

DRAFT: July 7, 2025

WORKING COPY
INFORMATION ONLY

REGULAR TEXT: NO CHANGE IN LANGUAGE

~~STRIKEOUT TEXT:~~ DELETE LANGUAGE

BOLD TEXT: NEW LANGUAGE

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040
--

Summary: Amends Washoe County Code Chapter 110 (Development Code) to update Article 220 Tahoe Area and Article 220.1 Tahoe Area Design Standards.

BILL NO. _____

ORDINANCE NO. _____

Title: AN ORDINANCE AMENDING THE WASHOE COUNTY CODE AT CHAPTER 110 (DEVELOPMENT CODE) TO UPDATE ARTICLES 220 TAHOE AREA AND 220.1 TAHOE AREA DESIGN STANDARDS. THESE UPDATES INCLUDE ADDING A SECTION TO ESTABLISH STANDARDS FOR AFFORDABLE, MODERATE, AND ACHIEVABLE HOUSING IN MULTIFAMILY AREAS. THESE UPDATES ALSO INCLUDE AMENDING VARIOUS SECTIONS TO: AMEND REFERENCES TO THE PRIOR WASHOE COUNTY MASTER PLAN AND UPDATE ORGANIZATIONAL NAMES; CLARIFY APPLICATION REQUIREMENTS FOR AMENDMENTS TO ARTICLES 220 AND 220.1; UPDATE REFERENCES TO THE TRPA'S CODE OF ORDINANCES RELATED TO LAND COVERAGE; UPDATE MAXIMUM HEIGHT AND MINIMUM RESIDENTIAL DENSITY IN TOWN CENTERS; ADD STANDARDS FOR HEIGHT, PARKING, DENSITY AND COVERAGE FOR AFFORDABLE, MODERATE, AND ACHIEVABLE HOUSING IN TOWN CENTERS; UPDATE STANDARDS FOR BICYCLE STORAGE; PROVIDE FOR REDUCTIONS IN PARKING MINIMUMS FOR AFFORDABLE, MODERATE, AND ACHIEVABLE HOUSING, AND ADD STANDARDS FOR THE SUBMITTAL AND REVIEW OF THE REQUIRED PARKING ANALYSIS; MODIFY MINIMUM LOT WIDTH AND SETBACKS FOR RESIDENTIAL AND MIXED USE DEVELOPMENTS IN PREFERRED AFFORDABLE AREAS; MODIFY REQUIREMENTS FOR ENCROACHMENT INTO FRONT YARD SETBACKS ON CORNER AND SLOPED LOTS; MODIFY STANDARDS FOR ACCESSORY DWELLING UNITS; MODIFY STANDARDS FOR TEMPORARY USES; REQUIRE DEVELOPMENT WITHIN AVALANCHE HAZARD AREAS TO RECORD A HOLD HARMLESS AGREEMENT; MODIFY EXPLANATION OF USE TABLES TO CLARIFY THE MEANING OF "A" AND ADD ADMINISTRATIVE REVIEW PERMIT; MODIFY PERMITTING REQUIREMENTS FOR MULTIPLE FAMILY DWELLINGS IN CRYSTAL BAY

DRAFT: July 7, 2025

TOURIST, INCLINE VILLAGE TOURIST, AND INCLINE VILLAGE COMMERCIAL; ADD SCHOOLS—KINDERGARTEN THROUGH SECONDARY SCHOOLS AS A SPECIAL USE IN INCLINE VILLAGE TOURIST; ADD MULTIPLE FAMILY DWELLINGS AND EMPLOYEE HOUSING AS ALLOWED USES AND UPDATE SPECIAL POLICIES IN THE PONDEROSA RANCH REGULATORY ZONE; ALLOW SINGLE FAMILY DWELLINGS BY RIGHT IN THE INCLINE VILLAGE 5, CRYSTAL BAY, AND EAST SHORE REGULATORY ZONES, AND REQUIRE A HOLD HARMLESS AGREEMENT FOR DEVELOPMENT IN THE INCLINE VILLAGE 5 AND CRYSTAL BAY REGULATORY ZONES; AND UPDATE SPECIAL POLICIES FOR CRYSTAL BAY; AND ALL MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

WHEREAS:

- A. This Commission desires to amend Washoe County Code Chapter 110, Articles 220 Tahoe Area and 220.1 Tahoe Area Design Standards, in order to create incentives for deed-restricted affordable, moderate, and achievable housing; allow deed-restricted affordable, moderate, and achievable multifamily housing in the Ponderosa Ranch regulatory zone; change permitting requirements for multifamily housing in the Crystal Bay Tourist, Incline Village Tourist, and Incline Village Commercial regulatory zones; modify lot width and setbacks in preferred affordable areas; modify regulations for accessory dwelling units; identify which regulatory zones can receive transferred development rights; apply TRPA Code of Ordinances Community Plan code to Ponderosa Ranch; update permitting requirements for single-family homes in regulatory zones with certain natural hazards; update permitting requirements for development in the front yard of sloped and corner lots; update standards for bicycle parking and storage; update requirements for temporary uses; allow Schools—Kindergarten through Secondary Schools in Incline Village Tourist regulatory zone; and update application requirements for development code amendments to Articles 220 and 220.1; modify minimum density requirements in town centers; add standards for the submittal and review of parking analyses; add administrative review permit to the use tables; fix various typographical errors; and update references to various plans and organizations; and

DRAFT: July 7, 2025

- B. The Washoe County Planning Commission held a duly noticed public hearing for WDCA25-0003 and initiated proposed amendments to Washoe County Code Chapter 110, Articles 220 Tahoe Area and 220.1 Tahoe Area Design Standards by Resolution Number 25-05 on June 3, 2025; and
- C. The amendments and this ordinance were drafted in concert with the District Attorney; and
- D. Following a first reading and publication as required by NRS 244.100(1), and after a duly noticed public hearing, this Commission desires to adopt this Ordinance; and
- E. This Commission has determined that this ordinance is being adopted pursuant to requirements set forth in NRS Chapter 278; and therefore, it is not a "rule" as defined in NRS 237.060 requiring a business impact statement.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DOES HEREBY ORDAIN:

SECTION 1. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.220.38 and read as follows:

Section 110.220.38 Standards for Affordable, Moderate, and Achievable Housing in Multifamily Zones. Areas zoned to allow multifamily housing shall be subject to the following standards:

- (a) **Height.** The maximum height may be increased for residential and mixed-use developments with a residential component that is 100% deed-restricted affordable, moderate, or achievable, pursuant to Section 37.5.5 of the TRPA Code of Ordinances.
- (b) **Density.** The maximum density may be increased for residential developments or mixed-use developments with a residential component that is 100% deed-restricted affordable, moderate, or achievable, pursuant to Section 31.4.1 of the TRPA Code of Ordinances.
- (c) **Parking.** Minimum parking standards shall apply unless the project applicant demonstrates through a parking analysis pursuant to section 110.220.45(b) that an alternate parking standard will accommodate parking demand, pursuant to TRPA Code of Ordinances Section 34.4.1.

SECTION 2. Section 110.220.00 of the Washoe County Code is hereby amended to read as follows:

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 Washoe County Master Plan~~ and the other applicable plan elements contained in **Envision Washoe 2040** ~~Volume One of the Washoe County Master Plan~~.

DRAFT: July 7, 2025

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. **"Tahoe Planning Area" in this section refers to the portion of Washoe County regulated by the Tahoe Area Plan.**

SECTION 3. Section 110.220.10 of the Washoe County Code is hereby amended to read as follows:

Section 110.220.10 Land Use Categories. The master plan land use classifications and Regulatory Zones in the Tahoe Planning Area are different from those utilized in Washoe County's other planning areas. Below are the descriptions of the land use classifications and Regulatory Zones specific to the Tahoe Area Plan.

- (a) Land Use (Master Plan) Classifications. There are seven master plan land use classifications applied within the Tahoe Planning Area: Mixed-Use, Tourist, Residential, Conservation, Backcountry, Wilderness, and Recreation. The categories are defined in Policy LU-4.1 of the TRPA Regional Plan. The Washoe County Master Plan Map for the Tahoe Planning Area shows the land use classification for each parcel in the planning area. Amendments to this map require a master plan amendment as described in Washoe County Development Code Article 820, *Amendment of Master Plan*. Additionally, map amendments must undergo conformity review pursuant to TRPA Code of Ordinances Subsection 13.6.6.

- (b) Regulatory Zones. Regulatory Zones in the Tahoe Planning Area are sub districts within the master plan land use classifications described above. These sub districts are referred to as Regulatory Zones. Previously, these sub districts were referred to as community plans and plan area statements (see table 110.220.01 *Land Uses and Regulatory Zones in the Tahoe Planning Area*.) The location of the 27 Regulatory Zones in the Tahoe Planning Area is depicted on the Washoe County Regulatory Zone Map for the Tahoe Planning Area. Amendments to the boundaries of the Regulatory Zones require a Regulatory Zone amendment as described in Article 821, *Amendment of Regulatory Zone*, of the Washoe County Development Code. Amendments to the permissible uses and other regulations regarding these areas require a development code amendment pursuant to Article 818, *Amendment of Development Code*, of the Washoe County Development Code. Any amendment regarding the boundaries, uses, or other development regulations in the planning area must additionally undergo conformity review pursuant to TRPA Code of Ordinances Subsection 13.6.6. **All proposed amendments to Article 220 or Article 220.1 are considered area plan amendments by TRPA. Therefore, proposed amendments to Article 220 or Article 220.1 are subject to application fees for both a development code amendment and master plan amendment. Applicants for development code amendments shall be required to provide and bear the cost of the environmental analysis required by TRPA. In order to comply with TRPA area plan amendment guidelines, development code, regulatory zone, and master plan amendments to the Tahoe Area Plan will only be accepted in January and September.**

The land use categories applied in the planning area and their corresponding Regulatory Zones are depicted in Table 110.220.01 *Land Uses and Regulatory Zones in the Tahoe Planning Area*.

Land Use Classification	Regulatory Zones Regulatory Zone	Former Designation: Community Plan*, Plan Area Statement** (P.A.S.) and Number.
Tourist/Mixed-Use		

DRAFT: July 7, 2025

	Incline Village Commercial	Incline Village Commercial Community Plan.
	Incline Village Tourist	Incline Village Tourist Community Plan.
	Crystal Bay Tourist	North Stateline Community Plan
	Ponderosa Ranch	Ponderosa Ranch Community Plan
Residential		
	Chateau	Chateau/Country Club P.A.S. # 43
	Crystal Bay	Crystal Bay P.A.S. #34
	Crystal Bay Condominiums	Crystal Bay Condominiums P.A.S. #35
	Fairway	Fairway P.A.S. # 44
	Incline Village 1	Incline Village #1 P.A.S. #40
	Incline Village 2	Incline Village #2 P.A.S.# 39
	Incline Village 3	Incline Village #3 P.A.S.# 41
	Incline Village 4	Incline Village #4 P.A.S.# 36
	Incline Village 5	Incline Village #5 P.A.S.# 42
	Incline Village Residential	Incline Village Residential P.A.S.# 46
	Lakeview	Lakeview P.A.S.# 37
	Mill Creek	Mill Creek P.A.S.# 49
	Mt. Shadows	Mt. Shadows P.A.S.# 50
	Stateline	Stateline P.A.S.# 33
	Tyrolean Village	Tyrolean Village P.A.S.# 51
	Wood Creek	Wood Creek P.A.S.# 38
Conservation		
	Marlette	Marlette Lake P.A.S.# 56
	Martis Peak	Martis Peak P.A.S.# 19
	Mount Rose	Mount Rose P.A.S.# 30

DRAFT: July 7, 2025

	Tunnel Creek	Tunnel Creek P.A.S.# 47
Recreation		
	East Shore	East Shore P.A.S.# 55
	Incline Meadows	Incline Lake P.A.S.# 53
	Incline Ski	Incline Ski P.A.S.# 52

Table 110.220.01 *Land Uses and Regulatory Zones in the Tahoe Planning Area*

*See TRPA Code of Ordinances, Chapter 12, *Community Plans*. **See TRPA Code of Ordinances, Chapter 11, *Plan Area Statements and Plan Area Maps*.

SECTION 4. Section 110.220.20 of the Washoe County Code is hereby amended to read as follows:

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 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, *Banking, Conversion, and Transfer of Development*; Chapter 52, *Bonus Unit Incentive Program*; and Chapter 53, *Individual Parcel Evaluation System* (land coverage, a related component of the growth management system 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 and fees, and instituting application processes. The following criteria shall be used as the allocation process for the development rights described below.

- (a) Residential Allocations. A residential allocation and potential residential unit of use or a residential bonus unit is required for each new dwelling pursuant to TRPA Code of Ordinances Chapter 50, *Allocation of Development*. 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:
 - (1) Allocations shall be issued on a first come first served basis.
 - (2) The fee for allocations is established in the Master Fee Schedule for Washoe County applications accepted by the Planning and Building Division of the Washoe County Community Services Department.
- (b) Commercial Floor Area. Commercial floor area (CFA) is required for all new commercial development pursuant to TRPA Code of Ordinances Chapter 50, *Allocation of Development*. In addition to any TRPA requirements, Washoe County will issue commercial floor area allocations according to the following considerations.
 - (1) 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 overlay as defined in Section 110.220.35, *Town Center Overlay*.

DRAFT: July 7, 2025

- (ii) Projects outside the adopted boundaries of a Town Center that are designed to meet industry recognized standards for building sustainability and greenhouse gas reduction as defined in Section 110.220.415, *Greenhouse Gas Reduction*.
- (2) The fee for allocations is established in the Master Fee Schedule for Washoe County applications accepted by the Planning and Building Division of the Washoe County Community Services Department. Fees for allocations may be waived pursuant to Section 110.220.415.
- (c) Tourist Accommodation. No person shall construct a project or commence a use that creates additional tourist accommodation units without first receiving an allocation of a tourist accommodation unit (TAU) approved by TRPA or Washoe County pursuant to Chapter 50, *Allocation of Development*. In addition to any TRPA requirements, Washoe County shall issue tourist accommodation units according to the following considerations.
 - (1) The following projects will be issued TAUs on a first come first served basis.
 - (i) Projects inside the adopted boundaries of a Town Center overlay (see Section 110.220.35 *Town Center Overlay*.)
 - (ii) Projects outside the adopted boundaries of a Town Center that are designed to meet industry recognized standards for building sustainability and greenhouse gas reduction (see Section 110.220.415 *Greenhouse Gas Reduction*.)
 - (2) The fee for allocations is established in the Master Fee Schedule for Washoe County applications accepted by the Planning and Building Division of the Washoe County Community Services Department.
- (d) People at One Time. In addition to requirements of TRPA Code of Ordinances Section 50.9, *Regulation of Additional Recreational Facilities*, additional outdoor recreational facilities outside Town Center overlay districts shall be regulated by and shall not exceed the maximum number of People at One Time (PAOT) identified by this document for each Regulatory Zone. If PAOT allowances are not specified in the special policies for the applicable Regulatory Zone, then additional PAOT allocations are not allowed. There are no supplemental limitations for PAOT allocations within Town Center overlay districts.
- (e) Residential Bonus Units. A residential bonus unit may be used in lieu of potential residential unit of use pursuant to TRPA Code of Ordinances. Residential bonus units may be assigned by TRPA or Washoe County for transfers of development into Town Centers or other bonus unit incentive programs in accordance with Chapters 51, *Banking, Conversion, and Transfer of Development*, and 52, *Bonus Unit Incentive Program*, of the TRPA Code of Ordinances.
- (f) Land Coverage. Land coverage requirements are set forth in Chapter 30, *Land Coverage*, of the TRPA Code of Ordinances. ~~Projects located within a designated Town Center may obtain up to 70% land coverage in accordance with Chapter 13, *Area Plans*, of the TRPA Code of Ordinances.~~ Lots with existing coverage in excess of 70% must reduce coverage pursuant to Section 110.220.40(c3).

