Chapter 2 District Standards

2.01 Zones and Districts

A. The Placer County Tahoe Basin Area Plan shall be classified into zoning subdistricts and zoning overlay districts. All property in the Area Plan is included in a zoning subdistrict. Some property is also included in one or more zoning overlay districts.

B. These Chapter 2 District Standards outline the allowed land uses and the development standards and guidelines for each zoning subdistrict and zoning overlay district. Chapter 2 standards and guidelines supplement the generally applicable development standards and guidelines that are outlined in Chapter 3: Area-Wide Standards and Guidelines.

C. Table 2.01.A-1 lists the zoning subdistricts and overlay districts. Subdistricts are organized as Residential Districts (Section 2.03), Mixed-Use Districts (Section 2.04), Community Service Districts (Section 2.05), Conservation Districts (Section 2.06), Recreation Districts (Section 2.07) and Tourist Planned Development Districts (Section 2.08). Zoning overlay districts are outlined in Section 2.09.

D. The Mixed-Use Subdistricts are classified within one of four subareas—Greater Tahoe City, North Tahoe East, North Tahoe West, and West Shore.

E. The location of each subdistrict and overlay district is depicted on the Area Plan zoning maps in Section 2.02.

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

Subdistrict	*Regional Plan Land Use Designation*	*Previous Plan Area Statement (PAS)*
Residential Subdistricts (Section 2.03)		
Alpine Peaks	Residential	167 Alpine Peaks
Brockway	Residential	031 Brockway
Carnelian Bay Subdivision	Residential	016B Carnelian Bay Subdivision
Carnelian Woods	Residential	016A Carnelian Woods
Cedar Flat	Residential	014 Cedar Flat
Chambers Landing	Residential	156 Chambers Landing
Dollar Point	Residential	010 Dollar Point
Fairway Tract	Residential	002 Fairway Tract
Fairway Tract Northeast	Residential	002 Fairway Tract Special Area #1
Fairway Tract South	Residential	002 Fairway Tract Special Area #2
Flick Point/Agate Bay	Residential	018 Flick Point/Agate Bay
Highlands	Residential	011 Highlands

TABLE 2.01.A-1: PLACER COUNTY TAHOE BASIN AREA PLAN SUBDISTRICTS AND OVERLAY DISTRICTS			
Subdistrict		*Regional Plan Land Use Designation*	*Previous Plan Area Statement (PAS)*
Homewood/Residential		Residential	160 Homewood/Residential
Kings Beach Residential		Residential	028 Kings Beach Residential
Kingswood East		Residential	025 Kingswood East
Kingswood West		Residential	020 Kingswood West
Lake Forest		Residential	008 Lake Forest
Lake Forest Glen		Residential	007 Lake Forest Glen
Mark Twain Tract		Residential	172 Mark Twain Tract
McKinney Tract		Residential	158 McKinney Tract
Rocky Ridge		Residential	005 Rocky Ridge
Sunnyside/Skyland		Residential	164 Sunnyside/Skyland
Tahoe Estates		Residential	021 Tahoe Estates
Tahoe Park/Pineland		Residential	170 Tahoe Park/Pineland
Tahoe Pines		Residential	161 Tahoe Pines
Tahoe Vista Residential		Tourist	022 Tahoe Vista CP Special Area #6
Tahoe Vista Subdivision		Residential	023 Tahoe Vista Subdivision
Tahoma Residential		Residential	154 Tahoma Residential
Talmont		Residential	168 Talmont
Tavern Heights		Residential	171 Tavern Heights
Timberland		Residential	165 Timberland
Woodvista		Residential	027 Woodvista
Mixed-Use Subdistricts (Section 2.04)			
Greater Tahoe City Mixed Use Subdistricts			
MU-TC	Mixed-Use Town Center	Mixed-Use, Town Center	001A Tahoe City CP Special Area #1
		Mixed-Use, Town Center	001A Tahoe City CP Special Area #2
		Mixed-Use, Town Center	001A Tahoe City CP Special Area #3
		Mixed-Use, Town Center	001A Tahoe City CP Special Area #5
		Mixed-Use, Town Center	002 Fairway Tract Special Area #2
MU-N	Mixed-Use Neighborhood	Mixed-Use, Town Center	001A Tahoe City CP Special Area #5
MU-S	Mixed-Use Service	Mixed-Use, Town Center	001A Tahoe City CP Special Area #2

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

TABLE 2.01.A-1: PLACER COUNTY TAHOE BASIN AREA PLAN SUBDISTRICTS AND OVERLAY DISTRICTS			
Subdistrict		*Regional Plan Land Use Designation*	*Previous Plan Area Statement (PAS)*
	West		
MU-CCE	Mixed-Use Community Center East	Tourist	022 Tahoe Vista CP Special Area #3
MU-GE	Mixed-Use Gateway East	Tourist	022 Tahoe Vista CP Special Area #4
MU-NC	Mixed-Use Neighborhood Commercial	Mixed-Use	017- Carnelian Bay CP
West Shore Mixed Use Subdistricts			
Tahoma Village Center		Mixed-Use	155 Tahoma Commercial
Homewood Village Center		Tourist	159 Homewood/Commercial
Sunnyside Village Center		Mixed-Use	169 Sunnyside
Community Service Subdistricts (Section 2.05)			
Fairway Service		Mixed-Use	001A Tahoe City Community Plan Special Area #2
Kings Beach Industrial		Mixed-Use	026 Kings Beach Industrial CP
Lake Forest Commercial		Mixed-Use	009A Lake Forest Commercial Special Area #1
			009A Lake Forest Commercial Special Area #2
Tahoe City Industrial		Mixed-Use	001B Tahoe City Industrial
Tahoe Vista Industrial		Mixed-Use	022 Tahoe Vista CP Special Area #5
Conservation Subdistricts (Section 2.06)			
Blackwood		Conservation, Recreation, Backcountry, Wilderness	162 Blackwood
Burton Creek		Conservation	004 Burton Creek
Lower Ward Valley		Conservation	163 Lower Ward Valley
Martis Peak		Conservation	019 Martis Peak
McKinney Lake		Conservation, Recreation	152 McKinney Lake
Watson Creek		Conservation	013 Watson Creek
Recreation Subdistricts (Section 2.07)			
64 Acre Tract		Recreation	174 64 Acre Tract
Fish Hatchery		Recreation	006 Fish Hatchery
Homewood Master Plan		Conservation, Recreation	157 Homewood/Tahoe Ski Bowl

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

2.02 Zoning Map

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

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

INSERT AREA PLAN ZONING MAP

INSERT GREATER TAHOE CITY SUB AREA MAP

INSERT NORTH TAHOE EAST CITY SUB AREA MAP

INSERT NORTH TAHOE WEST SUB AREA MAP

INSERT WEST SHORE SUB AREA MAP

2.03 Residential Districts

A. **Alpine Peaks Subdistrict.** The Alpine Peaks Subdistrict is located within the West Shore Subarea. The area should remain residential, maintaining the existing character of the neighborhood.

1. ***Special Designation.*** None.

2. ***Special Policies.***

   a. Lots in this subdivision, whether sensitive or not, shall be eligible for retirement pursuant to the Transfer Development Rights (TDR) provisions that would allow development rights to be transferred out of this Subdistrict.

   b. There are problems with fire protection service and Tahoe City Public Utility District (TCPUD) service to this area due to its remote location. Buyout programs and other economic alternatives should be offered to the property owners in this area to encourage transfer out of existing developments.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.A-1: ALPINE PEAKS SUBDISTRICT

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

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

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

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

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

1. ***Special Designations***. None.

2. ***Special Policies.***

   a. A pedestrian facility should be constructed to link Kings Beach and North Stateline.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

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

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

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

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

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

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

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

1. ***Special Designation.*** None.

2. ***Special Policies.*** None.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

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

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

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

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

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

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

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

1. ***Special Designation.*** None.

2. ***Special Policies.***

   a. The build out of remaining condominium development is contingent on SEZ restoration.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

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

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

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

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

E. **Cedar Flat Subdistrict.** The Cedar Flat Subdistrict is located within the North Tahoe West Subarea. This area should continue as a residential area of the same type and character now existing.

1. ***Special Designation.*** None.

2. ***Special Policies.***

   a. A specific plan shall be developed by Placer County for the County littoral strip of land known as Lake Forest #2 prior to any further shorezone development. The plan should balance private pier and buoy uses with public recreation and fishery management.

   b. The provisions of this Subdistrict shall apply to Special Area #1 if TRPA finds that the threshold findings set forth in TRPA Ordinance 95-4 have been completed. If the findings have not yet been satisfied then the provisions of the Watson Creek Subdistrict shall apply.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.E-1: LAND USE REGULATIONS–CEDAR FLAT SUBDISTRICT

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

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

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

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

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

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

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

1. ***Special Designation.*** None.

2. ***Special Policies.***

   a. Additional commercial development shall be limited to parcels containing commercial uses on the effective date of the Plan.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.F-1: LAND USE REGULATIONS–CHAMBERS LANDING SUBDISTRICT

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

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

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

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

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

TRPA Code of Ordinances. The following structures may be permitted by TRPA in the shorezone as an Allowed (A) or Special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

TABLE 2.03.F-3: SHOREZONE–CHAMBERS LANDING SUBDISTRICT		
Tolerance Districts	*6*	*7*
Primary Uses		
Beach Recreation	A	A
Safety and Navigational Devices	A	A
Salvage Operations	A	A
Accessory Structures		
Buoys	A	A
Piers	A	A
Fences	S	S
Boat Ramps	S	S
Breakwaters or Jetties	S	S
Floating Docks and Platforms	A	A
Shoreline Protective Structures	S	S
Water Intake Lines	S	S

G. **Dollar Point Subdistrict.** The Dollar Point Subdistrict is located within the Greater Tahoe City Subarea. This area should continue as a residential area of the same type and character.

1. ***Special Designation.*** None.

2. ***Special Policies.*** None.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.G-1: LAND USE REGULATIONS–DOLLAR POINT SUBDISTRICT		
Allowable Land Uses	**Land Use Permit**	**Add'l Regs.**
Residential		
Single-Family Dwelling	A	
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Religious Assembly	MUP	
Local Post Offices	MUP	
Day Care Centers/Pre-Schools	MUP	
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	

TABLE 2.03.G-1: LAND USE REGULATIONS–DOLLAR POINT SUBDISTRICT		
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. ***Development Standards.*** Table 2.03.G-2 prescribes the development standards for the Dollar Point Subdistrict.

TABLE 2.03.G-2: DEVELOPMENT STANDARDS–DOLLAR POINT SUBDISTRICT	
Maximum Density	
Residential	Single Family Dwelling: 1 du/parcel
Maximum Building Height	TRPA Code of Ordinances, Chapter 37
Minimum Lot Size	10,000 sq ft
Minimum Lot Width	55 ft
Minimum Lot Area per Dwelling Unit	6,000 sq ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
Front	20 ft (1)
Side	15 ft total; 5 ft min
Rear	10 ft
Maximum Community Noise Equivalent Level	50 CNEL
Highway 28 Corridor	55 CNEL
Notes: (1) Where the road right-of way is less than 50', add 25' to the front setback and measure from the center of traveled way.	

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

TABLE 2.03.G-3: SHOREZONE–DOLLAR POINT SUBDISTRICT		
Tolerance Districts	*2*	*4*
Primary Uses		
Beach Recreation		A
Safety and Navigational Devices	A	A
Salvage Operations	A	A
Accessory Structure		
Buoys	A	A
Piers	A	A
Fences	S	S
Boat Ramps	S	S
Breakwaters or Jetties	S	S
Shoreline Protective Structures	S	S
Floating Docks and Platforms	A	A
Water Intake Lines	S	S

H. **Fairway Tract Subdistrict.** The Fairway Tract Subdistrict is located within the Greater Tahoe City Subarea. This area should continue to serve as a residential neighborhood, maintaining the existing character.

1. ***Special Designations.*** None.

2. ***Special Policies.*** None.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.H-1: LAND USE REGULATIONS–FAIRWAY TRACT SUBDISTRICT		
Allowable Land Uses	**Land Use Permit**	**Add'l Regs.**
Residential		
Single-Family Dwelling	A	
Public Service		
Cemeteries	A	
Religious Assembly	MUP	
Cultural Facilities	MUP	
Day Care Centers/Pre-Schools	A	
Local Post Offices	MUP	
Local Public Health and Safety Facilities	MUP	
Membership Organizations	A	
Publicly Owned Assembly and Entertainment	CUP	
Public Utility Centers	A	
Schools - Kindergarten through Secondary	A	
Pipelines and Power Transmissions	CUP	
Transit Stations And Terminals	CUP	
Transportation Routes	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Recreation		
Day Use Areas	A	
Golf Courses	A	
Participant Sports Facilities	MUP	
Cross Country Skiing Courses	A	
Outdoor Recreation Concession	A	

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

4. ***Development Standards.*** Table 2.03.H-2 prescribes the development standards for the Fairway Tract Subdistrict.

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

I. **Fairway Tract Northeast Subdistrict.** The Fairway Tract Northeast Subdistrict is located within the Greater Tahoe City Subarea. This area should continue to serve as a residential neighborhood, maintaining the existing character.

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

   a. TDR Receiving Area for:

      i. Multi-Residential Units

   b. Preferred Affordable Housing Area

   c. Multi-Residential Incentive Program Area

2. ***Special Policies.***

   a. The Fairway Tract Northeast Subdistrict is a multi-residential area that recognizes areas zoned for multiple residential use under pre-existing County and TRPA zoning. Development of housing for the workers of the Tahoe City area is encouraged for this 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 2.03.I-1: LAND USE REGULATIONS–FAIRWAY TRACT NORTHEAST SUBDISTRICT

Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single-Family Dwelling	A	
Multiple Family Dwelling	A	
Nursing and Personal Care	A	
Employee Housing	A	
Residential Care	A	
Public Service		
Cemeteries	A	
Religious Assembly	MUP	
Cultural Facilities	MUP	
Day Care Center/Pre-Schools	A	
Local Post Offices	MUP	
Local Public Health and Safety Facilities	MUP	
Membership Organizations	A	
Publicly Owned Assembly and Entertainment	CUP	
Public Utility Centers	A	

TABLE 2.03.I-1: LAND USE REGULATIONS–FAIRWAY TRACT NORTHEAST SUBDISTRICT		
Schools – Kindergarten through Secondary	A	
Pipelines and Power Transmissions	CUP	
Transit Stations and Terminals	CUP	
Transportation Routes	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Recreation		
Day Use Areas	A	
Golf Courses	A	
Participant Sports Facilities	MUP	
Cross Country Skiing Courses	A	
Outdoor Recreation Concession	A	
Snowmobile Courses	CUP	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Selection Cut	MUP	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. ***Development Standards.*** Table 2.03.I-2 prescribes the development standards for the Fairway Tract Northeast Subdistrict.

TABLE 2.03.I-2: DEVELOPMENT STANDARDS–FAIRWAY TRACT NORTHEAST SUBDISTRICT	
Maximum Density	
Residential	Single Family Dwelling: 1 du/parcel Multiple Family Dwellings: 8 units per acre Nursing and Personal Care: 25 persons per acre Residential Care: 25 persons per acre Employee Housing: 15 units per acre
Maximum Building Height	TRPA Code of Ordinances, Chapter 37
Minimum Lot Size	10,000 sq ft
Minimum Lot Width	55 ft
Minimum lot area per dwelling unit	6,000 sq ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
Front	20 ft (1)
Side	15 ft total; 5 ft min
Rear	10 ft
Maximum Community Noise Equivalent Level	55 CNEL
Notes: (1) Where the road right-of way is less than 50', add 25' to the front setback and measure from the center of traveled way.	

J. **Fairway Tract South Subdistrict.** The Fairway Tract South Subdistrict is located within the Greater Tahoe City Subarea. This area should continue to serve as a recreation and public service area in a residential neighborhood, maintaining the existing character.

