

# **Placer County Tahoe Basin Area Plan**

## **Implementing Regulations**

**November 2016  
Final Draft**

## **Disclaimer**

*The statements and conclusions of this report are those of the GRANTEE and/or Subcontractor and not necessarily those of the Strategic Growth Council or the Department of Conservation, or its employees. The Strategic Growth Council and the Department make no warranties, express or implied, and assume no liability for the information contained in the succeeding text.*

# **Placer County Tahoe Basin Area Plan Implementing Regulations**

**November 2016**

**Prepared by:**

**Placer County Planning Services Division**

**Tahoe Regional Planning Agency**

**Dyett & Bhatia Urban and Regional Planning**

**Stockham Consulting**

**Adopted by the Placer County Board of Supervisors:**

---

**Adopted by TRPA Governing Board:**

---



*This page intentionally left blank.*

# Table of Contents

<b>Chapter 1 Introduction and General Provisions .....</b>	<b>1</b>
1.01 Purpose.....	1
1.02 Authority.....	1
1.03 Applicability .....	1
1.04 Administration .....	2
1.05 Planning .....	5
1.06 Definitions of Terms and Uses .....	7
<b>Chapter 2 District Standards .....</b>	<b>9</b>
2.01 Zones and Districts .....	9
2.02 Zoning Map.....	14
2.03 Residential Districts.....	20
2.04 Mixed-Use Districts.....	103
2.05 Community Service Districts.....	195
2.06 Conservation Districts.....	215
2.07 Recreation Districts.....	233
2.08 Tourist Planned Development.....	259
2.09 Overlay Districts .....	262
2.10 Gateway Areas .....	264
<b>Chapter 3 Area-Wide Standards and Guidelines.....</b>	<b>265</b>
3.01 Permissible Uses .....	265
3.02 Temporary Uses, Structures, and Activities.....	267
3.03 Land Coverage .....	267
3.04 Density .....	267
3.05 Basic Services .....	267
3.06 Streetscape and Roadway Design Standards .....	267
3.07 Parking and Access .....	276
3.08 Natural Hazards. ....	293
3.09 Design Standards and Guidelines .....	293
3.10 Height.....	308
3.11 Signs.....	308

3.12	Subdivision .....	315
3.13	Allocation of Development.....	315
3.14	Transfer of Development .....	316
3.15	Bonus Unit Incentives.....	317
3.16	Individual Parcel Evaluation System.....	317
3.17	Water Quality.....	317
3.18	Vegetation and Forest Health.....	318
3.19	Wildlife Resources.....	318
3.20	Fish Resources .....	318
3.21	Livestock Grazing .....	318
3.22	Air Quality/Transportation.....	318
3.23	Scenic Quality.....	318
3.24	Historic Resource Protection .....	318
3.25	Noise .....	318
3.26	Shorezone.....	318

## List of Figures

Tahoe Basin Area Plan Zoning .....	15
Greater Tahoe City Sub Area.....	16
North Tahoe East Sub Area .....	17
North Tahoe West Sub Area.....	18
West Shore Sub Area.....	19
Greater Tahoe City: Mixed Use Districts .....	107
North Tahoe East: Mixed Use Districts .....	134
North Tahoe West: Mixed Use Districts.....	159
West Shore: Mixed Use Districts.....	179
Tahoe City Town Center Pedestrian and Shared Use Path Improvements .....	271
Kings Beach Town Center Pedestrian and Shared Use Path Improvements .....	272