SECTION 5. Section 110.220.35 of the Washoe County Code is hereby amended to read as follows:

Section 110.220.35 Town Center Overlay. There are three areas designated with the Town Center overlay in the Tahoe Planning Area (see Figures 110.220.01, *Incline Village Commercial Town Center*,

DRAFT: July 7, 2025

110.220.02, *Incline Village Tourist Town Center*; and 110.220.03, *Crystal Bay Tourist Town Center*.) The Town Center overlay districts provide a focus area for the re-development goals of the TRPA Regional Plan and are subject to additional regulation to promote redevelopment. Town Centers are eligible for additional height, density, and land coverage as described in this section.

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:
 - (1) The project is designed to meet the greenhouse gas reduction standard described in Section 110.220.415, *Greenhouse Gas Reduction*.
 - (2) The project meets all other applicable design standards for the Town Center.
 - (3) The project does not degrade any applicable established scenic threshold as described in the Tahoe Area Plan Conservation Element.
 - (4) The following findings in Section 37.7 of the TRPA Code of Ordinances are made as part of project approval:
 - (i) Finding 1 (Subsection 37.7.1)
 - (ii) Finding 3 (Subsection 37.7.3)
 - (iii) Finding 5 (Subsection 37.7.5)
 - (iv) Finding 9 (Subsection 37.7.9)
- (b) Height Transition. Development within Town Center boundaries abutting or adjacent to properties outside of the Town Center shall incorporate a stepped 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 or a maximum of 20 feet 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 shall not extend more than 2 feet above the parapet wall and shall be screened from street view.
- (c) Height of Reconstructed Structures Housing Gaming. Reserved.
- (d) Density. Chapter 31, *Density*, of the TRPA Code of Ordinances shall not apply to residential or mixed-use developments within Town Centers. New residential and mixed-use development **and redevelopment** within a Town Center shall have a minimum residential density of ~~45~~ **10** units per acre and a maximum density of 25 units per acre. **Residential or mixed-use developments that are 100% deed-restricted affordable, moderate, or achievable are not subject to minimum density requirements.**
- (e) Mixed-Use Development. Projects incorporating both residential and non-residential uses on a single parcel are permitted. Mixed-use projects must meet all applicable design and compatibility standards as found in the Article 110.220.1. *Tahoe Planning Area Design Standards*, and Division 4, *Development Standards*, of the Washoe County Development Code.
- (f) Design and Compatibility. All development in a Town Center is subject to the design standards found in Article 110.220.1. *Tahoe Planning Area Design Standards*.

DRAFT: July 7, 2025

- (g) Land coverage. Development in a Town Center is **subject to the land coverage regulations of** ~~eligible for up to 70% coverage on high capability lands per Chapter 13 of the TRPA Code of Ordinances.~~
- (h) Standards for Affordable, Moderate, and Achievable Housing in Town Centers. Within Town Centers, the following standards shall apply:
- (1) Height. The maximum height may be increased for residential or mixed-use developments with a residential component that is 100% deed-restricted affordable, moderate, or achievable, pursuant to Section 13.5.3.B.I of the TRPA Code of Ordinances.
 - (2) Density. The maximum density may be increased for residential or mixed-use developments with a residential component that is 100% deed-restricted affordable, moderate, or achievable, pursuant to Section 13.5.3.B.I of the TRPA Code of Ordinances.
 - (3) Parking. Minimum parking standards shall apply unless the project applicant demonstrates through a parking analysis in conformance with section 110.220.45(b) that an alternate parking standard will accommodate the parking demand of the project.

DRAFT: July 7, 2025

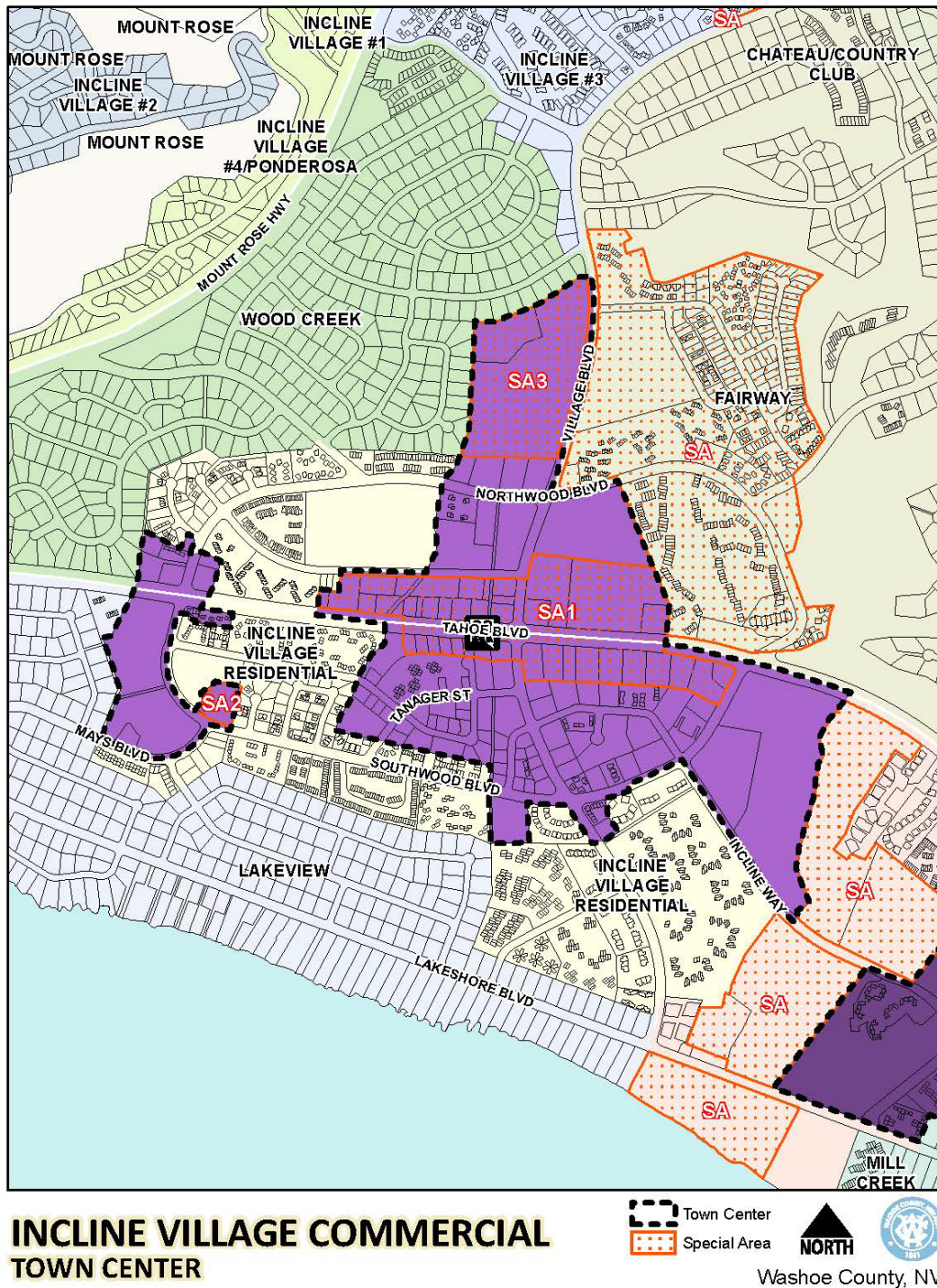


Figure 110.220.00 Incline Village Commercial Town Center

DRAFT: July 7, 2025

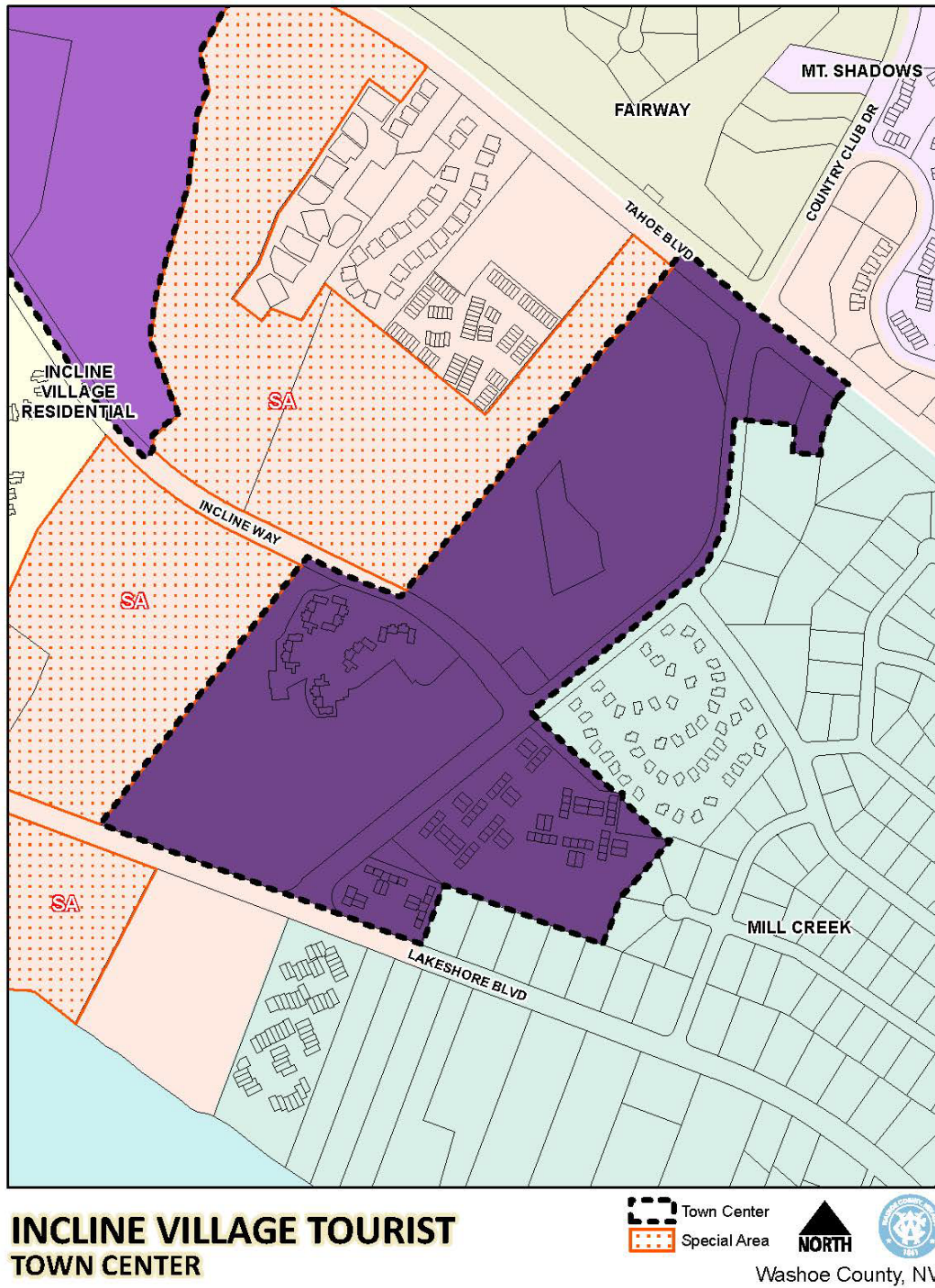


Figure 110.220.01 Incline Village Tourist Town Center

DRAFT: July 7, 2025

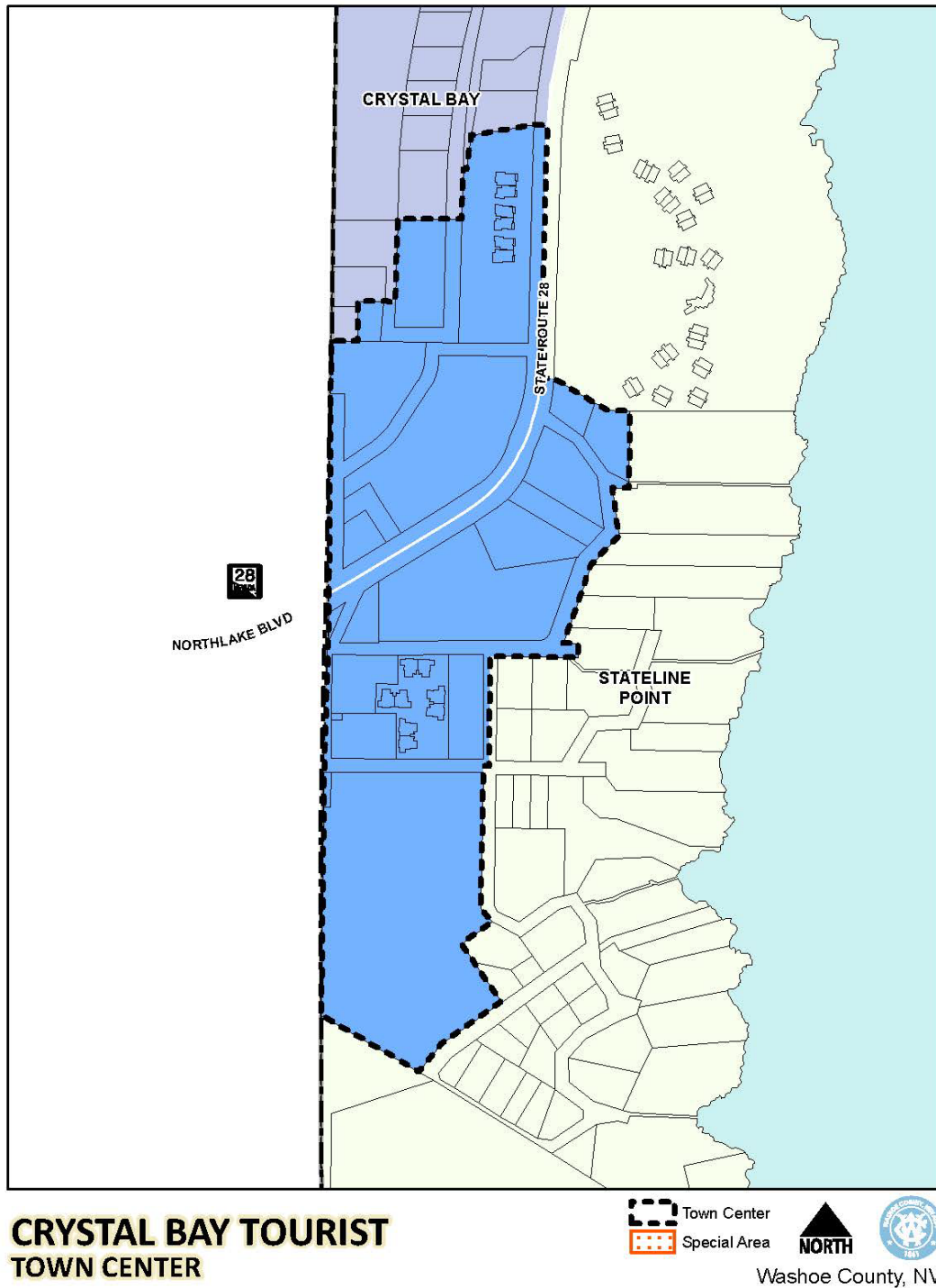


Figure 110.220.02 Crystal Bay Tourist Town Center

SECTION 6. Section 110.220.40 of the Washoe County Code is hereby amended to read as follows:

DRAFT: July 7, 2025

Section 110.220.40 Community Design and Land Use Compatibility. To ensure the compatibility of adjacent and neighboring land uses, all development in the planning area is subject to the following site and architectural design standards:

- (a) **Natural Features.** Existing natural features outside of the building site shall be retained and incorporated into the site design to the greatest extent feasible. Projects shall be designed to avoid disturbance to rock outcrops and stream environment zones and to minimize vegetation removal and maintain the natural slope of the project site.
- (b) **Disturbed Areas.** Projects shall be designed to use existing disturbed areas rather than undisturbed areas for the siting of all improvements except when:
 - (1) The disturbed area is precluded from development by setbacks or other such limitations;
 - (2) The disturbed lands are classified as sensitive lands and alternative sites classified as nonsensitive lands exist on the parcel;
 - (3) The use of the disturbed lands would require more total disturbance than use of undisturbed lands;
 - (4) Avoidance of other development impacts are of more importance than the preservation of undisturbed areas; and/or
 - (5) The degree of existing disturbance is minor and the area shall be restored as part of the project.
- (c) **Coverage Reduction.** Projects containing existing land coverage greater than 70 percent shall reduce on-site coverage as follows:
 - (1) Within Town Centers, coverage shall be reduced as follows:
 - (i) On sites with up to 75 percent coverage, coverage shall be reduced to no more than 70 percent of the site area as part of the project.
 - (ii) On sites with more than 75 percent coverage, coverage shall be reduced by 5 percent of the site area as part of the project.
 - (2) Outside of Town Centers, coverage shall be reduced by a minimum of five percent or to 70 percent, whichever results in less coverage, as part of the project.
 - (3) Areas where coverage has been reduced in compliance with this standard may be used for BMPs, snow storage, and other uses that are exempt from coverage requirements pursuant to Chapter 30, Land Capability System of the TRPA Code of Ordinances.
 - (4) Projects which are allowed more than 70% coverage per section 110.220.35 are exempt from these requirements.**
- (d) **Development Standards.** Commercial, tourist accommodation, public service, and multi-residential projects shall meet the following requirements:
 - (1) Onsite parking areas shall be provided with landscaped perimeters. Onsite parking areas greater than one-quarter acre in size shall be provided with landscaped islands.