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

   a. TDR Receiving Area for:

      i. Multi-Residential Units

   b. Preferred Affordable Housing Area

   c. Multi-Residential Incentive Program Area

2. ***Special Policies.***

   a. The Fairway Tract South Subdistrict is a recreation/public service area, which is in the influence area of the former Tahoe City Community Plan. All projects shall be subject to the policies and standards 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 2.03.J-1: LAND USE REGULATIONS–FAIRWAY TRACT SOUTH SUBDISTRICT

Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single-Family Dwelling	A	
Employee Housing	MUP	
Tourist Accommodation		
Bed and Breakfast Facilities	CUP	
Hotel, Motel and Other Transient Dwelling Units	CUP	
Commercial		
Eating and Drinking Places	A	
Nursery	MUP	
Amusements and Recreation Services	A	
Privately Owned Assembly and Entertainment	MUP	
Public Service		
Cemeteries	A	
Religious Assembly	MUP	
Cultural Facilities	MUP	
Day Care Centers/Pre-Schools	A	
Local Post Offices	MUP	

TABLE 2.03.J-1: LAND USE REGULATIONS–FAIRWAY TRACT SOUTH SUBDISTRICT		
Local Public Health and Safety Facilities	MUP	
Membership Organizations	A	
Publicly Owned Assembly and Entertainment	CUP	
Public Utility Centers	A	
Schools - Kindergarten through Secondary	A	
Pipelines and Power Transmissions	CUP	
Transit Stations and Terminals	CUP	
Transportation Routes	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Recreation		
Day Use Areas	A	
Golf Courses	A	
Participant Sports Facilities	MUP	
Cross Country Skiing Courses	A	
Outdoor Recreation Concession	A	
Snowmobile Courses	CUP	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Selection Cut	MUP	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. ***Development Standards.*** Table 2.03.J-2 prescribes the development standards for the Fairway Tract South Subdistrict.

TABLE 2.03.J-2: DEVELOPMENT STANDARDS–FAIRWAY TRACT SOUTH SUBDISTRICT	
Maximum Density	
Residential	Single Family Dwelling: 1 du/parcel Employee Housing: 15 units per acre
Tourist Accommodation	Bed and Breakfast Facilities: 10 units per acre Hotel, Motel and Other Transient Units: *With less than 10% of units with kitchens – 40 units per acre* *With 10% or more units with kitchens – 15 units per acre*
Maximum Building Height	TRPA Code of Ordinances, Chapter 37
Minimum Lot Size	10,000 sq ft
Minimum Lot Width	55 ft
Minimum Lot Area per Dwelling Unit	6,000 sq ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
Front	20 ft (1)
Side	15 ft total; 5 ft min
Rear	10 ft
Maximum Community Noise Equivalent Level	55 CNEL
Notes: (1) Where the road right-of way is less than 50', add 25' to the front setback and measure from the center of traveled way.	

K. **Flick Point/Agate Bay Subdistrict.** The Flick Point/Agate Bay Subdistrict is located within the North Tahoe West Subarea. This area should continue to be residential, maintaining the existing character.

1. ***Special Designations.*** None.

2. ***Special Policies.*** None.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.K-1: LAND USE REGULATIONS–FLICK POINT/AGATE BAY SUBDISTRICT

Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single Family Dwelling	A	
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Religious Assembly	MUP	
Local Post Offices	MUP	
Day Care Centers/Pre-Schools	MUP	
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	

TABLE 2.03.K-1: LAND USE REGULATIONS–FLICK POINT/AGATE BAY SUBDISTRICT		
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. ***Development Standards.*** Table 2.03.K-2 prescribes the development standards for the Flick Point/Agate Bay Subdistrict.

TABLE 2.03.K-2: DEVELOPMENT STANDARDS–FLICK POINT/AGATE BAY SUBDISTRICT	
Maximum Density	
Residential	Single Family Dwelling: 1 du/parcel
Maximum Building Height	TRPA Code of Ordinances, Chapter 37
Minimum Lot Size	10,000 sq ft
Minimum Lot Width	55 ft
Minimum Lot Area per Dwelling Unit	6,000 sq ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
Front	20 ft (1)
Side	15 ft total; 5 ft min
Rear	10 ft
Maximum Community Noise Equivalent Level	50 CNEL
Highway 28 Corridor	55 CNEL
Notes: (1) Where the road right-of way is less than 50', add 25' to the front setback and measure from the center of traveled way.	

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

TABLE 2.03.K-3: SHOREZONE–FLICK POINT/AGATE BAY SUBDISTRICT		
Tolerance Districts	*2*	*6*
Primary Uses		
Beach Recreation		A
Safety and Navigational Devices	A	A
Salvage Operations	A	A
Accessory Structures		
Buoys	A	A
Piers	A	A
Fences	S	S
Boat Ramps	S	S
Breakwaters or Jetties	S	S
Floating Docks and Platforms	A	A
Shoreline Protective Structures	S	S
Water Intake Lines	S	S

L. **Highlands Subdistrict.** The Highlands Subdistrict is located within the Greater Tahoe City Subarea. This area should continue as residential, maintaining the existing character and single-family dwelling density.

1. ***Special Designations.*** None.

2. ***Special Policies.*** The following special policies apply to the Highlands Subdistrict:

   a. Existing multiple family dwellings shall be conforming; however, there shall not be any additional multiple family dwellings in the Subdistrict.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.L-1: LAND USE REGULATIONS–HIGHLANDS SUBDISTRICT

Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single-Family Dwelling	A	
Multiple Family Dwelling	MUP	See Special Policy 2.b.
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmissions	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Religious Assembly	MUP	
Local Post Offices	MUP	
Day Care Centers/Pre-Schools	MUP	
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	
Sports Assembly	MUP	
Cross Country Ski Courses	A	
Snowmobile Courses	CUP	

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

4. ***Development Standards.*** Table 2.03.L-2 prescribes the development standards for the Highlands Subdistrict.

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

M. **Homewood/Residential Subdistrict.** The Homewood/Residential Subdistrict is located within the West Shore Subarea. This area should remain a low-density residential area while upgrading the area in character with the west shore.

1. ***Special Designation.*** None.

2. ***Special Policies.***

   a. Regulate the lakefront strip of land as a multi-use area for residents of the subdivision until the ownership is resolved. No new structures shall be permitted. However, repairs may be permitted on all structures until the issue is resolved.

   b. TDR of allocations is allowed to be located only in areas served with paved roads, water, power, and sewer service.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.M-1: LAND USE REGULATIONS–HOMEWOOD/RESIDENTIAL SUBDISTRICT

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

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

4. ***Development Standards.*** Table 2.03.M-2 prescribes the development standards for the Homewood/Residential Subdistrict.

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

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

TABLE 2.03.M-3: SHOREZONE–HOMEWOOD/RESIDENTIAL SUBDISTRICT	
Tolerance District	*7*
Primary Uses	
Beach Recreation	A
Safety and Navigational Facilities	A
Salvage Operations	A
Accessory Structures	
Buoys	A
Piers	A
Fences	S
Boat Ramps	S
Breakwaters or Jetties	S
Floating Docks and Platforms	A
Shoreline Protective Structures	S
Water Intake Lines	S

N. **Kings Beach Residential Subdistrict.** The Kings Beach Residential Subdistrict is located within the North Tahoe East Subarea. This area should continue to be a mixed residential area with substantial improvements to upgrade the character of the area.

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

   a. TDR Receiving Area for:

      i. Existing Development

      ii. Multi-Residential Units

   b. Preferred Affordable Housing Area

   c. Multi-Residential Incentive Program

2. ***Special Policies.***

   a. Low income housing that is displaced as a result of redevelopment should be mitigated.

   b. Single-family residential sites should be 50 feet or more in width.

   c. Redirection should be encouraged in terms of planned unit developments that make the most efficient use of site design. Redevelopment projects should allow resubdivision of property equivalent to the number of units created by the old subdivision map, with reversions to acreage of the old subdivision lots. Substandard housing and mobile home and trailer park developments should be encouraged to convert to better quality, more permanent housing stock. Emphasis should be given to affordable housing developments.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.N-1: LAND USE REGULATIONS–KINGS BEACH RESIDENTIAL SUBDISTRICT

Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single-Family Dwelling	A	
Multiple Family Dwelling	A	
Mobile Home Dwelling	MUP	
Tourist Accommodation		
Hotels, Motels and Other Transient Dwelling Units	CUP	
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmissions	CUP	

TABLE 2.03.N-1: LAND USE REGULATIONS–KINGS BEACH RESIDENTIAL SUBDISTRICT		
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Government Offices	MUP	
Religious Assembly	MUP	
Local Post Offices	MUP	
Day Care Centers/Pre-Schools	MUP	
Schools - Kindergarten through Secondary	A	
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. ***Development Standards.*** Table 2.03.N-2 prescribes the development standards for the Kings Beach Residential Subdistrict.

TABLE 2.03.N-2: DEVELOPMENT STANDARDS–KINGS BEACH RESIDENTIAL SUBDISTRICT	
Maximum Density	
Residential	Single Family Dwelling: 1 du/parcel Multiple Family Dwellings: 15 units per acre Mobile home Dwelling: 8 units per acre
Tourist Accommodation	Hotel, Motel and Other Transient Dwelling Units with less than 10% of units with kitchens: 40 units per acre Hotels, Motels and Other Transient Dwelling Units with 10% or more units with kitchens: 15 units per acre
Maximum Building Height	TRPA Code of Ordinances, Chapter 37
Minimum Lot Size	10,000 sq ft
Minimum Lot Width	55 ft
Minimum Lot Area per Dwelling Unit	6,000 sq ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
Front	20 ft (1)
Side	15 ft total; 5 ft min
Rear	10 ft
Maximum Community Noise Equivalent Level	55 CNEL
Notes: (1) Where the road right-of way is less than 50', add 25' to the front setback and measure from the center of traveled way.	

O. **Kingswood East Subdistrict.** The Kingswood East Subdistrict is located partially within the North Tahoe East Subarea and partially within the North Tahoe West Subarea. This area should continue to be a single-family residential neighborhood**.**

1. ***Special Designation.*** None.

2. ***Special Policies.***

   a. Additional commercial development shall be limited to parcels containing commercial uses on the effective date of the Area Plan.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.O-1: LAND USE REGULATIONS–KINGSWOOD EAST SUBDISTRICT

Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single Family Dwelling	A	
Commercial		
Professional Offices	MUP	See Special Policy 2.a.
Tourist Accommodation		
Timeshare (Residential Design)	A	
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Government Offices	MUP	
Local Post Offices	MUP	
Religious Assembly	MUP	
Day Care Centers/Pre-Schools	MUP	
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	

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

4. ***Development Standards.*** Table 2.03.O-2 prescribes the development standards for the Kingswood East Subdistrict.

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

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

1. ***Special Designation.*** None.

2. ***Special Policies.***

   a. The County will investigate the possibility of providing a second access to this 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 2.03.P-1: LAND USE REGULATIONS–KINGSWOOD WEST SUBDISTRICT

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

TABLE 2.03.P-1: LAND USE REGULATIONS–KINGSWOOD WEST SUBDISTRICT		
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. ***Development Standards.*** Table 2.03.P-2 prescribes the development standards for the Kingswood West Subdistrict.

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

Q. **Lake Forest Subdistrict.** The Lake Forest Subdistrict is located within the Greater Tahoe City Subarea. This area should continue to serve as a residential neighborhood of the existing type and character.

1. ***Special Designation.*** None.

2. ***Special Policies.***

   a. The Skylandia property should be maintained as a subregional recreation area, as should the Tahoe City Public Utility District beach. Community involvement must be encouraged in any planned development of recreation facilities in this area.

   b. The shoreline should be limited to one multiple use pier on Placer County property. The existing piers should be allowed to remain.

   c. The shoreline area should remain in public ownership, and additional access and parking should be provided at Skylandia.

   d. Organization should be encouraged to eliminate traffic and congestion problems at the Tahoe City Public Utility District beach.

   e. Special Area #1 shall be considered one project area and the only personal service permissible is wedding chapels. The special use findings to add this use shall include that the project area has functional BMPs and the historic integrity of the property is being protected.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.Q-1: LAND USE REGULATIONS–LAKE FOREST SUBDISTRICT

Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single Family Dwelling	A	
Tourist Accommodation		
Bed and Breakfast Facilities	CUP	
Commercial		
Personal Services	MUP	Limited to Special Area #1. See Special Policy 2.e.
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F

TABLE 2.03.Q-1: LAND USE REGULATIONS–LAKE FOREST SUBDISTRICT		
Transportation Routes	CUP	
Public Utility Centers	MUP	
Local Post Offices	MUP	
Religious Assembly	MUP	
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. ***Development Standards.*** Table 2.03.Q-2 prescribes the development standards for the Lake Forest Subdistrict.

TABLE 2.03.Q-2: DEVELOPMENT STANDARDS–LAKE FOREST SUBDISTRICT	
Maximum Density	
Residential	Single Family Dwelling: 1 du/parcel
Tourist Accommodation	Bed and Breakfast Facilities: 10 units per acre
Maximum Building Height	TRPA Code of Ordinances, Chapter 37
Minimum Lot Size	10,000 sq ft
Minimum Lot Width	55 ft

TABLE 2.03.Q-2: DEVELOPMENT STANDARDS–LAKE FOREST SUBDISTRICT	
Minimum Lot Area per Dwelling Unit	6,000 sq ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
Front	20 ft (1)
Side	15 ft total; 5 ft min
Rear	10 ft
Maximum Community Noise Equivalent Level	55 CNEL
Notes: (1) Where the road right-of way is less than 50', add 25' to the front setback and measure from the center of traveled way.	

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

TABLE 2.03.Q-3: SHOREZONE–LAKE FOREST SUBDISTRICT			
Tolerance Districts	*1*	*4*	*7*
Primary Uses			
Beach Recreation		A	A
Safety and Navigational Devices	A	A	A
Water Oriented Outdoor Recreation Concessions		S	S
Salvage Operations	A	A	A
Accessory Structures			
Buoys	A	A	A
Piers	A	A	A
Fences	S	S	S
Boat Ramps	S	S	S
Breakwaters or Jetties		S	S
Floating Docks and Platforms	A	A	A
Shoreline Protective Structures		S	S
Water Intake Lines	S	S	S

R. **Lake Forest Glen Subdistrict.** The Lake Forest Glen Subdistrict is located within the Greater Tahoe City Subarea. This area should be continued as a medium density residential area with some additional compatible commercial uses.

1. ***Special Designations.*** None.

2. ***Special Policies.***

   a. A high priority should be given to evaluation and restoration of disturbed SEZs. There should be no further encroachment into the meadow.

   b. Provide opportunities for development of a variety of housing for seniors with emphasis on affordable housing.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is allowed (A), subject to an Administrative review permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited within this Subdistrict.

TABLE 2.03.R-1: LAND USE REGULATIONS–LAKE FOREST GLEN SUBDISTRICT

Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single-Family Dwelling	A	
Multiple Family Dwellings	A	
Public Service		
Local Post Offices	MUP	
Local Public Health and Safety Facilities	MUP	
Public Utility Centers	MUP	
Pipelines and Power Transmission	CUP	
Transit Stations and Terminals	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Recreation		
Day Use Areas	A	
Participant Sports Facilities	MUP	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	

TABLE 2.03.R-1: LAND USE REGULATIONS–LAKE FOREST GLEN SUBDISTRICT		
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection And Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. ***Development Standards.*** Table 2.03.R-2 prescribes the development standards for the Lake Forest Glen Subdistrict.

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

S. **Mark Twain Tract Subdistrict.** The Mark Twain Tract Subdistrict is located partially within the Greater Tahoe City Subdistrict and partially within the West Shore Subarea. This area should continue to be residential, at the density of one residence per legal lot or parcel of record. However, transfer of developments out of this area is encouraged.

1. ***Special Designations.*** None.

2. ***Special Policies.*** None.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.S-1: LAND USE REGULATIONS–MARK TWAIN TRACT SUBDISTRICT

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

TABLE 2.03.S-1: LAND USE REGULATIONS–MARK TWAIN TRACT SUBDISTRICT		
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. ***Development Standards.*** Table 2.03.S-2 prescribes the development standards for the Mark Twain Tract Subdistrict.

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

T. **McKinney Tract Subdistrict.** The McKinney Tract Subdistrict is located within the West Shore Subarea. This area should remain residential with a density of one single family dwelling per parcel.

1. ***Special Designations.*** None.

2. ***Special Policies.***

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 within this Subdistrict.

TABLE 2.03.T-1: LAND USE REGULATIONS–MCKINNEY TRACT SUBDISTRICT		
Allowable Land Uses	**Land Use Permit**	**Add'l Regs.**
Residential		
Single Family Dwelling	A	
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Local Post Offices	MUP	
Day Care Centers/Pre-Schools	MUP	
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	

TABLE 2.03.T-1: LAND USE REGULATIONS–MCKINNEY TRACT SUBDISTRICT		
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. ***Development Standards.*** Table 2.03.T-2 prescribes the development standards for the McKinney Tract Subdistrict.

