not specified in the applicable subdistrict, then additional PAOT allocations are not allowed. There are no supplemental limitations for PAOT allocations within Town Center Overlay Districts.

3.14 **Transfer of Development**

Programs for Transfers of Development are outlined in Chapter 51, Transfer of Development, of the TRPA Code of Ordinances. Additional provisions related to Transfers of Development are outlined in Subsections A and B below.

- A. **Development Transfer Receiving Areas.** The following subdistricts are eligible to receive transfers of development:
1. ***Transfer of Development Rights to Town Centers.*** Properties within the Town Center Overlay District are eligible to receive Transfers of Development Rights to Centers, with bonus units, in accordance with Section 50.3.2 of the TRPA Code of Ordinances.
 2. ***Transfers of Existing Development to Town Centers.*** Properties within the Town Center Overlay District are eligible to receive Transfers of Existing Development to Centers, with bonus units, in accordance with Section 51.5 of the TRPA Code of Ordinances.
 3. ***Transfers of One or More Development Rights.*** Parcels eligible to receive one or more Development Rights in accordance with Subsection 51.3.3.A of the TRPA Code of Ordinances are limited to property within the Town Center Overlay District or within a subdistrict designated as a receiving area for transfers of multi-residential units.
 4. ***Transfers of One Development Right.*** Additional parcels eligible to receive one Development Right are identified in Subsection 51.3.3.B of the TRPA Code of Ordinances.

5. ***Transfers of Existing Development.*** Parcels eligible to receive transfers of existing development in accordance with Section 51.5 of the TRPA Code of Ordinances are limited to property within the Town Center Overlay District or within a subdistrict designated as a receiving area for transfers of existing development.
- B. **Special Designations.** In addition to the receiving area allowances listed above in Subsection A, Subdistricts may have one or more Special Designations that allow for reception of transfers of development. Special Designations include the following:
1. ***TDR (Transfer of Development Right) Receiving Area.*** The following designations determine which Subdistricts, or portions thereof, are receiving areas for transfer of the development specified in Chapter 51 of the TRPA Code of Ordinances: *Transfer of Development:*
 - a. ***Existing Development.*** The existing development designation determines which areas are eligible for the transfer of existing uses that are permissible uses in the Subdistrict.
 - b. ***Multi-Residential Units.*** The multi-residential unit designation determines which areas are eligible for the transfer of residential development rights. Some subdistricts may be limited to employee housing-only.
 2. ***Preferred Affordable Housing Area.*** Subdistricts with the preferred affordable housing area designation are preferred locations for affordable housing and are eligible for subdivision of post-1987 residential projects pursuant to subparagraph 39.2.5.F of the TRPA Code of Ordinances.
 3. ***Multi-Residential Incentive Program Area.*** All projects receiving multi-residential bonus units must comply with the criteria found in Section 52.3.2 of the TRPA Code of Ordinances.
 4. ***Preferred Industrial Area.*** Subdistricts with the preferred industrial area designation are eligible for the commercial allocation and transfer incentives pursuant to Chapters 50 and 51.
 5. ***Town Center.*** Subdistricts within the Town Center Overlay District qualify as TDR Receiving Areas, Preferred Housing Areas and Multi-Residential Incentive Program Areas.

3.15 **Bonus Unit Incentives**

Bonus Unit incentives are outlined in Chapter 52, Bonus Unit Incentive Program, of the TRPA Code of Ordinances.

3.16 **Individual Parcel Evaluation System**

The Individual Parcel Evaluation System (IPES) is outlined in Chapter 53, Individual Parcel Evaluation System, of the TRPA Code of Ordinances.

3.17 **Water Quality**

Water quality regulations are outlined in Chapter 60, Water Quality, of the TRPA Code of Ordinances.

3.18 Vegetation and Forest Health

Vegetation and forest health regulations are outlined in Chapter 61, Vegetation and Forest Health, of the TRPA Code of Ordinances.

3.19 Wildlife Resources

Wildlife resources regulations are outlined in Chapter 62, Wildlife Resources, of the TRPA Code of Ordinances.

3.20 Fish Resources

Fish resources regulations are outlined in Chapter 63, Fish Resources, of the TRPA Code of Ordinances.

3.21 Livestock Grazing

Livestock grazing regulations are outlined in Chapter 64, Livestock Grazing, of the TRPA Code of Ordinances.

3.22 Air Quality/Transportation

Air quality and transportation regulations are outlined in Chapter 65, Air Quality/Transportation, of the TRPA Code of Ordinances.

3.23 Scenic Quality

Scenic quality regulations are outlined in Chapter 66, Scenic Quality, of the TRPA Code of Ordinances. Additional scenic quality standards for certain zoning subdistrict are outlined in Chapter 2 of these Area Plan Regulations.

3.24 Historic Resource Protection

Historic resource protections are outlined in Chapter 67, Historic Resource Protection, of the TRPA Code of Ordinances.

3.25 Noise

Noise limitations are outlined in Chapter 68 of the TRPA Code of Ordinances. Additional noise standards for certain zoning subdistricts are outlined in Chapter 2 of these Area Plan Regulations.

3.26 Shorezone

The Shorezone of Lake Tahoe is regulated by Chapters 80 through 86 of the TRPA Code of Ordinances. Additional Shorezone standards for certain zoning subdistricts are outlined in Chapter 2 of these Area Plan Regulations.



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