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**Section 110.220.00 Purpose.** The purpose of this article, Article 220, Tahoe Area, is to implement the Tahoe Area Plan contained in Volume Two of the Master Plan Developments and the other applicable plan elements contained in Volume One of the Master Plan Developments. This Article is also intended to implement the Tahoe Regional Planning Agency's (TRPA) Regional Plan. This Article sets forth special regulations to supplement the general regulations set forth elsewhere throughout the Washoe County Development Code, and to supplement and implement the TRPA's Code of Ordinances.

**Section 110.220.05 Applicability of Development Standards.** The development standards in this Article apply to all development within the Tahoe Planning Area. This Article attempts to either match TRPA standards exactly or to supplement those standards in cases where TRPA has not adopted standards or when Washoe County desires to have a more restrictive regulatory approach than TRPA has adopted. In those cases when the TRPA Code of Ordinances and this section do not impose regulations, the provisions of the Washoe County Development Code will be applied. To ensure clarity in determining which agency's standards to apply, the standards for the Tahoe planning area shall be the more restrictive standards of either the Tahoe Regional Planning Agency or Washoe County.

**Section 110.220.10 Land Use (Master Plan Developments) Categories.** The Land Use Categories for the Tahoe Planning Area are defined in *Chapter 11, Area Plan Statements and Area Plan Maps*, of the TRPA Code of Ordinances. The Washoe County Master Plan Developments Map for the Tahoe Planning Area shows the Land Use Category for parcels in the planning area. Amendments to this map require a Master Plan Developments amendment as described in Washoe County Development Code *Article 820, Master Plan Amendments* in addition to any TRPA requirements.

**Section 110.220.15 Greenhouse Gas Reduction.** All new structures built by Washoe County that will contain habitable space and will be open to the public, such as administration offices, libraries, senior centers, and other projects of a civic nature shall be designed to meet best practices for sustainable building construction and greenhouse gas reduction. The Director of the Washoe County Planning and Building Division shall determine if a project meets these standards.

**Section 110.220.20 Tahoe Regional Planning Agency Growth Management.** The TRPA and Washoe County coordinate to implement a growth management system in the Tahoe Planning Area that requires most development to obtain a mix of development rights consistent with the use-type, size and location of the project. This growth management system is described in four chapters of the TRPA Code of Ordinances: *Chapter 50, Allocation of Development, Chapter 51, Transfer of Development, Chapter 52, Bonus Unit Incentive Program, and Chapter 53 Individual Parcel Evaluation System (Land Coverage, a component of the IPES is described in Chapter 30, Land Coverage)*. Washoe County may adopt policies regarding the allocation of a project's needed development rights, including establishing priorities, establishing prices or fees, and instituting application processes. The following policies shall be used to establish an allocation process for the development rights described below. Washoe County may, at a future time, adopt additional policies for additional categories of development rights.

1. **Residential Allocations.** A residential allocation is required for each new dwelling. All buildable parcels where a residential use is permitted are eligible for a residential allocation. In addition to any TRPA requirements, Washoe County shall issue residential allocations according to the following considerations:
  - a. If the number of allocations available at the beginning of any calendar year is greater than the number of allocations issued in the previous calendar year, allocations shall be issued on a first come first served basis.
  - b. In any calendar year in which the number of available allocations is less than the number of allocations issued in the previous calendar year, 50% of the available allocations will be available only for

projects utilizing the TRPA transfer of development rights system to support the support the redevelopment of a Town Center.

- c. The fee for allocations is established in the Master Fee sheet for Washoe County.
2. Commercial Floor Area. Commercial Floor Area (CFA) is required or all new Commercial development. In addition to any TRPA requirements, Washoe County will issue Commercial Floor Area Allocations according to the following considerations.
- a. The following projects will be issued commercial floor area on a first come first served basis:
    - i. Projects inside the adopted boundaries of a Town Center.
    - ii. Projects outside the adopted boundaries of a Town Center that are designed to meet Best Practice Standards for building sustainability and greenhouse gas reduction.
  - b. The following projects will be issued Commercial Floor Area after being granted a Special Use Permit pursuant to *Article 810 Special Use Permits*, with the additional finding that the issuance of the required CFA will not impair the ability of Washoe County to implement redevelopment efforts in the Town Centers.
  - c. The fee for allocations is established in the Master Fee sheet for Washoe County
3. Tourist Accommodation. [Reserved for future policy.]
4. Persons at One Time. [Reserved for future policy.]
5. Bonus units. [Reserved for future policy.]

**Section 110.220.25 Community Design.** Development inside the adopted boundaries of the community plans and Town Centers is subject to Washoe County Development Code *Article 110.220.1 Tahoe Planning Area Community Plan Design Standards*.

**Section 110.220.30 Maximum Community Noise Equivalent Level.** The maximum community noise equivalent level (CNEL), as defined by the TRPA Code of Ordinances for the Tahoe planning area is determined by the following table.

<u>LOCATION</u>	<u>Maximum CNEL</u>
Highways 431, 267 and 28 corridors.	55
<u>Community Plans</u>	

Ponderosa	65
Ponderosa Community Plan Special Area 1, Incline Village Commercial, Stateline.	60
Incline Village Tourist	55
<u>Plan Area Statements</u>	
Mount Rose	40
Tunnel Creek	45
Stateline Point, Crystal Bay, Incline Village #4, Incline Village #1, Incline Village #3, Chateau/Country Club, Fairway, Incline Village Residential, Tyrolian village, Mill Creek, East Shore, Incline Lake, Marlette Lake, Martis Peak.	50
Crystal Bay Condominiums, Lakeview, Wood Creek, Incline Village #2, Incline Village #5, Mount Shadows, Incline Ski, Brockway.	55

**Section 110.220.35 Height of Structures.** The maximum building height for structures shall be the TRPA's Height Standards established in *Chapter 37, Height* of the TRPA Code of Ordinances. Additional regulations apply to development within Town Centers (Section 110.220.70, Town Centers), Accessory Structures (Section 110.220.135, Accessory Structures), and Accessory Dwellings (Section 110.220.130 Accessory Dwellings.)

**Section 110.220.40 Yard and lot standards.** Required yards for structures, minimum parcel area and minimum parcel width are determined by parcel size and use type according to the following table. Additional standards for development in approved town centers are found in Section 110.220.70 Town Centers.

Use-type and Parcel size.	Required Setback			Minimum Parcel width (feet)	Minimum Parcel size (Square Feet)
	Front (feet)	Side (feet)	Rear (feet)		
Residential					3,700 Sf.
Greater than 2.5 acres	30	15	30	80Ft.	
35,000 square feet to 2.5 acres	30	12	30	80Ft.	
12,000 square feet to 34,999.99	20	8	20	60ft.	
5,000 square feet to 11,999.99 square feet	20	5	20	60Ft.	
Less than 5,000 square feet	15	5	10	60Ft.	
Commercial	10	10	10	75Ft.	10,000 Sf.
Tourist Accommodation	20	10	10	75Ft.	10,000 Sf.

