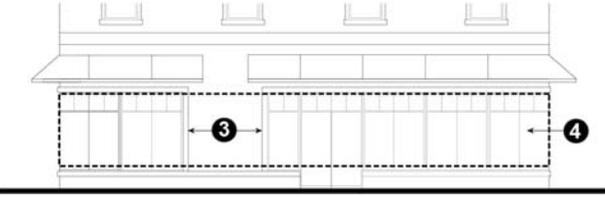


TABLE 2.04.D-4: BUILDING FORM GUIDELINES—WEST SHORE MIXED-USE SUBDISTRICTS

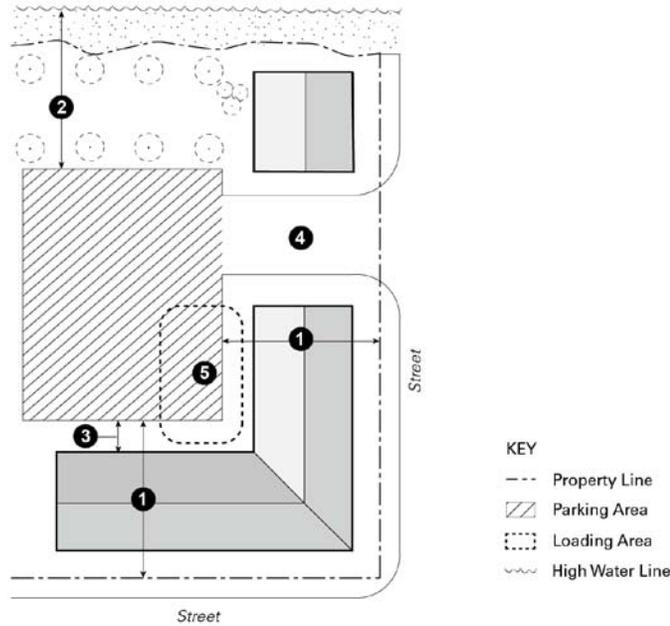


KEY  
 Building Wall Area

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

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

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



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

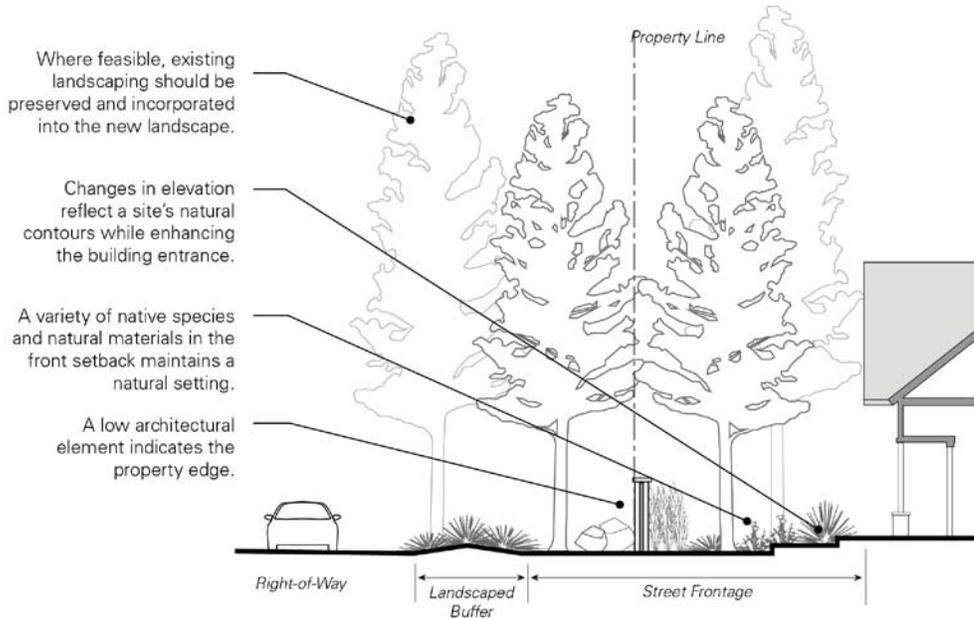
- e. *Limitations on Location of Parking.* Buildings should be placed as close to the street as possible, with parking behind a building, or on the interior side or rear of the site. Above ground surface parking may be located within 20 feet of a street facing property line with project approval when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