TABLE 2.03.T-2: DEVELOPMENT STANDARDS–MCKINNEY TRACT SUBDISTRICT	
Maximum Density	
Residential	Single Family Dwelling: 1 du/parcel
Maximum Building Height	TRPA Code of Ordinances, Chapter 37
Minimum Lot Size	10,000 sq ft
Minimum Lot Width	55 ft
Minimum Lot Area per Dwelling Unit	6,000 sq ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
Front	20 ft (1)
Side	15 ft total; 5 ft min
Rear	10 ft
Maximum Community Noise Equivalent Level	55 CNEL
Notes: (1) Where the road right-of way is less than 50', add 25' to the front setback and measure from the center of traveled way.	

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

TABLE 2.03.T-3: SHOREZONE–MCKINNEY TRACT SUBDISTRICT	
Tolerance District	*7*
Primary Uses	
Beach Recreation	A
Safety and Navigational Devices	A
Salvage Operations	A
Accessory Structures	
Buoys	A
Piers	A
Fences	S
Boat Ramps	S
Breakwaters or Jetties	S
Floating Docks and Platforms	A
Shoreline Protective Structures	S
Water Intake Lines	S

U. **Rocky Ridge Subdistrict.** The Rocky Ridge Subdistrict is located within the Greater Tahoe City Subarea. This area should continue to be a residential area of the same type and character that now exists.

1. ***Special Designation.*** None.

2. ***Special Policies***.

   a. The wall barrier on Burton Creek should be removed or otherwise renovated to facilitate upstream migration of fish.

   b. The existing motel shall be conforming; however, there shall be no additional tourist accommodation units in this Subdistrict.

   c. 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 Subdistrict. 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. Such additional mitigation as TRPA may determine 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 2.03.U-1: LAND USE REGULATIONS–ROCKY RIDGE SUBDISTRICT		
Allowable Land Uses	**Land Use Permit**	**Add'l Regs.**
Residential		
Single-Family Dwelling	A	
Tourist Accommodation		
Hotel, Motel and Other Transient Dwelling Units	CUP	See Special Policy 2.b.
Bed and Breakfast Facilities	CUP	See Special Policy 2.b.
Commercial		
Professional Offices	MUP	
Public Service		
Local Post Offices	MUP	
Local Public Health and Safety Facilities	MUP	
Public Utility Centers	MUP	
Pipelines and Power Transmission	CUP	

TABLE 2.03.U-1: LAND USE REGULATIONS–ROCKY RIDGE SUBDISTRICT		
Transit Stations and Terminals	CUP	
Transportation Routes	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Threshold-Related Research Facilities	MUP	
Recreation		
Day Use Areas	A	
Beach Recreation	A	
Participant Sports	MUP	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. ***Development Standards.*** Table 2.03.U-2 prescribes the development standards for the Rocky Ridge Subdistrict.

TABLE 2.03.U-2: DEVELOPMENT STANDARDS–ROCKY RIDGE SUBDISTRICT	
Maximum Density	
Residential	Single Family Dwelling: 1 du/parcel
Tourist Accommodation	Bed and Breakfast Facilities: 8 units per acre Hotel, Motel and Other Transient Dwelling Units: *With less than 10% of units with kitchens – 20 units per acre* *With 10% or more units with kitchens – 8 units per acre*

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

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

TABLE 2.03.U-3: SHOREZONE–ROCKY RIDGE SUBDISTRICT		
Tolerance Districts	*4*	*7*
Primary Uses		
Beach Recreation	A	A
Safety and Navigational Facilities	A	A
Salvage Operations	A	A
Accessory Structures		
Buoys	A	A
Piers	A	A
Fences	S	S
Boat Ramps	S	S
Breakwaters or Jetties	S	S
Floating Docks and Platforms	A	A
Shoreline Protective Structures	S	S
Water Intake Lines	S	S

V. **Sunnyside/Skyland Subdistrict.** The Sunnyside/Skyland Subdistrict is located within the West Shore Subarea. This area should remain residential, maintaining the existing character of the neighborhood.

1. ***Special Designation.*** None.

2. ***Special Policies.*** None.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

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

TABLE 2.03.V-1: LAND USE REGULATIONS–SUNNYSIDE/SKYLAND SUBDISTRICT		
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. ***Development Standards.*** Table 2.03.V-2 prescribes the development standards for the Sunnyside/Skyland Subdistrict.

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

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

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

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

1. ***Special Designations.*** None.

2. ***Special Policies.*** None.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.W-1: LAND USE REGULATIONS–TAHOE ESTATES SUBDISTRICT		
Allowable Land Uses	**Land Use Permit**	**Add'l Regs.**
Residential		
Single Family Dwelling	A	
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Religious Assembly	MUP	
Local Post Offices	MUP	
Day Care Centers/Pre-Schools	MUP	
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	

TABLE 2.03.W-1: LAND USE REGULATIONS–TAHOE ESTATES SUBDISTRICT		
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. ***Development Standards.*** Table 2.03.W-2 prescribes the development standards for the Tahoe Estates Subdistrict.

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

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

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

X. **Tahoe Park/Pineland Subdistrict.** The Tahoe Park/Pineland Subdistrict is located within the West Shore Subarea. This area should remain residential, maintaining the existing character of the neighborhood.

1. ***Special Designation.*** None.

2. ***Special Policies.***

   a. Additional fire defensible space and other fire protection facilities are encouraged in this area.

   b. Additional commercial uses permissible in this Subdistrict shall be limited to parcels containing such uses. No additional commercial floor area shall be approved in this Subdistrict.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.X-1: LAND USE REGULATIONS–TAHOE PARK/PINELAND SUBDISTRICT

Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single Family Dwelling	A	
Commercial		
Eating and Drinking Places	MUP	See Special Policy 2.b.
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Religious Assembly	MUP	
Local Post Offices	MUP	
Day Care Centers/Pre-Schools	MUP	
Schools – Kindergarten through Secondary	MUP	Limited to Special Area #1
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	

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

4. ***Development Standards.*** Table 2.03.X-2 prescribes the development standards for the Tahoe Park/Pineland Subdistrict.

TABLE 2.03.X-2: DEVELOPMENT STANDARDS–TAHOE PARK/PINELAND SUBDISTRICT	
Maximum Density	
Residential	Single Family Dwelling: 1 du/parcel
Maximum Building Height	TRPA Code of Ordinances, Chapter 37
Minimum Lot Size	10,000 sq ft
Minimum Lot Width	55 ft
Minimum Lot Area per Dwelling Unit	6,000 sq ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
Front	20 ft (1)
Side	15 ft total; 5 ft min
Rear	10 ft
Maximum Community Noise Equivalent Level	50 CNEL
Highway 89 Corridor	55 CNEL
Notes: (1) Where the road right-of way is less than 50', add 25' to the front setback and measure from the center of traveled way.	

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

1. ***Special Designation.*** None.

2. ***Special Policies.***

   a. Efforts to restore Blackwood Creek should continue.

   b. Public access to the shoreline should be maintained or expanded on public lands, particularly on the County lands at Tahoe Pines.

   c. Commercial use of the old Tahoe Pines post office building as it exists upon the adoption of this Area Plan is considered an allowable use.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.Y-1: LAND USE REGULATIONS–TAHOE PINES SUBDISTRICT

Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single Family Dwelling	A	
Commercial		
Old Tahoe Pines Post Office (Commercial use of the old Tahoe Pines post office building as it exists upon the adoption of this Subdistrict is considered an allowed use.)	A	See Special Policy 2.c.
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Religious Assembly	MUP	
Local Post Offices	MUP	
Day Care Centers/Pre-Schools	MUP	
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	

TABLE 2.03.Y-1: LAND USE REGULATIONS–TAHOE PINES SUBDISTRICT		
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. ***Development Standards.*** Table 2.03.Y-2 prescribes the development standards for the Tahoe Pines Subdistrict.

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

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

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

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

1. ***Special Designation.*** None.

2. ***Special Policies.*** None.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.Z-1: LAND USE REGULATIONS–TAHOE VISTA RESIDENTIAL SUBDISTRICT		
Allowable Land Uses	**Land Use Permit**	**Add'l Regs.**
Residential		
Employee Housing	A	
Mobile Home Dwelling	MUP	
Multiple Family Dwelling	A	
Multi-Person Dwelling	A	
Residential Care	A	
Single-Family Dwelling	A	
Public Service		
Religious Assembly	MUP	
Day Care Centers – Pre-Schools	A	
Local Public Health and Safety Facilities	MUP	
Schools – Kindergarten through Secondary	MUP	
Pipelines and Power Transmission	CUP	
Transit Stations and Terminals	CUP	
Transportation Routes	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Recreation		
Cross Country Ski Courses	MUP	
Day Use Areas	A	
Developed Campgrounds	CUP	
Recreational Vehicle Parks	CUP	
Riding and Hiking Trails	MUP	
Rural Sports	CUP	

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

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

TABLE 2.03.Z-2: DEVELOPMENT STANDARDS–TAHOE VISTA RESIDENTIAL SUBDISTRICT	
Maximum Density	The maximum number of residential bonus units which may be permitted for this Subdistrict is 20 units.
Residential	Single Family Dwelling: 1 du/parcel Mobile Home Dwelling: 10 units per acre Multiple Family Dwelling: 15 units per acre Multi-Person Dwelling: 25 people per acre Residential Care: 25 people per acre Employee Housing: As per the limitations above
Recreation	Developed Campgrounds: 8 sites per acre Recreation Vehicle Park: 10 sites per acre
Maximum Building Height	TRPA Code of Ordinances, Chapter 37
Minimum Lot Size	10,000 sq ft
Minimum Lot Width	55 ft
Minimum Lot Area per Dwelling Unit	6,000 sq ft
Minimum Setbacks (measured from	See also 17.54.130, 17.54.140, and 17.54.150

TABLE 2.03.Z-2: DEVELOPMENT STANDARDS–TAHOE VISTA RESIDENTIAL SUBDISTRICT	
property line unless otherwise noted)	
Front	20 ft (1)
Side	15 ft total; 5 ft min
Rear	10 ft
Maximum Community Noise Equivalent Level	55 CNEL
Notes: (1) Where the road right-of way is less than 50', add 25' to the front setback and measure from the center of traveled way.	

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

1. ***Special Designation.*** None.

2. ***Special Policies.***

   a. Nonresidential uses should be limited to parcels fronting Highway 28 and National Avenue.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.AA-1: LAND USE REGULATIONS–TAHOE VISTA SUBDIVISION SUBDISTRICT		
Allowable Land Uses	**Land Use Permit**	**Add'l Regs.**
Residential		
Single Family Dwelling	A	
Public Service		
Local Public Health and Safety Facilities	MUP	See Special Policy 2.a.
Transit Stations and Terminals	CUP	See Special Policy 2.a.
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	See Special Policy 2.a.
Religious Assembly	MUP	See Special Policy 2.a.
Local Post Offices	MUP	See Special Policy 2.a.

TABLE 2.03.AA-1: LAND USE REGULATIONS–TAHOE VISTA SUBDIVISION SUBDISTRICT		
Day Care Centers/Pre-Schools	MUP	See Special Policy 2.a.
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

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

TABLE 2.03.AA-2: DEVELOPMENT STANDARDS–TAHOE VISTA SUBDIVISION SUBDISTRICT	
Maximum Density	
Residential	Single Family Dwelling: 1 du/parcel
Maximum Building Height	TRPA Code of Ordinances, Chapter 37
Minimum Lot Size	10,000 sq ft
Minimum Lot Width	55 ft
Minimum Lot Area per Dwelling Unit	6,000 sq ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
Front	20 ft (1)
Side	15 ft total; 5 ft min
Rear	10 ft

TABLE 2.03.AA-2: DEVELOPMENT STANDARDS–TAHOE VISTA SUBDIVISION SUBDISTRICT	
Maximum Community Noise Equivalent Level	55 CNEL
Notes: (1) Where the road right-of way is less than 50', add 25' to the front setback and measure from the center of traveled way.	

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

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

   a. Preferred Affordable Housing Area

2. ***Special Policies.***

   a. Placer County, El Dorado County, and the Tahoe City Advisory Council should continue to coordinate efforts with TRPA and State agencies to solve water quality problems in this area.

   b. Water treatment facilities such as settling ponds should be located in this area.

   c. Provide opportunities for development of a variety of housing for seniors with an emphasis on affordable housing.

   d. Provide opportunities for development of affordable housing.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.BB-1: LAND USE REGULATIONS–TAHOMA RESIDENTIAL SUBDISTRICT		
Allowable Land Uses	**Land Use Permit**	**Add'l Regs.**
Residential		
Single-Family Dwelling	A	
Multiple Family Dwelling	A	
Multi-Person Dwellings	MUP	
Tourist Accommodation		
Bed and Breakfast Facilities	CUP	
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmission	CUP	

TABLE 2.03.BB-1: LAND USE REGULATIONS–TAHOMA RESIDENTIAL SUBDISTRICT		
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Religious Assembly	MUP	
Local Post Offices	MUP	
Day Care Centers/Pre-Schools	MUP	
Recreation		
Participant Sports	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. ***Development Standards.*** Table 2.03.BB-2 prescribes the development standards for the Tahoma Residential Subdistrict.

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

TABLE 2.03.BB-2: DEVELOPMENT STANDARDS–TAHOMA RESIDENTIAL SUBDISTRICT	
Tourist Accommodation	Bed and Breakfast Facilities: 8 units per acre
Maximum Building Height	TRPA Code of Ordinances, Chapter 37
Minimum Lot Size	10,000 sq ft
Minimum Lot Width	55 ft
Minimum Lot Area per Dwelling Unit	6,000 sq ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
Front	20 ft (1)
Side	15 ft total; 5 ft min
Rear	10 ft
Maximum Community Noise Equivalent Level	55 CNEL
Notes: (1) Where the road right-of way is less than 50', add 25' to the front setback and measure from the center of traveled way.	

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

TABLE 2.03.BB-3: SHOREZONE–TAHOMA RESIDENTIAL SUBDISTRICT		
Tolerance Districts	*6*	*7*
Primary Uses		
Beach Recreation	A	A
Safety and Navigational Devices	A	A
Salvage Operations	A	A
Accessory Structures		
Buoys	A	A
Piers	A	A
Fences	S	S
Boat Ramps	S	S
Breakwaters or Jetties	S	S
Floating Docks and Platforms	A	A

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

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

1. ***Special Designation.*** None.

2. ***Special Policies.*** None.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.CC-1: LAND USE REGULATIONS–TALMONT SUBDISTRICT		
Allowable Land Uses	**Land Use Permit**	**Add'l Regs.**
Residential		
Single-Family Dwelling	A	
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmissions	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Day Care Centers/Pre-Schools	MUP	
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	

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

4. ***Development Standards.*** Table 2.03.CC-2 prescribes the development standards for the Talmont Subdistrict.

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

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

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

   a. TDR Receiving Area for:

      i. Multi-Residential Units (Special Area #1 Only)

   b. Multi-Residential Incentive Program Area

2. ***Special Policies.***

   a. The two religious facilities, as they exist upon the adoption of this Area Plan, are considered allowed uses.

   b. Special Area #1 is designated for multi-residential use and Government Office Use.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.DD-1: LAND USE REGULATIONS–TAVERN HEIGHTS SUBDISTRICT

Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single-Family Dwelling	A	
Multiple Family Dwellings	MUP	Limited to Special Area #1
Tourist Accommodation		
Bed and Breakfast Facilities	CUP	
Public Service		
Government Offices	MUP	
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Day Care Centers/Pre-Schools	MUP	
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	

TABLE 2.03.DD-1: LAND USE REGULATIONS–TAVERN HEIGHTS SUBDISTRICT		
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

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

TABLE 2.03.DD-2: DEVELOPMENT STANDARDS–TAVERN HEIGHTS SUBDISTRICT	
Maximum Density	
Residential	Single Family Dwelling: 1 du/parcel Multiple Family Dwellings: 8 units per acre
Tourist Accommodation	Bed and Breakfast Facilities: 8 units per acre
Maximum Building Height	TRPA Code of Ordinances, Chapter 37
Minimum Lot Size	10,000 sq ft
Minimum Lot Width	55 ft
Minimum Lot Area per Dwelling Unit	6,000 sq ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
Front	20 ft (1)
Side	15 ft total; 5 ft min
Rear	10 ft
Max. Community Noise Equivalent Level	55 CNEL
Notes: (1) Where the road right-of way is less than 50', add 25' to the front setback and measure from the center of traveled way.	