Public Service	20	15	20	N/A	N/A
Recreation	20	15	20	N/A	N/A
Wildlife Management					
Structures 12' or greater in height	15	15	15	N/A	N/A
Structures 12' or less in height	5	5	5	N/A	N/A

**Section 110.220.45 Siting on Corner lots and slopped lots.** The following standards apply to any primary or accessory structure on a corner lot or lots with slopes meeting the thresholds established below.

1. Primary and accessory structures may be built to the front property line on any corner lot when built no closer than sixty (60) feet from the corner, and on any interior or through lot where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) for every ten (10) feet above (or below) the established street grade. The structure shall conform to the height and story limits provided within this section.
  - (i) The Engineering Division must be able to determine that County right-of-way maintenance and road work operations will not be impeded or sufficient measures have been incorporated in the structure's design to mitigate an impediment to County right-of-way maintenance and road work operations and/or the County has been held harmless from liability resulting from its right-of-way maintenance and road work operations;
  - (ii) The Engineering Division must be able to determine that the speed of traffic and the volume of traffic on the street is such that the placing of the garage at the property line will not cause a safety problem for vehicles using the street; and
  - (iii) The Engineering Division must be able to determine that the placement of the garage at the property line will not impede the ability of the County to widen the street in accordance with the adopted Capital Improvements Program, or in accordance with a possible widening of the street as shown in the adopted Master Plan Developments.
  - (iv) The placement of the garage is not sited closer than fifteen (15) feet from the edge of pavement of the abutting street.
  - (v) The maximum square footage of the portion of the structure designed to encroach on the established setback shall not exceed 25% of the size of the primary structure.

**Section 110.220.50 Siting of Below Grade Parking Decks, Walkways and Decks.** On any downslope lot, a parking deck, walkway or deck with handrails may be constructed within the front setback provided:

- (a) A parking deck, not utilized as a driveway to a garage, begins at the edge of pavement and has no greater upslope than one (1) percent;
- (b) A parking deck, utilized as a driveway to a garage, may begin at the edge of pavement and have no greater upslope than fourteen (14) percent; or
- (c) A walkway or entry deck is no higher than eighteen (18) inches above grade at the edge of pavement.

**Section 110.220.55 Construction Below a Parking Deck.** On a downslope lot, the area below an allowed parking deck may be utilized for habitable space within the front setback provided:

- (a) The Engineering Division is able to determine that:
  - (1) County right-of-way maintenance and road work operations will not be impeded or sufficient measures have been incorporated in the structure's design to mitigate an impediment to County right-of-way maintenance and road work operations and/or the County has been held harmless from liability resulting from its right-of-way maintenance and road work operations; and
  - (2) Construction of the habitable space below the parking deck in the front yard will not impede the ability of the County to widen the street in accordance with the adopted Capital Improvements Program, or in accordance with a possible widening of the street as shown in the adopted Master Plan Developments.
- (b) Electrical and mechanical rooms as accessory to the main dwelling unit may be established.
- (c) The habitable space contains no plumbing fixtures.

**Section 110.220.60 Conformance of Setbacks on Existing Residences.** Existing setbacks for a home constructed prior to 2019 that do not meet the standards established in Section 110.220.40 Yard and Lot Standards shall be deemed legal and non-conforming pursuant to Washoe County Development Code *Article 904, Nonconformance*. Proposals for new structures or expansions of existing structures may utilize the existing setbacks when the following conditions are present:

- (a) The building pad is not delineated on the final subdivision map;
- (b) The home was constructed with all required permits prior to 2019;
- (c) No further intrusion into the setback is requested; and
- (d) The Engineering Division is able to determine that County right-of-way maintenance and road work operations will not be impeded and/or the County has been held harmless from liability resulting from its right-of-way maintenance and road work operations.

**Section 110.220.65 Density.** Maximum Density in the Tahoe Planning Area is regulated by *Chapter 31, Density* of the TRPA Code of Ordinances. Additional standards for density in designated town centers can be found in Section 110.220.70 Town Centers. The

available densities for certain use types are listed in the table of permissible uses for each community plan, plan area statement or special area.

**Section 110.220.70 Town centers.** There are two Town Centers designated in the Tahoe Planning Area, the Crystal Bay and Incline Village Town Centers (Map 1, Town Centers.) Town Centers provide a focus area for the re-development goals of the TRPA regional plan. Town centers are subject to numerous incentives to facilitate the redevelopment of these areas. The following additional regulations apply to development within an adopted town center.

- (a) Height: Development within a designated Town Center is permitted to be 4 stories (56 feet) maximum, when the following conditions are met:
  - i. The project is designed to a best practices standard for sustainable building practices and greenhouse gas reduction. The Director of the Washoe County Planning and Building Division shall determine if a project meets these standards.
  - ii. The project meets all other applicable design standards for the Town Center.
  - iii. The project meets all Washoe County and TRPA established scenic thresholds.
  - iv. The project meets all TRPA environmental improvement requirements.
- (b) Height Transition: Development within Town Center boundaries abutting or adjacent to properties outside of the Town Center shall incorporate a stepped back design to create a height transition between the properties inside the boundary and those outside. Structures required to utilize a stepped design are limited to two floors at the front setback. Additional height may be added by stepping back the third floor 10 feet from the building façade and an additional fourth floor may be added by stepping back 5 feet from the third floor. The stepped area may be used as roof top gardens, balconies, solar panel arrays or similar uses. Roof top mechanical equipment located in the setback area shall not extend more than 2 feet above parapet wall and shall be screened from street view.
- (c) Density: Residential development within a town center shall have a minimum density of 15 units per acre and a maximum density of 25 units per acre.
- (d) Mixed Use Development: Developments incorporating both residential and non-residential uses are permitted.
- (e) All Development in a Town Center is subject to the Design Standards found in Article 110.220.1 Tahoe Planning Area Design Standards.

**Section 110.220.75 Permissible Uses.** Permissible uses in the Tahoe Planning Area are established in *Chapter 21, Permissible Uses* of the TRPA Code of Ordinances. The uses permitted on any given parcel in the Tahoe Planning Area are determined by location as described in Section 110.220.90 Community Centers, Plan Area Statements, Special Areas, and Master Plan Developments.

**Section 110.220.80 Communication Facilities.** Communication Facilities are subject to the provisions of Washoe County Development Code, *Article 324 Communication Facilities*.

**Section 110.220.85 Vacation Rentals.** Vacation Rentals are subject to the provisions of Washoe County Code regarding short term rentals.