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

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

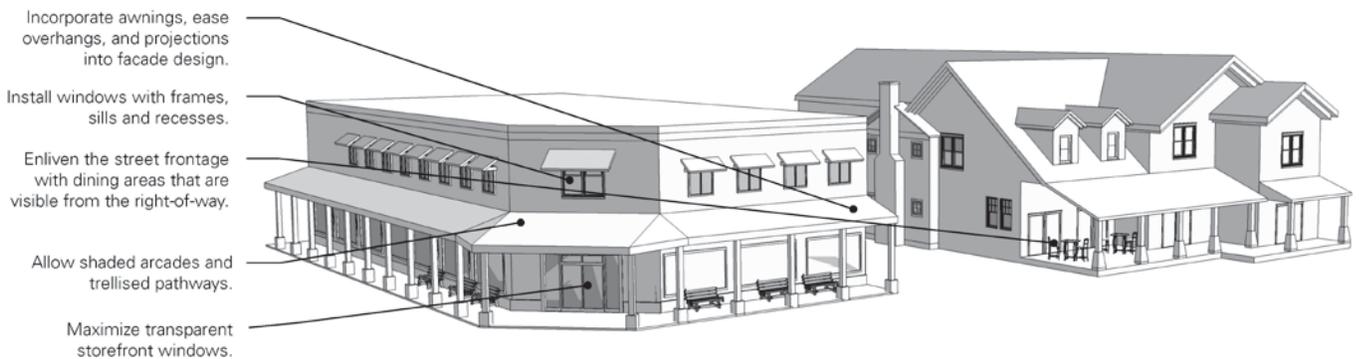
5. **Design Guidelines.**

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



b. **Building Form and Design.**

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



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

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

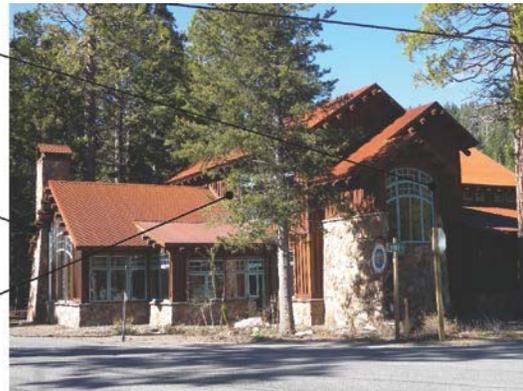
- iii. Colors. Design buildings exteriors in the subdued colors of historic Old Tahoe or Historic Alpine style. These include earthy and natural colors that blend well with the alpine forest (reddish-brown, brown, tan, ochre, umber, sand, and dark green). Limit the use of bright-colored building materials 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 superficial roof forms, such as mansards, that are affixed to the building.

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

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

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

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



c. *Shorezone Design.*

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

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

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

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



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

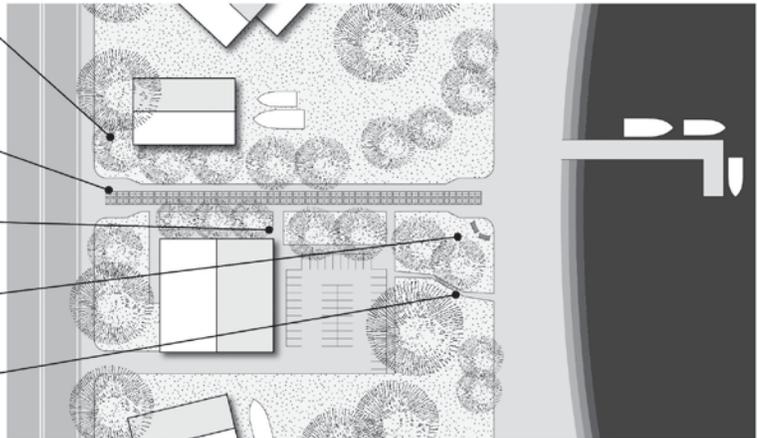
Design landscaping to preserve visibility of shoreline access. Locate smaller trees and shrubs near paths entrances and highlight paths with accent landscaping.

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

Maximize access by joining pedestrian connections with shoreline access paths.

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

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



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

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

## 2.05 Community Service Districts

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

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

a. TDR Receiving Area for:

- i. Existing development.
- ii. Multi-residential units.

2. **Special Policies.** None.

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

TABLE 2.05.A-1: LAND USE REGULATIONS—FAIRWAY SERVICE SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
<b>Residential</b>		
Single Family Dwelling	A	
Multiple Family Dwelling	MUP	
Employee Housing	MUP	
<b>Commercial</b>		
Nursery	MUP	
Business Support Services	A	
Professional Offices	A	
<b>Public Service</b>		
Cultural Facilities	A	
Government Offices	MUP	
Local Public Health and Safety Facilities	A	
Public Utility Centers	A	
Regional Public Health and Safety Facilities	MUP	
Threshold-Related Facilities	MUP	
Pipelines and Power Transmission	MUP	
Transit Stations and Terminals	A	
Transportation Routes	A	

<b>TABLE 2.05.A-1: LAND USE REGULATIONS–FAIRWAY SERVICE SUBDISTRICT</b>		
Transmission and Receiving Facilities	MUP	Placer County Code Section 17.56.060F
<b>Recreation</b>		
Day Use Areas	A	
Cross County Skiing Courses	MUP	
Golf Courses	MUP	
Outdoor Recreation Concessions	MUP	
Riding and Hiking Trails	MUP	
Snowmobile Courses	A	
Visitor Information Centers	MUP	
<b>Resource Management</b>		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Tree Farms	A	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

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

<b>TABLE 2.05.A-2: DEVELOPMENT STANDARDS–FAIRWAY SERVICE SUBDISTRICT</b>	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Multiple Family Dwelling: 15 units per acre Employee Housing: As per the limitations set forth in this table
<i>Commercial</i>	Corner Lots: 6,000 sq ft Interior Lots: 5,000 sq ft
Building Height	TRPA Code of Ordinances Chapter 37
Minimum Lot Size	10,000 sq ft
Minimum Lot Width	60 ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	10 ft
<i>Side</i>	5 ft
<i>Rear</i>	5 ft
Maximum Community Noise Equivalent Level	65 CNEL

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

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

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

2. **Special Policies.**

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

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

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

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

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

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

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

TABLE 2.05.B-2: DEVELOPMENT STANDARDS—KINGS BEACH INDUSTRIAL SUBDISTRICT	
Building Height	TRPA Code of Ordinances Chapter 37
Minimum Lot Size	
<i>Commercial</i>	Corner Lots: 6,000 sq ft Interior Lots: 5,000 sq ft
<i>Residential</i>	10,000 sq ft
Minimum Lot Width	60 ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	10 ft
<i>Side</i>	5 ft
<i>Rear</i>	5 ft
Maximum Community Noise Equivalent Level	65 CNEL
Hourly $L_{eq}$ , dB	Daytime (7a.m.–7p.m.): 55 Nighttime (7p.m.–7a.m.): 45 Levels specified above should be lowered by five dB for simple tone noises
Maximum Level, dB	Daytime (7a.m.–7p.m.): 75 Nighttime (7p.m.–7a.m.): 65 Levels specified above should be lowered by five dB for simple tone noises