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

TABLE 2.03.DD-3: SHOREZONE–TAVERN HEIGHTS SUBDISTRICT	
Tolerance District	*7*
Primary Uses	
Beach Recreation	A
Safety and Navigational Facilities	A
Salvage Operations	S
Accessory Structures	
Buoys	A
Piers	A
Fences	S
Boat Ramps	S
Breakwaters or Jetties	S
Floating Docks and Platforms	S
Shoreline Protective Structures	S
Water Intake Lines	S

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

1. ***Special Designation.*** None.

2. ***Special Policies.*** None.

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

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

TABLE 2.03.EE-1: LAND USE REGULATIONS—TIMBERLAND SUBDISTRICT		
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

4. ***Development Standards.*** Table 2.03.EE-2 prescribes the development standards for the Timberland Subdistrict.

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

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

1. ***Special Designation.*** None.

2. ***Special Policies.***

   a. The golf course or open space uses are preferred for the lands fronting Highway 267. New structures in this area shall be sensitive to the visual impacts at this entrance to Lake Tahoe.

3. ***Permissible Uses***. The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.FF-1: LAND USE REGULATIONS–WOODVISTA SUBDISTRICT

Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single-Family Dwelling	A	
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Local Post Offices	MUP	
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	
Golf Courses	A	
Snowmobile Courses	CUP	
Cross Country Skiing Courses	MUP	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	

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

4. ***Development Standards.*** Table 2.03.FF-2 prescribes the development standards for the Woodvista Subdistrict.

TABLE 2.03.FF-2: DEVELOPMENT STANDARDS–WOODVISTA SUBDISTRICT	
Maximum Density	
Residential	Single Family Dwelling: 1 du/parcel
Maximum Building Height	TRPA Code of Ordinances, Chapter 37
Minimum Lot Size	10,000 sq ft
Minimum Lot Width	55 ft
Minimum Lot Area per Dwelling Unit	6,000 sq ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
Front	20 ft (1)
Side	15 ft total; 5 ft min
Rear	10 ft
Maximum Community Noise Equivalent Level	50 CNEL
Highway 267 Corridor	55 CNEL
Notes: (1) Where the road right-of way is less than 50', add 25' to the front setback and measure from the center of traveled way.	

2.04 Mixed-Use Districts

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

A. **Greater Tahoe City Mixed-Use Subdistricts.**

1. ***Purpose.*** The purposes of the Greater Tahoe City Mixed-Use Subdistricts are to:

   a. Provide for the orderly, well-planned, and balanced growth of the Greater Tahoe City area and support the area's role as an important hub of the Lake Tahoe Region and a vibrant commercial, cultural, recreational, and tourist center.

   b. Promote Tahoe City as a pedestrian-oriented, mixed-use activity center and gateway to North Lake Tahoe.

   c. Encourage a mix of uses that promotes environmental improvement, economic vitality, and a pleasant quality of life and improve access to a greater range of facilities and services for residents.

   d. Establish design standards that improve the pedestrian-orientation and visual quality of development and create a unified, distinctive, and attractive character along mixed-use streets.

   e. Foster environmental Threshold attainment.

2. ***Planning Statements.*** Planning statements for each Mixed-Use Subdistrict are as follows:

   a. Mixed-Use Town Center (MU-TC). This subdistrict is the heart of the Greater Tahoe City area. It is intended to maintain and enhance the pedestrian- and transit-oriented environment of retail, restaurants, services, and tourist accommodation with easy access to the lake and recreational activities. This subdistrict allows for vertical mixed-use projects with a focus on ground-level active storefronts.

      i. **Special Designations.** *(See Section 3.14)*

         (1) Town Center

      ii. **Special Policies.**

         (1) Development is preferred in and directed toward Town Centers.

         (2) This subdistrict is appropriate for a variety of land uses with pedestrian and transit facilities.

         (3) Redevelopment projects located between a State Highway and Lake Tahoe shall be designed to maintain and enhance views to Lake Tahoe in accordance with the Chapter 66, Scenic Resources, of the TRPA Code of Ordinances and Section 2.09.A of these Area Plan Regulations.

(4) **Focus within this subdistrict should be on implementation of mobility, multi-modal, and complete street strategies included in the Lake Tahoe Region Active Transportation Plan and the Tahoe City Mobility Plan, including improved parking and circulation along State Route 28 near Grove Street, construction of the multi-use trail gap between Commons Beach and the Wye, and pedestrian crossing improvements along State Route 28 to Lake Tahoe, Commons Beach, and the Truckee River.**

b. Mixed-Use Neighborhood (MU-N). This subdistrict is intended to allow one or more of a variety of residential and nonresidential uses to encourage a greater mix and intensity of uses at a scale and form that is appropriate to its neighborhood context and adjacent residential areas. Allowable uses include a medium-scale mix of residential development and neighborhood-oriented commercial and service uses.

i. **Special Designations.** *(See Section 3.14)*

(1) Town Center

ii. **Special Policies.**

(1) Development is preferred in and directed toward Town Centers.

(2) This subdistrict is appropriate for a variety of land uses with pedestrian and transit facilities.

(3) The scale and form of development should be sensitive to adjacent residential areas.

c. Mixed-Use Service (MU-S). This subdistrict is intended to provide for a mix of local and regional serving service, light industrial, and public service uses designed, developed, and screened to enhance the scenic corridor along Highway 89 and support attainment of environmental goals.

i. **Special Designations.** *(See Section 3.14)*

(1) Town Center

ii. **Special Policies.**

(1) Development is preferred in and directed toward Town Centers.

(2) This subdistrict should be maintained as a public service area for Tahoe City.

d. Mixed-Use Neighborhood Tourist (MU-NT). This subdistrict is intended for residential housing, tourist accommodation, mixed-use tourist oriented planned developments, and recreational uses. This subdistrict also allows for community and retail uses that may be appropriate in a residential neighborhood or a small-scale resort setting.

i. **Special Designations.** *(See Section 3.14)*

(1) Town Center

ii. **Special Policies.**

(1) Development is preferred in and directed toward Town Centers.

(2) This subdistrict should be maintained as a residential and tourist area.

e. Mixed-Use Recreation (MU-REC). This subdistrict is intended to provide areas for passive and commercial recreation uses and related services to improve public access and enjoyment of the Truckee River and Lake Tahoe. Recreational and a mix of supportive retail and service uses are allowed with environmental enhancement improvements.

i. **Special Designations.** *(See Section 3.14)*

(1) Town Center

ii. **Special Policies.**

(1) This subdistrict should be maintained as a recreation area with limited retail and service uses.

(2) Recreation and environmental enhancement projects should continue to be completed in coordination with the California Department of State Parks, the California Tahoe Conservancy and the Tahoe City Public Utility District.

f. Mixed Use Neighborhood Dollar Hill (MUN-DH). This area should continue to be a neighborhood oriented commercial area.

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

(1) TDR Receiving Area for: Existing Development; Multi-Residential Units

(2) Preferred Affordable Housing Area (Senior Citizen Only)

(3) Multi-Residential Incentive Program Area (Bonus Units for Affordable Housing Only)

ii. **Special Policies**

(1) The uses permitted along Highway 28 should be compatible with the visual sensitivity of the area.

(2) Senior housing and/or community recreation facilities should be considered and encouraged as an alternative to commercial use for this area

(3) Strip commercial development in this area is discouraged.

(4) In order to approve a mixed-use project involving affordable housing, the affordable housing component shall be constructed prior to, or in conjunction with, the project as a whole.

iii. Mixed-Use Neighborhood Lake Forest Glen (MUN-LFG). This area should continue to be a medium density residential area with some additional compatible commercial uses.

(1) **Special Designation.**

(a) TDR Receiving Area for: Existing Development; Multi-Residential Units

(2) **Special Policies**

(a) Commercial development should be limited to the properties fronting Highway 28 north of upper Lake Forest Road, discouraging strip development.

(b) Provide opportunities for development of a variety of housing for seniors with emphasis on affordable housing.

[INSERT GREATER TAHOE CITY MIXED-USE DISTRICTS ZONING MAP]

3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Mixed Use Subdistricts. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within these Subdistricts. The establishment of new uses not listed shall be prohibited. Numbers in parentheses (#) refer to specific limitations listed at the end of the table.

TABLE 2.04.A-1: LAND USE REGULATIONS–GREATER TAHOE CITY MIXED-USE SUBDISTRICTS

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

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

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

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

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

TABLE 2.04.A-1: LAND USE REGULATIONS–GREATER TAHOE CITY MIXED-USE SUBDISTRICTS

	Town Center Subdistricts					Village Center Subdistricts		
Use	MU-TC	MU-N	MU-S	MU-NT	MU-REC	MUN-DH	MUN-LFG	Add'l Regs
Fuels Treatment	A	A	A	A	A	A	A	
Insect and Disease Suppression	A	A	A	A	A	A	A	
Sensitive and Uncommon Plant Management							A	
Sensitive Plant Management	A	A	A	A	A	A		
Uncommon Plant Community Management	A	A	A	A	A	A		
Erosion Control	A	A	A	A	A	A	A	
Runoff Control	A	A	A	A	A	A	A	
SEZ Restoration	A	A	A	A	A	A	A	

Notes:

(1) Parcels adjoining North Lake Boulevard or Highway 89 are encouraged to have non-residential uses on the ground floor along the North Lake Boulevard and Highway 89 building frontages.

(2) Not allowed along Highway 89 frontage.

(3) Limited to administrative offices.

(4) Beachside only.

(5) A Minor Use Permit is required for aboveground pipeline and transmission lines.

(6) A Minor Use Permit is not required for a bus shelter.

(7) Limited to establishments with a gross floor area of 5,000 square feet or less.

(8) Facilities which are not visually obtrusive may be eligible for an Administrative Approval per Section 17.56.060.F.

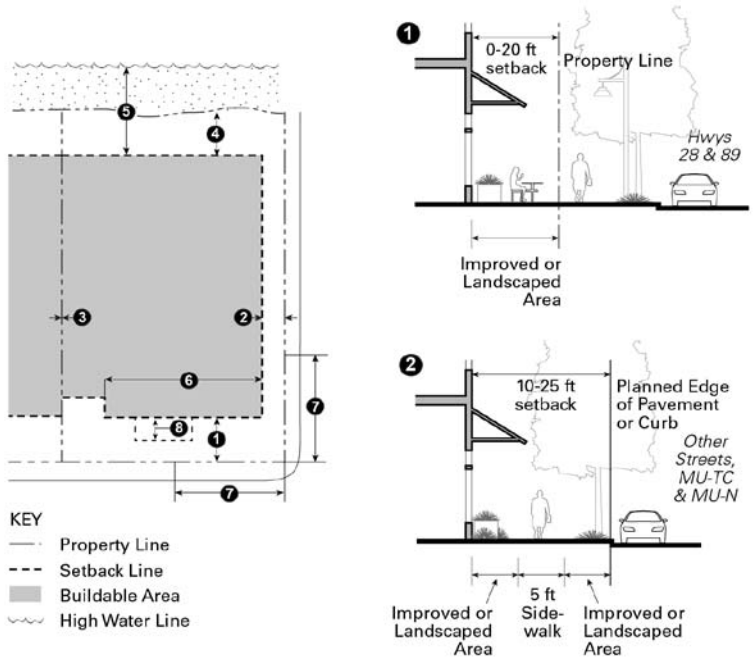
(9) Service Stations are not allowed between the State Highways and Lake Tahoe.

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

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

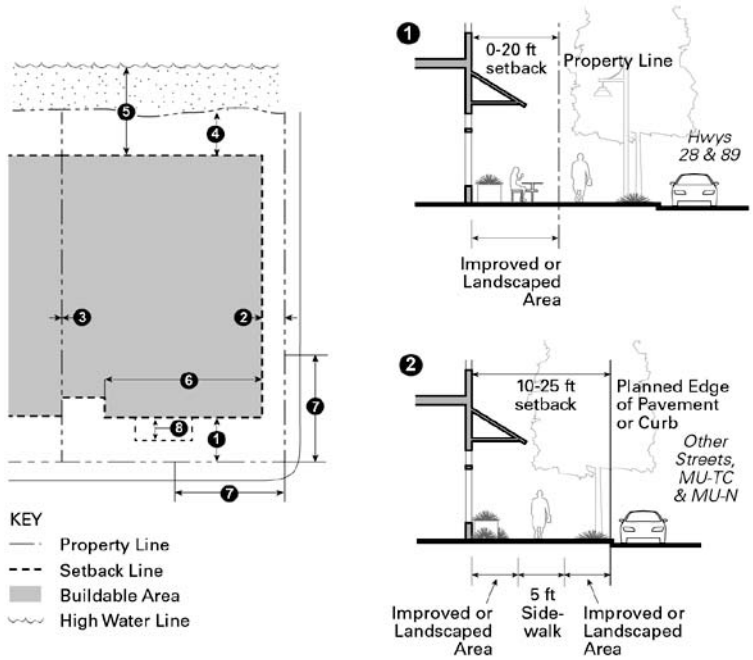
TABLE 2.04.A-2: DENSITY, BUILDING HEIGHT, RECREATION AND NOISE STANDARDS–GREATER TAHOE CITY MIXED USE SUBDISTRICTS							
	Town Center Subdistricts					*Village Center Subdistricts*	
	MU-TC	*MU-N*	*MU-S*	*MU-NT*	*MU-REC*	*MUN-DH*	*MUN-LFG*
Recreation							
Developed Campgrounds (sites per acre)	8	-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

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



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

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



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

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

i. All Street Frontages.

(1) *Building Frontage.* The area between the building frontage and back of sidewalk, pedestrian way, bicycle path, 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.

(2) *Curb.* Six-inch vertical concrete curb at sidewalks or rolled curbs with gutter or valley gutter where sidewalks are not planned.

(3) *Bicycle and Pedestrian Improvements.* Bicycle and pedestrian improvements pursuant to the Lake Tahoe Region Bike and Pedestrian Plan or other improvement plan for the area.

ii. Additional Improvements Applicable Along Highway 28 and 89 Frontage.

(1) *Street Trees.* Street trees shall be planted at least 40 or 50 feet on center depending on species selected or pockets of shrubs planted 25 feet on center or a combination of both trees and shrubs.

(2) *Pedestrian Street Lights.* Twelve-foot-high pedestrian lights at 50 feet on center or low-level lights 25 feet on center.

iii. Additional Improvements Applicable Along Other Streets in MU-TC and MU-N Subdistricts.

(1) Five-foot-wide sidewalk or pedestrian way with landscaping or street trees.

iv. Additional Improvements for Mixed Use Subdistricts within Tahoe City Town Center. Minimum six foot wide sidewalk or pedestrian way for all projects along Highway 28 and 89.

b. *Required Interior Yards.* In order to provide light and air for residential units, the following minimum setbacks apply to any building wall facing an interior side or rear yard. When the site is adjacent to a residential subdistrict, the project must comply with whichever standard results in the greater setback.

i. Standards for Interior Yards adjacent to Residential Subdistricts.

(1) Structures shall not interrupt a line of a 1:1 slope extending upward from 25 feet above existing grade of the setback line adjacent to the residential district.

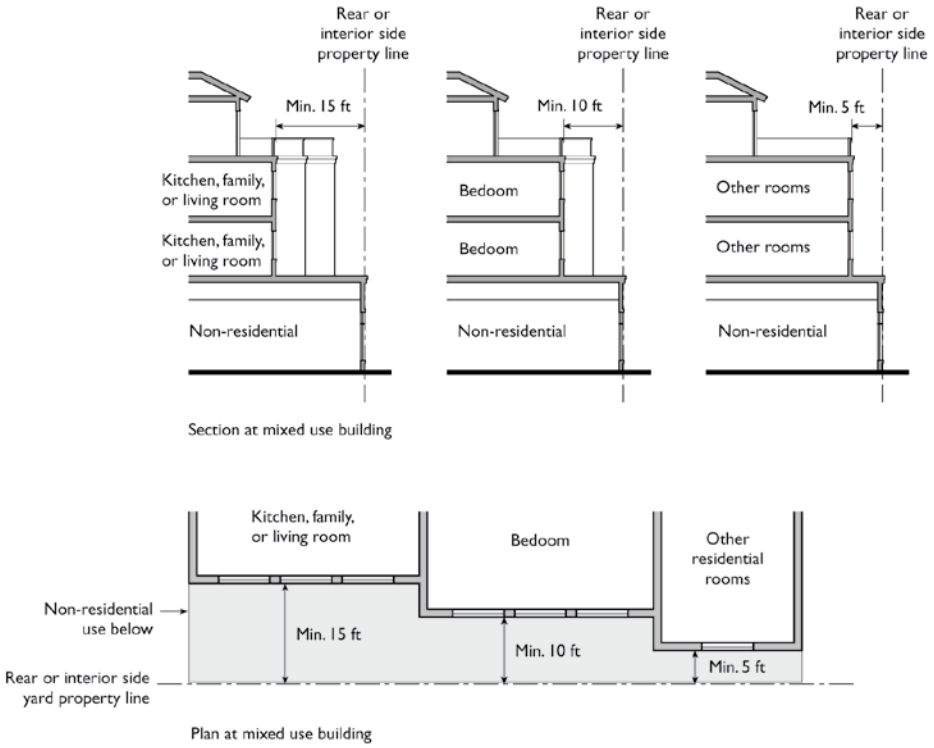
ii. Standards for all Interior Yards. The required setbacks apply to that portion of the building wall containing residential windows and extending three feet on either side of any window.