**Section 110.220.90 Community Plans, Plan Area Statements, Special Areas, and Master Plan Developments.** Community Plans and Plan Area Statements are districts that function as the county’s regulatory zones in the Tahoe Planning Area. Special Areas are sub-districts of Community Plans and Plan Area Statements that provide modifications to the permissible uses. Master Plan Developments function like overlay districts that establish permissible use and development standards separately from the parcels surrounding the Master Plan Developments. The location of each community plan, plan area statement and special area is identified on the Washoe County Regulatory Zone Map for the Tahoe Planning Area. Changes to the boundaries of Community Plans, Plan Area Statements, and Special Areas are subject to the provisions of Washoe County Development Code *Article 821, Regulatory Zone Amendments* and any applicable TRPA review processes. Changes to the permissible uses, design standards or site development standards are subject to Washoe County Development Code *Article 818, Development Code Amendments* and any applicable TRPA review processes. Master Plan Developments are adopted solely by TRPA and are described in *Chapter 14, Specific and Master Plan Developments* of the TRPA Code of Ordinances. Additional regulations regarding adopted Master Plan Developments in the Tahoe Planning Area are found in Section 110.220.120 Master Plan Developments.

**Section 110.220.95 Community Plans.** There are four adopted Community Plans in the Tahoe Planning Area: North Stateline Community Plan, Incline Village Commercial Community Plan, Incline Village Tourist Community Plan, and Ponderosa Community Plan. (Map 2, North Stateline Community Plan; Map 3, Incline Village Commercial Community Plan; Map 4, Incline Village Tourist Community Plan; Map 5, Ponderosa Community Plan.)

**Section 110.220.100 Available Growth in Community Plans.** In addition to the growth management tools described in Section 110.220.20 Tahoe Regional Planning Agency Growth Management, growth is also limited by restricting the available Commercial Floor Area by location. The following table describes the available commercial floor area, residential bonus units and tourist accommodation units for each Community Plan.

Community Plan	Maximum additional CFA	Maximum additional RBU	Maximum additional TAU
North Stateline	19,616 square feet.		
Incline Village Commercial	24,284 square feet.		
Incline Village Tourist	11,806 square feet		
Ponderosa	16,560 square feet.		

**Section 110.220.105 Permissible Uses in the Community Plans.** The following tables provide the permissible uses in the Community Plans. Existing uses not listed shall be

considered nonconforming uses within the district. The establishment of new uses not listed shall be prohibited. A = Allowed. S = Board of Adjustment Special Use Permit.

PERMISSIBLE USES – NORTH STATELINE COMMUNITY PLAN		
Allowable Land Uses	Land Use Permit	Add'l Regs.
<b>Residential</b>		
Employee Housing	S	
Multiple Family Dwelling	S	15 units per acre
Multi-Person Dwelling	S	25 people per acre
Single Family Dwelling	A	1 unit per parcel
<b>Tourist Accommodations</b>		
Bed and Breakfast Facilities	A	5 units per site 10 units per acre
Hotels, Motels and other Transient Dwelling Units Less than 10% of units with kitchens 10% or more of units with kitchens	A	40 units per acre 15 units per acre
Timeshare (hotel/motel design)	S	Based on hotel/motel and other transient use densities set forth above
<b>Commercial</b>		
Eating and Drinking Places	A	
Food and Beverage Retail Sales	A	
Service Stations	S	
General Merchandise Stores	S	
Amusements and Recreation Services	S	
Gaming Non-restricted	A	
Privately Owned Assembly and Entertainment	S	
Outdoor Amusements	S	
Broadcasting Studios	A	
Business Support Services	A	
Financial Services	A	
Health Care Services	A	
Personal Services	A	
Professional Offices	A	
Repair Services	S	
Schools – Business and Vocational	S	
Vehicle Storage and Parking	S	
<b>Public Service</b>		
Churches	S	
Cultural Facilities	S	
Day Care Centers/Preschools	A	
Local Assembly and Entertainment	A	
Local Post Office	A	
Local Public Health and Safety Facilities	A	
Publicly Owned Assembly and Entertainment	S	
Regional Public Health and Safety Facilities	S	
Pipelines and Power Transmission	S	
Public Utility Centers	S	
Transit Stations and Terminals	S	
Transportation Routes	S	
Transmission and Receiving Facilities	S	
<b>Recreation</b>		
Day Use Areas	A	
Participant Sports Facilities	S	

Sport Assembly	S	
Outdoor Recreation Concessions	A	
Visitor Information Center	S	
<b>Resource Management</b>		
Reforestation	A	
Sanitation Salvage Cut	A	
Thinning	A	
Tree Farms	A	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
Stream Environment Zone	SEZ	
Restoration	A	

PERMISSIBLE USES – INCLINE VILLAGE COMMERCIAL COMMUNITY PLAN		
Allowable Land Uses	Land Use Permit	Density
<b>Residential</b>		
Employee Housing	A	Based on other residential use densities
Multiple Family Dwelling	S	15 units per acre
Multi-person Dwelling	S	25 people per acre
Nursing and Personal Care	S	25 people per acre
Residential Care	S	25 people per acre
Single Family Dwellings	S	1 unit per parcel
<b>Tourist Accommodation</b>		
Bed and Breakfast Facilities	A	5 units per site
Hotels, Motels and other Transient Dwelling Units Less than 10% of units with kitchens 10% or more of units with kitchens	A	40 units per acre 15 units per acre
Timeshare (hotel/motel design)	S	Based on hotel, motel and other transient use densities set forth above
Timeshare (residential design)	S	Based on hotel, motel and other transient use densities set

		forth above
<b>Commercial</b>		
Auto, Mobile Home and Vehicle Dealers	A	
Building Materials and Hardware	A	
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	S	
Service Stations	A	
Amusements and Recreation Services	S	
Privately Owned Assembly and Entertainment	S	
Outdoor Amusements	S	
Animal Husbandry Services	A	
Auto Repair and Service	S	
Broadcasting Studios	A	
Business Support Services	A	
Contract Construction Services	A	
Health Care Services	A	
Laundries and Dry Cleaning Plant	A	
Personal Services	A	
Professional Offices	A	
Repair Services	A	
Sales Lot	S	
Schools – Business and Vocational	A	
Secondary Storage	S	
Food and Kindred Products	S	
Fuel and Ice dealers	S	
Industrial Services	S	
Printing and Publishing	A	
Small Scale Manufacturing	S	
Storage Yards	S	
Vehicle and Freight Terminals	S	
Vehicle Storage and Parking	S	
Warehousing	S	
Wholesale and Distribution	S	
<b>Public Service</b>		
Churches	A	
Collection Stations	S	
Regional Public Health and Safety Facilities	S	
Health Care Services	S	
Cultural Facilities	A	
Day Care Centers/Preschools	S	
Government Offices	A	
Hospitals	A	
Local Assembly and Entertainment	A	
Local Post Office	A	
Local Public Health and Safety Facilities	A	
Membership Organizations	A	
Publicly Owned Assembly and Entertainment	S	
Pipelines and Power Transmission	S	