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

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

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

- c. Ensure that the design elements of new, remodeled and rehabilitated development are compatible with the scenic, recreation and community values of Lake Forest and the region, through use of the design and sign regulations for the area.
  - d. The allocation policy shall assign priority to projects which emphasize remodeling and rehabilitation of substandard development.
  - e. Strip commercial development in this area should be discouraged.
  - f. The Lake Forest Commercial Subdistrict should continue to emphasize service oriented commercial uses which are compatible with the surrounding residential and recreational uses.
  - g. Given existing conditions and the limited amount of new development contemplated, no significant improvements to Lake Forest Road, other than ordinary maintenance and repair, are anticipated.
  - h. Safe and efficient use of Lake Forest Road should be accomplished through management strategies (rather than sizeable capital investments), such as enforcement of appropriate speed levels, and possibly a "stop" sign at an appropriate location.
  - i. Consideration should be given to a community parking lot at a centralized location, to reduce the use of the public right-of-way for parking.
3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.05.C-1: LAND USE REGULATIONS—LAKE FOREST COMMERCIAL SUBDISTRICT			
Use	Special Area #1	Special Area #2	Notes
<b>Residential</b>			
Employee Housing	MUP	MUP	
Multiple Family Dwelling	MUP	MUP	
Single-Family Dwelling	MUP	MUP	
<b>Tourist Accommodation</b>			
Bed and Breakfast Facilities	A		

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

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

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

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

TABLE 2.05.C-2: DEVELOPMENT STANDARDS-LAKE FOREST COMMERCIAL SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Multiple Family Dwelling: 15 units per acre Employee Housing: As per the density limitations above
<i>Tourist Accommodation</i>	Bed and Breakfast Facilities: 10 units per acre Hotel, Motel and Other Transient Units: <i>With less than 10% of units with kitchens - 40 units per acre</i> <i>With 10% or more units with kitchens - 15 units per acre</i> Timeshare (Hotel/Motel Design): 40 units per acre
Building Height	TRPA Code of Ordinances Chapter 37
Minimum Lot Width	60 ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	10 ft
<i>Side</i>	5 ft
<i>Rear</i>	5 ft
Maximum Community Noise Equivalent Level	
<i>Special Area #1</i>	60 CNEL
<i>Special Area #2</i>	65 CNEL

- D. **Tahoe City Industrial Subdistrict.** The Tahoe City Industrial Subdistrict is located within the Greater Tahoe City Subarea. This area should become the light industrial area for Tahoe City and the receiving area for the relocation of existing incompatible uses located in the Tahoe City area.
1. **Special Designations.** (See Section 3.14)
    - a. TDR Receiving Area for:
      - i. Existing Development
    - b. Preferred Affordable Housing Area
  2. **Special Policies.**
    - a. Uses on the main highways should be primarily tourist-service in nature. This area is a preferred area for the location of uses not found to be compatible elsewhere in the Tahoe City area.
  3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.05.D-1: LAND USE REGULATIONS–TAHOE CITY INDUSTRIAL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
<b>Residential</b>		
Employee Housing	MUP	
Mobile Home Dwelling	MUP	
Multiple Family Dwelling	MUP	
<b>Commercial</b>		
Building Materials and Hardware	MUP	
Nursery	MUP	
Outdoor Retail Sales	MUP	
Auto Repair and Service	MUP	
Fuel and Ice Dealers	MUP	
Industrial Services	MUP	
Recycling and Scrap	MUP	
Small Scale Manufacturing	MUP	
Storage Yards	A	
Vehicle and Freight Terminals	MUP	
Vehicle Storage and Parking	MUP	
Warehousing	MUP	

<b>TABLE 2.05.D-1: LAND USE REGULATIONS–TAHOE CITY INDUSTRIAL SUBDISTRICT</b>		
<b>Public Service</b>		
Collection Stations	MUP	
Government Offices	MUP	
Local Assembly and Entertainment	MUP	
Local Post Office	MUP	
Local Public Health and Safety Facilities	MUP	
Publicly Owned Assembly and Entertainment	MUP	
Public Utility Centers	A	
Regional Public Health and Safety Facilities	MUP	
Pipelines and Power Transmission	MUP	
Transit Stations and Terminals	MUP	
Transportation Routes	MUP	
Transmission and Receiving Facilities	MUP	Placer County Code Section 17.56.060.F
<b>Resource Management</b>		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Tree Farms	A	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

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

<b>TABLE 2.05.D-2: DEVELOPMENT STANDARDS–TAHOE CITY INDUSTRIAL SUBDISTRICT</b>	
Maximum Density	
<i>Residential</i>	Multiple Family Dwellings: 15 units per acre Mobile Home Dwelling: 8 units per acre Employee Housing: As per the limitations above
Building Height	TRPA Code of Ordinances Chapter 37
Minimum Lot Size	
<i>Commercial</i>	Corner Lots: 6,000 sq ft Interior Lots: 5,000 sq ft
Minimum Lot Width	60 ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	10 ft
<i>Side</i>	5 ft
<i>Rear</i>	5 ft
Maximum Community Noise Equivalent Level	65 CNEL