(1) For any wall containing a living room, family room, or kitchen windows, a setback of at least 15 feet shall be provided.

(2) For any wall containing sleeping room windows, a setback of at least 10 feet shall be provided.

(3) For all other walls containing windows, a setback of at least five feet shall be provided.

FIGURE 2.04(A)(3): REQUIRED SIDE AND REAR YARDS FOR RESIDENTIAL USES



c. *Build-to Line for Nonresidential Uses.* Buildings with nonresidential uses on the ground floor fronting Highways 89 and 28 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:

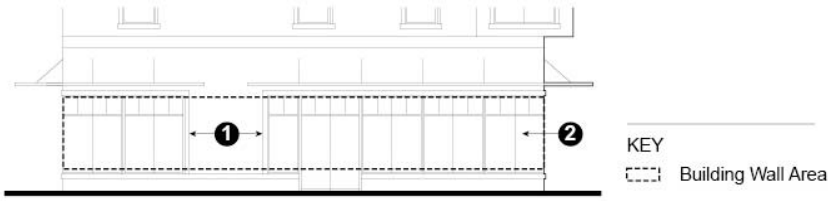
i. Entry courtyards, plazas, entries, or outdoor eating and display areas are located between the build-to line and building, provided that the buildings are built to the edge of the courtyard, plaza, or dining area;

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.

d. *Corner Build Area.* Where feasible and compatible with environmental constraints, buildings in the MU-TC Subdistrict 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.

TABLE 2.04.A-4: BUILDING FORM GUIDELINES–GREATER TAHOE CITY MIXED USE SUBDISTRICTS



	Town Center Subdistricts					*Village Center Subdistricts*		
	MU-TC	*MU-N*	*MU-S*	*MU-NT*	*MU-REC*	*MUN-DH*	*MUN-LFG*	*#*
Maximum Length of Blank Wall	25 ft (e)	40 ft (e)	75 ft (e)	25 ft (e)	40 ft (e)	40 ft (e)	40 ft (e)	❶
Required Transparency (% of building wall area)	75% (f)	50% (f)	n/a	75% (f)	40% (f)	n/a	n/a	❷
Building Modulation	Any building over 50 feet wide should be broken down to read as a series of buildings no wider than 50 feet each.							

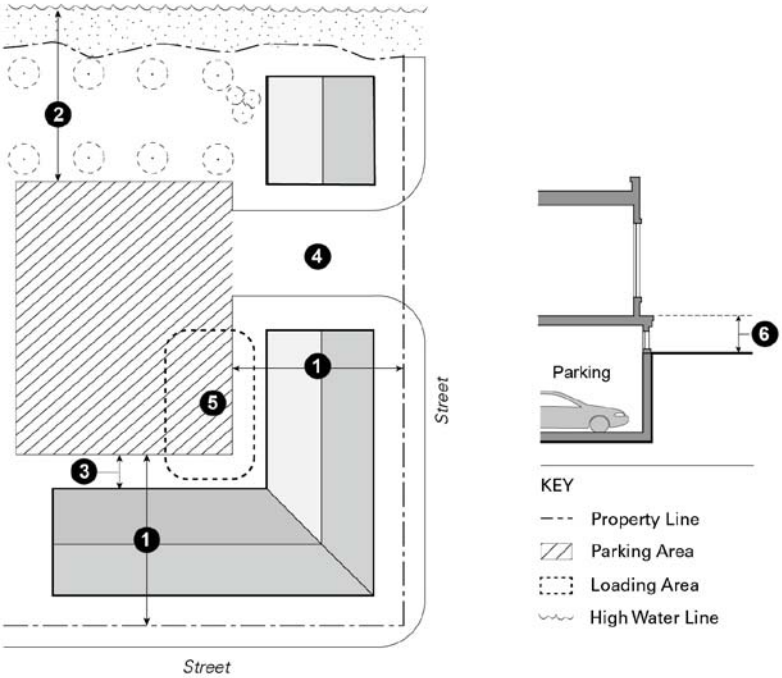
e. *Limitations on Blank Walls.* Except for side walls built on property lines, no wall should run in a continuous horizontal plane for more than the length specified in Table 2.04.A-4 without windows or door or architectural details of minimum two foot recess or projection.

f. *Building Transparency; Required Openings for Non-Residential Uses.* Exterior walls facing and within 20 feet of a front or street side property line should include windows, doors, or other openings for at least the percentage stated in Table 2.04.A-4 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 ten feet wide between the parking garage and the public street.

TABLE 2.04.A-5: PARKING AND ACCESS STANDARDS AND GUIDELINES–GREATER TAHOE CITY MIXED USE SUBDISTRICTS



	Town Center Subdistricts					*Village Center Subdistricts*		
	MU-TC	*MU-N*	*MU-S*	*MU-NT*	*MU-REC*	*MUN-DH*	*MUN-LFG*	*#*
Minimum Setback from Edge of Traveled Way	20 ft (g)							❶
Minimum Setback from Lake or River Shoreline	40 ft or per TRPA Code of Ordinances, whichever is greater							❷
Setback from Buildings and Public Plazas	5 ft walkway and/or landscaping.		n/a	5 ft walkway and/or landscaping		n/a	n/a	❸
Access Location	Side street or rear wherever possible							❹
Shared Access	See additional regulations (h)		n/a	See additional regulations (h)		n/a	n/a	
Curb Cuts	Minimized and in areas least likely to impede pedestrian circulation		No new curb cuts on Highway 89	Minimized and in areas least likely to impede pedestrian circulation				
Loading/Service Areas	Side or rear of lot is preferred. On lots with both street and lake/riverside frontages, side of lot preferred. Loading and service areas							❺

TABLE 2.04.A-5: PARKING AND ACCESS STANDARDS AND GUIDELINES–GREATER TAHOE CITY MIXED USE SUBDISTRICTS		
	should be screened from public right-of-way and from lake/river.	
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.	❻

g. *Limitations on Location of Parking.* Buildings should be placed as close to the street as possible, with parking underground, 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, 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 landscaped 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.

h. *Shared Access.* To encourage shared parking and shared access points on public streets, new parking facilities 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 Placer County Design Review Committee, the requirement for cross-access may be waived with project approval if bicycle or pedestrian connections are provided between adjacent development.

i. *Building Orientation and Entrances.*

i. Buildings shall be oriented to face public streets. On lots with frontages along both public streets and Lake Tahoe or the Truckee River, buildings should include a complementary level of design detail on all façades.

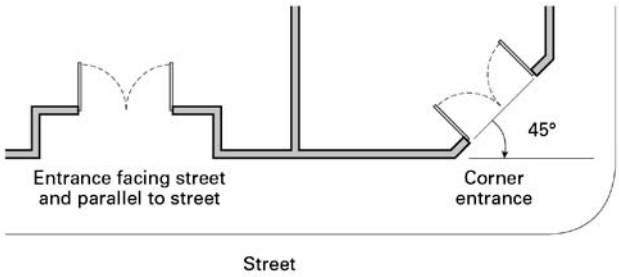
ii. Building frontages should be generally parallel to streets, and the primary building entrances should be located on a public street.

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(A)(4): BUILDING ORIENTATION AND ENTRANCES



j. *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. <u>Exterior Building Materials and Colors.</u>

(1) A unified palette of quality materials shall be used on all sides of buildings.

(2) Natural colors of a mountain setting shall be used to help delineate windows and other architectural features to increase architectural interest.

ii. <u>Building Details.</u> 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 trim, 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, cornices, 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; and

(g) Consideration of composition roofs over metal roofing materials.

k. *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.

l. *Fencing and Wall Materials.* Fences along street-facing property edges on Highways 28 and 89 should be limited and shall be landscaped

screens, wood, or stone with articulation or surface features of minimum two-inch depth at minimum every 50 feet.

m. *Residential Open Space, Town Center Subdistricts.* 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 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.

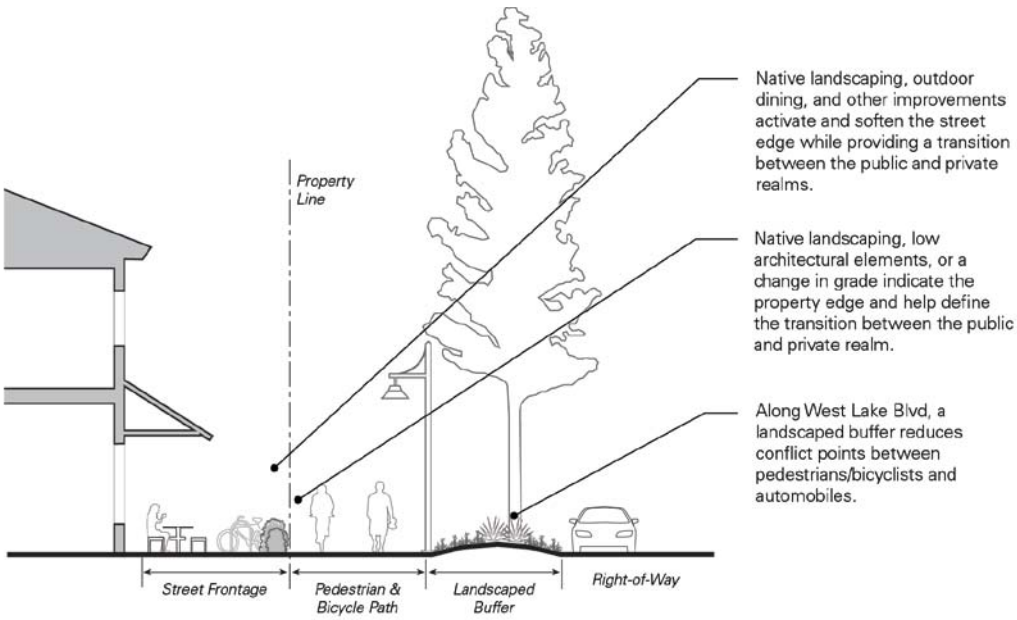
iii. Accessibility.

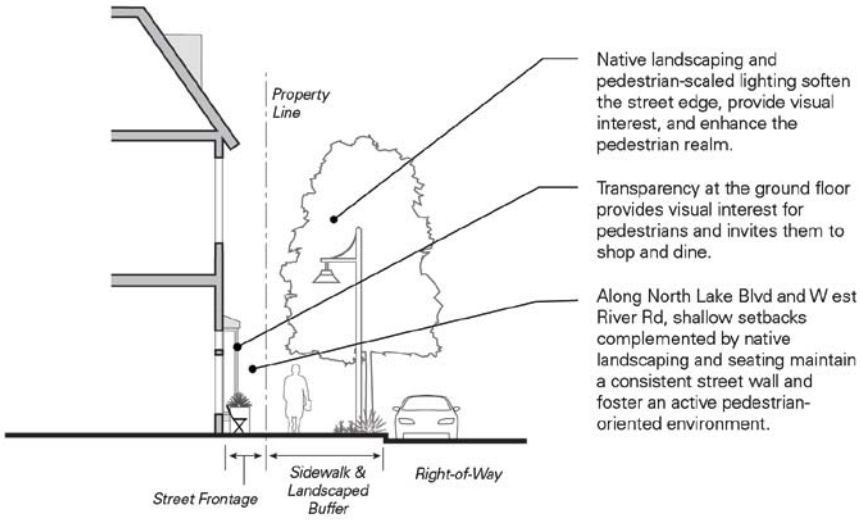
(1) *Private Open Space.* The space should be accessible to the living unit by a doorway to a habitable room or hallway.

(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 highways 89 and 28. 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.





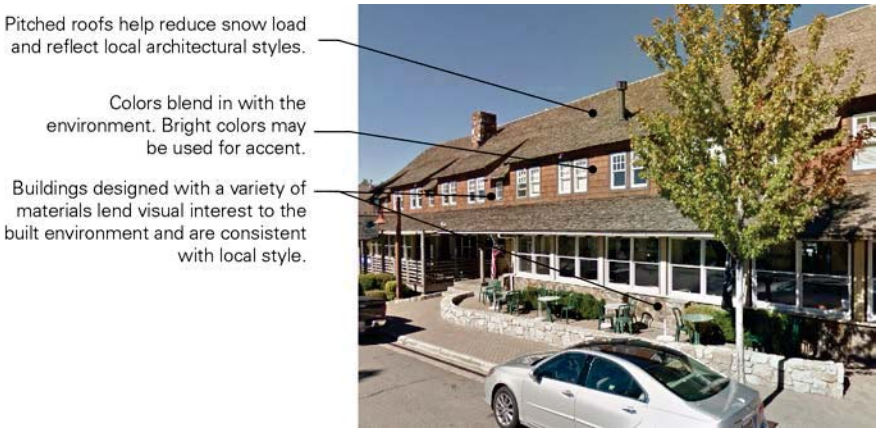
b. *Building Form and Design.*

i. <u>Building Articulation and Visual Interest at the Ground Level.</u> 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

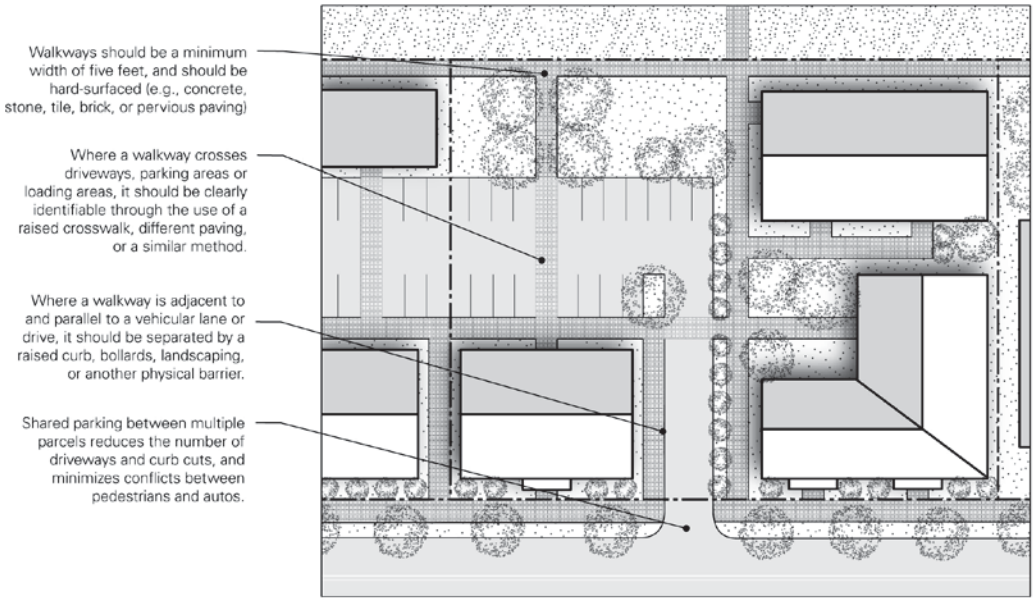
iv. Roof Design. Design sloped roofs with a minimum slope of 3:12. Roof forms may include gable, hip, and gambrel roofs, and lowered eave lines with dormer windows on upper levels are encouraged. Changes in roof heights are encouraged to prevent boxy buildings. Where flat roofs are used, provide architectural 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.



c. *Building Access and Entrances.*

i. Pedestrian Access. On-site pedestrian circulation and access should provide a system of pedestrian walkways that safely connect all buildings to on-site automobile and bicycle park-

ing; to the public sidewalk and/or bicycle/pedestrian trail; and to any on-site open space areas or amenities, including transit stops. Where possible, walkways should provide direct and convenient access from commercial and mixed-use projects to adjoining residential and commercial areas.