Schools – Kindergarten through Secondary	A	
Social Service Organizations	A	
Transit Stations and Terminals	S	
Transportation Routes	S	
Transmission and Receiving Facilities	S	
Recreation		
Day Use Areas	A	
Participant Sports Facilities	A	
Outdoor Recreation Concessions	S	
Recreational Centers	A	
Riding and Hiking Trails	S	
Sport Assembly	S	
Visitor Information Centers	S	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Thinning	A	
Tree Farms	A	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
Stream Environment Zone Restoration	A	
PERMISSIBLE USES – INCLINE VILLAGE COMMERCIAL SPECIAL AREA #1		
Allowable Land Uses	Land Use Permit	Density
Residential		
Multiple Family Dwelling	A	15 units per acre
Nursing and Personal Care	A	25 people per acre
Employee Housing	A	Based on other residential use densities
Residential Care	A	25 people per acre
Tourist Accommodations		
Same as General List		
Commercial		
Auto, mobile home and Vehicle Dealers	S	
Building Materials and Hardware	S	
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	S	
Service Stations	S	
Amusements and Recreation Services	S	
Privately Owned Assembly and Entertainment	S	
Animal Husbandry Services	S	
Broadcasting Studios	A	
Financial Services	A	
Health Care Services	A	
Personal Services	A	
Professional Offices	A	
Repair Services	A	
Schools – Business and Vocational	A	
Secondary Storage	S	
Printing and Publishing	S	
Small Scale Manufacturing	S	
Vehicle Storage and Parking	S	
<b>Public Service</b>		
Churches	A	
Cultural Facilities	A	
Day Care Centers/Preschools	SA	
Government Offices	A	
Hospitals	S	
Local Assembly and Entertainment	A	
Local Post Office	A	
Local Public Health and Safety Facilities	A	
Membership Organizations	A	
Publicly Owned Assembly and Entertainment	S	
Regional Public Health and Safety Facilities	A	
Social Service Organizations	A	
Pipelines and Power Transmission	S	
Transit Stations and Terminals	S	
Transportation Routes	S	
Transmission and Receiving Facilities	S	
<b>PERMISSIBLE USES – INCLINE VILLAGE COMMERCIAL SPECIAL AREA #2</b>		
Allowable Land Uses	Land Use Permit	Density
<b>Commercial</b>		
Health Care Services	A	
Professional Offices	A	
<b>PERMISSIBLE USES – INCLINE VILLAGE COMMERCIAL SPECIAL AREA #3</b>		
Allowable Land Uses	Land Use Permit	Density
<b>Public Service</b>		
Churches	A	
Collection Stations	S	
Regional Public Health and Safety Facilities	S	
Health Care Services	S	
Cultural Facilities	A	
Day Care Centers/Preschools	S	
Government Offices	A	
Hospitals	A	
Local Assembly and Entertainment	A	
Local Post Office	A	
Local Public Health and Safety Facilities	A	
Membership Organizations	A	

Publicly Owned Assembly and Entertainment	S	
Pipelines and Power Transmission	S	
Schools – Kindergarten through Secondary	A	
Social Service Organizations	A	
Transit Stations and Terminals	S	
Transportation Routes	S	
Transmission and Receiving Facilities	S	
<b>Resource Management</b>		
Reforestation	A	
Sanitation Salvage Cut	S	
Thinning	A	
Tree Farms	A	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
Stream Environment Zone Restoration	A	

<b>LAND USE REGULATIONS – INCLINE VILLAGE TOURIST COMMUNITY PLAN</b>		
<b>Allowable Land Uses</b>	<b>Land Use Permit</b>	<b>Density</b>
<b>Residential</b>		
Employee Housing	S	
Multiple Family Dwelling	S	15 units per acre
Multi-person Dwelling	S	25 people per acre
Nursing and Personal Care	S	25 people per acre
Residential Care	S	25 people per acre
Single Family Dwellings	A	1 unit per parcel
<b>Tourist Accommodation</b>		
Bed and Breakfast Facilities	A	5 units per site
Hotels, Motels and other Transient Dwelling Units Less than 10% of units with kitchens 10% or more of units with kitchens	A	40 units per acre 15 units per acre
Timeshare (residential design)	S	Based on hotel, motel and other transient use

		densities set forth above
Timeshare (hotel/motel design)	S	Based on hotel, motel and other transient use densities set forth above
<b>Commercial</b>		
Eating and Drinking Places	S	
Food and Beverage Retail Sales	A	
Furniture, Home Furnishings and Equipment	A	
General Merchandise Stores	A	
Mail Order and Vending	A	
Nursery	S	
Outdoor Retail Sales	S	
Service Stations	S	
Amusements and Recreation Services	S	
Gaming - Non-restricted	A	
Privately Owned Assembly and Entertainment	S	
Outdoor Amusements	S	
Broadcasting Studios	A	
Business Support Services	A	
Financial Services	A	
Health Care Services	A	
Personal Services	A	
Professional Offices	A	
Schools – Business and Vocational	S	
Vehicle Storage and Parking	S	
<b>Public Service</b>		
Cemeteries	S	
Churches	S	
Collection Stations	A	
Cultural Facilities	A	
Day Care Centers/Preschools	A	
Government Offices	A	
Hospitals	A	
Local Assembly and Entertainment	A	
Local Post Office	A	
Local Public Health and Safety Facilities	A	
Membership Organizations	A	
Publicly Owned Assembly and Entertainment	S	
Regional Public Health and Safety Facilities	S	
Schools – College	S	
Social Service Organizations	A	
Pipelines and Power Transmission	S	
Transit Stations and Terminals	S	
Transportation Routes	S	
Transmission and Receiving Facilities	S	
<b>Recreation</b>		
Beach Recreation	A	
Boat Launching Facilities	S	
Cross Country Skiing Courses	S	
Day Use Areas	A	
Golf Courses	S	

Marinas	S	
Outdoor Recreation Concessions	A	
Participant Sports Facilities	S	
Recreation Centers	S	
Riding and Hiking Trails	A	
Sport Assembly	S	
Visitor Information Centers	A	
<b>Resource Management</b>		
Reforestation	A	
Regeneration Harvest	S	
Sanitation Salvage Cut	A	
Special Cut	S	
Thinning	A	
Timber Stand Improvements	S	
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	
Runoff Control	A	
Stream Environment Zone Restoration	A	
<b>PERMISSIBLE USES – INCLINE VILLAGE TOURIST SPECIAL AREA #1</b>		
Allowable Land Uses	Land Use Permit	Density
<b>Public Service</b>		
Cemeteries	S	
Churches	S	
Collection Stations	A	
Cultural Facilities	A	
Day Care Centers/Preschools	A	
Government Offices	A	
Hospitals	A	
Local Assembly and Entertainment	A	
Local Post Office	A	
Local Public Health and Safety Facilities	A	
Membership Organizations	A	
Publicly Owned Assembly and Entertainment	S	
Regional Public Health and Safety Facilities	S	
Schools – College	S	
Social Service Organizations	A	
Pipelines and Power Transmission	S	
Transit Stations and Terminals	S	
Transportation Routes	S	
Transmission and Receiving Facilities	S	
<b>Recreation</b>		
Beach Recreation	A	
Boat Launching Facilities	S	
Cross Country Skiing Courses	S	