- E. **Tahoe Vista Industrial Subdistrict.** The Tahoe Vista Industrial Subdistrict is located within the North Tahoe West Subarea. This Subdistrict should continue to provide a location for the service/industrial needs of the area.
1. **Special Designation.** (See Section 3.14)
    - a. Preferred Industrial Area
  2. **Special Policies.**
    - a. Public services and industrial uses are encouraged by the permissible use list. Wholesale/storage, light industrial and other similar uses should be limited to the National Avenue area. Heavy equipment traffic should be mitigated as to be compatible with nearby properties, including residential uses.
  3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.05.E-1: LAND USE REGULATIONS–TAHOE VISTA INDUSTRIAL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
<b>Commercial</b>		
Auto, Mobile Home and Vehicle Dealers	A	
Building Materials and Hardware	A	
General Merchandise Stores Mail Order, and Vending	A	
Nursery	A	
Outdoor Retail Sales	A	
Eating and Drinking Places	MUP	
Food and Beverage Retail Sales	MUP	
Furniture, Home Furnishings and Equipment	A	
Service Stations	CUP	
Amusements and Recreation Services	CUP	
Privately Owned Assembly and Entertainment	CUP	
Animal Husbandry Services	A	
Auto Repair and Service	A	
Broadcasting Studios	A	
Business Support Services	A	
Contract Construction Services	A	
Financial Services	A	

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

<b>TABLE 2.05.E-1: LAND USE REGULATIONS–TAHOE VISTA INDUSTRIAL SUBDISTRICT</b>		
Social Service Organizations	A	
Pipelines and Power Transmission	A	
Transit Stations and Terminals	A	
Transportation Routes	CUP	
Transmission and Receiving Facilities	A	Placer County Code Section 17.56.060.F
<b>Recreation</b>		
Cross Country Ski Courses	A	
Day Use Areas	A	
Outdoor Recreation Concessions	MUP	
Participants Sports Facilities	A	
Recreation Centers	A	
Riding and Hiking Trails	A	
Rural Sports	A	
Snowmobile Courses	A	
<b>Resource Management</b>		
Reforestation	A	
Sanitation Salvage Cut	A	
Thinning	A	
Tree Farms	A	
Early Successional State Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

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

TABLE 2.05.E-2: DEVELOPMENT STANDARDS--TAHOE VISTA INDUSTRIAL SUBDISTRICT	
Minimum Lot Size	
<i>Commercial</i>	Corner Lots: 6,000 sq ft Interior Lots: 5,000 sq ft
Building Height	TRPA Code of Ordinances Chapter 37
Minimum Lot Width	60 ft
Minimum Setbacks (measured from property line unless otherwise noted)	See also 17.54.130, 17.54.140, and 17.54.150
<i>Front</i>	10 ft
<i>Side</i>	5 ft
<i>Rear</i>	5 ft
Maximum Community Noise Equivalent Level	65 CNEL, where applicable, a maximum 55 CNEL override for the Highway 28 corridor is permissible.

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

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

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

## 2.06 Conservation Districts

- A. **Blackwood Subdistrict.** The Blackwood Subdistrict is located within the West Shore Subarea. This area should be managed, as appropriate, to improve the quality of the watershed, including management of Blackwood Creek as a resident and migratory fishery.
1. *Special Designation.* None.
  2. *Special Policies.*
    - a. Management activities that restore disturbed areas and improve the vegetative cover should be emphasized.
    - b. Prioritize Blackwood Creek for continued restoration efforts.
    - c. Off-road vehicle use should be restricted to designated roads.
    - d. Opportunities should be provided for snowmobile use and staging area when such uses do not include the location of concession base facilities in this Subdistrict.
    - e. Snowmobile use should be prohibited in important wildlife habitat as identified in the Tahoe National Forest Land and Resource Management Plan, including any future amendments.
  3. *Permissible Uses.* The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.06.A-1: LAND USE REGULATIONS—BLACKWOOD SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
<b>Residential</b>		
Single Family Dwelling	MUP	
<b>Public Service</b>		
Local Public Health and Safety Facilities	MUP	
Pipelines and Power Transmission	CUP	
Public Utility Centers	MUP	
Transit Stations and Terminals	CUP	
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F
Transportation Routes	CUP	
<b>Recreation</b>		
Cross Country Skiing Courses	MUP	
Day Use Areas	MUP	
Developed Campgrounds	CUP	

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

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

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

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

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

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

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

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

1. **Special Designations.** (See Section 3.14)
  - a. TDR Receiving Area for:
    - i. Multi-Residential Units (Limited to Employee Housing)
2. **Special Policies.**
  - a. Provide opportunities for intensive resource management practices to include regeneration harvest and selective cutting.
  - b. The water diversion at Antone Meadows should be eliminated if possible, or at the very least, the diversion pipe should be concealed to eliminate visual impacts.
  - c. The road through the meadow should be relocated to higher ground and bridge spans should be installed where the road crosses stream channels.
  - d. Logging road spurs in this area should be scarified and re-vegetated.
  - e. Provide opportunities to expand public camping opportunities.
3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.06.B-1: LAND USE REGULATIONS-BURTON CREEK SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
<b>Residential</b>		
Employee Housing	MUP	
Single-Family Dwelling	MUP	
Summer Homes	MUP	

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

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

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

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

- C. **Lower Ward Valley Subdistrict.** The Lower Ward Valley Subdistrict is located within the West Shore Subarea. This Subdistrict is located in close proximity to urban areas and should provide opportunities for a variety of recreational activities and low to moderate resource management. Intensity of uses should be constrained by the environmental capability of the area.
1. **Special Designation.** None.
  2. **Special Policies.**
    - a. This area should provide additional recreation facilities for day use on State Park land and overnight camping at Kaspian Campground.
    - b. Viewing opportunities (vista point and trailhead) at Eagle Rock should be maintained.
    - c. The quality of background views as viewed from Shoreline Unit 13 should be maintained.
  3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.06.C-1: LAND USE REGULATIONS—LOWER WARD VALLEY SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
<b>Residential</b>		
Single Family Dwelling	MUP	
<b>Public Service</b>		
Transportation Routes	CUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F
Local Public Health and Safety Facilities	MUP	
<b>Recreation</b>		
Cross Country Skiing Courses	MUP	
Day Use Areas	MUP	
Developed Campgrounds	CUP	
Outdoor Recreation Concessions	MUP	
Riding and Hiking Trails	A	
Rural Sports	CUP	
Undeveloped Campgrounds	MUP	
Visitor Information Center	MUP	