DRAFT: July 7, 2025

- (2) An active transportation circulation system shall be incorporated into the site plan to assure that all active transportation users can move safely and easily both on the site and between properties and activities within the Regulatory Zone year-round.
- (3) Entities responsible for the construction and maintenance of all projects containing active transportation facilities are required to submit a Maintenance Responsibilities Chart and Plan prior to permit issuance. These plans must clearly identify responsibilities for capital improvements and annual infrastructure operation and maintenance. Additionally, they must identify funding needs and sources. This information must be included in approved permits.
- (4) Adequate access shall be provided for emergency vehicles and for those persons attempting to render emergency services.
- (5) Screening of service yards, maintenance yards, warehousing, outdoor storage and trash and refuse collection areas shall be accomplished by the use of walls, fencing, landscape plantings, or some combination thereof. Screening shall be effective in both winter and summer.
- (6) Service yards, maintenance yards, warehousing, and outdoor storage areas shall be located in areas that are not highly visible from major transportation corridors, scenic turnouts, public recreation areas, or the waters of lakes in the region.
- (7) Parking areas shall be sloped at least two percent to prevent ponding and icing.
- (8) Projects shall provide, within the project area, snow storage areas of a size adequate to store snow removed from parking, driveway, and pedestrian access areas or have arrangements by means of recorded easements or equivalent arrangements to remove and store accumulated snow offsite.
- (9) All new on-site utilities shall be placed underground as part of project approval.
- (e) Unanticipated Cultural Resources. In the event that cultural resources are encountered during grading or construction activities, a professional archaeologist shall be consulted to assess the resources and prepare appropriate mitigation measures.
- (f) TRPA Standards. All land use and development proposals shall be reviewed for conformance with the standards TRPA Code of Ordinances, including, as applicable:
 - (1) Chapter 2, *Applicability of the Code of Ordinances*
 - (2) Chapter 3, *Environmental Documentation*
 - (3) Chapter 4, *Required Findings*
 - (4) Chapter 5, *Compliance*
 - (5) Chapter 30, *Land Coverage*
 - (6) Chapter 32, *Basic Services*
 - (7) Chapter 33, *Grading and Construction*
 - (8) Chapter 35, *Natural Hazard Standards*
 - (9) Chapter 39, *Subdivisions*
 - (10) Chapter 50, *Allocation of Development*
 - (11) Chapter 51, *Banking, Conversion, and Transfer of Development*
 - (12) Chapter 52, *Bonus Unit Incentive Program*
 - (13) Chapter 53, *Individual Parcel Evaluation System*
 - (14) Chapter 60, *Water Quality*
 - (15) Chapter 61, *Vegetation and Forest Health*

DRAFT: July 7, 2025

- (16)Chapter 62, *Wildlife Resources*
- (17)Chapter 63, *Fish Resources*
- (18)Chapter 64, *Livestock Grazing*
- (19)Chapter 65, *Air Quality and Transportation*
- (20)Chapter 66, *Scenic Resources*
- (21)Chapter 67, *Historic Resource Protection*
- (22)Chapter 68, *Noise Limitations*
- (23)Chapters 80-84, *Shorezone*

- (g) Mixed-Use and Tourist Regulatory Zones. In addition to standards articulated in this article, all development inside the Crystal Bay Tourist, Incline Village Commercial, Incline Village Tourist, and Ponderosa Ranch Regulatory Zones, as well as the Town Center overlay districts is subject to the standards articulated in Washoe County Development Code Article 110.220.1, *Tahoe Planning Area Design Standards*.
- (h) Outside of Mixed-Use and Tourist Regulatory Zones. Development outside of the mixed-use and tourist Regulatory Zones are subject to the standards established in this article, in Division Four of the Washoe County Development Code, and the following chapters of the TRPA Code of Ordinances:
 - (1) Chapter 34, *Driveway and Parking Standards*
 - (2) Chapter 36, *Design Standards*
 - (3) Chapter 37, *Height*
 - (4) Chapter 38, *Signs*
- (i) Development Guidelines. The following guidelines should be followed to ensure attractive and compatible development:
 - (1) Building placement and design should be compatible with adjacent properties and designed in consideration of solar exposure, climate, noise, safety, fire protection, and privacy.
 - (2) The scale of structures should be compatible with existing and planned land uses.
 - (3) Viewsheds should be considered in all new construction. Emphasis should be placed on lake views from major transportation corridors.
 - (4) Native vegetation should be used whenever possible, consistent with defensible space requirements.
 - (5) Vegetation should be used to screen parking, give privacy, reduce glare and heat, deflect wind, muffle noise, prevent erosion, and soften the line of architecture where feasible.
 - (6) Exterior lighting should be minimized to protect dark sky views, yet adequate to provide for public safety. Cutoff shields that extend below the lighting element should be used to minimize light pollution and stray light. Overall lighting levels should be compatible with the Regulatory Zone light level. Emphasis should be placed on a few, well-placed, low-intensity lights. Lights should not blink, flash, or change intensity except for temporary public safety signs.

DRAFT: July 7, 2025

The intent of Washoe County's standards is to achieve compatibility through integrative site design that primarily utilizes landscaping, architecture and an integrated non-motorized transportation network to achieve compatibility goals.

SECTION 7. Section 110.220.45 of the Washoe County Code is hereby amended to read as follows:

Section 110.220.45 Parking. The intent of Washoe County's parking standards is to ensure the design of parking facilities provides adequate and accessible parking in a manner that facilitates pedestrian and non-motorized traffic within and between adjacent properties. **Standards for bicycle parking and parking reductions for the Tahoe Planning Area are established in this section. Other parking standards for mixed-use and tourist regulatory zones in the Tahoe Planning Area are established in Article 110.220.1, Tahoe Area Design Standards for mixed-use and tourist Regulatory Zones. and Other parking standards for all other parts of the Tahoe Planning Area are established** in Washoe County Development Code Article 410, *Parking and Loading*, ~~for all other areas.~~ All discretionary permits granted by Washoe County that may have an impact on parking and accessibility must implement a parking and accessibility plan that mitigates the expected impacts of the permitted activity regarding parking, accessibility and safety through the development and implementation of a parking plan. Parking plans, at a minimum, must address vehicular, **bicycle**, and pedestrian traffic flow, and vehicular, **cyclist**, and pedestrian safety. Off-site parking agreements are permitted in order to accommodate expected demand, provided pedestrian **and cyclist** safety is maintained. Whenever necessary, the approval of discretionary permits in the planning area will be conditioned to ensure the adequacy and safety of the proposed parking plan. **In the Tahoe Planning Area, the following standards for parking shall be applicable:**

- (a) **Bicycle Storage.** In development projects with twenty (20) or more required vehicular parking spaces, bicycle storage facilities for the purpose of storing and protecting bicycles from theft and meeting the minimum requirements of this section shall be installed.

- (1) Minimum bicycle storage facilities shall be provided as stated in Table 110.220.45.1.

Table 110.220.45.1

Land Use/Location	Bicycle Parking Location	Short-Term Bicycle Parking	Long-Term Bicycle Parking
Multi-family Residential (with private garage for each unit)	Near building entrance with good visibility	0.05 spaces for each bedroom (2 spaces minimum for complex)	0
Multi-Family Residential (without private garage for each unit)	Near building entrance with good visibility	.05 spaces for each bedroom (2 spaces minimum for complex)	.15 spaces for each bedroom (2 spaces minimum)
Park	Adjacent to restrooms, picnic areas, fields, and other	8 spaces	0

DRAFT: July 7, 2025

	attractions		
Schools	Near office entrance with good visibility	8 spaces	4 spaces per Classroom
Public Facilities (libraries, community centers, etc.)	Near main entrance with good visibility	8 spaces	1 space per 20 employees
Commercial, retail, and industrial developments over 10,000 gross square feet	Near main entrance with good visibility	8 spaces per 10,000 square feet	2 locker spaces per 10,000 square feet
Transit stations and/or mobility hubs	Near boarding area or security guard	8 spaces	21 locker spaces for every 30 parking spaces

(2) **Standards for Short-Term Bicycle Parking.** Short-term bicycle parking is meant to accommodate visitors, customers, and others expected to depart within two hours. For safety and convenient use for bicyclists, the following standards are applicable:

(i) **Bicycle Rack Design.** Inverted U or arc bicycle racks, and D shaped or swerve racks are encouraged. Bicycle racks shall:

- (A) Be securely anchored to the ground;
- (B) Support the bicycle in at least two places;
- (C) Allow bicyclists to lock the frame and one wheel with a U-lock; and
- (D) Resist cutting, rusting, bending, or other deformation.

(ii) **Bicycle Rack Placement.** Bicycle racks shall be placed so as to not interfere with pedestrian or vehicular traffic. Rack placement shall meet the following standards:

- (A) Located within fifty (50) feet from the entrance;
- (B) Located in a high traffic and well-lit area;
- (C) Where possible, protected by existing structures such as overhangs or awnings;
- (D) Located two feet minimum from the curb face;

DRAFT: July 7, 2025

- (E) Placed with at least four feet between racks to provide maneuvering room; and
 - (F) Positioned so there is enough room between parked bicycles, with a minimum of 36 inches space in any direction.
- (3) **Standards for Long-Term Bicycle Parking.** Long-term bicycle parking serves users who park their bicycles for a period longer than two hours. This type of parking should provide a high level of security. It also must protect the entire bicycle, its components, and accessories against theft and inclement weather, including snow and wind-driven rain. For safety and convenient use for bicyclists, the following standards are applicable:
- (i) **Bicycle Lockers.** Bicycle lockers are a form of long-term bicycle parking. When used, they shall meet the following minimum standards:
 - (A) Lockers shall have minimum dimensions of 2.5 feet in width (opening), 4 feet in height, and 6 feet in depth;
 - (B) Lockers shall have 6 feet of clearance on the ends with openings; and
 - (C) Lockers with openings that face each other shall be a minimum of 7 feet apart.
 - (ii) **Secure Parking Area.** A secure parking area is a semi-enclosed or fully enclosed space that offers a higher level of security than ordinary bike racks. When used, they shall meet the following standards:
 - (A) Secure parking areas shall only be accessible via key-card, fob, passcode, combination locks, keys, or other secure method; and
 - (B) Allow bicyclists to lock the frame and one wheel with a U-lock.
- (b) **Parking Analysis.** Applicants may submit a parking analysis to request reductions in parking minimums as allowed for in this section. Such requests will be made through the Director's Modification of Standards application process. The study must demonstrate that the parking reduction will not impact surrounding roadways.
- (1) Applicants may submit a parking analysis to request reductions in parking minimums in the following circumstances.
- (i) Reductions to residential parking minimums only for residential developments or mixed-use developments with a residential component that are 100% deed-restricted affordable, moderate, or achievable per the TRPA Code of Ordinances and pursuant to sections 110.220.35 and 110.220.38. Mixed-use projects in this category shall meet parking requirements for the non-residential portion of the development, regardless of granted reductions to residential parking minimums. For projects outside of Town Centers, the parking analysis can request no less than an average of .75 spaces per dwelling unit.
 - (ii) Reductions to parking requirements in mixed-use and tourist regulatory zones pursuant to Article 110.220.1, Chapter 4, section (C) Modification of Standards.

DRAFT: July 7, 2025

(2) The criteria considered by the Director in determining whether to allow a reduction in parking minimums will include, but not be limited to:

- (i) Whether the applicant has demonstrated that parking demand generated by the project, as determined by a parking analysis or information from similarly situated projects, will be accommodated.**
- (ii) Whether the applicant has demonstrated sufficient parking supply through parking management strategies, including but not limited to executed shared parking agreements, unbundling parking and rent, or contributing to alternative transportation methods such as public transit.**
- (iii) Whether the applicant has demonstrated that the parking analysis does not rely upon the utilization of parking spaces in adjacent or nearby roadways unless there is a specific parking agreement or parking management plan in place approved by Washoe County that would allow such street parking.**
- (iv) Whether the parking analysis uses public street parking or the privatization of existing public street parking to justify a reduction in on-site parking.**
- (v) Whether any presumption of lower parking rates per dwelling unit than the minimum required by Washoe County Code is supported by availability of other transportation options, local data on parking demand for similar developments, or other appropriate means.**

SECTION 8. Section 110.220.55 of the Washoe County Code is hereby amended to read as follows:

Section 110.220.55 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 Table 110.220.03, *Tahoe Area Yard and Lot Standards*. The use types are defined under TRPA Code of Ordinances Chapter 21, *Permissible Uses*. Standards for development in Town Center overlay districts are found in Section 110.220.35, *Town Center Overlay* and Article 110.220.1, *Tahoe Area Design Standards*. Structures fronting State Routes 28 and 431 shall be set back a minimum of 20 feet from the right-of-way, unless an exception is granted pursuant to TRPA Code of Ordinances Subsection 36.5.4, *Setback Standards*.

Use Type and Parcel Size	Required Setback			Minimum Parcel Width*	Minimum Parcel Size
	Front (Feet)	Side (Feet)	Rear (Feet)	(Feet)	(Square Feet)
Residential					3,700 sf.
Greater Than 2.5 Acres	30	15	30	80 ft.	
35,000 Square Feet to 2.5 Acres	30	12	30	80 ft.	
12,000 Square Feet to 34,999.99 Square Feet	20	8	20	60 ft.	
5,000 Square Feet to 11,999.99 Square Feet	20	5	20	60 ft.	
Less Than 5,000 Square Feet	15	5	10	60 ft.	
Commercial & Mixed-Use	10	10	10	75 ft.	10,000 sf.
Tourist Accommodation	20	10	10	75 ft.	10,000 sf.

DRAFT: July 7, 2025

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

Table 110.220.03 Tahoe Area Yard and Lot Standards

Notes:

*** Minimum parcel width shall be 40 feet for residential and mixed-use development in preferred affordable areas.**

SECTION 9. Section 110.220.60 of the Washoe County Code is hereby amended to read as follows:

Section 110.220.60 Siting on Corner Lots and Sloped Lots. The following standards apply to any primary building or accessory structure on a corner lot or lot with slopes meeting the thresholds established below.