Day Use Areas	A	
Golf Courses	S	
Marinas	S	
Outdoor Recreation Concessions	A	
Participant Sports Facilities	S	
Recreation Centers	S	
Riding and Hiking Trails	A	
Sport Assembly	S	
Visitor Information Centers	A	
<b>Resource Management</b>		
Reforestation	A	
Regeneration Harvest	S	
Sanitation Salvage Cut	A	
Special Cut	S	
Thinning	A	
Timber Stand Improvements	S	
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	
Runoff Control	A	
Stream Environment Zone Restoration	A	

<b>PERMISSIBLE USES – PONDEROSA RANCH COMMUNITY PLAN</b>		
<b>Allowable Land Uses</b>	<b>Land Use Permit</b>	<b>Density</b>
<b>Commercial</b>		
Auto, Mobile Home and Vehicle Dealers	S	
Building Materials and Hardware	A	
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	
Animal Husbandry Services	A	
Auto Repair and Service	A	
Broadcasting Studios	A	
Business Support Services	A	
Contract Construction Services	A	
Laundries and Dry Cleaning Plant	A	
Repair Services	A	
Sales Lot	A	
Secondary Storage	S	
Batch Plants	S	

Food and Kindred Products	S	
Fuel and Ice dealers	S	
Industrial Services	S	
Printing and Publishing	A	
Recycling and Scrap	S	
Small Scale Manufacturing	A	
Storage Yards	A	
Vehicle and Freight Terminals	A	
Vehicle Storage and Parking	A	
Warehousing	A	
Wholesale and Distribution	A	
Public Service		
Collection Stations	S	
Day Care Centers/Preschools	A	
Local Post Office	A	
Local Public Health and Safety Facilities	S	
Public Utility Centers	S	
Regional Public Health and Safety Facilities	S	
Social Service Organizations	S	
Pipelines and Power Transmissions	S	
Transit Stations and Terminals	A	
Transportation Routes	S	
Transmission and Receiving Facilities	S	
Recreation		
Cross Country Ski Courses	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
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	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	
Fuels Treatment/Management	S	
Insect and Disease Suppression	S	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
Stream Environment Zone Restoration	A	
PERMISSIBLE USES – PONDEROSA RANCH SPECIAL AREA #1		
Allowable Land Uses	Land Use Permit	Density
Residential		
Employee Housing	A	
Tourist Accommodations		

Hotels, Motels and Other Transient Dwelling Units Less than 10% of units with kitchens 10% or more of units with kitchens	A	40 units per acre 15 units per acre
<b>Commercial</b>		
Eating and Drinking Places	A	
Food and Beverage Retail Sales	A	
Amusements and Recreation Services	A	
Outdoor Amusements	S	
Vehicle Storage and Parking	S	
<b>Public Service</b>		
Same as general list with the addition of Cultural Facilities	A	
<b>Recreation</b>		
Cross Country Ski Courses	S	
Day Use Areas	A	
Group Facilities	S	
Outdoor Recreation Concessions	A	
Riding and Hiking Trails	A	
Rural Sports	A	
Undeveloped Campgrounds	S	
Visitor Information Centers	S	

**Section 110.220.110 Plan Area Statements.** Plan Area statements are established by *Chapter 11, Plan Area Statements and Plan Area Maps*, of the TRPA Code of Ordinances. There are 24 Plan Area Statements in the Tahoe Planning Area. The following section establishes the name and number of each PAS, and establishes the permissible uses for each area. (Maps 6-29)

**Section 110.220.115 Permissible Uses in the Plan Area Statements.** The following tables provide the permissible uses in the Plan Area Statements. Existing uses not listed shall be considered nonconforming uses within this district. The establishment of new uses not listed shall be prohibited. A = Allowed. S = Board of Adjustment Special Use Permit.

PERMISSIBLE USES – PAS 40 , INCLINE VILLAGE #1		
Allowable Land Uses	Land Use Permit	Density
<b>Residential</b>		
Single Family Dwelling	A	1 unit per parcel
<b>Public Service</b>		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Local Post Offices	S	
<b>Recreation</b>		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
<b>Resource Management</b>		

Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management		
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	

PERMISSIBLE USES – PAS 39, INCLINE VILLAGE #2		
Allowable Land Uses	Land Use Permit	Density
<b>Residential</b>		
Single Family Dwelling	A	1 unit per parcel
<b>Public Service</b>		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Local Post Offices	S	
<b>Recreation</b>		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
<b>Resource Management</b>		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management		
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

PERMISSIBLE USES – PAS 41, INCLINE VILLAGE #3		
Allowable Land Uses	Land Use Permit	Density
<b>Residential</b>		
Single Family Dwelling	A	1 unit per parcel
Multiple Family Dwellings	A	In accordance with Special Policy #3 for this Plan Area, except as noted for Special Area #1
Mobile Home Dwellings	A	8 units per acre
<b>Public Service</b>		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Churches	S	
Schools – College	A	
Local Post Offices	S	
Day Care Centers/Pre-Schools	S	
<b>Recreation</b>		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Outdoor Recreation Concessions	A	
Golf Courses	A	
<b>Resource Management</b>		
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	
PERMISSIBLE USES – INCLINE VILLAGE #3 SPECIAL AREA #1		
Allowable Land Uses	Land Use Permit	Density
<b>Residential</b>		
Multiple Family Dwelling	S	Eligible only when utilizing TRPA Transfer of Development Rights program
Single Family Dwellings	A	1 unit per parcel

Employee Housing	A	
Public Service		
Same as General List		
Recreation		
Same as General List		
Resource Management		
Same as General List		

PERMISSIBLE USES – PAS 36, INCLINE VILLAGE #4		
Allowable Land Uses	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel
Multiple Family Dwellings	A	Eligible only when utilizing TRPA Transfer of Development Rights program
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmissions	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Local Post Offices	S	
Recreation		
Participant Sports Facilities	S	
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	

PERMISSIBLE USES – PAS 42, INCLINE VILLAGE #5		
Allowable Land Uses	Land Use Permit	Density
Residential		

Single Family Dwelling	S	1 unit per parcel
<b>Public Service</b>		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Public Utility Centers	S	
<b>Recreation</b>		
Participant Sports	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
<b>Resource Management</b>		
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	

<b>PERMISSIBLE USES – PAS 46, INCLINE VILLAGE RESIDENTIAL</b>		
Allowable Land Uses	Land Use Permit	Density
<b>Residential</b>		
Single Family Dwelling	S	1 unit per parcel
Multiple Family Dwellings	A	15 units per acre
Multi-Person Dwellings	S	20 persons per acre
Employee Housing	S	
Nursing and Personal Care	S	20 persons per acre
Residential Care	S	20 persons per acre
<b>Tourist Accommodation</b>		
Timeshare (residential design)	S	15 units per acre
<b>Public Service</b>		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Churches	S	

