

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

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

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

1. **Special Designation.** None.
2. **Special Policies.** None.
3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

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

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

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

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

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

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

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

1. **Special Designations.** None.
2. **Special Policies.** None.
3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

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

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

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

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

- I. **Fairway Tract Northeast Subdistrict.** The Fairway Tract Northeast Subdistrict is located within the Greater Tahoe City Subarea. This area should continue to serve as a residential neighborhood, maintaining the existing character.
1. **Special Designations.** (See Section 3.14)
 - a. TDR Receiving Area for:
 - i. Multi-Residential Units
 - b. Preferred Affordable Housing Area
 - c. Multi-Residential Incentive Program Area
 2. **Special Policies.**
 - a. The Fairway Tract Northeast Subdistrict is a multi-residential area that recognizes areas zoned for multiple residential use under pre-existing County and TRPA zoning. Development of housing for the workers of the Tahoe City area is encouraged for this area.
 3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.I-1: LAND USE REGULATIONS – FAIRWAY TRACT NORTHEAST SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single-Family Dwelling	A	
Multiple Family Dwelling	A	
Nursing and Personal Care	A	
Employee Housing	A	
Residential Care	A	
Public Service		
Cemeteries	A	
Religious Assembly	MUP	
Cultural Facilities	MUP	
Day Care Center/Pre-Schools	A	
Local Post Offices	MUP	
Local Public Health and Safety Facilities	MUP	
Membership Organizations	A	
Publicly Owned Assembly and Entertainment	CUP	
Public Utility Centers	A	

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

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

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

- J. Fairway Tract South Subdistrict.** The Fairway Tract South Subdistrict is located within the Greater Tahoe City Subarea. This area should continue to serve as a recreation and public service area in a residential neighborhood, maintaining the existing character.
1. **Special Designations.** (See Section 3.14)
 - a. TDR Receiving Area for:
 - i. Multi-Residential Units
 - b. Preferred Affordable Housing Area
 - c. Multi-Residential Incentive Program Area
 2. **Special Policies.**
 - a. The Fairway Tract South Subdistrict is a recreation/public service area, which is in the influence area of the former Tahoe City Community Plan. All projects shall be subject to the policies and standards of this Subdistrict.
 3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.J-1: LAND USE REGULATIONS – FAIRWAY TRACT SOUTH SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single-Family Dwelling	A	
Employee Housing	MUP	
Tourist Accommodation		
Bed and Breakfast Facilities	CUP	
Hotel, Motel and Other Transient Dwelling Units	CUP	
Commercial		
Eating and Drinking Places	A	
Nursery	MUP	
Amusements and Recreation Services	A	
Privately Owned Assembly and Entertainment	MUP	
Public Service		
Cemeteries	A	
Religious Assembly	MUP	
Cultural Facilities	MUP	
Day Care Centers/Pre-Schools	A	
Local Post Offices	MUP	

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

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

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

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

1. **Special Designations.** None.
2. **Special Policies.** None.
3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

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

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

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

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

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

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

- L. **Highlands Subdistrict.** The Highlands Subdistrict is located within the Greater Tahoe City Subarea. This area should continue as residential, maintaining the existing character and single-family dwelling density.
1. **Special Designations.** None.
 2. **Special Policies.** The following special policies apply to the Highlands Subdistrict:
 - a. Existing multiple family dwellings shall be conforming; however, there shall not be any additional multiple family dwellings in the Subdistrict.
 3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.L-1: LAND USE REGULATIONS – HIGHLANDS SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single-Family Dwelling	A	
Multiple Family Dwelling	MUP	See Special Policy 2.b.
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmissions	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Religious Assembly	MUP	
Local Post Offices	MUP	
Day Care Centers/Pre-Schools	MUP	
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	
Sports Assembly	MUP	
Cross Country Ski Courses	A	
Snowmobile Courses	CUP	

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

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

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

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

1. **Special Designation.** None.
2. **Special Policies.**
 - a. Regulate the lakefront strip of land as a multi-use area for residents of the subdivision until the ownership is resolved. No new structures shall be permitted. However, repairs may be permitted on all structures until the issue is resolved.
 - b. TDR of allocations is allowed to be located only in areas served with paved roads, water, power, and sewer service.
3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.M-1: LAND USE REGULATIONS – HOMEWOOD / RESIDENTIAL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single Family Dwelling	A	
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Religious Assembly	MUP	
Local Post Offices	MUP	
Day Care Centers/Pre-Schools	MUP	
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	

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

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

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

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

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

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

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

- a. TDR Receiving Area for:
 - i. Existing Development
 - ii. Multi-Residential Units
- b. Preferred Affordable Housing Area
- c. Multi-Residential Incentive Program

2. **Special Policies.**

- a. Low income housing that is displaced as a result of redevelopment should be mitigated.
- b. Single-family residential sites should be 50 feet or more in width.
- c. Redirection should be encouraged in terms of planned unit developments that make the most efficient use of site design. Redevelopment projects should allow resubdivision of property equivalent to the number of units created by the old subdivision map, with reversions to acreage of the old subdivision lots. Substandard housing and mobile home and trailer park developments should be encouraged to convert to better quality, more permanent housing stock. Emphasis should be given to affordable housing developments.