- (a) The front yard setback ~~for accessory structures~~ may be extended 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 building** shall conform to the height and story limits provided within this section. When a primary building or accessory structure is placed within the front yard setback as described in this section, all the following shall apply:
 - (1) The ~~Engineering Division~~ **agency having jurisdiction over adjacent roadways** 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 **building's structure's** design to mitigate an impediment to ~~county~~ right-of-way maintenance and road work operations. The **agency having jurisdiction over adjacent roadways** ~~county~~ may also require that ~~the county~~ **the agency** be held harmless from liability resulting from its right-of-way maintenance and road work operations;
 - (2) The ~~Engineering Division~~ **agency having jurisdiction over adjacent roadways** must be able to determine that the speed of traffic, ~~and the volume of traffic, and site distance triangles~~ on the street is such that the placing of the **garage building** within the front yard setback will not cause a safety problem for ~~vehicles using~~ **all users of** the street; and
 - (3) The ~~Engineering Division~~ **agency having jurisdiction over adjacent roadways** must be able to determine that the placement of the **structure building** within the front yard setback will not impede the ability of the ~~county~~ **agency** 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.~~

DRAFT: July 7, 2025

- (4) The placement of the ~~structure~~ **building** is not sited closer than fifteen (15) feet from the edge of pavement of the abutting street **and is outside of the right-of-way.**
 - (5) The maximum square footage of the portion of the ~~structure~~ **building** designed to encroach on the established setback shall not exceed 25% of the size of the primary structure.
 - (6) ~~Structures~~ **Buildings** proposed within 20 feet of the rights-of-way of State Routes 28 or 431 may only be approved pursuant to Subparagraph 36.5.4.A.2 of the TRPA Code of Ordinances.
 - (7) **Agencies with jurisdiction over infrastructure in or adjacent to the front yard will be consulted to ensure that placement of the structure within the front yard setback will not impede maintenance and operation of such infrastructure.**
- ~~(b) ——— Proposals to establish primary structures utilizing the same development standards for accessory structures found above shall be reviewed pursuant to the administrative review process described in WCC section 110.306.25 for the approval of detached accessory dwellings. However, appeals of administrative reviews for extending the front setback for primary structures to the property line shall be held before the Board of County Commissioners.~~

SECTION 10. Section 110.220.85 of the Washoe County Code is hereby amended to read as follows:

Section 110.220.85 Accessory Dwellings. In the Tahoe Planning Area accessory dwellings are regulated pursuant to the standards established under Section 21.3.2, *Secondary Residence*, of the TRPA Code of Ordinances. In addition to these standards Washoe County will apply the following additional development regulations to all accessory dwellings (secondary residence):

- (a) When the primary use is residential, all accessory dwellings must obtain ~~an detached accessory dwelling~~ administrative review **permit pursuant to Article 809.** ~~, as described in Washoe County Development Code Section 110.306.25(i);~~
- (b) When the primary use is residential, the accessory dwelling (secondary residence) shall be limited to **the following maximum sizes based on the size of the parcel:**
 - (1) **On parcels 1 acre or larger:** 50% of the size of the main dwelling or 1,500 square feet, whichever is smaller;
 - (2) **On parcels smaller than 1 acre: 1,200 square feet.**
- (c) When the primary use is non-residential, the accessory dwelling shall be limited to 1,500 square feet;
- (d) All accessory dwellings must provide a minimum of one off-street parking space (tandem parking is allowed) in addition to the parking required for the primary use;
- (e) Additional requirements as defined in Washoe County Development Code Article 306, *Accessory Uses and Structures* **shall apply; and,**
- ~~(f) The parcel on which accessory dwelling will be located is a minimum of 1 acre in size.~~
- ~~(gf) Detached accessory dwellings are subject to the sStandards for detached accessory structures as found above in Section 110.220.80, *Accessory Structures and Uses* **shall apply; and,-**~~

DRAFT: July 7, 2025

- (g) **If a detached accessory dwelling unit is under 500 square feet and is 12 feet in height or less, it can be located as close as 5 feet from the side and rear property lines.**

SECTION 11. Section 110.220.110 of the Washoe County Code is hereby amended to read as follows:

Section 110.220.110 Temporary Uses. The permitting of temporary uses in the planning area is regulated by Chapter 22, *Temporary Uses, Structures, and Activities*, of the TRPA Code of Ordinances; by Washoe County Development Code Article 310, *Temporary Uses and Structures*; and by Washoe County Code Chapter 25, *Business Licenses, Permits and Regulations*. **The County may approve a temporary use, structure, or activity if the temporary use, structure, or activity has been granted an approved temporary use permit by TRPA in accordance with the TRPA Code of Ordinances, even if such use, structure, or activity is not otherwise authorized in Washoe County Code.** Approved TRPA master plans in the planning area may also provide for temporary uses (see Section 110.220.405, *TRPA Approved Master Plans*).

SECTION 12. Section 110.220.125 of the Washoe County Code is hereby amended to read as follows:

Section 110.220.125 Natural Hazards. All development in the planning area must comply with Washoe County codes and policies for development and building in areas prone to floods, earthquakes, avalanches, wildfire and other natural hazards. The Potential Natural Hazards Map (Figure 110.220.03) identifies areas potentially subject to these hazards. Development located in an identified potential hazard zone may be subject to additional design, construction, and review requirements as discussed below.

- (a) Flood. All development in the plan area that is subject to floods must meet the design and development standards established in Washoe County Development Code Article 416, *Flood Hazards*.
- (b) Seismic. The building codes adopted by Washoe County require all development to meet building standards based on the identified seismic zone. The currently adopted codes are the 2018 International Building Code and the 2018 International Residential Code, with the Northern Nevada Amendment package.
- (c) Avalanche. All development within an identified avalanche hazard area must **record a hold harmless agreement which shall run with the land and provide that the County shall be held harmless from any liability resulting from avalanche activity.** ~~complete an appropriate geo-technical study as determined by the Washoe County Community Services Department and comply with the study's final recommendations.~~
- (d) Wildfire. All development in the plan area is subject to additional standards for protection from potential wildfire hazards. The current required standards are those of the 2018 International Wildland Urban Interface Code.
- (e) Landslide. Development on slopes of 15% or greater may require an appropriate geo-technical study and to comply with the final recommendations of the study. The county engineer will determine when a study is appropriate. Additionally, Washoe County Building Codes require all development to meet building standards based on soil type. The currently adopted codes are the 2018 International Building Code and the 2018 International Residential Code, with the Northern Nevada Amendment package.
- (f) Tsunami/Seiche. In the Tahoe basin all land below 6,259' is within the potential tsunami/seiche inundation zone. Washoe County will inform all applicants for development within the identified inundation zone that the property is within the identified zone.

DRAFT: July 7, 2025

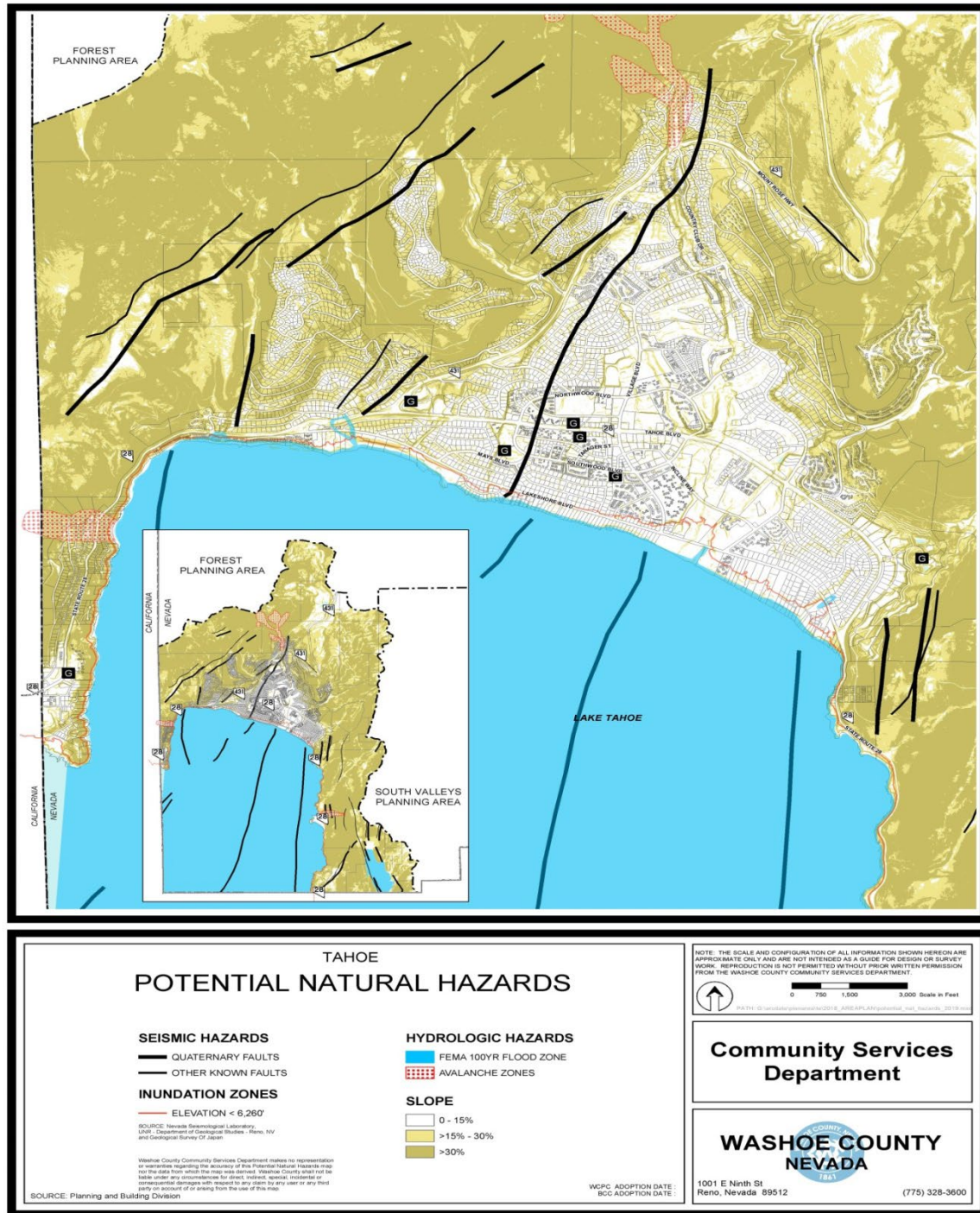


Figure 110.220.03 Potential Natural Hazards

SECTION 13. Section 110.220.130 of the Washoe County Code is hereby amended to read as follows:

DRAFT: July 7, 2025

Section 110.220.130 Regulatory Zone Development Standards. The following sections provide details on the allowed uses, density and special area regulations, and other development standards within the Regulatory Zones. Existing uses not listed shall be considered nonconforming uses within the Regulatory Zone. The establishment of new uses not listed in the tables provided below shall be prohibited. Where listed, A = Allowed subject to an administrative permit pursuant to Article 808, ~~Administrative Permits of this chapter~~; S = Board of Adjustment Special Use Permit pursuant to Article 812, ~~Special Use Permits of this chapter~~; **AR=Administrative Review Permit pursuant to Article 809 Administrative Review Permits.** In cases where a regulatory zone contains a special area, the list of uses under the special area is independent and complete, not supplemental to other allowed uses in the regulatory zone. For projects not subject to delegated permitting under an MOU, ~~permitted-allowed by right~~ (“A”) uses shall be processed as TRPA allowed uses in accordance to ~~with~~ TRPA Code of Ordinance section 21.2.1 and **both administrative review (“AR”) and special uses (“S”)** shall be processed as TRPA special use in accordance to ~~with~~ TRPA Code of Ordinances Section 21.2.2. Land uses are defined in Table 21.4-A and Chapter 81 of the TRPA Code of Ordinances.

Standards for Mixed-Use and Tourist Regulatory Zones.

SECTION 14. Section 110.220.135 of the Washoe County Code is hereby amended to read as follows:

Section 110.220.135 Crystal Bay Tourist Regulatory Zone.

CRYSTAL BAY TOURIST REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Add 'l Regs.
Residential		
Employee Housing	S	Based on other residential use densities
Multiple Family Dwelling (more than four units)	SAR	15 10 units per acre minimum-minimum 25 units per acre maximum
Multiple Family Dwelling (four units or less)	A	10 units per acre minimum 25 units per acre maximum
Multi-Person Dwelling	S	25 people per acre
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Tourist Accommodations		
Bed and Breakfast Facilities	A	5 units per site 10 units per acre
Hotels, Motels and Other Transient Dwelling Units	A	40 units per acre
Timeshare (Hotel/Motel Design)	S	Based on hotel/motel and other transient use densities set forth above
Commercial		
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	

DRAFT: July 7, 2025

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	
Public Service		
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	
Recreation		
Day Use Areas	A	
Participant Sports Facilities	S	
Sport Assembly	S	
Outdoor Recreation Concessions	A	
Visitor Information Center	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	

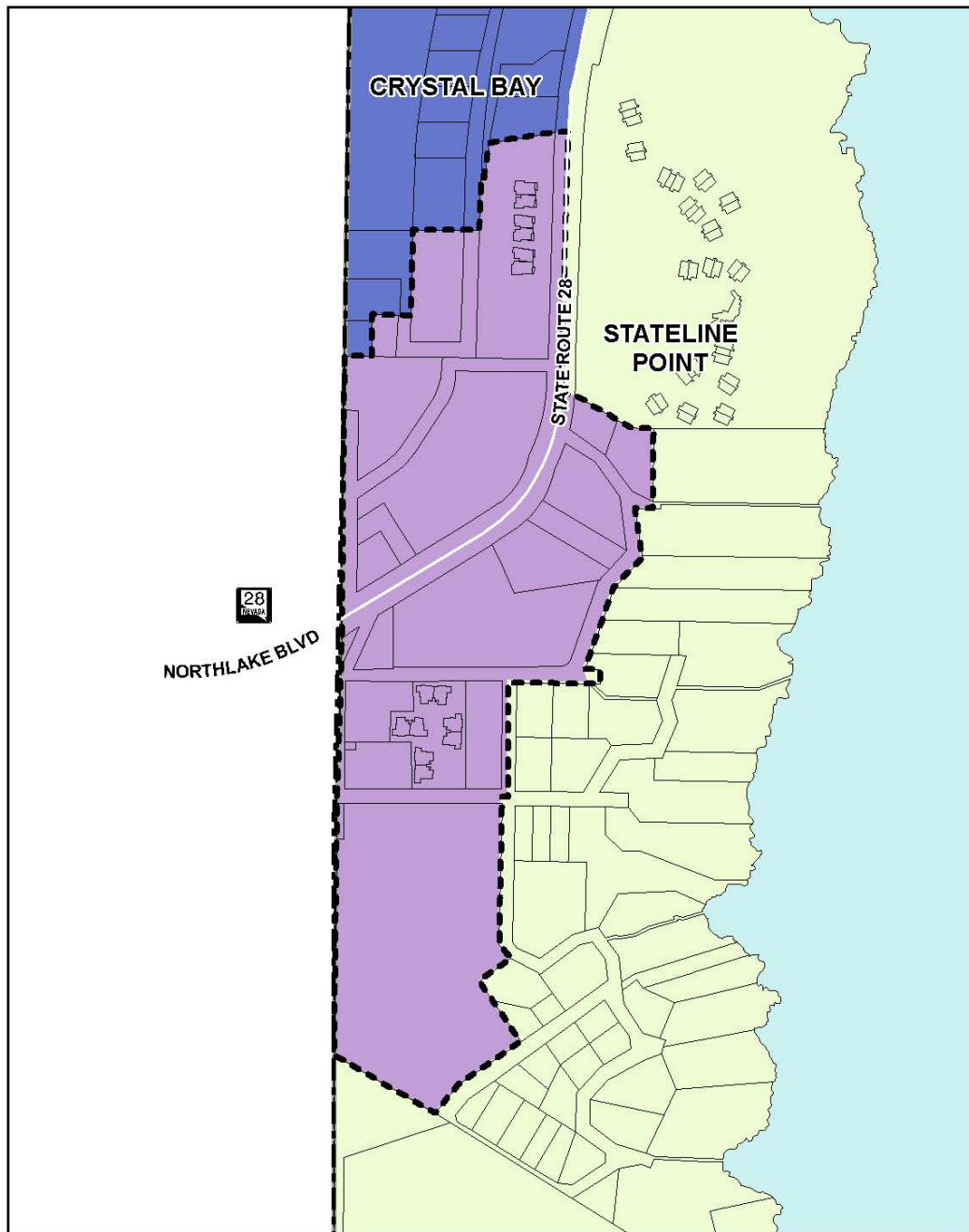
DRAFT: July 7, 2025

SECTION 15. Section 110.220.140 of the Washoe County Code is hereby amended to read as follows:

Section 110.220.140 Crystal Bay Tourist Regulatory Zone Special Policies. The following special policies will be implemented in the Crystal Bay Tourist Regulatory Zone.