Local Post Offices	S	
Schools – Pre-schools	A	
Cultural Facilities	S	
Publicly Owned Assembly and Entertainment	S	
Schools – Kindergarten through Secondary	S	
Day Care Centers/Pre-schools	S	
<b>Recreation</b>		
Participant Sports Facilities	S	
Day Use Areas	A	
Sports Assembly	S	
Rural Sports	S	
Outdoor Recreation Concessions	S	
<b>Resource Management</b>		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management		
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	

PERMISSIBLE USES – PAS 19, MARTIS PEAK		
Allowable Land Uses	Land Use Permit	Density
<b>Residential</b>		
Summer Homes	S	1 unit per parcel
<b>Public Service</b>		
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Pipelines and Power Transmission	S	
Local Public Health and Safety Facilities	S	
<b>Recreation</b>		
Day Use Areas	S	
Developed Campgrounds	S	8 sites per acre
Riding and Hiking Trails	A	
Rural Sports	S	
Off-Road Vehicle Courses	S	
Outdoor Recreation Concessions	S	
Snowmobile Courses	S	
Group Facilities	S	25 persons per acre
Undeveloped Campgrounds	S	
<b>Resource Management</b>		
Reforestation	A	
Regeneration Harvest	A	
Sanitation Salvage Cut	A	

Selection Cut	A	
Special Cut	S	
Thinning	A	
Timber Stand Improvement	A	
Tree Farms	S	
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	

PERMISSIBLE USES – PAS 30, MOUNT ROSE		
Allowable Land Uses	Land Use Permit	Density
<b>Residential</b>		
Summer Homes	S	1 unit per parcel
<b>Public Service</b>		
Local Public Health and Safety Facilities	S	
Transportation Routes	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
<b>Recreation</b>		
Cross Country Ski Courses	S	
Outdoor Recreation Concessions	S	
Riding and Hiking Trails	A	
<b>Resource Management</b>		
Reforestation	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	
Thinning	A	
Timber Stand Improvement	A	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	

Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

PERMISSIBLE USES – PAS 31, BROCKWAY		
Allowable Land Uses	Land Use Permit	Density
<b>Residential</b>		
Single Family Dwelling	A	1 unit per parcel
<b>Tourist Accommodations</b>		
Bed and Breakfast Facilities	S	10 units per acre
<b>Public Service</b>		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Churches	S	
Local Post Offices	S	
<b>Recreation</b>		
Participant Sport Facilities	S	
Temporary Events	A	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
<b>Resource Management</b>		
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	

PERMISSIBLE USES – PAS 33, STATELINE POINT		
Allowable Land Uses	Land Use Permit	Density
<b>Residential</b>		
Single Family Dwelling	A	1 unit per parcel
<b>Public Service</b>		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	

Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Recreation		
Participant Sports Facilities	S	
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	

PERMISSIBLE USES – PAS 34, CRYSTAL BAY		
Allowable Land Uses	Land Use Permit	Density
Residential		
Single Family Dwelling	s	1 unit per parcel
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Recreation		
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 Management/Treatment	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	

SEZ Restoration	A	
Runoff Control	A	

PERMISSIBLE USES – PAS 35, CRYSTAL BAY CONDOMINIUMS		
Allowable Land Uses	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Recreation		
Participant Sports Facilities	S	
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	

PERMISSIBLE USES – PAS 37, LAKEVIEW		
Allowable Land Uses	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel
Tourist Accommodation		
Bed and Breakfast Facilities	S	5 units per parcel
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	

Local Post Offices	S	
Recreation		
Participant Sports	S	
Temporary Events	A	
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	

PERMISSIBLE USES – PAS 38, WOOD CREEK		
Allowable Land Uses	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel
Tourist Accommodation		
Bed and Breakfast Facilities	S	5 units per parcel
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Churches	S	
Day Care Centers/Pre-Schools	S	
Recreation		
Participant Sports Facilities	S	
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	A	

Management		
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	
<b>PERMISSIBLE USES – WOOD CREEK SPECIAL AREA #1</b>		
Allowable Land Uses	Land Use Permit	Density
<b>Commercial</b>		
Privately Owned Assembly and Entertainment	S	
<b>Public Service</b>		
Same as General List plus:		
Regional Public Health and Safety Facilities	S	
Cultural Facilities	S	
Government Offices	S	
Local Assembly and Entertainment	S	
<b>Recreation</b>		
Same as General List plus:		
Sport Assembly	S	
Outdoor Recreation Concessions	A	
Rural Sports	S	
Visitor Information Center	S	
<b>Resource Management</b>		
Same as General List		

<b>PERMISSIBLE USES – PAS 43, CHATEAU/COUNTRY CLUB</b>		
Allowable Land Uses	Land Use Permit	Density
<b>Residential</b>		
Single Family Dwelling	S	1 unit per parcel
<b>Public Service</b>		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
<b>Recreation</b>		
Participant Sports	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
<b>Resource Management</b>		
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	

PERMISSIBLE USES – PAS44, FAIRWAY		
Allowable Land Uses	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel
Public Service		
Churches	S	
Cultural Facilities	S	
Local Public Health and Safety Facilities	S	
Public Utility Centers	S	
Pipelines and Power Transmission	S	
Transit stations and terminals	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Publicly Owned Assembly and Entertainment	S	
Day Care Centers/Pre-schools	S	
Recreation		
Cross Country Skiing Courses	A	
Day Use Areas	S	
Golf Courses	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Thinning	A	
Tree Farms	A	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	
PERMISSIBLE USES – FAIRWAY SPECIAL AREA #1		
Allowable Land Uses	Land Use Permit	Density
Residential		
Employee Housing	A	
Multiple Family Dwellings	A	15 units per acre

Nursing and Personal Care	A	25 persons per acre
Residential Care	A	25 persons per acre
<b>Tourist Accommodation</b>		
Hotel, Motels, and Other Transient Dwelling Units Less than 10% of units with kitchens 10% 5 or more units with kitchens	S	40 units per acre 15 units per acre
Timesharing (hotel/motel design)	S	As per the limitations set forth in this table
Timesharing (residential design)	S	As per the limitations set forth in this table
<b>Commercial</b>		
Eating and Drinking Places	S	
Food and Beverage Retail Sales	S	
General Merchandise Stores	S	
Nursery	S	
Amusements and Recreation Services	S	
Financial Services	S	
Health Care Services	S	
Personal Services	S	
Professional Offices	S	
<b>Public Service</b>		
Government Offices	S	
Membership Organizations	S	
Public Assembly and Entertainment Facilities	S	
Schools – Kindergarten through Secondary	S	
Social Service Organizations	S	
<b>Recreation</b>		
Participant Sports Facilities	S	
Sport Assembly	S	
<b>Resource Management</b>		
Same as General List		