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

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

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

D. **Martis Peak Subdistrict.** The Martis Peak Subdistrict is located partially within the North Tahoe East Subarea and partially within the North Tahoe West Subarea. This area should be reserved for moderate to intensive resource management to include timber management programs that enhance the wildlife, recreational, and vegetation resources. Several miles of the main electrical transmission system serving the north and west shores of the California side of Lake Tahoe pass through this subdistrict. A back-up diesel electrical generator facility and electrical switching station are located in Special Area #1.

1. **Special Designation.** None.
2. **Special Policies.**
  - a. Unimproved roads in the area should be closed and re-vegetated or be brought up to current water quality standards as adopted in the Lake Tahoe Water Quality Management Plan (208 Plan) to eliminate associated erosion problems.
  - b. Water diversions on Griff Creek should not be allowed to impact the stream fishery.
  - c. New or expanded public utility center facilities are limited to Special Area #1. The location of these facilities shall be limited to high capability land outside of the 100-year flood plain.
  - d. Any new electrical substation in Special Area #1 shall be contingent on the removal of the substation on Cutthroat Avenue in the Kings Beach Industrial Community Plan Area.
3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.06.D-1: LAND USE REGULATIONS—MARTIS PEAK SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
<b>Residential</b>		
Summer Homes	MUP	
<b>Public Service</b>		
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F
Transportation Routes	CUP	
Pipelines and Power Transmission	CUP	
Public Utility Centers	CUP	Limited to Special Area #1
Local Public Health and Safety Facilities	MUP	
<b>Recreation</b>		
Day Use Areas	MUP	

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

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

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

- E. **McKinney Lake Subdistrict.** The McKinney Lake Subdistrict is located within the West Shore Subarea. This area should be reserved for low to moderate level resource management on good capability lands while providing opportunities for off-road vehicle use along the Rubicon Trail.
1. **Special Designation.** None.
  2. **Special Policies.**
    - a. Vehicular travel should be redirected out of stream environment zones.
    - b. Disturbed stream environment zones should be restored.
    - c. The waters in this area should be managed for a quality fishery.
    - d. Efforts to stabilize and remedy water quality problems on the Rubicon Trail should continue.
    - e. Additional developed camping opportunities on good capability State Park lands should be provided.
  3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

<b>TABLE 2.06.E-1: LAND USE REGULATIONS—MCKINNEY LAKE SUBDISTRICT</b>		
<b>Allowable Land Uses</b>	<b>Land Use Permit</b>	<b>Add'l Regs.</b>
<b>Residential</b>		
Summer Homes	MUP	
<b>Public Service</b>		
Pipelines and Power Transmission	CUP	
Power Generating	CUP	
Local Public Health and Safety Facilities	MUP	
Public Utility Centers	MUP	
Transit Stations and Terminals	CUP	
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F
Transportation Routes	CUP	
<b>Recreation</b>		
Cross Country Skiing Courses	MUP	
Day Use Areas	MUP	
Developed Campgrounds	CUP	
Riding and Hiking Trails	A	
Outdoor Recreation Concessions	MUP	

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

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

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

- F. **Watson Creek Subdistrict.** The Watson Creek Subdistrict is located within the North Tahoe West Subarea. This Subdistrict should be managed with an emphasis on providing improved opportunities for dispersed recreation and timber harvest.
1. **Special Designation.** None.
  2. **Special Policies.**
    - a. The development or relocation of recreational facilities should be limited to good capability lands within close proximity to urban services.
    - b. Some bank stabilization and fish passage barrier removal work should be performed on Watson Creek.
  3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.06.F-1: LAND USE REGULATIONS–WATSON CREEK SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
<b>Residential</b>		
Summer Homes	MUP	
<b>Public Service</b>		
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F
Pipelines and Power Transmission	CUP	
Local Public Health and Safety Facilities	MUP	
<b>Recreation</b>		
Day Use Areas	MUP	
Developed Campgrounds	CUP	
Off-Road Vehicle Course	CUP	
Outdoor Recreation Concessions	MUP	
Riding and Hiking Trails	MUP	
Rural Sports	CUP	
Group Facilities	MUP	
Undeveloped Campgrounds	MUP	
Snowmobile Courses	CUP	
<b>Resource Management</b>		
Reforestation	A	
Regeneration Harvest	A	
Sanitation Salvage Cut	A	
Selection Cut	A	

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

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

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

2.07 **Recreation Districts**

- A. **64 Acre Tract Subdistrict.** The 64 Acre Tract Subdistrict is located within the Greater Tahoe City Subarea. This area should be redeveloped into a public recreation area consistent with the overall design plan for Tahoe City.
1. **Special Designation.** None.
  2. **Special Policies.**
    - a. Use all appropriate opportunities to increase opportunities for public access to the Truckee River and Lake Tahoe.
    - b. Increase the total mileage of bicycle trails available for public use in the Placer County General Plan area, complete linkages in the system, and complete alignments as established in the Tahoe City P.U.D. Master Plan.
    - c. Coordinate with the U.S. Forest Service for the management and continued improvement of the 64-acre Tract property pursuant to requirements set forth in the Regional Plan. Improvements should include recreation, transportation and public facilities that complement the transit center, trailheads and parking areas that currently exist.
    - d. Recreation plans shall consider the “Parks and Recreation Master Plan” of the Tahoe City Public Utility District along with the planning programs of the California State Parks Department, and U.S. Forest Service. Capital improvements in the Subdistrict should be responsive to the needs assessment that was included in the Tahoe City P.U.D. Master Plan.
  3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.07.A-1: LAND USE REGULATIONS—64 ACRE TRACT SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
<b>Residential</b>		
Employee Housing	MUP	
<b>Public Service</b>		
Cultural Facilities	A	
Pipelines and Power Transmissions	CUP	
Public Assembly and Entertainment Facilities	CUP	
Local Public Health and Safety Facilities	MUP	
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F