- (a) The Crystal Bay Tourist Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:
 - (1) Preferred Affordable Housing Area
 - (2) Scenic Restoration Area
 - (3) **Transfer of Development Right Receiving Area for existing development and multi-residential development**
- (b) Wassou Road should be clearly defined and delineated as separate from the Biltmore parking lot.
- (c) Protect and enhance views to the lake from the commercial areas.
- (d) Notwithstanding the setback standards in Section 110.220.55, any structure with an existing non-conforming setback from a property line that runs concurrent with the state line may maintain such existing non-conformity as part of a reconstruction or redevelopment project.

DRAFT: July 7, 2025



CRYSTAL BAY TOURIST
Regulatory Zoning



Figure 110.220.004 Crystal Bay Tourist Regulatory Zone Location Map

SECTION 16. Section 110.220.145 of the Washoe County Code is hereby amended to read as follows:

DRAFT: July 7, 2025

Section 110.220.145 Incline Village Commercial Regulatory Zone.

INCLINE VILLAGE COMMERCIAL REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Employee Housing	A	Based on other residential use densities
Multiple Family Dwelling (more than four units)	SAR	45 10 units per acre Minimum-minimum 25 units per acre maximum
Multiple Family Dwelling (four units or less)	A	10 units per acre minimum 25 units per acre maximum
Multi-Person Dwelling	S	25 people per acre
Nursing and Personal Care (Section 110.220.410)	S	40 people per acre
Residential Care (Section 110.220.410)	S	40 people per acre
Single Family Dwellings	S	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Tourist Accommodation		
Bed and Breakfast Facilities	A	5 units per site
Hotels, Motels and Other Transient Dwelling Units	A	40 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
Commercial		
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	

DRAFT: July 7, 2025

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	
Financial 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	
Public Service		
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	
Threshold-Related Research Facilities	S	
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	

DRAFT: July 7, 2025

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	
INCLINE VILLAGE COMMERCIAL REGULATORY ZONE SPECIAL AREA 1		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling*	A	1 unit per parcel
Multiple Family Dwelling	A	45 10 units per acre minimum
Employee Housing	A	25 units per acre Based on other residential use densities
Nursing and Personal Care (Section 110.220.410)	S	40 people per acre
Residential Care (Section 110.220.410)	S	40 people per acre
Commercial		
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	
Privately Owned Assembly and Entertainment	S	
Broadcasting Studios	A	
Financial Services	A	
Health Care Services	A	

DRAFT: July 7, 2025

Personal Services	A	
Professional Offices	A	
Repair Services	A	
Schools – Business and Vocational	A	
Printing and Publishing	S	
Public Service		
Churches	A	
Cultural Facilities	A	
Day Care Centers/Preschools	A	
Government Offices	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	A	
Social Service Organizations	A	
Pipelines and Power Transmission	S	
Threshold-Related Research Facilities	S	
Transit Stations and Terminals	S	
Transportation Routes	S	
Transmission and Receiving Facilities	S	
INCLINE VILLAGE COMMERCIAL REGULATORY ZONE SPECIAL AREA #2		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Commercial		
General Merchandise Stores	A	
Mail Order and Vending	A	
Building Materials and Hardware	S	
Eating and Drinking Places	A	
Food and Beverage Retail Sales	A	
Furniture, Home Furnishings, and Equipment	A	
Professional Offices	A	
Broadcasting Studios	A	
Schools – Business and Vocational	A	
Financial Services	A	
Health Care Services	A	
Printing and Publishing	S	
INCLINE VILLAGE COMMERCIAL REGULATORY ZONE SPECIAL AREA #3		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Public Service		
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	

DRAFT: July 7, 2025

Publicly Owned Assembly and Entertainment	S	
Pipelines and Power Transmission	S	
Schools – Kindergarten through Secondary	A	
Social Service Organizations	A	
Threshold-Related Research Facilities	S	
Transit Stations and Terminals	S	
Transportation Routes	S	
Transmission and Receiving Facilities	S	
Resource Management		
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	

*Only when associated with an approved tentative subdivision map of multifamily into air space Condominiums

SECTION 17. Section 110.220.150 of the Washoe County Code is hereby amended to read as follows:

Section 110.220.150 Incline Village Commercial Regulatory Zone Special Policies. The following special policies will be implemented in the Incline Village Commercial Regulatory Zone.

- (a) The Incline Village Commercial Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:
 - (1) Preferred Affordable Housing Area
 - (2) Scenic Restoration Area
 - (3) Transfer of Development Right Receiving Area for existing development and multi-residential development**
- (b) Parking areas should be developed taking access from local streets such as Alder Avenue and Incline Way.
- (c) Single family dwellings shall only be allowed in the Incline Village Commercial regulatory zone when they are part of a mixed-use development or when they are affordable housing units.

DRAFT: July 7, 2025

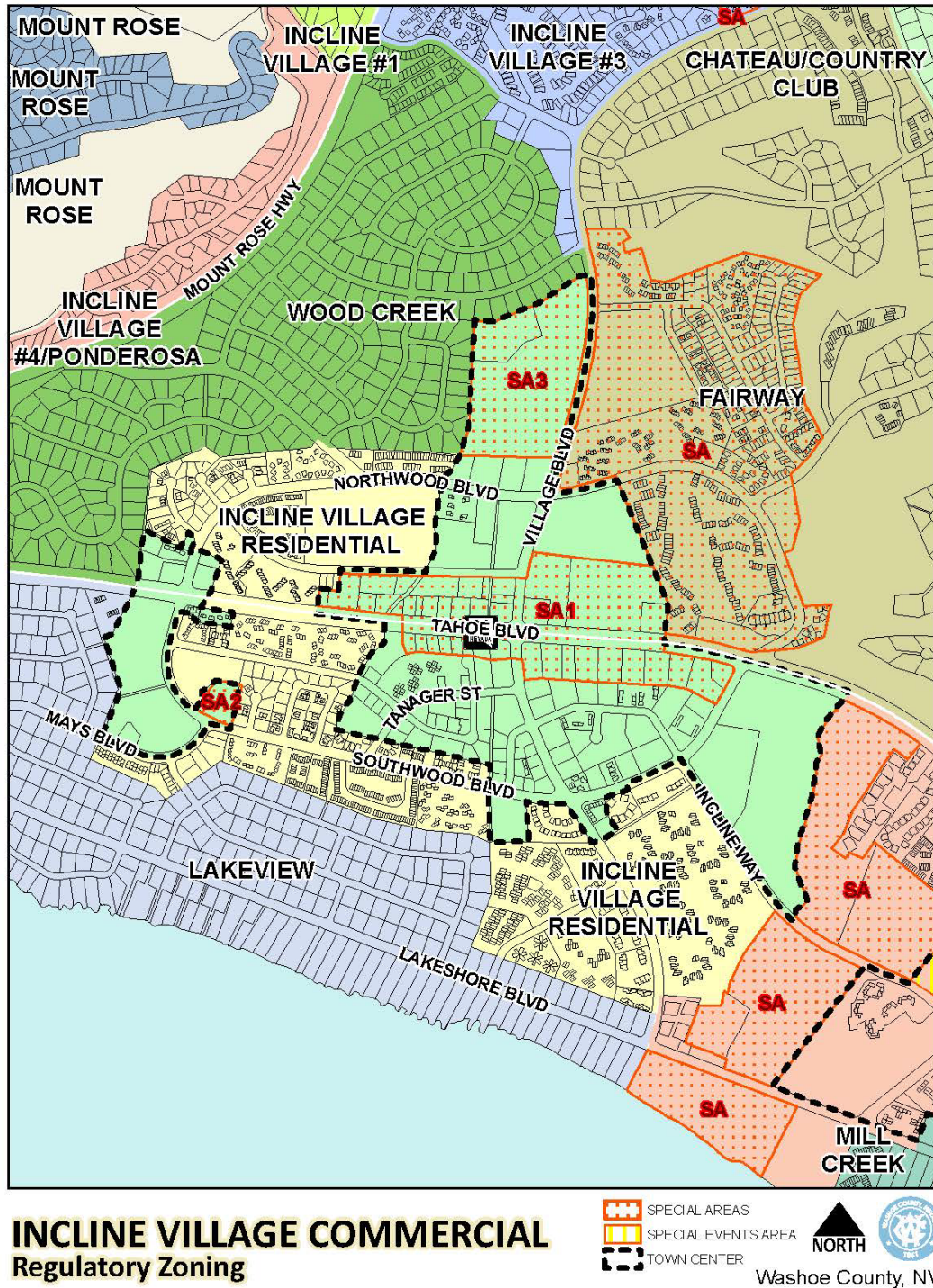


Figure 110.220.005 Incline Village Commercial Regulatory Zone Location Map

DRAFT: July 7, 2025

SECTION 18. Section 110.220.155 of the Washoe County Code is hereby amended to read as follows:

Section 110.220.155 Incline Village Tourist Regulatory Zone.

INCLINE VILLAGE TOURIST REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Employee Housing	S	Based on other residential use densities
Multiple Family Dwelling (more than four units)		
Within the Town Center	SAR	45 10 units per acre minimum 25 units per acre maximum
Outside of the Town Center		15 units per acre
Multiple Family Dwelling (four units or less)	A	10 units per acre minimum 25 units per acre maximum
Within the Town Center		
Outside of the Town Center		15 units per acre
Multi-Person Dwelling	S	25 people per acre
Nursing and Personal Care within the Town Center (Section 110.220.410)	S	40 people per acre
Other Nursing and Personal Care		25 people per acre
Residential Care within the Town Center (Section 110.220.410)	S	40 people per acre
Other Residential Care		25 people per acre
Single Family Dwellings	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Tourist Accommodation		
Bed and Breakfast Facilities	A	5 units per site
Hotels, Motels and Other Transient Dwelling Units	A	40 units per acre
Within the Town Center		
Outside of the Town Center, with less than 10% of units with kitchens		40 units per acre
Outside of the Town Center, with 10% or more of units with kitchens		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

DRAFT: July 7, 2025

Commercial		
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	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	
Public Service		
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—Kindergarten through Secondary Schools	S	
Schools – College	S	
Social Service Organizations	A	
Pipelines and Power Transmission	S	
Threshold-Related Research Facilities	S	
Transit Stations and Terminals	S	
Transportation Routes	S	
Transmission and Receiving	S	

DRAFT: July 7, 2025

Facilities		
Recreation		
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	
Resource Management		
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	
INCLINE VILLAGE TOURIST REGULATORY ZONE SPECIAL AREA		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Public Service		
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	

DRAFT: July 7, 2025

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	
Recreation		
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	
Resource Management		
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	

DRAFT: July 7, 2025

SHOREZONE – TOLERANCE DISTRICT 7		
The following structures may be permitted 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.		
Allowable Land Uses	Land Use Permit	Density
Primary Use		
Water-Oriented Outdoor Recreation	A	
Beach Recreation	A	
Water Borne Transit	S	
Tour Boat Operations	S	
Safety and Navigation Facilities	A	
Salvage Operations	S	
Marinas	S	
Boat Launching Facilities	S	
Accessory Structure		
Buoys	A	
Piers	A	
Fences	S	
Boat Ramps	A	
Breakwaters or Jetties	S	
Floating Docks and Platforms	A	
Shoreline Protective Structures	S	
Water Intake Lines	A	

SECTION 19. Section 110.220.160 of the Washoe County Code is hereby amended to read as follows:

Section 110.220.160 Incline Village Tourist Regulatory Zone Special Policies. The following special policies will be implemented in the Incline Village Tourist Regulatory Zone.

- (a) The following location is established as a Special Event Area in accordance with TRPA Code of Ordinances Subsection 22.6.3, *Special Event Areas*:
 - (1) ~~Sierra Nevada College~~ **University of Nevada, Reno at Tahoe** and the UC Davis Tahoe Environmental Research Center, as encompassed by 2020 Assessor Parcel Numbers 127-040-04, 127-040-09, and 127-040-10 and indicated in Figure 110.220.006.
- (b) The Incline Village Tourist Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:
 - (1) Preferred Affordable Housing Area
 - (2) **Transfer of Development Right Receiving Area for existing development and multi-residential development**

DRAFT: July 7, 2025

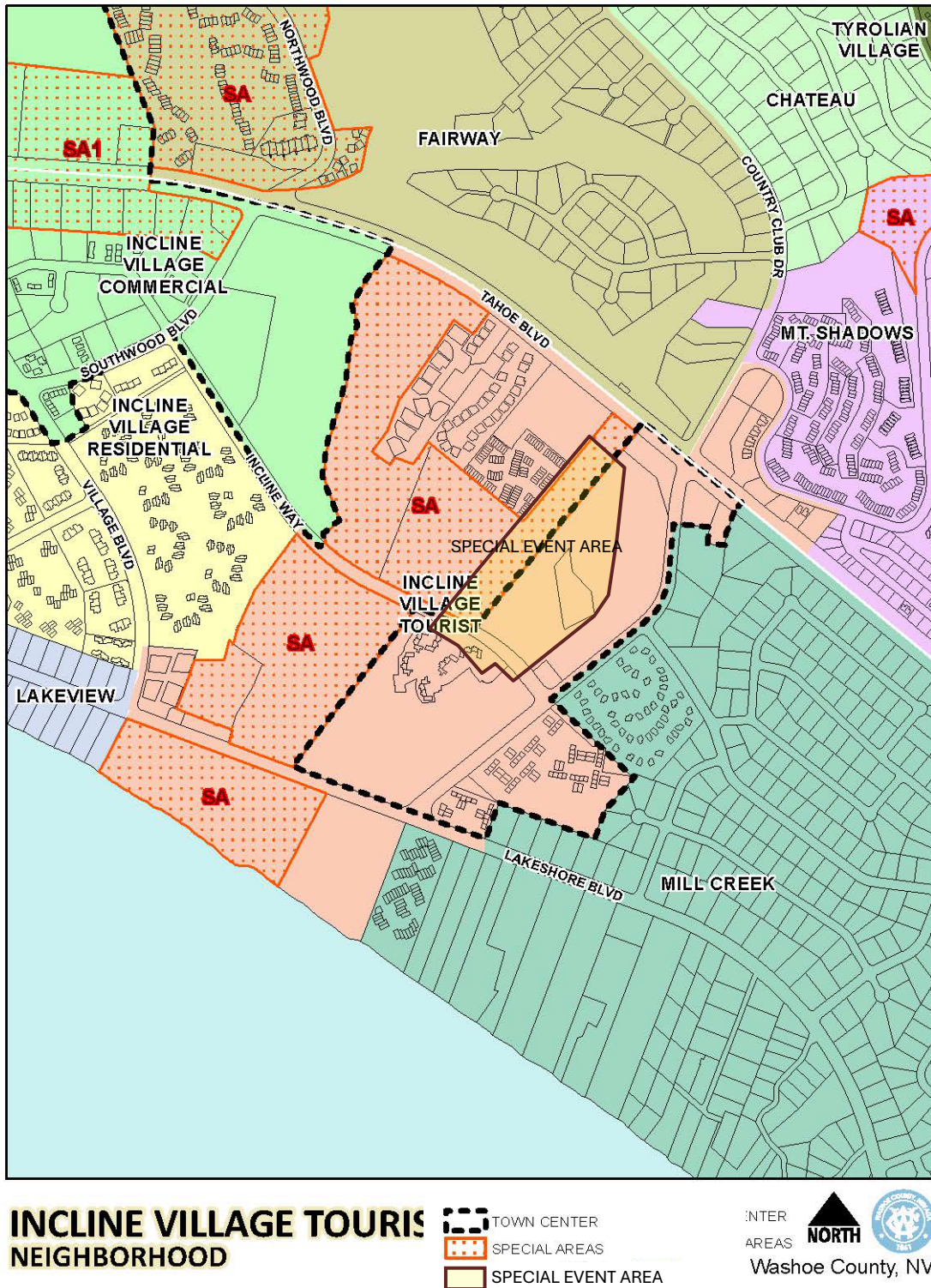


Figure 110.220.006 Incline Village Tourist Regulatory Zone Location Map

DRAFT: July 7, 2025

SECTION 20. Section 110.220.165 of the Washoe County Code is hereby amended to read as follows:

Section 110.220.165 Ponderosa Ranch Regulatory Zone.