PERMISSIBLE USES – PAS 47, TUNNEL CREEK		
Allowable Land Uses	Land Use Permit	Density
<b>Residential</b>		
Domestic Animal Raising	S	
Single Family Dwelling	S	1 unit per parcel
Summer Homes	S	1 unit per parcel
<b>Public Service</b>		
Transmission and Receiving Facilities	S	
Pipelines and Power Transmission	S	
Transportation Routes	S	
Local Public Health and Safety Facilities	S	
<b>Recreation</b>		
Day Use Areas	S	
Cross Country Skiing Courses	A	

Developed Campgrounds	S	8 sites per acre
Outdoor Recreation Concessions	S	
Riding and Hiking Trails	A	
Rural Sports	S	
Undeveloped Campgrounds	S	
<b>Resource Management</b>		
Reforestation	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	
Thinning	A	
Timber Stand Improvement	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	
Farm/Ranch Accessory Structures	S	
Grazing	S	
Range Pasture Management	A	
Range Improvement	S	
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	

PERMISSIBLE USES – PAS 49, MILL CREEK		
Allowable Land Uses	Land Use Permit	Density
<b>Residential</b>		
Single Family Dwelling	A	1 unit per parcel
<b>Tourist Accommodation</b>		
Bed and Breakfast Facilities	S	5 units per parcel
<b>Public Service</b>		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Churches	S	
Local Post Offices	S	
Day Care Centers/Pre-schools	S	
<b>Recreation</b>		
Participant Sports Facilities	S	

Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
<b>Resource Management</b>		
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	

PERMISSIBLE USES – PAS 50, MT. SHADOWS		
Allowable Land Uses	Land Use Permit	Density
<b>Residential</b>		
Single Family Dwellings	A	1 unit per parcel
Multiple Family Dwellings	S	15 units per acre
<b>Public Service</b>		
Local Public Health and Safety Facilities	S	
Transit Stations	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Government Offices	S	
Churches	S	
<b>Recreation</b>		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
<b>Resource Management</b>		
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	
<b>PERMISSIBLE USES – MT. SHADOWS SPECIAL AREA #1</b>		
Allowable Land Uses	Land Use Permit	Density
<b>Commercial</b>		
Eating and Drinking Places	A	
Food and Beverages Retail Sales	S	
Personal Services	A	
Professional Offices	A	

<b>PERMISSIBLE USES – PAS 51, TYROLIAN VILLAGE</b>		
Allowable Land Uses	Land Use Permit	Density
<b>Residential</b>		
Single Family Dwellings	A	1 unit per parcel
<b>Public Service</b>		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
<b>Recreation</b>		
Participant Sports Facilities	S	
Temporary Events	A	
Day Use Areas	A	
Riding and Hiking Trails	A	
<b>Resource Management</b>		
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	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	
<b>PERMISSIBLE USES – TYROLIAN VILLAGE SPECIAL AREA #1</b>		
Allowable Land Uses	Land Use Permit	Density
<b>Tourist Accommodations</b>		
Time Sharing – Residential Design	S	15 units per acre
Bed and Breakfast Facilities	S	10 units per acre

PERMISSIBLE USES – PAS 52, INCLINE SKI		
Allowable Land Uses	Land Use Permit	Density
Public Service		
Pipelines and Power Transmission	S	
Public Safety Facilities	S	
Public Utility Centers	S	
Publicly Owned Assembly and Entertainment	S	
Transportation Routes	S	
Transit Stations and Terminals	S	
Transmission and Receiving Facilities	S	
Recreation		
Cross Country Skiing Courses	S	
Day Use Areas	A	
Outdoor Recreation Concessions	S	
Riding and Hiking Trails	A	
Skiing Facilities	S	
Snowmobile Courses	S	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	
Thinning	A	
Timber Stand Improvement	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	
Prescribed Fire Management	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

PERMISSIBLE USES – PAS 53, INCLINE LAKE		
Allowable Land Uses	Land Use Permit	Density
Residential		
Summer Homes	S	1 unit per parcel
Public Service		
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Local Public Safety Facilities	S	
Public Utility Centers	S	
Transportation Routes	S	
Transit Stations and Terminals	S	
Recreation		

Cross Country Skiing Courses	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Undeveloped Campgrounds	S	
Outdoor Recreation Concessions	S	
Snowmobile Courses	S	
<b>Resource Management</b>		
Reforestation	A	
Sanitation Salvage Cut	A	
Selection Cut	S	
Special Cut	A	
Thinning	A	
Timber Stand Improvement	S	
Tree Farms	S	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	S	
Structural Wildlife Habitat Management	S	
Grazing	S	
Range Pasture Management	A	
Range Improvement	S	
Fire Detection and Suppression	A	
Fuels Treatment	S	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

PERMISSIBLE USES – PAS 55, EAST SHORE		
Allowable Land Uses	Land Use Permit	Density
<b>Residential</b>		
Employee Housing	S	5 units on State Parks Lands
Single Family Dwelling	S	1 unit per parcel
Summer Homes	S	1 unit per parcel
<b>Public Service</b>		
Pipelines and Power Transmission	S	
Local Public Safety Facilities	S	
Publicly Owned Assembly and Entertainment	S	
Cultural Facilities	S	
Transportation Routes	S	
Government Offices	S	
Transit Stations and Terminals	S	
<b>Recreation</b>		
Marinas	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Undeveloped Campgrounds	A	

Participant Sports	S	
Developed Campgrounds	A	8 sites per acre
Outdoor Recreation Concessions	A	
Rural Sports	S	
Group Facilities	S	25 persons per acre
Beach Recreation	A	
Boat Launching Facilities	S	
<b>Resource Management</b>		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	S	
Selection 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	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

PERMISSIBLE USES – PAS 56, MARLETTE LAKE		
Allowable Land Uses	Land Use Permit	Density
<b>Residential</b>		
Summer Homes	S	1 unit per parcel
<b>Public Service</b>		
Local Public and Safety Facilities	S	
<b>Recreation</b>		
Day Use Areas	S	
Cross Country Skiing Courses	S	
Riding and Hiking Trails	A	
Undeveloped Campgrounds	S	
<b>Resource Management</b>		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Selection 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	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

**Section 110.220.120 Master Plan Developments:** Master Plan Developments are reviewed, approved and amended according to the processes and standards contained in *Chapter 14, Specific Plans and Master Plan Developments*, of the TRPA Code of Ordinances. There are currently three approved Master Plan Developments in the Tahoe Planning Area: Sierra Nevada College, Boulder Bay, and Diamond Peak (see Figures 110.220.120 Master Plan Developments Developments.) Approved Master Plan Developments do not require additional discretionary review for uses or structures that are identified and reviewed as part of the Master Plan Developments and an Environmental Impact Statement (EIS), under the following conditions:

- (a) The uses and structures are in substantial compliance with the approved Master Plan Developments;
- (b) Each phase of development includes construction of necessary improvements identified as necessary to mitigate the impacts of the development included in the phase. Typical improvements include but not limited to, parking facilities, housing, and road improvements;
- (c) Changes to property lines, abandonments, subdivision of land or other similar actions shall require discretionary approval by Washoe County; and,

**Section 110.220.125 Uses Requiring Additional Review and Approval.** All development in the Tahoe Planning Area is subject to review and approval by Washoe County and the TRPA. The following uses require additional review and approval processes and that are subject to additional standards.