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

TABLE 2.03.N-1: LAND USE REGULATIONS – KINGS BEACH RESIDENTIAL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single-Family Dwelling	A	
Multiple Family Dwelling	A	
Mobile Home Dwelling	MUP	
Tourist Accommodation		
Hotels, Motels and Other Transient Dwelling Units	CUP	
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmissions	CUP	

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

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

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

- O. **Kingswood East Subdistrict.** The Kingswood East Subdistrict is located partially within the North Tahoe East Subarea and partially within the North Tahoe West Subarea. This area should continue to be a single-family residential neighborhood.
1. **Special Designation.** None.
 2. **Special Policies.**
 - a. Additional commercial development shall be limited to parcels containing commercial uses on the effective date of the Area Plan.
 3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.O-1: LAND USE REGULATIONS – KINGSWOOD EAST SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single Family Dwelling	A	
Commercial		
Professional Offices	MUP	See Special Policy 2.a.
Tourist Accommodation		
Timeshare (Residential Design)	A	
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Public Utility Centers	MUP	
Government Offices	MUP	
Local Post Offices	MUP	
Religious Assembly	MUP	
Day Care Centers/Pre-Schools	MUP	
Recreation		
Participant Sports Facilities	MUP	
Day Use Areas	A	
Riding and Hiking Trails	A	

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

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

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

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

1. **Special Designation.** None.
2. **Special Policies.**
 - a. The County will investigate the possibility of providing a second access to this area.
3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

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

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

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

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

- Q. **Lake Forest Subdistrict.** The Lake Forest Subdistrict is located within the Greater Tahoe City Subarea. This area should continue to serve as a residential neighborhood of the existing type and character.
1. **Special Designation.** None.
 2. **Special Policies.**
 - a. The Skylandia property should be maintained as a subregional recreation area, as should the Tahoe City Public Utility District beach. Community involvement must be encouraged in any planned development of recreation facilities in this area.
 - b. The shoreline should be limited to one multiple use pier on Placer County property. The existing piers should be allowed to remain.
 - c. The shoreline area should remain in public ownership, and additional access and parking should be provided at Skylandia.
 - d. Organization should be encouraged to eliminate traffic and congestion problems at the Tahoe City Public Utility District beach.
 - e. Special Area #1 shall be considered one project area and the only personal service permissible is wedding chapels. The special use findings to add this use shall include that the project area has functional BMPs and the historic integrity of the property is being protected.
 3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

TABLE 2.03.Q-1: LAND USE REGULATIONS – LAKE FOREST SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single Family Dwelling	A	
Tourist Accommodation		
Bed and Breakfast Facilities	CUP	
Commercial		
Personal Services	MUP	Limited to Special Area #1. See Special Policy 2.e.
Public Service		
Local Public Health and Safety Facilities	MUP	
Transit Stations and Terminals	CUP	
Pipelines and Power Transmission	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F

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

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

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

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

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

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

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

1. **Special Designations.** None.
2. **Special Policies.**
 - a. A high priority should be given to evaluation and restoration of disturbed SEZs. There should be no further encroachment into the meadow.
 - b. Provide opportunities for development of a variety of housing for seniors with emphasis on affordable housing.
3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is allowed (A), subject to an Administrative review permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited within this Subdistrict.

TABLE 2.03.R-1: LAND USE REGULATIONS – LAKE FOREST GLEN SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single-Family Dwelling	A	
Multiple Family Dwellings	A	
Public Service		
Local Post Offices	MUP	
Local Public Health and Safety Facilities	MUP	
Public Utility Centers	MUP	
Pipelines and Power Transmission	CUP	
Transit Stations and Terminals	CUP	
Transmission and Receiving Facilities	MUP	Placer County Code, Section 17.56.060.F
Transportation Routes	CUP	
Recreation		
Day Use Areas	A	
Participant Sports Facilities	MUP	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	

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

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

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

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

1. **Special Designations.** None.
2. **Special Policies.** None.
3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

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

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

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

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

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

1. **Special Designations.** None.
2. **Special Policies.**
3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative review permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited within this Subdistrict.

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

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

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

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

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

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

- U. **Rocky Ridge Subdistrict.** The Rocky Ridge Subdistrict is located within the Greater Tahoe City Subarea. This area should continue to be a residential area of the same type and character that now exists.
1. **Special Designation.** None.
 2. **Special Policies.**
 - a. The wall barrier on Burton Creek should be removed or otherwise renovated to facilitate upstream migration of fish.
 - b. The existing motel shall be conforming; however, there shall be no additional tourist accommodation units in this Subdistrict.
 - c. TRPA recognizes the existing research facility at its current level of use on the Historic Fish Hatchery Property as a Threshold-Related Research Facility in Subdistrict. There shall be no expansion of the existing use unless, at the time of project approval it is determined that the project can be sufficiently mitigated, and there is implementation of the following environmental improvement projects:
 - i. Participate in planning, designing, and funding a fair share of the Burton Creek Linked Project-Stream Habitat Restoration (EIP Project 01.02.02.0031); AND
 - ii. Such additional mitigation as TRPA may determine necessary.
 3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

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

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

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

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

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

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

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

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

1. **Special Designation.** None.
2. **Special Policies.** None.
3. **Permissible Uses.** The following primary uses may be permitted within all or a portion of the Subdistrict. The list indicates if the use is Allowed (A), subject to an Administrative Review Permit (C), or must be considered under the provisions for a Conditional Use Permit (CUP) or Minor Use Permit (MUP). Existing uses not listed shall be considered nonconforming uses within this Subdistrict. The establishment of new uses not listed shall be prohibited.

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