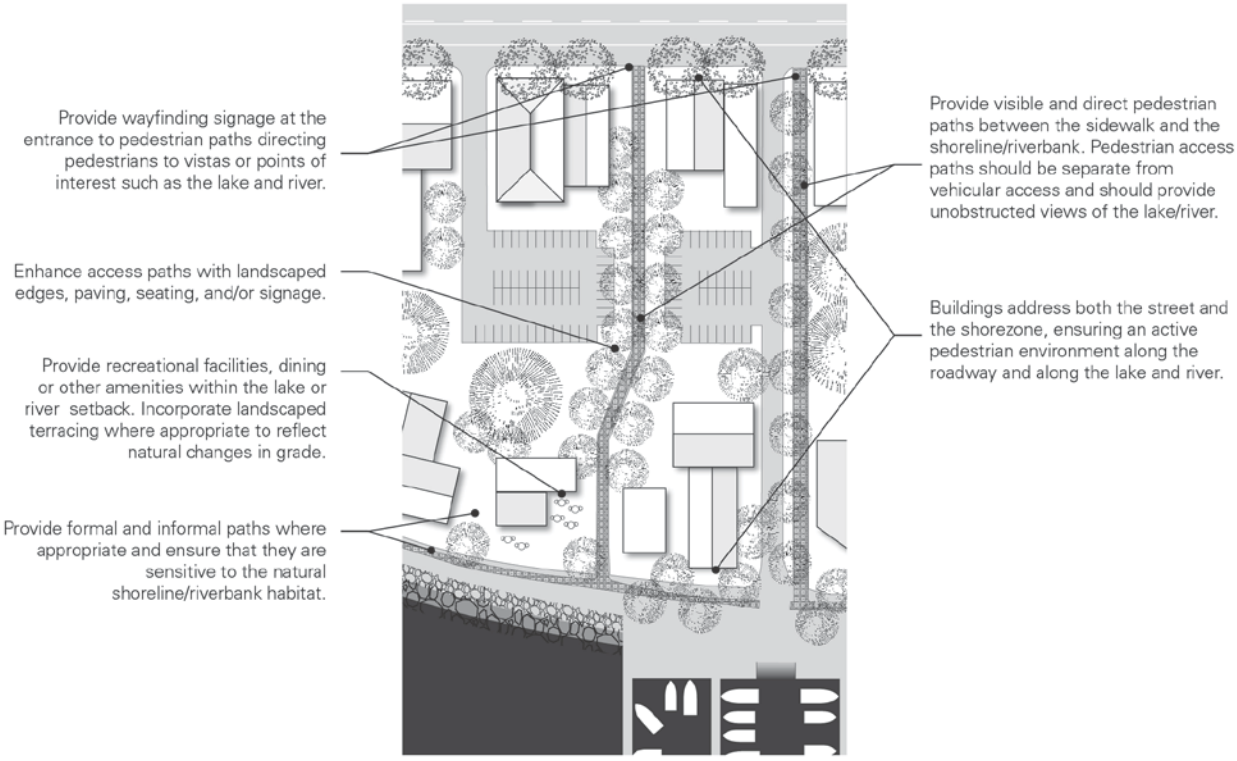
ii. Entrance Design. Building entrances should be designed to reflect the Old Tahoe Style and should be highlighted with covered architectural elements, pedestrian-scaled signage, paving, and building transparency. Walkways or stairways leading to the building entrance should be clearly visible from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

d. *Shorezone and Riverzone 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.

ii. Access. Provide clearly demarcated public access to the shore and river 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.



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.A-6: SHOREZONE–GREATER TAHOE CITY MIXED-USE SUBDISTRICTS			
Tolerance Districts	*4*	*6*	*7*
Maximum Community Noise Equivalent Level (CNEL)			
Shorezone	55	55	55
Lakezone	50	50	50
Primary Uses			
Water Oriented Recreation Concessions	A	A	A
Beach Recreation	A	A	A
Tour Boat Operations	A	A	A
Safety and Navigational Devices	A	A	A
Marinas	S	S	S
Boat Launching Facilities	S	S	S
Construction Equipment Storage	S	S	S
Waterborne Transit	A	A	A
Accessory Structures			
Buoys	A	A	A
Piers	A	A	A
Fences	S	S	S
Boat Ramps	A	A	A
Breakwaters or Jetties	S	S	S
Floating Docks and Platforms	A	A	A
Shoreline Protective Structures	A	A	A
Water Intake Lines	A	A	A

B. **North Tahoe East Mixed-Use Subdistricts.**

1. ***Purpose.*** The purposes of the North Tahoe East Mixed-Use Subdistricts are to:

   a. Provide for the orderly, well-planned, and balanced growth of the King's Beach and North Stateline area and support the area's role as a gateway to North Lake Tahoe and a vibrant commercial, cultural, recreational, and tourist center.

   b. Promote the King's Beach and North Stateline area as active, pedestrian- and transit-oriented, mixed-use areas attractive to residents and visitors alike.

   c. Encourage a mix of uses that promotes environmental improvement, year-round economic vitality, and a pleasant quality of life, and improve access to a greater range of recreational opportunities, facilities and services for residents and visitors.

   d. Establish design standards that improve the pedestrian-orientation, interconnectivity, and visual quality of development and create a unified, distinctive, and attractive character.

   e. Foster environmental Threshold attainment.

2. ***Planning Statements.*** Planning statements for each Mixed-Use Subdistrict are as follows:

   a. <u>Mixed-Use Mountainside Town Center (MU-MTC).</u> This subdistrict is the center of the King's Beach area located mountainside of North Lake Boulevard. This subdistrict is intended to allow one or more of a variety of residential and non-residential uses with a focus on ground-level active storefronts along North Lake Boulevard. This subdistrict encourages a greater mix and intensity of uses at a scale and form that is appropriate to its town center context and adjacent residential areas.

      i. **Special Designations.** *(See Section 3.14)*

         (1) Town Center

      ii. **Special Policies.**

         (1) Development is preferred in and directed toward Town Centers.

         (2) This subdistrict is appropriate for a variety of land uses with pedestrian and transit facilities.

   b. <u>Mixed-Use Lakeside Town Center (MU-LTC).</u> This subdistrict is the center of the King's Beach area located lakeside of North Lake Boulevard. It is intended to maintain and enhance the pedestrian- and transit-oriented environment of retail, restaurants, tourist accommodation, and mixed-use development and enhanced access to the lake and recreational activities. This subdistrict allows for vertical mixed-use projects with a focus on ground-level active storefronts along North Lake Boulevard.

      i. **Special Designations.** *(See Section 3.14)*

         (1) Town Center

ii. **Special Policies.**

(1) Development is preferred in and directed toward Town Centers.

(2) This subdistrict is appropriate for a variety of land uses with pedestrian and transit facilities.

(3) Redevelopment projects shall be designed to maintain and enhance views to Lake Tahoe in accordance with Chapter 66, Scenic Resources, of the TRPA Code of Ordinances and the building height findings in Section 2.09.A of these Area Plan Regulations.

c. Mixed-Use Residential (MU-R). This subdistrict is intended to allow a variety of residential and nonresidential uses and provides a transition from surrounding, lower-density subdistricts to the Town Center. A mix of residential, tourist accommodation, retail, and recreational uses are allowed; however, nonresidential uses are limited west of Beach Street.

i. **Special Designations.** *(See Section 3.14)*

(1) Town Center

ii. **Special Policies.**

(1) Development is preferred in and directed toward Town Centers.

(2) This subdistrict should be maintained as a residential and tourist area.

d. Mixed-Use Tourist (MU-TOR). This subdistrict is intended as a destination resort area with multiple uses and activities that complement each other located in a pedestrian-oriented setting. Visitors generally park once and walk between attractions. This subdistrict allows a wide range of entertainment, tourist, recreational, retail, residential, and supporting uses.

i. **Special Designations.** *(See Section 3.14)*

(1) Town Center

ii. **Special Policies.**

(1) Development is preferred in and directed toward Town Centers.

(2) This subdistrict is appropriate for a variety of land uses with pedestrian and transit facilities.

e. Mixed-Use Waterfront Recreation (MU-WREC). This subdistrict is intended to provide areas for passive and commercial recreation uses and related services to improve public access and enjoyment of the Lake Tahoe waterfront. Recreational and a mix of supportive retail and service uses are allowed along with environmental enhancement improvements.

i. **Special Designations.** *(See Section 3.14)*

(1) Town Center

ii. **Special Policies.**

(1) This subdistrict should be maintained as a recreation area with limited retail and service uses.

(2) Recreation and environmental enhancement projects should continue to be completed in coordination with the California Department of State Parks, the California Tahoe Conservancy and the North Tahoe Public Utility District.

(3) The County, the California Department of State Parks, and the North Tahoe Public Utility District shall explore better integration, utilization, and shared use of the Kings Beach State Recreation Area parking lot areas to better serve the community during the off-season and evening hours, to better serve the North Lake Tahoe Event Center, and to showcase it as an integral community facility.

[INSERT NORTH TAHOE EAST MIXED-USE DISTRICTS ZONING MAP]

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). Numbers in parentheses (#) refer to specific limitations listed at the end of the table. Existing uses not listed shall be considered nonconforming uses. The establishment of new uses not listed shall be prohibited.

TABLE 2.04.B-1: LAND USE REGULATIONS–NORTH TAHOE EAST MIXED-USE SUBDISTRICTS

	Town Center Subdistricts				
Use	*MU-MTC*	*MU-LTC*	*MU-R*	*MU-TOR*	*MU-WREC*
Residential					
Single Family Dwelling	(6)	(6)		(6)	(6)
Multiple Family Dwellings	MUP	MUP	MUP	MUP	
Employee Housing	MUP	MUP	MUP	MUP	MUP
Tourist Accommodation					
Bed and Breakfast Facilities	C	C	C	A	
Hotels, Motels and Other Transient Dwelling Units	CUP	CUP	CUP	CUP	
Timeshare (Hotel/Motel Design)	CUP	CUP	CUP	CUP	
Timeshare (Residential Design)	CUP	CUP	CUP		
Commercial					
Retail Sales	A	A	A(2)(4)	A	MUP
Building Materials and Hardware	MUP	MUP			
Eating and Drinking Places	C	C	C(4)	A	MUP
Food and Beverage Retail Sales	A	A	A(2)(4)	A(2)	MUP(2)
Furniture, Home Furnishings and Equipment	A				
General Merchandise Stores	A	A	A(4)	MUP	MUP
Mail Order and Vending	A(1)	A(1)			
Nursery	C	C			
Outdoor Retail Sales	C	C	C(4)	C	
Service Stations	CUP (10)			CUP	
Amusements and Recreation Services	A	A	A(4)	MUP	
Privately Owned Assembly and Entertainment	A	A	CUP(4)	MUP	CUP
Outdoor Amusements	CUP	CUP	CUP(4)	CUP	
Animal Husbandry Services	CUP(1)	CUP(1)			
Broadcasting Studios	A	A		A	

TABLE 2.04.B-1: LAND USE REGULATIONS–NORTH TAHOE EAST MIXED-USE SUBDISTRICTS					
	Town Center Subdistricts				
Use	*MU-MTC*	*MU-LTC*	*MU-R*	*MU-TOR*	*MU-WREC*
Business Support Services	A	A		A	
Financial Services	A	A	A(4)	A	
Health Care Services	A	A		A	
Personal Services	A	A	A(4)	A	
Professional Offices (/Services)	A	A	A(2)(4)	A	
Repair Services	MUP(5)			MUP	
Schools - Business and Vocational	A(1)	A(1)		MUP	
Printing and Publishing	A	A			
Small Scale Manufacturing	MUP(1)				
Vehicle Storage and Parking	MUP	MUP	MUP	MUP	MUP
Public Service					
Religious Assembly	MUP(2)			MUP(2)	
Collection Stations	A	A			
Cultural Facilities	A	A	A(4)	MUP	MUP
Day Care Centers/Pre-Schools	A(1)	A(1)		A	
Government Offices	A	A	A(2)(4)	A(1)	
Hospitals	CUP	CUP			
Local Assembly and Entertainment	A	A	MUP(4)	A(2)	MUP
Local Post Offices	A	A	A(4)	A	
Local Public Health and Safety Facilities	MUP	MUP	MUP(4)	MUP	MUP
Membership Organizations	A(1)	A(1)	MUP(1)(4)	A(1)(2)	
Publicly Owned Assembly And Entertainment	A	A	MUP(4)	A(2)	MUP
Regional Public Health and Safety Facilities	CUP	CUP	CUP(4)	CUP	CUP
Schools – College	CUP	CUP			
Pipelines and Power Transmission	CUP(7)	CUP(7)	CUP(7)(4)	CUP(7)	CUP(7)
Transit Stations and Terminals	CUP(8)	CUP(8)	CUP(8)(4)	CUP(8)	CUP(8)
Transportation Routes	CUP	CUP	CUP(4)	CUP	CUP
Transmission and Receiving Facilities (9)	MUP	MUP	MUP	MUP	MUP

TABLE 2.04.B-1: LAND USE REGULATIONS–NORTH TAHOE EAST MIXED-USE SUBDISTRICTS					
	Town Center Subdistricts				
Use	*MU-MTC*	*MU-LTC*	*MU-R*	*MU-TOR*	*MU-WREC*
Recreation					
Day Use Areas	A	A	A(4)	A	A
Recreation Center	A	A	MUP(4)	A(2)	
Participant Sports (Facilities)	MUP	MUP	MUP(4)	MUP	MUP
Sport Assembly	CUP	CUP	CUP(4)	CUP	CUP
Beach Recreation		A	A(4)		A
Boat Launching Facilities		A	A(4)		A
Developed Campgrounds					
Outdoor Recreation Concessions	MUP	MUP	MUP(4)	A	MUP
Marinas		CUP	CUP(3)(4)		CUP
Resource Management					
Reforestation	A	A	A	A	A
Sanitation Salvage Cut	A	A	A	A	A
Thinning			A	A	
Timber Stand Improvement			A		
Tree Farms			A	A	
Early Successional State Vegetation Management			A	A	A
Nonstructural Wildlife Habitat Management			A	A	A
Structural Wildlife Habitat Management			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	A
Prescribed Fire Management	A	A			A
Sensitive Plant Management	A	A	A	A	A
Uncommon Plant Community Management	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) Not allowed on the ground floor along North Lake Boulevard frontage.

(2) Limited to establishments with a gross floor area of 5,000 square feet or less.

TABLE 2.04.B-1: LAND USE REGULATIONS–NORTH TAHOE EAST MIXED-USE SUBDISTRICTS					
	Town Center Subdistricts				
Use	*MU-MTC*	*MU-LTC*	*MU-R*	*MU-TOR*	*MU-WREC*
(3) Beachside only.					
(4) Not allowed west of Beach Street.					
(5) Not allowed along North Lake Boulevard frontage. Must be completely enclosed inside a building of soundproof construction.					
(6) New single family and secondary dwellings are not allowed along North Lake Boulevard.					
(7) A Minor Use Permit is required for aboveground pipeline and transmission lines.					
(8) A Minor Use Permit is not required for a bus shelter.					
(9) Facilities which are not visually obtrusive may be eligible for an Administrative Approval per Placer County Code Section 17.56.060.F.					
(10) New Service Stations are not allowed between SR 28 and Lake Tahoe.					

4. ***Development Standards.*** Tables 2.04.B-2, 2.04.B-3, 2.04.B-4, and 2.04.B-5 prescribe the development standards for the North Tahoe East Mixed-Use Subdistricts. Individual numbers in parentheses refer to additional regulations that directly follow the tables. The numbers in each illustration below refer to corresponding regulations in the "#" column in the associated table.