<b>TABLE 2.07.A-1: LAND USE REGULATIONS-64 ACRE TRACT SUBDISTRICT</b>		
Transportation Routes	CUP	
Government Offices	MUP	
Public Utility Center	MUP	
Transit Stations and Terminals	CUP	
<b>Recreation</b>		
Marinas	CUP	
Beach Recreation	A	
Boat Launching Facilities	CUP	
Cross Country Skiing Courses	A	
Day Use Areas	A	
Group Facilities	MUP	
Riding and Hiking Trails	A	
Outdoor Recreation Concessions	A	
Rural Sports	MUP	
Participant Sport Facilities	MUP	
Snowmobile Courses	CUP	
Visitor Information Centers	A	
<b>Resource Management</b>		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Tree Farms	MUP	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- D. **Lower Truckee Subdistrict.** The Lower Truckee Subdistrict is located within the Greater Tahoe City Subarea. This area should be managed for recreational uses that are compatible with the special scenic and resource values of the Subdistrict. Existing developed facilities that contribute to scenic degradation should be relocated to other suitable areas outside the Subdistrict.
1. ***Special Designations.*** None.
  2. ***Special Policies.***
    - a. Encourage existing commercial uses in this area to relocate to more appropriate areas. Incentives through TDRs to any receivable subdistrict should be provided to encourage commercial uses to relocate. Commercial uses that are allowed to remain for safety reasons should be required to show that there is no safe feasible alternative site and should be required to do visual buffering or landscaping as conditions for any permits for additions, modifications, or alterations.
    - b. Provide suitable parking facilities for recreational users of the river.
    - c. Optimize recreation and travel use of the river corridor to that which maintains its attractiveness and environmental stability.
    - d. Provide opportunities for low to moderate resource management in the plateau area that is located above the Truckee River canyon area and is not visible from Highway 89.
    - e. Public recreation opportunities on Lake Tahoe and the Truckee River should be encouraged. Prior to any expansion, the total number of rafts operating at one time on the Truckee River should be established by a comprehensive environmental analysis. This analysis should include, but not be limited to, determination of overall recreation needs, attractiveness of the facilities, environmental constraints and impacts, parking and traffic constraints, and various water flow limitations. Parking for commercial rafting should be provided by the businesses and in locations that do not further congest the "wye" area.
    - f. Consistent with the Truckee River Corridor Special Planning Area provisions (Section 2.09.B.3), the County shall consider a plan that recognizes existing industrial and commercial uses. The County shall consider rezoning of such industrial and commercial sites, and establishing development standards that focus on environmental redevelopment and/or restoration of those sites.
  3. ***Permissible Uses.*** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.07.D-1: LAND USE REGULATIONS—LOWER TRUCKEE SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
<b>Residential</b>		
Single-Family Dwelling	A	
Summer Homes	MUP	
<b>Commercial</b>		
Fuel and Ice Dealers	CUP	
<b>Public Service</b>		
Pipelines and Power Transmission	CUP	
Regional Local Public Health and Safety Facilities	MUP	
Public Utility Centers	MUP	
Transportation Routes	CUP	
Transit Stations and Terminals	CUP	
<b>Recreation</b>		
Day Use Areas	A	
Riding and Hiking Trails	A	
Undeveloped Campgrounds	A	
Outdoor Recreation Concessions	MUP	
Rural Sports	CUP	
Visitor Centers	MUP	
Snowmobile Courses	CUP	
<b>Resource Management</b>		
Reforestation	A	
Regeneration Harvest	MUP	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	
Thinning	A	
Tree Farms	MUP	
Timber Stand Improvement	MUP	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	

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

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

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

- E. **North Star Subdistrict.** The North Star Subdistrict is located within the North Tahoe West Subarea. This area is best suited for low intensive resource management, although some opportunity for ski trail expansion should be provided.
1. **Special Designation.** None.
  2. **Special Policies.**
    - a. Coordinate with the USFS and operators of the North Star ski facility to assess the feasibility of, and demand for, expanding the North Star operations into this planning area.
    - b. Ski expansion within the Basin should be limited to lifts and runs. Access should be from base facilities outside the Basin.
    - c. Other accessory uses to ski areas, such as warming huts and eating and drinking establishments, should be serviced from outside the Basin. Also, such facilities, if constructed, should be screened from views originating from within the Basin.
    - d. Base facilities for cross country ski and snowmobile courses should be located outside the Basin.
  3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.07.E-1: LAND USE REGULATIONS—NORTH STAR SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
<b>Public Service</b>		
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F
Pipelines and Power Transmission Lines	CUP	
<b>Recreation</b>		
Cross Country Skiing Courses	MUP	
Riding and Hiking Trails	A	
Downhill Skiing Facilities	CUP	
Snowmobile Courses	CUP	
<b>Resource Management</b>		
Reforestation	A	
Regeneration Harvest	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	