PONDEROSA RANCH REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Multiple Family Dwelling	A	15 units per acre
Employee Housing	A	15 units per acre
Commercial		
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	

DRAFT: July 7, 2025

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 REGULATORY ZONE SPECIAL AREA		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Employee Housing	A	15 units per acre
Multiple Family Dwelling	A	15 units per acre
Nursing and Personal Care	S	25 people per acre
Residential Care	S	25 people per acre
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
Commercial		
Eating and Drinking Places	A	
Amusements and Recreation Services (Limited, See Ponderosa Ranch Special Policies)	A	
Business Support Services (Limited - See Ponderosa Ranch Special Policies)	A	
Professional Offices	A	

DRAFT: July 7, 2025

Animal husbandry (Limited – See Ponderosa Ranch Special Policies)	A	
Financial Services	A	
Vehicle Storage and Parking	S	
Public Service		
Same as General List with the Addition of Cultural Facilities	A	
Recreation		
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	
Resource Management		
Same as General List with the Addition of Farm/Ranch Accessory Structures	A	

SECTION 21. Section 110.220.170 of the Washoe County Code is hereby amended to read as follows:

Section 110.220.170 Ponderosa Ranch Regulatory Zone Special Policies. The following special policies will be implemented in the Ponderosa Ranch Regulatory Zone.

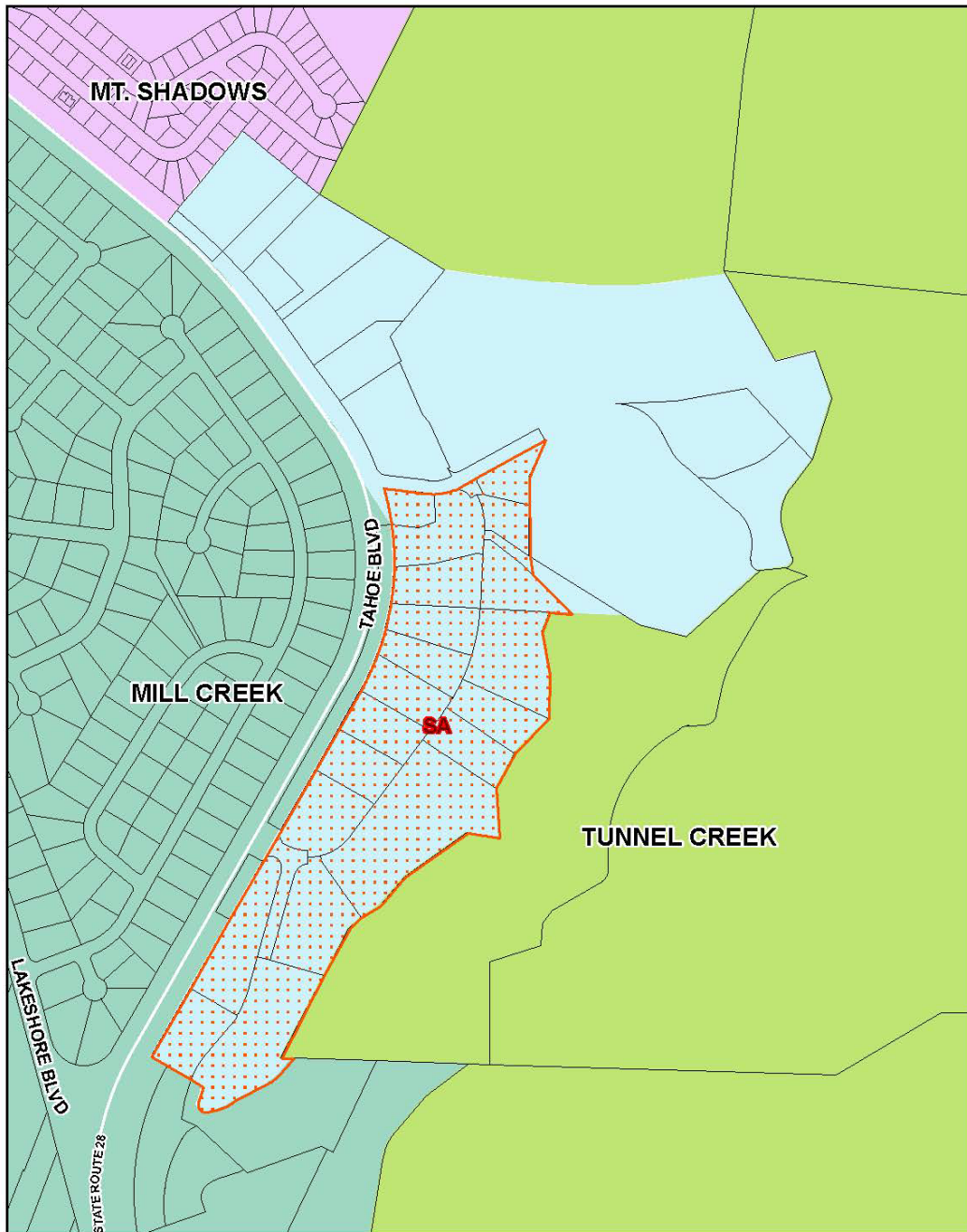
- (a) In the Special Area, certain allowed uses are further limited to the following specific use-type examples.
 - (1) Amusement and recreational use-type is limited to indoor movie theater, athletic clubs, sauna/spa/hot tubs.
 - (2) Animal husbandry use-type is limited to animal hospitals and veterinary offices.
 - (3) Business support services use-type is limited to blue printing, commercial art and design, and computer/IT support.
- (b) The Ponderosa Ranch Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, Special Designations:
 - (1) Preferred Affordable Housing Area, within the Special Area only
 -
 - (2) Scenic Restoration Area
 - (3) Preferred Industrial Area, outside of the Special Area only
 - (4) **Transfer of Development Right Receiving Area for existing development and multi-residential development**
- (c) Additional development on the visible narrow benches above the parking lot in the Ponderosa Ranch Regulatory Zone shall include adequate mitigation measures to mitigate scenic impacts caused by the development when viewed from scenic threshold travel routes.
- (d) **In order to retain long-standing development standards for areas that were within Community Plans prior to the adoption of the Area Plan and are not included in the Town**

DRAFT: July 7, 2025

Center, provisions of the TRPA Code of Ordinances that apply to Community Plans and Community Plan Areas shall continue to apply.

- (e) New uses in the Ponderosa Ranch regulatory zone shall share existing driveways.**
- (f) All residential uses must meet the income eligibility standards for one of TRPA's three deed-restricted housing types: affordable, moderate, or achievable, as defined in the TRPA Code of Ordinances.**

DRAFT: July 7, 2025



PONDEROSA RANCH
Regulatory Zoning



Figure 110.220.007 Ponderosa Ranch Regulatory Zone Location Map

SECTION 22. Section 110.220.200 of the Washoe County Code is hereby amended to read as follows:

DRAFT: July 7, 2025

Section 110.220.200 Incline Village 3 Regulatory Zone Special Policies. The following special policies will be implemented in the Incline Village 3 Regulatory Zone.

- (a) The existing golf course is recognized as appropriate and conforming uses.
- (b) Multi-family residential development shall be restricted to those lots designated as eligible for multi-density under the approved subdivision map for Incline Village Unit #3. The following table identifies lots eligible for multi-family residential density based on the recorded map for Incline Village #3 (Washoe County Tract No. 1117):

Block	Lots	Maximum Density
A	1-12	4 units ea.
A	17-24	4 units ea.
B	1-6	2 units ea,
B	7	4 units
B	8-9	2 units ea.
B	10-11	4 units ea.
B	12-13	2 units ea.
C	1	4 units
C	2-3	2 units ea.
C	4-5	4 units ea.
C	6-12	2 units ea.
D	All	4 units ea.
G	12-17	4 units ea.
H	1-5	4 units ea.
J	1	4 units
L	1-4	4 units ea.
L	19-26	4 units ea.
Q	1-2	2 units ea.
Q	3-9	4 units ea.
Q	10	2 units
Q	11-12	4 units ea.

- (c) Multi-family residential development in the Special Area shall have a minimum density of 5.47 units per acre and a maximum density of 8 units per acre.
- (d) **The Incline Village 3 Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, Special Designations:**
- (1) **Transfer of Development Right Receiving Area for multi-residential development, and for existing development and multi-residential development in the special area.**

DRAFT: July 7, 2025

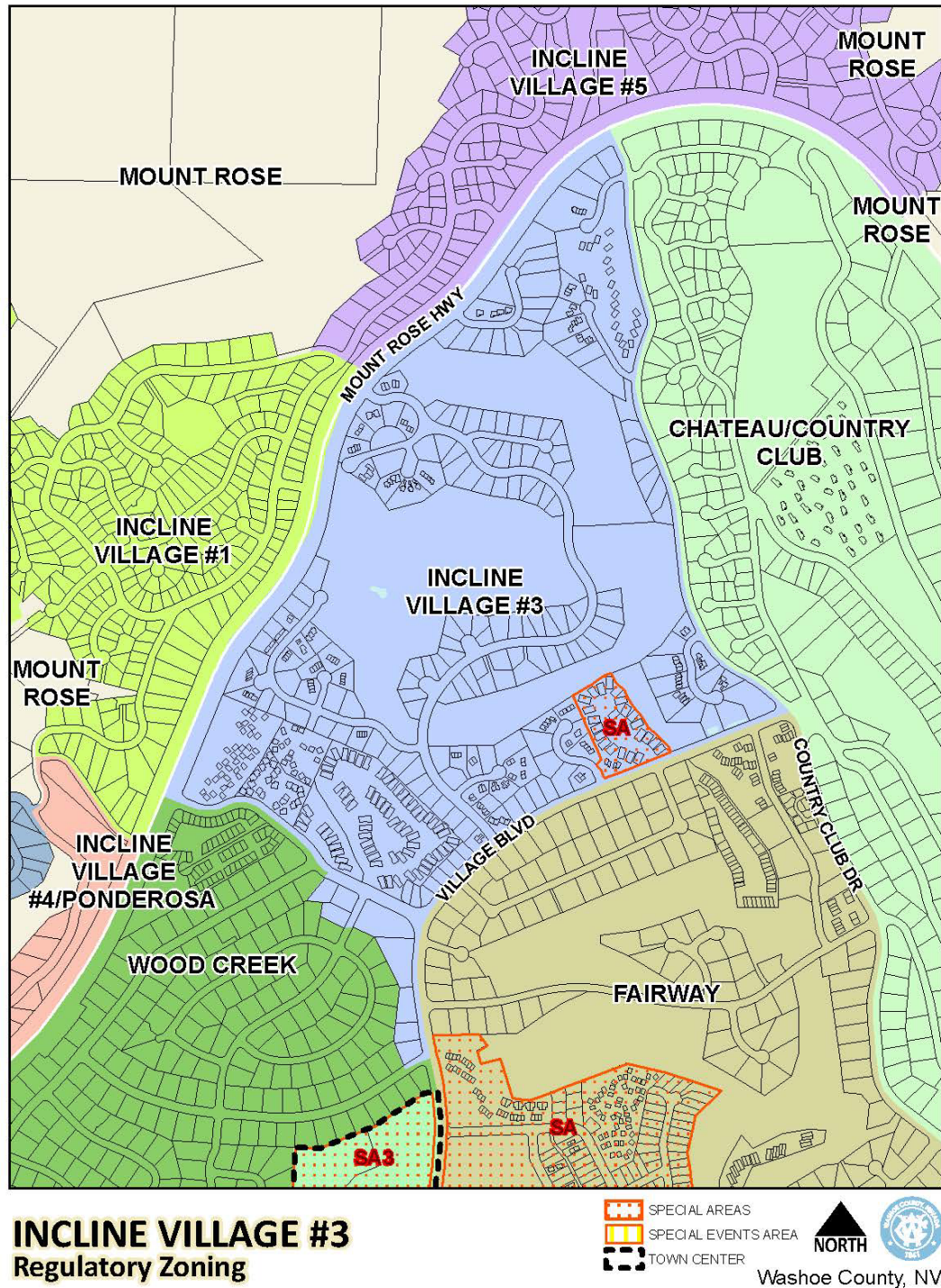


Figure 110.220.010 Incline Village 3 Location Map

SECTION 23. Section 110.220.210 of the Washoe County Code is hereby amended to read as follows:

DRAFT: July 7, 2025

Section 110.220.210 Incline Village 4 Regulatory Zone Special Policies. The following special policies will be implemented in the Incline Village 4 Regulatory Zone.

- (a) The lots in Incline Village #4 designated as eligible for multiple units under the approved subdivision map shall be eligible for such density with transfer of development rights. The following table identifies lots eligible for multi-family residential density based on the recorded map for Incline Village #4 (Washoe County Tract No. 1136):

Block	Lots	Maximum Density
B	7-11	4 units ea.
C	1	4 units
C	2	2 units
C	3-9	4 units ea.
D	1	4 units
D	7-9	4 units ea.
D	11-18	4 units ea.

- (b) The Incline Village 4 Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, Special Designations:

- (1) Transfer of Development Right Receiving Area for multi-residential development

DRAFT: July 7, 2025



Figure 110.220.011 Incline Village 4 Regulatory Zone Location Map

SECTION 24. Section 110.220.215 of the Washoe County Code is hereby amended to read as follows:

DRAFT: July 7, 2025

Section 110.220.215 Incline Village 5 Regulatory Zone.