TABLE 2.04.B-2: DENSITY, BUILDING HEIGHT, RECREATION AND NOISE STANDARDS–NORTH TAHOE EAST MIXED USE SUBDISTRICTS					
	Town Center Subdistricts				
	MU-MTC	*MU-LTC*	*MU-R*	*MU-TOR*	*MU-WREC*
Density within Town Centers is governed by Chapter 13, Area Plans, of the TRPA Code of Ordinances. Chapter 31, Density, of the TRPA Code of Ordinances does not apply within Town Centers.					
Residential					
Single Family Dwelling (unit/parcel)	Permitted if existing, no new				
Multiple Family Dwelling (units/acre)	25	25	25	15	25
Multi-Person Dwelling (people per acre)	25	25	25	25	25
Residential Care (people per acre)	25	25	-	-	-
Employee Housing (units/acre)	25[1]	25	25	-	25
Tourist Accommodation					

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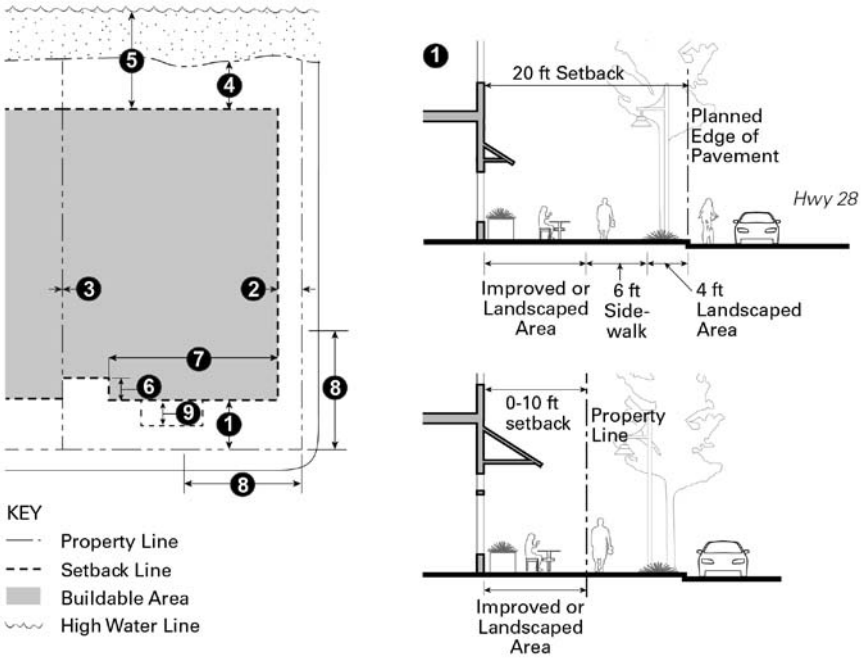
TABLE 2.04.B-2: DENSITY, BUILDING HEIGHT, RECREATION AND NOISE STANDARDS–NORTH TAHOE EAST MIXED USE SUBDISTRICTS					
	Town Center Subdistricts				
	MU-MTC	*MU-LTC*	*MU-R*	*MU-TOR*	*MU-WREC*
Bed and Breakfast Facilities (units/acre)	40	40	40	40	-
Hotel, Motel and Other Transient Dwelling Units	40	40	40	40	-
Timeshare (units/acre)	40	40	40	40	-
Building Height	See Section 2.09.A				
Additional Developed Outdoor Recreation	750 Summer Day Use PAOTs in the Kings Beach Town Center. Additional PAOTs may be granted by TRPA in Town Centers				
Maximum Community Noise Equivalent Level (CNEL)	65	65	55	60	55
Highway 28 Corridor	55	55	55	60; where applicable, a max 55 CNEL override is permissible	55
Hourly L_{eq}, dB	For stationary or industrial noise sources or projects affected by stationary or industrial noise sources (as measured at the property line of a noise sensitive receiving use): Daytime (7a.m.-7p.m.): 55 Nighttime (7p.m.-7a.m.): 45				

TABLE 2.04.B-3: BUILDING PLACEMENT STANDARDS AND GUIDELINES–NORTH TAHOE EAST MIXED-USE SUBDISTRICTS



	Town Center Subdistricts					
	MU-MTC	*MU-LTC*	*MU-R*	*MU-TOR*	*MU-WREC*	*#*
Minimum Setbacks (measured from property line unless otherwise noted)						
Street Frontage, Hwy 28 (from edge of ultimate pavement)	0 ft min, 10' max (a)	0 ft min, 5 ft max (a)	20 ft measured from the planned edge of pavement, with min 6 ft sidewalk and min 4 ft landscaped parkway (a)		10 ft min(a)	❶
Street Frontage, Other Streets (from edge of ultimate pavement)	0 ft min, 10 ft max for nonresidential uses (a)					❷
Interior Side (from property line)	0 ft; 10 ft foot landscaped setback required adjacent to residential use (b)					❸
Rear (from property line)	20 ft (b)					❹
Attached Garage	2 ft from primary façade				n/a	❻
Minimum Building Frontage at the Build-to Line (% of linear street frontage)	40% (c)	40% (c)	40% (c)	50% (c)	n/a	❼
Corner Build Area	30 ft (d)	30 ft (d)				❽
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.					❾

a. *Street Frontage Improvements*. New development, including substantial alterations of existing properties (total floor area of the proposed alternation, not including any internal alteration, is more than 50 percent of the floor area of the original building), shall provide 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 and gutter 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.

v. Additional Improvements in Town Centers. Minimum six-foot-wide sidewalk or pedestrian way with landscaping or street trees for all projects along Highway 28 and Highway 267.

b. *Required Interior Yards*. In order to provide light and air for residential units, the following minimum setbacks apply to any building wall facing an interior side or rear yard. When the site is adjacent to a residential subdistrict, the project must comply with whichever standard results in the greater setback.

i. Standards for Interior Yards adjacent to Residential Subdistricts.

(1) Structures shall not interrupt a line of a 1:1 slope extending upward from 25 feet above existing grade of the setback line adjacent to the residential district.

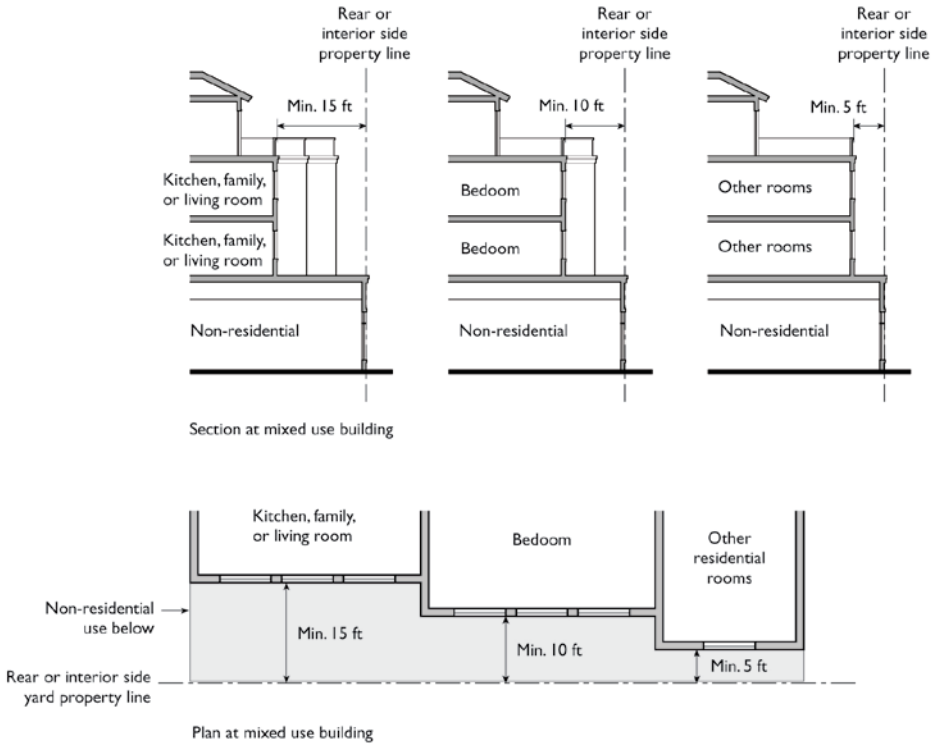
ii. Standards for all Interior Yards. The required setbacks apply to that portion of the building wall containing residential windows and extending three feet on either side of any window.

(1) For any wall containing living room, family room, or kitchen windows, a setback of at least 15 feet shall be provided.

(2) For any wall containing bedroom windows, a setback of at least 10 feet shall be provided.

(3) For all other walls containing windows, a setback of at least five feet shall be provided.

FIGURE 2.04(B)(3): REQUIRED SIDE AND REAR YARDS FOR RESIDENTIAL USES



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:

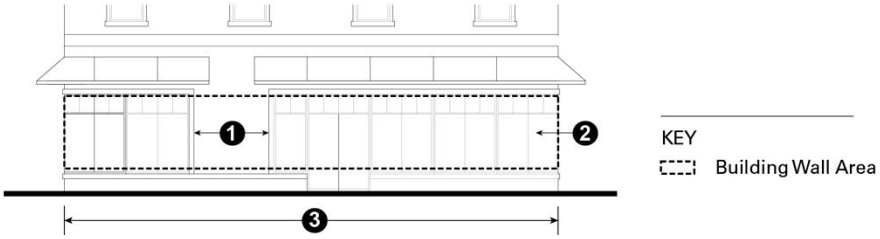
i. Entry courtyards, plazas, entries, or outdoor eating and display areas are located between the build-to line and building, provided that the buildings are built to the edge of the courtyard, plaza, or dining area;

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.

d. *Corner Build Area.* Where feasible and compatible with environmental constrains, buildings with nonresidential uses on the ground floor in the MU-MTC Subdistrict 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.

TABLE 2.04.B-4: BUILDING FORM GUIDELINES–NORTH TAHOE EAST MIXED-USE SUBDISTRICTS

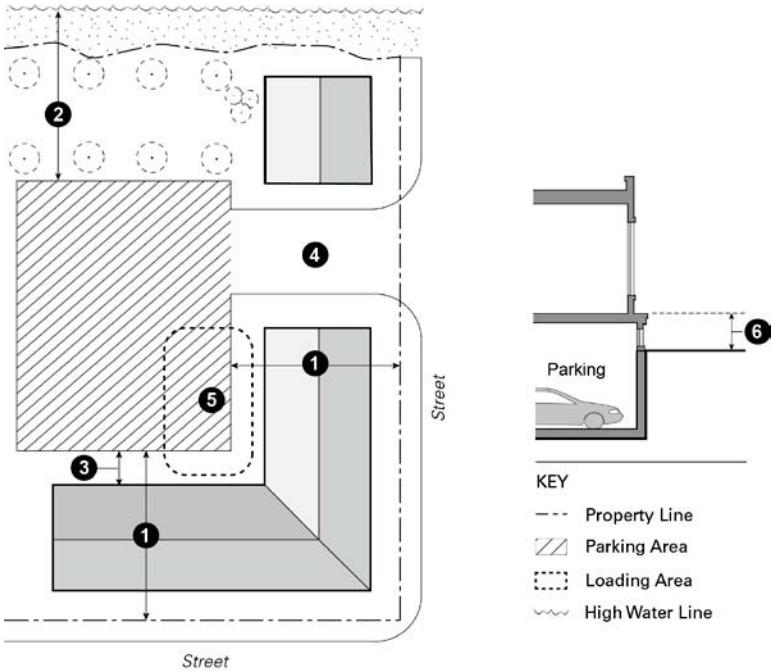


	Town Center Subdistricts					
	MU-MTC	*MU-LTC*	*MU-R*	*MU-TOR*	*MU-WREC*	*#*
Maximum Length of Blank Wall	Except for side walls built on property lines, no wall should run in a continuous horizontal plane for more than 25 feet without windows or doors or architectural details of minimum 2 foot recess or projection					❶
Required Transparency (% of building wall area)	50%(e)	50%(e)	40%(e)	75%(e)	40%(e)	❷
Building Modulation	Nonresidential buildings over 75 feet wide should be broken down to read as a series of buildings no wider than 75 feet each					
Maximum Building Length	250 ft	200 ft	200 ft	350 ft	200 ft	❸

e. *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 the required percentage stated in Table 2.04.B-3.3 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 are-as, 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 either be located behind buildings or screened with a landscaped area at least 10 feet wide between the parking garage and public street.

TABLE 2.04B-5: PARKING AND ACCESS STANDARDS AND GUIDELINES–NORTH TAHOE EAST MIXED-USE SUBDISTRICTS



	Town Center Subdistricts					
	MU-MTC	*MU-LTC*	*MU-G*	*MU-TOR*	*MU-REC*	#
Minimum Setback From Edge of Traveled Way	20 ft (f)					❶
Minimum Setback From Lake Tahoe	40 ft, or per TRPA Code of Ordinances, whichever is greater					❷
Setbacks from Buildings and Public Plazas	5 ft walkway and/or landscaping					❸
Access Location	Side street or rear wherever possible					❹
Shared Access	See additional regulations (g)		n/a	(g)		
Curb Cuts	Minimized and in areas least likely to impede pedestrian circulation					
Loading/Service Areas	Side or rear of lot is preferred. Loading and services areas should be screened from public ROW and from lake.					❺
Parking Podium	Maximum height of a parking podium visible from the street should be no greater than 3 feet from finished grade.					❻

f. *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, but no less than 20 feet from the edge of the 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; and,

(3) The site is small and constrained such that parking located more than 20 feet from the street frontage is not feasible.

(4) County Public Works determines traffic impacts from vehicle queuing and backing into the right-of-way are mitigated.

g. *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 developments.

h. *Building Orientation and Entrances.*

i. Buildings shall be oriented to face public streets.

ii. Building frontages should be generally parallel to streets, and the primary building entrances should be located on a public street.

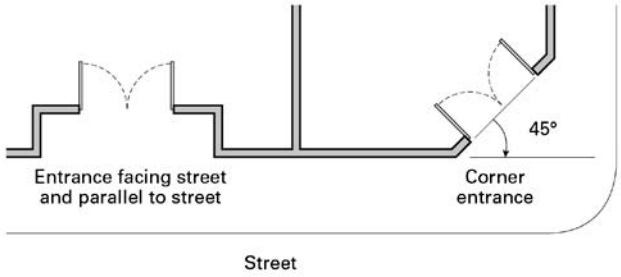
iii. Building entrances should be emphasized with special architectural and landscape treatments.

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(B)(4.1): BUILDING ORIENTATION AND ENTRANCES



i. *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" and "Historic Alpine" theme and architectural features, which promote the community's rustic setting and beach character and include the following:

i. Exterior Building Materials and Colors. Buildings shall be designed in accordance with Section 36.6.1 of the TRPA Code of Ordinances and the following supplemental standards.

(1) A unified palette of non-reflective, natural materials such as stone and wood shall be used on all sides of buildings.

(2) Natural colors of a mountain setting shall be used to help delineate windows and other architectural features to increase architectural interest.

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 storefront 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.

j. *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.

k. *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 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.

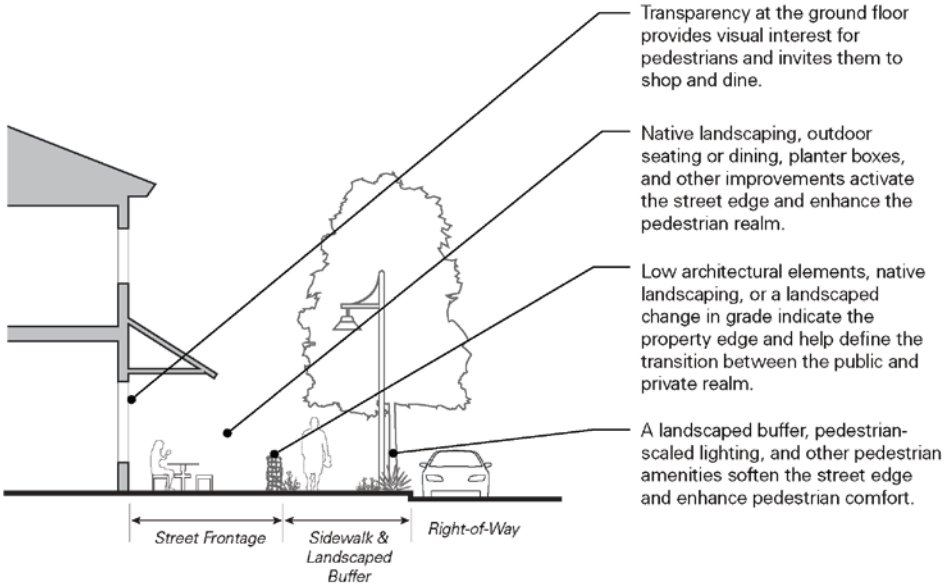
iii. Accessibility.

(1) *Private Open Space:* The space should be accessible to the 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 28 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.

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.

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.

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.

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

Tolerance Districts	*6*	*7*
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.