1. Shore zone Development. All development located within TRPA's shore zone is regulated by TRPA's adopted shore zone plan.
2. Large Developments. Large developments as described below are subject to TRPA approval.
  - (a) Within a designated Town Center:
    - (i) Residential Developments over 50,000 square feet
    - (ii) Commercial and Mix Use developments with floor area over 40,000 square feet
  - (b) Outside of a designated Town Center:
    - (i) Residential Development over 25,000 square feet
    - (ii) Commercial Development 12,500 square feet
3. Signs. Signs in the Tahoe Planning Area are regulated by Chapter 38, Signs, of the TRPA Code of Ordinances.

**Section 110.220.130 Accessory Dwellings.** In addition to the standards described in Washoe County Development Code *Article 304 Accessory Structures*, Accessory Dwelling structures in the Tahoe Planning Area are subject to the following conditions.

- a. In accordance to Section 21.3.3 of the TRPA Code of Ordinances the secondary unit shall be subject to the residential allocation limitations and transfer provisions;

- b. The accessory dwelling shall conform to Washoe County Development Code Article 306 Accessory use; and,
- c. The accessory dwelling shall be deed restricted to prohibit its use as a tourist accommodation, vacation rental or other short term rental use.
- d. The parcel on which the accessory dwelling will be located is a minimum of 1 acre in size.
- e. Detached Accessory dwellings are subject to the standards for Detached Accessory Structures as found in *Section 110.220.XX Accessory Structures*.

**Section 110.220.135 Accessory Structures.** In addition to the standards described in Washoe County Development Code *Article 110.304 Accessory Structures*, the following development requirements shall apply to accessory structures:

- (a) **Property Line Setback.** Accessory structures one (1) story in height, with maximum ten (10) feet high walls (measured from grade level to top plate) and a maximum roof pitch of 7/12, shall maintain a five (5) foot minimum setback from the rear and side property line. When the height of an accessory structure exceeds this height limitation, the structure shall maintain the yard setbacks for the main dwelling units stipulated in Article 406, Building Placement Standards.
- (b) **Height and Story Limit.**
  - (1) The maximum building height for any accessory structure shall be calculated by the Tahoe Regional Planning Agency Ordinance, *Chapter 22, Height*.
  - (2) An accessory structure within the front yard shall not exceed one (1) story.
  - (3) An accessory structure may be two (2) stories in height when the main dwelling unit is two (2) stories, the structure is erected outside the required yard setbacks, and the slope of the front half of the lot is greater than a two (2) foot rise (or fall) for every ten (10) feet above (or below) the established street grade.
- (c) **Below Grade Story.** When the structure is at or below street grade, a first story may be constructed below grade providing the ceiling height is no greater than nine-and-one-half (9.5) feet.
- (e) **Building Setback.** An accessory structure shall be located not closer than ten (10) feet to any main building on an adjoining parcel.

**Section 110.220.140 Requirements for the Construction of a Garage.** An enclosed garage shall not be required to be constructed in accordance with Washoe County Development Code *Article 410, Parking and Loading*, when an existing dwelling unit is enlarged and one (1) of the following conditions exist:

- (a) There is no Tahoe Regional Planning Agency land coverage available for purchase within the land capability necessary for transfer;
- (b) Within a common open space subdivision or multi-family project, there is no new coverage or no relocation of coverage; or

- (c) Within a single family dwelling, there is no new coverage or no relocation of coverage.

**Section 110.220.145 Removal of Abandoned Foundation or Structure.** Prior to the issuance of a building permit for a new structure, any existing abandoned or unfinished foundation or structure, not being incorporated into the new structure, shall be removed. Any portion of an existing foundation incorporated into the new structure shall be certified for structural integrity by a civil or structural engineer registered in the State of Nevada.

**Section 110.220.150 Historic Site Overview.** The purpose of the Historic Site Overview is to preserve buildings and sites which have been listed on a national or state registry of historic places and to provide for appropriate uses other than those permitted in the underlying regulatory zone as an aid to the owners' efforts to preserve the historic or landmark value.

- (a) The owner shall provide documentation that the structure(s) or site(s) has been listed on a National or State of Nevada historic registry. If the documentation supporting the designation on the historic registry does not enumerate the specific significance and location of historic importance, the applicant shall submit supplemental information to identify the significance (e.g. architecture, site of a historic event, and location).
- (b) An operations plan must be submitted to the Department of Community Development prior to the issuance of a general business license.
  - (1) The plan shall indicate proposed uses and the days and hours of operation.
  - (2) The plan shall include a sketch, to scale, of the exterior grounds and/or interior space to be used for the proposed uses.
  - (3) The plan shall include a parking plan indicating the maximum number of vehicles to be parked on and off the site, projected needs for parking at the site and means to satisfy the projected needs. If parking is proposed off-site, the parking plan shall identify how visitors will access the site (e.g. bus or shuttle route including pickup location, hours and frequency of operation). In no case shall a parking plan be approved which obstructs public and/or emergency vehicles or relies on street parking either on state highways or local streets adjacent to neighboring residential properties.
  - (4) The plan shall include a written statement from the applicants agreeing to adhere to the provisions of this Section and the conditions placed on the business license.
  - (5) The operations plan shall be reviewed and may be approved, modified or approved with conditions by the Director of Community Development or his/her authorized representative. The final operations plan will serve as the conditions placed on the business license.

- (6) The Director shall find that the proposed uses shall not be detrimental to the neighborhood and shall contribute to the protection and preservation of the historic significance of the structure(s) or site(s).
- (c) No modifications may be made to historic structure(s) or site(s) which would have the effect of compromising the historical significance of the property's structure(s) or site(s).
- (d) Notwithstanding the provisions of this section, the proposed operations and uses of the structures within the Historic Site Overlay shall meet all applicable building safety and building code requirements, fire regulations and Washoe County District Health Department regulations applicable to the operations plan submitted under subsection (b) of this section.
- (e) Prior to issuance of a business license, the approved operations plan shall be mailed to all property owners pursuant to Washoe County Development Code *Section 110.810.25, Notice (Special Use Permits)*. An appeal may be filed within ten (10) days of the mailing of notice pursuant to Washoe County Development Code *Section 110.810.50, Appeals (Special Use Permits)*.