INCLINE VILLAGE 5 REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	SA	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
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	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	

SECTION 25. Section 110.220.220 of the Washoe County Code is hereby amended to read as follows:

Section 110.220.220 Incline Village 5 Regulatory Zone Special Policies. The following special policies will be implemented in the Incline Village 5 Regulatory Zone:-

- (a) ~~Until this Regulatory Zone has been classified as to avalanche danger, all development shall be subject to a special use permit.~~ **Prior to any development on a parcel in this Regulatory Zone, the property owner shall record a hold harmless agreement which shall run with the land and provide that the County shall be held harmless from any liability resulting from avalanche activity.**

DRAFT: July 7, 2025

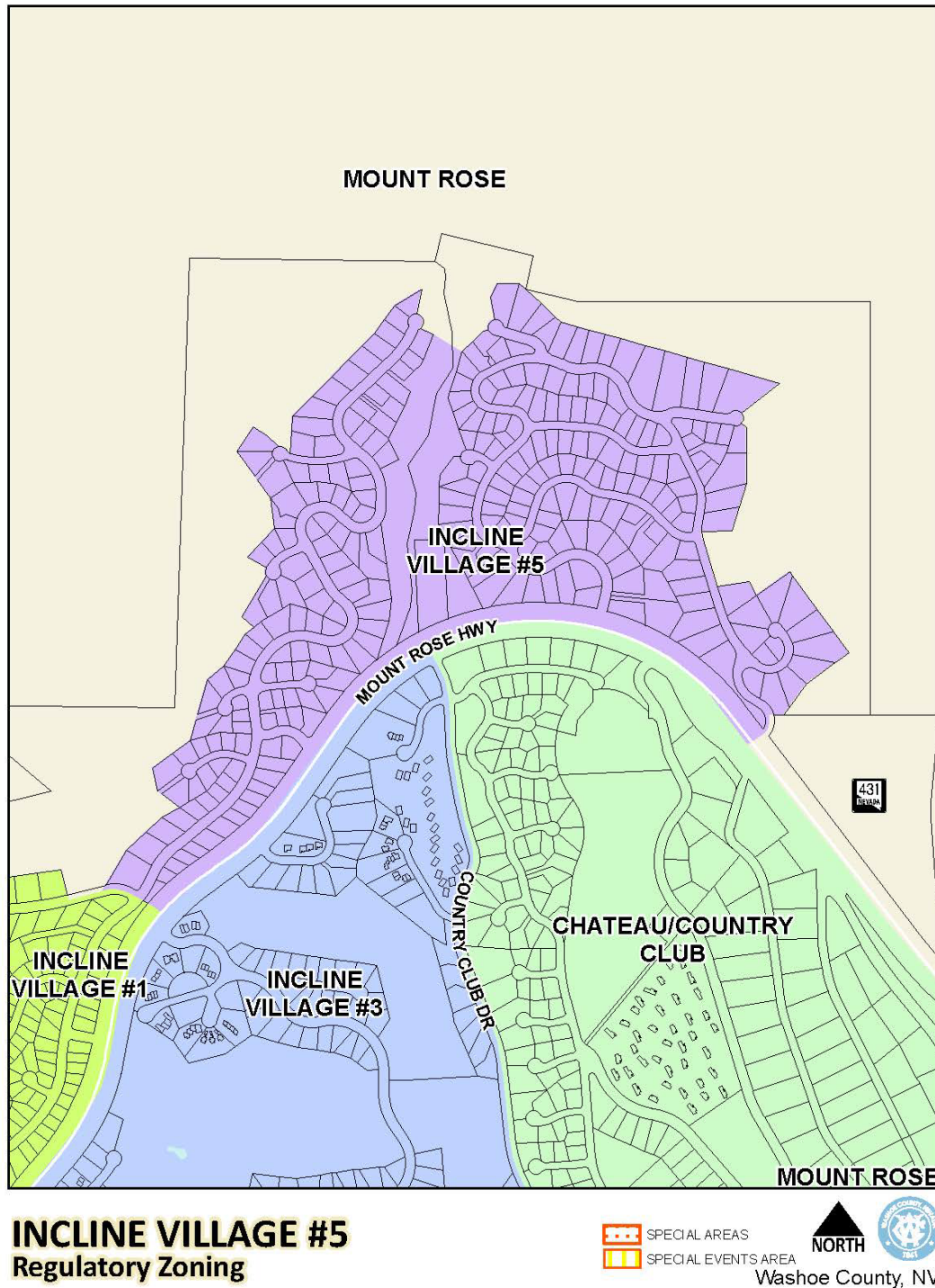


Figure 110.220.012 Incline Village 5 Regulatory Zone Location Map

SECTION 26. Section 110.220.230 of the Washoe County Code is hereby amended to read as follows:

DRAFT: July 7, 2025

Section 110.220.230 Incline Village Residential Regulatory Zone Special Policies. The following special policies will be implemented in the Incline Village Residential Regulatory Zone.

- (a) The Incline Village Residential Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:
 - (1) Preferred Affordable Housing Area
 - (2) Scenic Restoration Area
 - (3) Transfer of Development Right Receiving Area for existing development and multi-residential development**

DRAFT: July 7, 2025



Figure 110.220.013 Incline Village Residential Regulatory Zone Location Map

SECTION 27. Section 110.220.245 of the Washoe County Code is hereby amended to read as follows:

DRAFT: July 7, 2025

Section 110.220.245 Crystal Bay Regulatory Zone

CRYSTAL BAY REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	SA	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
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	
SHOREZONE – TOLERANCE DISTRICT 3		
The following structures may be permitted 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.		
Allowable Land Uses	Land Use Permit	Density
Primary Use		
Salvage Operations	A	
Safety and Navigation Devices	A	
Accessory Structure		
Buoys	A	
Piers	A	
Floating Docks and Platforms	A	
Fences	S	
Boat Ramps	S	
Breakwaters or Jetties	S	
Shoreline Protective Structures	S	
Water Intake Lines	S	

DRAFT: July 7, 2025

SECTION 28. Section 110.220.250 of the Washoe County Code is hereby amended to read as follows:

Section 110.220.250 Crystal Bay Regulatory Zone Special Policies. The following special policies will be implemented in the Crystal Bay Regulatory Zone.

- (a) ~~Due to the environmental sensitivity of the area, limited emergency access, and geologic hazards, all further development in this Regulatory Zone shall be subject to a special use permit.~~
Prior to any development on a parcel in this Regulatory Zone, the property owner shall record a hold harmless agreement which shall run with the land and provide that the County shall be held harmless from any liability resulting from avalanche activity or geological hazards.
- (b) Further encroachment permits onto Highway 28 should be discouraged.
- (c) ~~Due to the sensitivity of the area and the public safety issues, all further development will be considered a special use.~~
- (d) ~~Further study of the avalanche danger is required to resolve the avalanche problem and to ensure that new and existing development is consistent with the findings of that study.~~

DRAFT: July 7, 2025

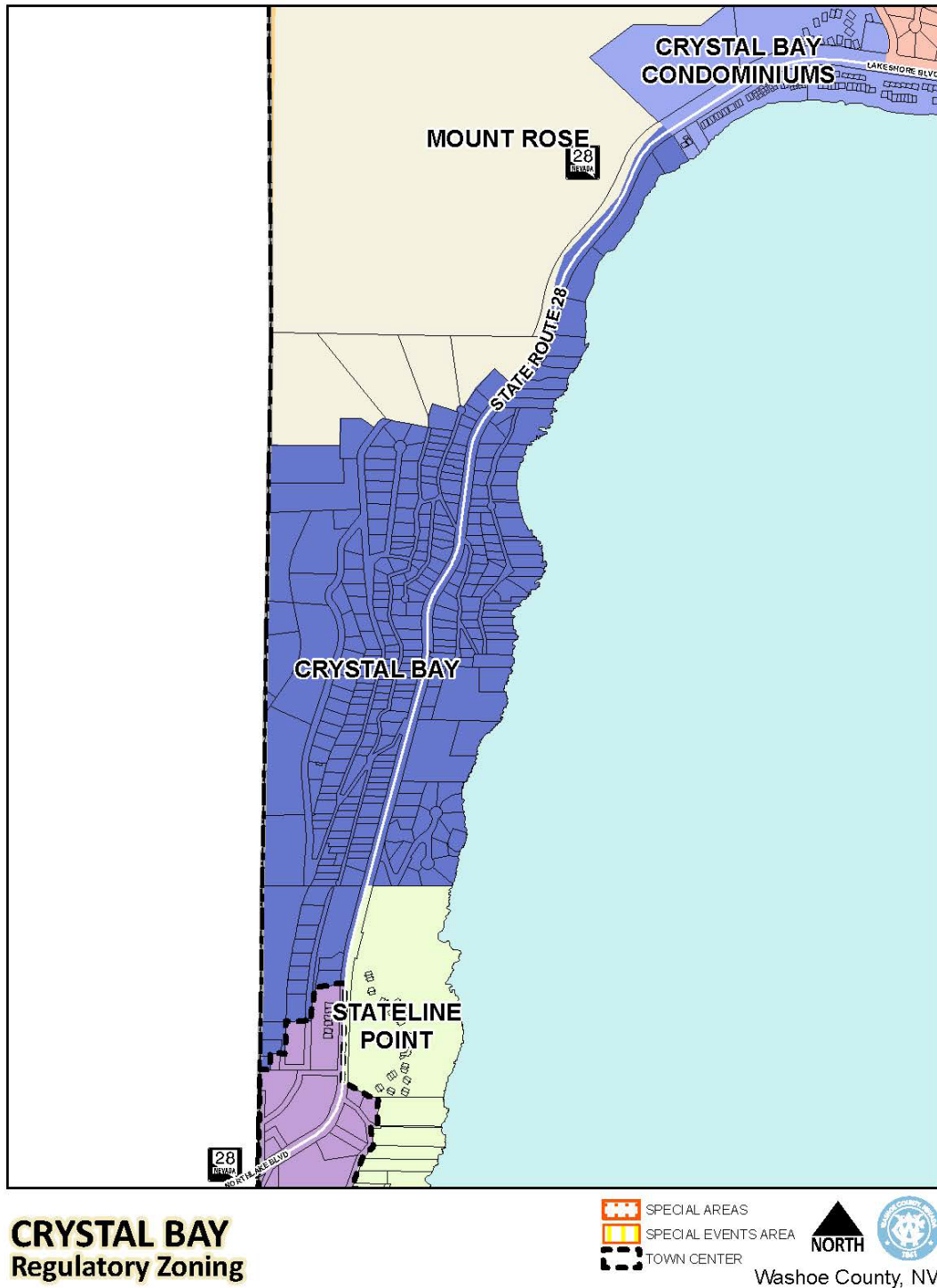


Figure 110.220.015 Crystal Bay Regulatory Zone Location Map

SECTION 29. Section 110.220.300 of the Washoe County Code is hereby amended to read as follows:

DRAFT: July 7, 2025

Section 110.220.300 Fairway Regulatory Zone Special Policies. The following special policies will be implemented in the Fairway Regulatory Zone.

- (a) The development of commercial facilities on vacant parcels in the Special Area shall be limited to the parcels abutting Northwood Boulevard.
- (b) Multi-residential units permitted in the Special Area may be converted to residential timeshare uses. The conversion of such units shall not be counted under the tourist accommodation allocation limitations if they were originally counted under the residential allocation limitations.
- (c) The Special Area should be considered for future inclusion in the Incline Village Commercial Regulatory Zone and the Town Center.
- (d) **The Fairway Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:**
 - (1) **Transfer of Development Right Receiving Area for multi-residential development, and for existing development and multi-residential development in the special area.**

DRAFT: July 7, 2025

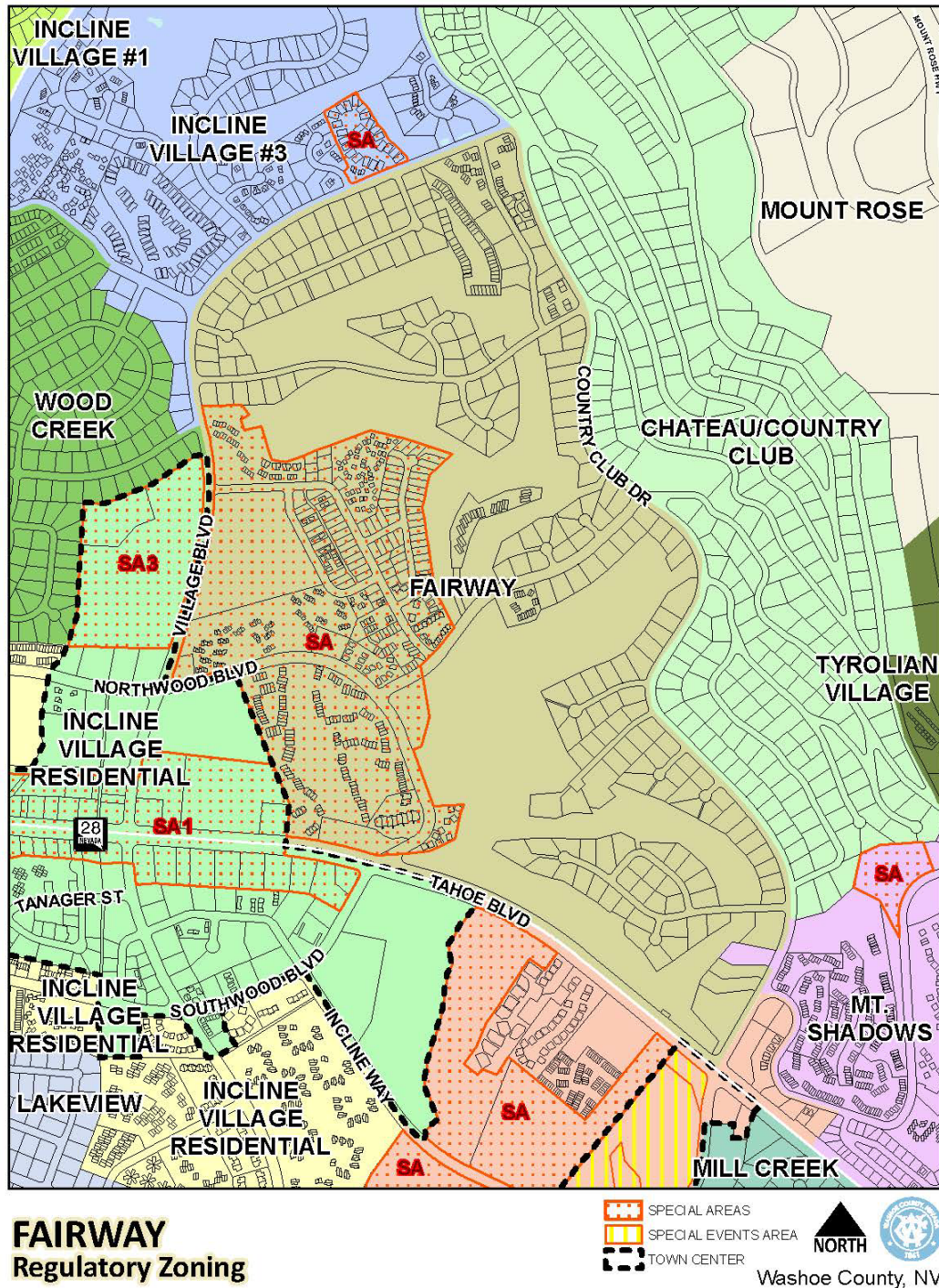


Figure 110.220.020 Fairway Regulatory Zone Location Map

SECTION 30. Section 110.220.385 of the Washoe County Code is hereby amended to read as follows:

DRAFT: July 7, 2025

Section 110.220.385 East Shore Regulatory Zone.