[INSERT NORTH TAHOE WEST MIXED-USE DISTRICTS ZONING MAP]

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

	Village Center Subdistricts					
Use	*MU-GW*	*MU-CCW*	*MU-CCE*	*MU-GE*	*MU-NC*	*Add'l Regs*
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						
	Village Center Subdistricts					
Use	*MU-GW*	*MU-CCW*	*MU-CCE*	*MU-GE*	*MU-NC*	*Add'l Regs*
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						
	Village Center Subdistricts					
Use	*MU-GW*	*MU-CCW*	*MU-CCE*	*MU-GE*	*MU-NC*	*Add'l Regs*
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						
	Village 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:

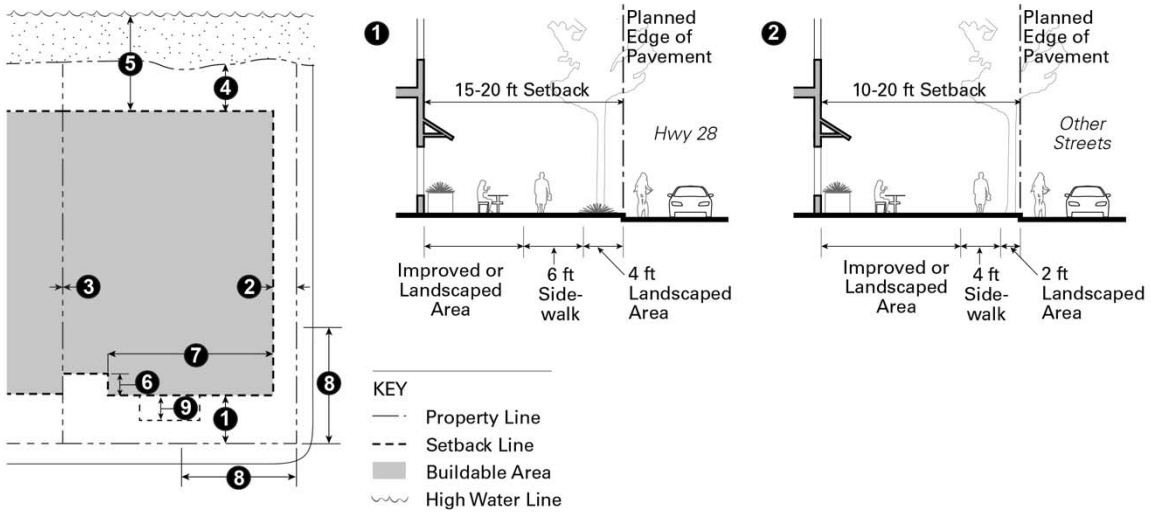
(1) Residential uses are discouraged on the ground floor along Highway 28 and Carnelian Woods Ave.
(2) Residential uses are discouraged on the ground floor along Highway 28.
(3) Residential uses are discouraged on the ground floor along Highway 28 west of Pino Grande Ave.
(4) Facilities that are not visually obtrusive may be eligible for an Administrative Approval per Placer County Code Section 17.56.060.F.

4. ***Development Stndards.*** 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					
	Village 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					
	Village Center Subdistricts				
	MU-GW	*MU-CCW*	*MU-CCE*	*MU-GE*	*MU-NC*
Employee Housing (units per acre)	As per the limitations above	As per the limitations above	As per the limitations above	As per the limitations above	15
Tourist Accommodation					
Bed and Breakfast Facilities	10	10	10	10	10
Hotel, Motel and Other Transient Dwelling Units with less than 10% of units with kitchens	40	40	40	40	40
Hotel, Motel and Other Transient Dwelling Units with 10% or more units with kitchens	15	15	15	15	15
Timeshare (units per acre)	As set forth above	As set forth above	As set forth above	As set forth above	15
Recreation					
Developed Campgrounds (sites per acre)	8				
Group Facilities (persons per acre)	25				
Recreational Vehicle Park (sites per acre)	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



	Village Center 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)			❶
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)			❷
Interior Side (from property line)	0 ft; 10 ft landscaped setback required adjacent to residential use			❸
Rear (from property line)	20 ft		10 ft	❹
Lake Tahoe	Per TRPA Code of Ordinances			❺
Attached garage	2 ft from primary façade			❻
Minimum Building Frontage at the Build-to Line (% of linear street frontage)	40% (b)	30% (b)	30% (b)	❼
Corner Build Area	30 ft (c)	30 ft (c)	30 ft (c)	❽
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.			❾

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.

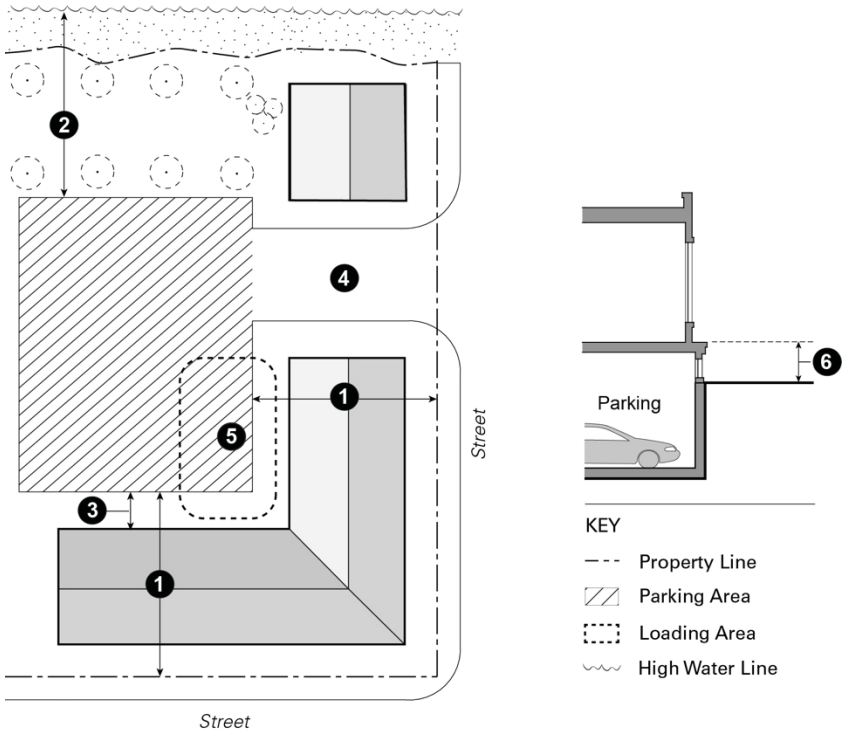
c. *Corner Build Area*. Where feasible and compatible with environmental constraints, buildings with nonresidential uses on the ground floor should be located in accordance with the required setbacks within 30 feet of any street corner. Public plazas may be at the street corner provided buildings are 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



	Village Center Subdistrict			
	MU-G	*MU-CC*	*MU-NC*	*#*
Minimum Setback from Edge of Traveled Way	20 ft(e)			❶
Minimum Setback from Lake Tahoe	40 ft or per TRPA Code of Ordinances, whichever is greater			❷
Setback from Buildings and Public Plazas	5 ft walkway and/or landscaping			❸
Access Location	Side street or rear wherever possible			❹
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	❺
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.	❻

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.

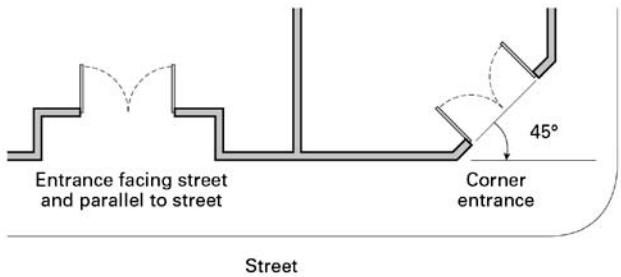
ii. Building frontages shall be generally parallel to streets, and the primary building entrances should be located on a public street.

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.

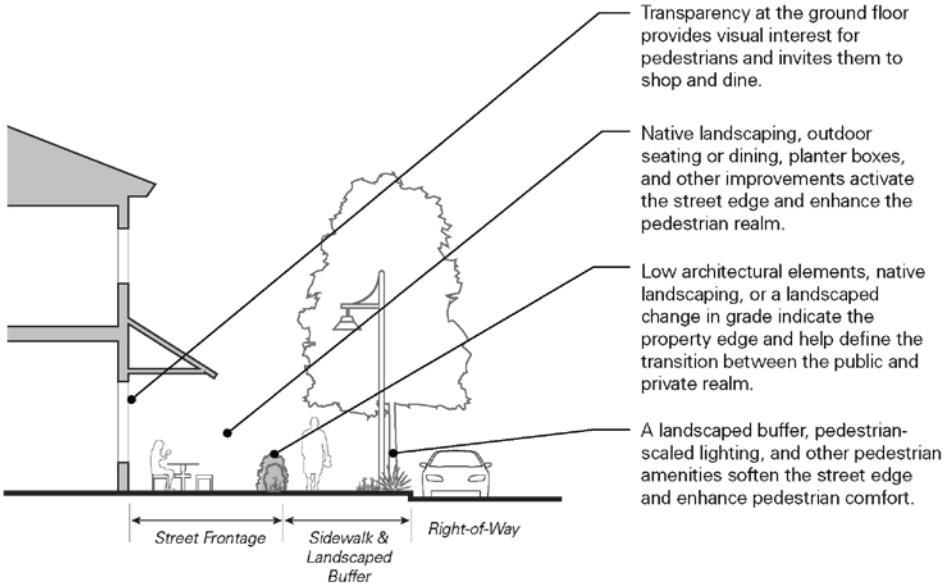
iii. Accessibility.

(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.

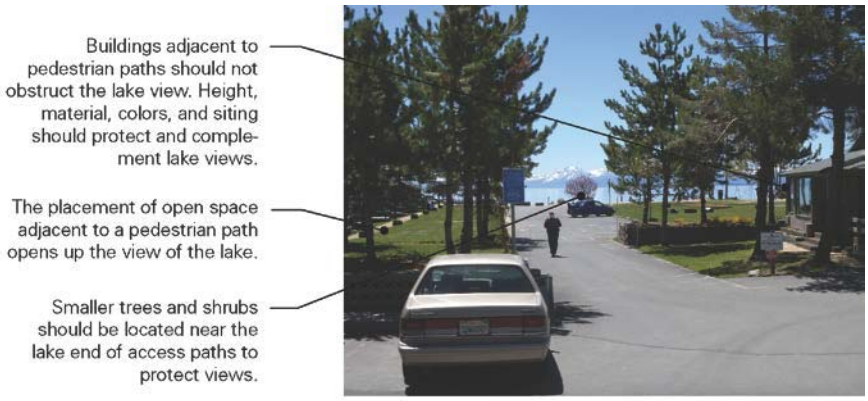
iv. Roof Design. Design sloped roofs with a minimum slope of 3:12. Roof forms may include gable, hip, and gambrel roofs, and lowered eave lines with dormer windows on upper levels are encouraged. Changes in roof heights are encouraged to prevent boxy buildings. Where flat roofs are used, provide architectural 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.

c. *Building Entrances.*

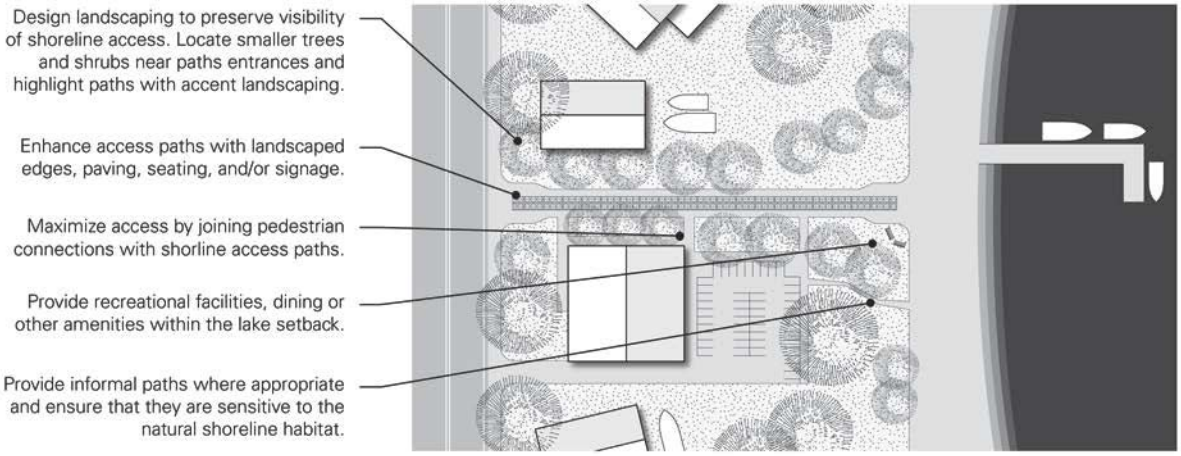
i. Entrance Design. Building entrances should be designed to reflect the Old Tahoe Style and should be highlighted with covered architectural elements, pedestrian-scaled signage, paving, and building transparency. Walkways or stairways leading to the building entrance should be clearly visible from the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

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.



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		
Tolerance Districts	*6*	*7*
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. <u>Tahoma Village Center Subdistrict.</u> 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. <u>Homewood Village Center Subdistrict.</u> 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

[INSERT WEST SHORE MIXED-USE DISTRICTS ZONING MAP]

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

Use	*Tahoma Village Center*	*Homewood Village Center*	*Sunnyside Village Center*	*Add'l Regs*
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				
Use	*Tahoma Village Center*	*Homewood Village Center*	*Sunnyside Village Center*	*Add'l Regs*
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				
Use	*Tahoma Village Center*	*Homewood Village Center*	*Sunnyside Village Center*	*Add'l Regs*
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	

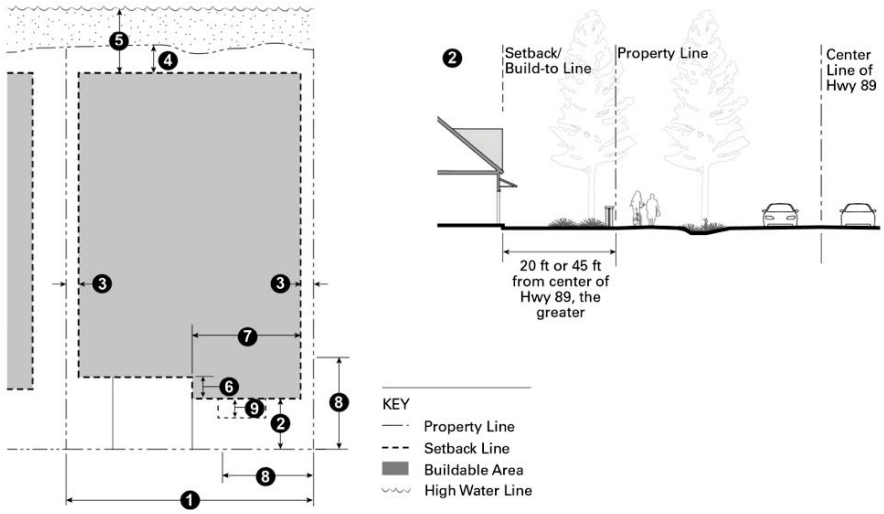
TABLE 2.04.D-1: LAND USE REGULATIONS–WEST SHORE MIXED-USE SUBDISTRICTS				
Use	*Tahoma Village Center*	*Homewood Village Center*	*Sunnyside Village Center*	*Add'l Regs*
Fuels Treatment (/Management)	A	A	A	
Insect and Disease Suppression	A	A	A	
Sensitive Plant Management	A	A	A	
Uncommon Plant Community 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			
Subdistrict	*Tahoma Village Center*	*Homewood Village Center*	*Sunnyside Village Center*
Maximum Density (Units/acre unless otherwise indicated)			
Residential			
Single Family Dwelling (du/parcel)	1	1	1
Multiple Family Dwelling (units per acre)	8	8	8
Residential Care (people per acre)	25		
Employee Housing (units per acre)	As per the limitations above	8	15, multiple family only
Tourist Accommodation			
Bed and Breakfast Facilities (units per acre)	10	10	10
Hotel, Motel and Other Transient Dwelling Units with less than 10% of units with kitchens (units per acre)	20	20	20

TABLE 2.04.D-2: DENSITY, BUILDING HEIGHT AND NOISE STANDARDS–WESTSHORE MIXED USE SUBDISTRICTS			
Subdistrict	*Tahoma Village Center*	*Homewood Village Center*	*Sunnyside Village Center*
Hotel, Motel and Other Transient Dwelling Units with 10% or more units with kitchens (units per acre)	15	15	15
Timeshare (units per acre)	As set forth above	As set forth above	As set forth above
Recreation			
Developed Campgrounds (sites per acre)			8
Recreation Vehicle Parks (sites per acre)			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



Subdistrict	*Tahoma Village Center*	*Homewood Village Center*	*Sunnyside Village Center*	#
Minimum Setbacks (measured from property line unless otherwise noted)				
Street Frontage	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)			❷
Side	Total of 15 ft, 5 ft minimum on each side			❸
Rear	10 ft			❹
Lake Tahoe	Per TRPA Code of Ordinances			❺
Attached Garage (measured from primary façade)	2 ft			❻
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)			❼
Corner Build Area	30 ft (b)			❽
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.			❾

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.