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

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

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

- F. **North Tahoe High School Subdistrict.** The North Tahoe High School Subdistrict is located within the Greater Tahoe City Subarea. This area should continue to provide developed recreational facilities for the local residents.
1. **Special Designations.** (See Section 3.14)
    - a. TDR Receiving Area for:
      - i. Existing Developments
  2. **Special Policies.**
    - a. Continue to provide winter recreational opportunities for cross country skiers.
    - b. A secondary access to the high school should be considered.
    - c. Off-road vehicle use should be discouraged. New off-road routes allowing motor vehicle routes are prohibited except for emergency services.
    - d. Consider this subdistrict as a preferred site for relocating recreation now located in stream environment zones or other unsuitable areas.
    - e. This subdistrict should accommodate the connection of the North Tahoe PUD Bike Trail.
    - f. Special Area #1 has been created as a receiving area for public service facilities. The area may only be developed in such a way as to be visibly screened from adjacent neighborhoods and State Route 28 and not exceed established CNEL.
  3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.07.F-1: LAND USE REGULATIONS–NORTH TAHOE HIGH SCHOOL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
<b>Residential</b>		
Single-Family Dwelling	MUP	
<b>Public Service</b>		
Religious Assembly	MUP	
Cultural Facilities	MUP	
Pipelines and Power Transmission	CUP	
Public Utility Centers	MUP	
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F
Transportation Routes	CUP	
Cemeteries	MUP	

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

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

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

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

- G. **North Tahoe Recreation Area Subdistrict.** The North Tahoe Recreation Area Subdistrict is located within the North Tahoe West Subarea. This Subdistrict should continue to provide recreation opportunities consistent with the needs of the area.
1. **Special Designation.** None.
  2. **Special Policies.**
    - a. New or additional recreational development should be consistent with a long-term management plan for the entire Subdistrict.
    - b. Placer County should consider establishing a new access route to the park to enhance safety and minimize motor vehicle impacts in residential areas.
  3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.07.G-1: LAND USE REGULATIONS--NORTH TAHOE RECREATION AREA SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
<b>Public Service</b>		
Religious Assembly	MUP	
Cultural Facilities	MUP	
Pipelines and Power Transmission Lines	CUP	
Publicly Owned Assembly and Entertainment Facilities	CUP	
Local Public Safety Facilities	MUP	
Public Utility Centers	MUP	
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F
Transportation Routes	CUP	
Government Offices	MUP	
Membership Organizations	MUP	
Schools – Pre- through Secondary	MUP	
Transit Stations and Terminals	CUP	
<b>Recreation</b>		
Cross Country Skiing Courses	CUP	
Day Use Areas	A	
Recreation Center	CUP	
Riding and Hiking Trails	A	

<b>TABLE 2.07.G-1: LAND USE REGULATIONS–NORTH TAHOE RECREATION AREA SUBDISTRICT</b>		
Undeveloped Campgrounds	A	
Participant Sports	A	
Developed Campgrounds	A	
Off-Road Vehicle Course	CUP	
Outdoor Recreation Concessions	A	
Rural Sports	A	
Group Facilities	MUP	
Snowmobile Courses	CUP	
<b>Resource Management</b>		
Reforestation	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	
Thinning	A	
Timber Stand Improvement	A	
Tree Farms	MUP	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect And Disease Suppression	A	
Prescribed Fire Management	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

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

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

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

1. **Special Designation.** None.
2. **Special Policies.**
  - a. Owners of legal lots and parcels of record are encouraged to utilize TRPA development transfer incentives to transfer their development rights out of this subdistrict.
3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.07.H-1: LAND USE REGULATIONS–SNOW CREEK SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
<b>Residential</b>		
Single-Family Dwelling	CUP	
<b>Public Service</b>		
Pipelines and Power Transmissions	CUP	
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F
Local Public Health and Safety Facilities	MUP	
Public Utility Centers	MUP	
Transportation Routes	CUP	
Government Offices	MUP	
Transit Stations and Terminals	CUP	
<b>Recreation</b>		
Cross Country Skiing Courses	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	
Undeveloped Campgrounds	MUP	
Participant Sports	A	
Developed Campgrounds	CUP	
Outdoor Recreation Concessions	A	
Recreational Vehicle Park	CUP	
Rural Sports	CUP	

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

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

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

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

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

- I. **Tahoe City Golf Course Subdistrict.** The Tahoe City Golf Course Subdistrict is located within the Greater Tahoe City Subarea. This Subdistrict should continue to serve as a recreation/public service area, maintaining the existing character.
1. **Special Designation.** None.
  2. **Special Policies.** The following special policies apply to the Tahoe City Golf Course Subdistrict.
    - a. The Tahoe City Golf Course Subdistrict should continue as a recreational and restoration and public service area.
  3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be considered nonconforming uses.

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

TABLE 2.07.I-1: LAND USE REGULATIONS–TAHOE CITY GOLF COURSE SUBDISTRICT		
Selection Cut	MUP	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

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

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

- J. Upper Ward Valley Subdistrict.** The Upper Ward Valley Subdistrict is located partially within the Greater Tahoe City Subarea and partially within the West Shore Subarea. This subdistrict should be managed for a variety of dispersed and developed recreational opportunities consistent with the need to protect natural environmental qualities and to limit increased vehicle miles of travel. The boundaries of this Subdistrict do not coincide with the scale of any future ski area development. Instead, the Subdistrict boundary serves as a planning guide for expansion of a ski area site within the larger Area Plan.
1. **Special Designation.** None.
  2. **Special Policies.**
    - a. Expansion of downhill ski opportunities may include such facilities as warming huts, first aid, food service, and minor lift maintenance facilities, but should prohibit such base facilities as lodges, and parking lots. In-basin access to skiers via Ward Valley Road shall be limited according to the Ski Area Master Plan, which may recommend access to the ski area for local residents of the Alpine Peaks Subdistrict and to individuals arriving via approved mass transportation.
    - b. Paige Meadows camping opportunities and winter trailhead should be expanded.
    - c. Paige Meadows should remain closed to snowmobile use.
    - d. A high priority should be given to the maintenance of Ward Creek as a fishery.
  3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.07.J-1: LAND USE REGULATIONS—UPPER WARD VALLEY SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
<b>Residential</b>		
Single-Family Dwelling	A	
<b>Public Service</b>		
Local Public Health and Safety Facilities	MUP	
Public Utility Centers	MUP	
Transportation Routes	CUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmissions	CUP	
<b>Recreation</b>		
Cross Country Skiing Courses	MUP	
Day Use Areas	A	