EAST SHORE REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Employee Housing	S	5 units on State Parks Lands
Single Family Dwelling	SA	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Summer Homes	S	1 unit per parcel
Public Service		
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	
Recreation		
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	
Resource Management		
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	
SHOREZONE – TOLERANCE DISTRICTS 1, 3 and 5		
The following structures may be permitted in the shorezone as an allowed (A) or special (S) use		

DRAFT: July 7, 2025

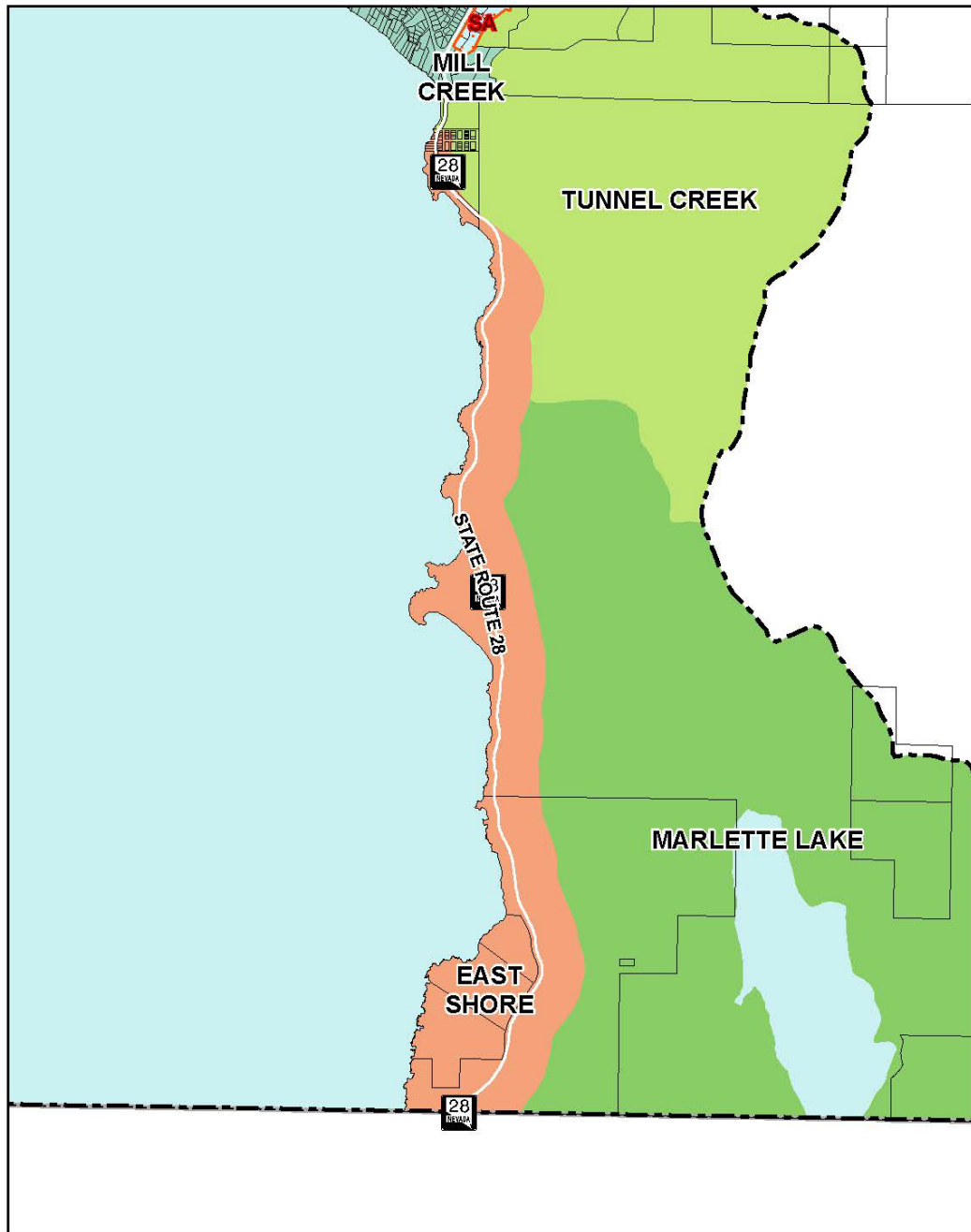
only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel.		
Allowable Land Uses	Land Use Permit	Density
Primary Use		
Beach Recreation	A	
Water-oriented Recreation Concessions	A	
Safety and Navigation Devices	A	
Tour Boat Operations	S	
Marinas	S	
Waterborne Transit	S	
Boat Launching Facilities	S	
Accessory Structure		
Buoys	A	
Piers	A	
Floating Docks and Piers	A	
Fences	S	
Boat Ramps	A	
Breakwaters or Jetties	S	
Shoreline Protective Structures	S	
Water Intake Lines	A	

SECTION 31. Section 110.220.390 of the Washoe County Code is hereby amended to read as follows:

Section 110.220.390 East Shore Regulatory Zone Special Policies. The following special policies will be implemented in the East Shore Regulatory Zone.

- (a) The maximum carrying capacity for activities at Thunderbird Lodge shall be consistent with the Project Description and Capacity Analysis dated May 17, 2001 and submitted to TRPA.
- (b) Any change in use at Thunderbird Lodge shall require approval by the TRPA Governing Board.
- (c) Access to the undeveloped portions of the shorezone should be restricted to a developed system of trails.
- (d) Disturbing activities should be limited in the vicinity of osprey nest sites.
- (e) Ecologically designed trails should be provided to improve shorezone access.
- (f) Roadside parking should be replaced by offsite parking in association with transit service and trails connecting to the shorezone. Roadway parking controls should be used to eliminate parking problems.
- (g) Development should be permitted only where there is sufficient tree cover to visually absorb new structures, road cuts, and other attendant improvements.
- (h) **The East Shore Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:**
 - (1) **Transfer of Development Right Receiving Area for multi-residential development, but limited to employee housing only.**

DRAFT: July 7, 2025



EAST SHORE Regulatory Zoning



Figure 110.220.029 East Shore Regulatory Zone Location Map

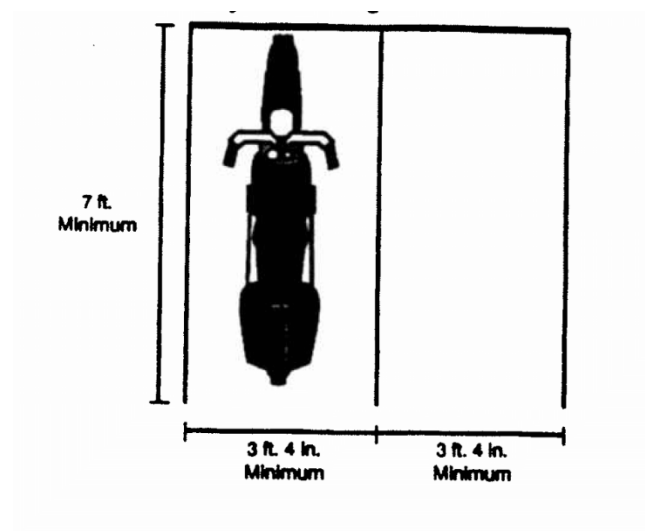
DRAFT: July 7, 2025

SECTION 32. Section 110.220.1, Chapter 4 Parking, Loading, and Circulation—Standards (D) of the Washoe County Code is hereby amended to read as follows:

D. Special Parking Provisions:

- (1) ~~Motorcycle and Bicycle Spaces:~~ For every four (4) motorcycle ~~or six (6) bicycle~~ parking spaces provided, a credit of one (1) parking space shall be given toward the requirement of this article, provided, however, that the credit for each shall not exceed one-fortieth (1/40) of the total number of automobile spaces required. If determined necessary by the County or TRPA, bollards shall be installed to separate and protect motorcycle ~~and bicycle~~ spaces from automobile circulation. The minimum dimension for motorcycle ~~and bicycle~~ spaces shall be ~~as set forth in the following subsections:~~
- (a) ~~Motorcycle spaces shall be a minimum of seven (7) feet in length and three (3) feet four (4) inches in width as illustrated in Figure 4.1.~~

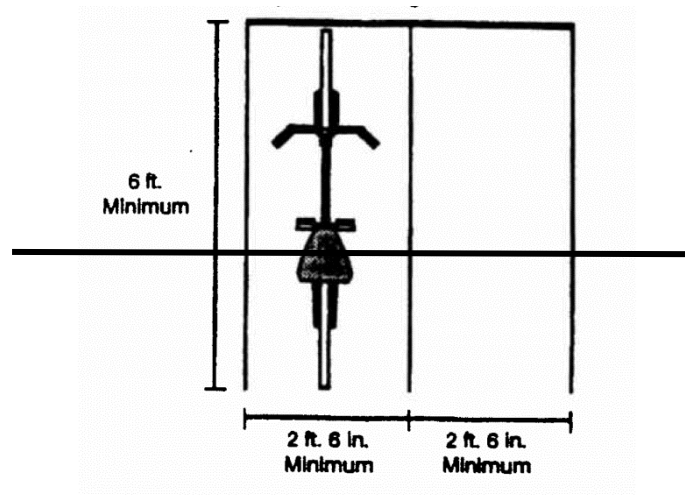
Figure 4.1
Motorcycle Parking Dimensions



- (b) ~~Bicycle spaces shall be a minimum of six (6) feet in length and two (2) feet six (6) inches in width as illustrated in Figure 4.2.~~

Figure 4.2
Bicycle Parking Dimensions

DRAFT: July 7, 2025



- (2) Bicycle Storage: In commercial and industrial ~~development~~ projects with twenty (20) or more required parking spaces, a rack or other secure device for the purpose of storing and protecting bicycles from theft shall be installed. Such devices shall be provided with a minimum capacity of one bicycle per twenty (20) required parking spaces and shall be located so as not to interfere with pedestrian or vehicular traffic.
- (23) Handicapped Parking: In any parking facility serving the public, parking for the handicapped shall be provided as set forth in this subsection.
- (a) Handicapped parking spaces shall be provided in accordance with Table 4.3. One (1) of every eight (8) required handicapped spaces shall be van accessible space (a minimum of one (1) van accessible space per parking area).

Table 4.3
Handicapped Accessible Spaces

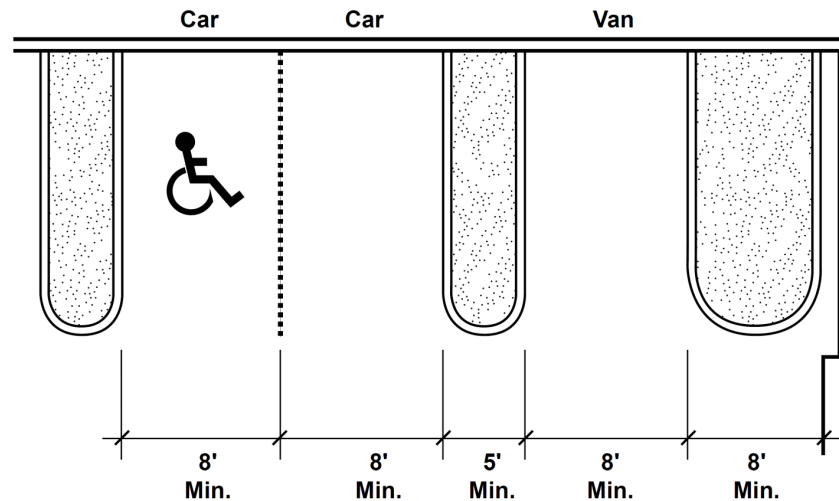
Spaces in Lot	Required Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of Total
1,001 and over	20 plus 1 per 100 above 1,000

Source: Washoe County Department of comprehensive Planning

- (b) Handicapped parking spaces shall be a minimum of eight (8) feet in width and a minimum of eighteen (18) feet in length, as illustrated in Figure 4.4.

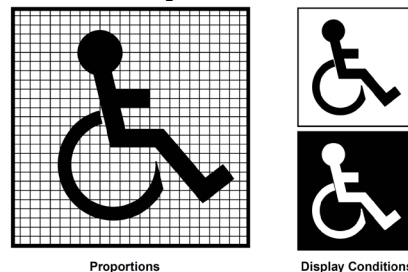
Figure 4.4
Handicapped Parking Dimensions

DRAFT: July 7, 2025



- (c) Handicapped spaces shall be provided with an adjacent access aisle, as illustrated in Figure 4.4. Access aisles shall be a minimum of five (5) feet in width. Van access aisles shall be a minimum of eight (8) feet in width. Access aisles shall be located on the passenger side of each space unless it is located between and is shared by two (2) designated spaces.
- (d) Handicapped parking spaces and access aisles shall be level.
- (e) Handicapped spaces shall be located as near as possible to accessible building or site entrances and shall be located so as to provide convenient access to curb ramps.
- (f) Each reserved handicapped parking space shall be designated with a stall sign displaying the International Symbol of Accessibility, as illustrated in Figure 4.5. Each stall sign shall be at least seventy (70) square inches in size. Spaces that are van accessible shall be designated as "Van Accessible".

Figure 4.5
International Symbol of Accessibility

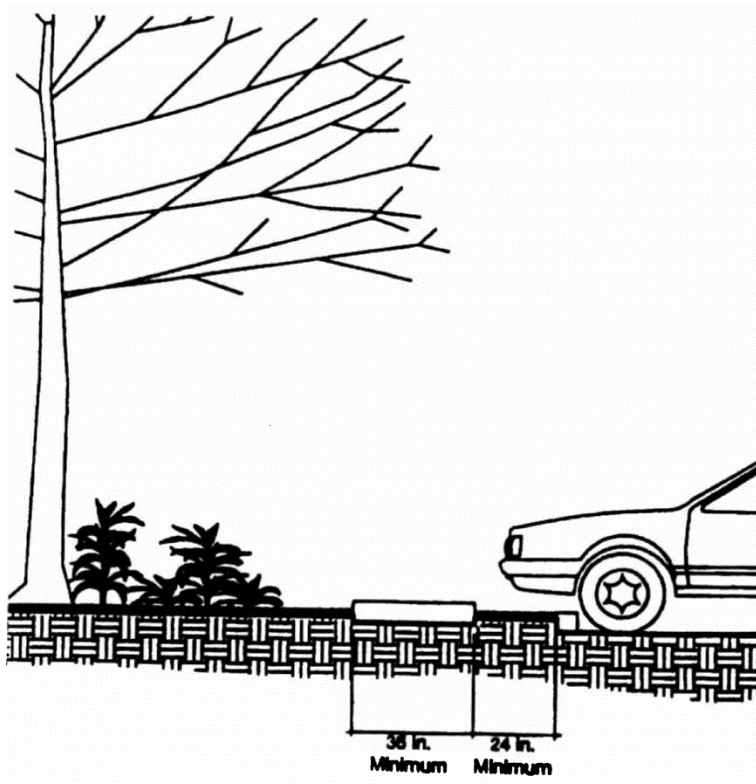


- (g) Each reserved handicapped parking space shall meet one (1) of the following stall markings requirements:
 - (i) Each handicapped parking space shall be painted solid blue with a white International Symbol of Accessibility; or

DRAFT: July 7, 2025

- (ii) Each handicapped parking space shall be outlined in blue with a three (3) foot square International Symbol of Accessibility painted in a contrasting color.
- (h) Each reserved handicapped parking space shall be marked with a sign warning drivers of the possibility of towing due to unauthorized use and providing information of recovering towed vehicles. Warning signs shall have minimum dimensions of seventeen (17) inches by twenty-two (22) inches and shall be labeled with lettering of at least one (1) inch in height.
- (i) A minimum of ninety-eight (98) vertical inches of clearance shall be provided for van accessibility spaces and the entire route from parking are ingress/egress points to the parking space.
- (j) As illustrated in Figure 4.6, a minimum vehicle overhang allowance of twenty-four (24) inches shall be provided between accessible routes and handicapped parking spaces. Said accessible routes shall, at all times, provide users with a minimum width of thirty-six (36) inches of throughway.

Figure 4.6
Accessible Routes



SECTION 33. General Terms.

DRAFT: July 7, 2025

1. All actions, proceedings, matters, and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.
2. The Chair of the Board and officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.
3. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.
4. Each term and provision of this Ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this Ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then the offending provision or term shall be excised from this Ordinance. In any event, the remainder of this Ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

DRAFT: July 7, 2025

Passage and Effective Date

Proposed on _____ (month) _____ (day), 2025.

Proposed by Commissioner _____.

Passed on _____ (month) _____ (day), 2025.

Vote:

Ayes:

Nays:

Absent:

Alexis Hill, Chair
County Commission

ATTEST:

Jan Galassini, County Clerk

This ordinance shall be in force and effect if and when the Tahoe Regional Planning Agency ("TRPA") adopts the specific amendments in this ordinance through its adoption of an amendment to TRPA's Tahoe Area Plan.