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

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

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

## 2.08 Tourist Planned Development

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

1. **Special Designations.** (See Section 3.14)
  - a. TDR Receiving Area for:
    - i. Existing Development
    - ii. Multi-Residential Units
  - b. Multi-Residential Incentive Program Area
2. **Special Policies.**
  - a. Development of this area per the CTRPA approved litigation settlement shall be allowed.
  - b. Consolidation of undeveloped lots should be encouraged.
3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.08.A-1: LAND USE REGULATIONS—GRANLIBAKKEN SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
<b>Residential</b>		
Employee Housing	MUP	
Multiple Family Dwelling	A	
Single-Family Dwelling	MUP	
<b>Tourist Accommodation</b>		
Hotel, Motel and Other Transient Dwelling Units	A	
Timeshare (Hotel/Motel Design)	CUP	
Timeshare (Residential Design)	CUP	
<b>Commercial</b>		
Eating and Drinking Places	CUP	
Amusements and Recreation Services	CUP	
Privately Owned Assembly and Entertainment	CUP	
Secondary Storage	CUP	
<b>Public Service</b>		
Religious Assembly	MUP	
Cultural Facilities	MUP	

<b>TABLE 2.08.A-1: LAND USE REGULATIONS—GRANLIBAKKEN SUBDISTRICT</b>		
Day Care Centers	MUP	
Local Assembly and Entertainment	MUP	
Local Post Office	A	
Local Public Health and Safety Facilities	MUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	CUP	Placer County Code Section 17.56.060.F
Transit Stations and Terminals	CUP	
Transportation Routes	CUP	
<b>Recreation</b>		
Day Use Areas	A	
Participant Sports Facilities	A	
Sport Assembly	MUP	
Cross Country Skiing Courses	MUP	
Group Facilities	MUP	
Outdoor Recreation Concessions	A	
Riding and Hiking Trails	MUP	
Rural Sports	MUP	
Snowmobile Courses	CUP	
<b>Resource Management</b>		
Reforestation	A	
Sanitation Salvage Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	

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

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

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

## 2.09 Overlay Districts

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

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

### 1. *Core Areas.*

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

### 2. *Transition Areas.*

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

3. *Non-Contiguous Project Area.* Projects within the Town Center Overlay District may utilize a non-contiguous project area with TRPA approval. To utilize a non-contiguous project area, all project components shall be located on developed mixed-use land within the Town Center Overlay District and all applicable development standards shall apply. Projects using a non-contiguous project area shall not increase the density of land coverage in any portions of the project area that are between SR28 or SR 89 and Lake Tahoe, beyond the limits that would

apply to those portions of the project area without the use of a non-contiguous project area. All non-contiguous project areas shall comply with the setbacks within Town Centers.

## **B. Special Planning Area Overlay Districts**

1. ***Tahoe City Western Entry Special Planning Area (TCWE-SPA)***. The purpose of the Tahoe City Western Entry Special Planning Area Overlay District is to promote SEZ restoration along the Truckee River in conjunction with any development utilizing Town Center redevelopment incentives. Property owners shall address the requirements listed below to be eligible for Town Center Overlay District standards.
  - a. ***Restoration***. Projects with Truckee River frontage shall remove coverage and restore SEZs along the river frontage extending no less than 30 feet from the high water mark. Existing buildings in this area shall be removed or mitigated with additional restoration in other areas. Verified coverage may be relocated to other areas.
  - b. ***Public Access***. Projects with Truckee River frontage shall provide public access and amenities along the river frontage, concurrent with development, extending no less than 30 feet from the high water mark. River-front amenities shall include, but not be limited to, a multi-use public trail extension or relocation connecting with the existing Truckee River Multi-Use Trail. Public trail facilities shall qualify as air quality mitigation in accordance with Section 65.2.4.C, Required Offsets, of the TRPA Code of Ordinances.
2. ***Tahoe City River District Special Planning Area (TCGC-SPA)***. The purpose of the Tahoe City River District Special Planning Area Overlay District is to implement project design requirements that support the conversion of the old SR 89/Fanny Bridge roadway segment from a State Highway to a recreation-oriented County roadway. The design of all projects shall demonstrate compatibility with the long term operational plans for the roadway segment and shall support the evolution of the area into an active, popular location with safety enhancements that encourage primary access by bicycling, walking and transit.
3. ***Tahoe City Golf Course Special Planning Area (TCGC-SPA)***. The purpose of the Tahoe City Golf Course Special Planning Area Overlay District is to promote redevelopment in the Tahoe City Town Center, shared use projects, and accelerated SEZ restoration. Property owners shall address the requirements listed below to be part of a Town Center project site or be eligible for Town Center Overlay District standards.
  - a. ***Restoration***. All or part of the special planning area may be included in a Town Center Project Area only if an equal or greater area of disturbed SEZ land is restored prior to or concurrent with development. Fifty percent of the qualifying restoration areas must be within 0.5 mile of the project. The other 50 percent may be located elsewhere in the same hydrologically related area (HRA), as defined by TRPA.

