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

Summary: *Amends the Washoe County Code at Chapter 110 (Development Code) by updating Article 220* Tahoe Area Modifiers, *and adding Article 220.1* Tahoe Area Design Standards, *to ensure Washoe County's development standards conform to the Tahoe Regional Planning Agency's Regional Plan.*

BILL NO. 1835

ORDINANCE NO. 1662

Title:

An ordinance amending the Washoe County Code at Chapter 110 (Development Code), replacing Article 220, Tahoe Area Plan modifiers with two new articles, Article 220 Tahoe Area Plan modifiers and Article 220.1 Tahoe Area Design Standards. These amendments are meant to ensure the express conformance of Washoe County's plans with the 2012 Regional Plan adopted by the Tahoe Regional Planning Agency (TRPA) and are generally not intended to increase densities or intensities beyond what is currently permitted by the Regional Plan. The changes include but are not limited to the following: Adopting the TRPA's permissible uses set forth in TRPA Regional Plan Chapter 21, Permissible Uses, in lieu of Washoe County's allowed uses set forth in Article 302 of the Washoe County Development Code; Adopting design standards that are in conformance with the requirements set forth in the TRPA Regional Plan Chapter 13 Area Plans and Chapter 36 Design Standards; Adopting development standards that are consistent with the development standards set forth in the TRPA Regional Plan; Adopting neighborhood plans utilizing the boundaries and allowed uses of TRPA's plan area statements and community plans in lieu of Washoe County's regulatory zones set forth in Article 106 of the Washoe County Development Code; and including the Washoe County Planning Commission's direction to expand an available density incentive from memory care only to all residential care and nursing care uses; and other matters necessarily

connected therewith and pertaining thereto.

WHEREAS:

A. This Commission desires to amend Article 220 and to add Article 220.1 to the Washoe County Code Chapter 110 (Development Code,) in order to conform with the Tahoe Regional Plan; and,

B. The Washoe County Planning Commission initiated the proposed amendments to Washoe County Code Chapter 110, Development Code, by Resolution Number 19-22 on October 21, 2019 creating Development Code Amendment Case Number WDCA19-0007; and,

C. The amendments and this ordinance were drafted in concert with the District Attorney, and the Planning Commission held a duly noticed public hearing for WDCA19-0007 on February 4, 2020, and adopted Resolution Number 20-08 recommending adoption of this ordinance; 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 Chapter 278 of NRS; 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. Sections 220.00 through 220.45 of Article 220 *Tahoe Area Modifiers*, of the Washoe County Code are hereby deleted and replaced with sections 220.00 through 220.445 as follows:

Sections:

Introduction

110.220.00 Purpose
110.220.05 Applicability of Development Standards
110.220.10 Land Use Categories
110.220.15 Allowed (Permissible) Uses

Growth Management, Development Rights and Redevelopment Incentives

110.220.20 Tahoe Regional Planning Agency Growth Management
110.220.25 Growth Available in the Plan Area
110.220.30 Density
110.220.35 Town Center Overlay

Area Wide Development Standards

110.220.40 Community Design and Land Use Compatibility
110.220.45 Parking
110.220.50 Height of Structures
110.220.55 Yard and Lot Standards
110.220.60 Siting on Corner Lots and Sloped Lots
110.220.65 Siting of Below Grade Parking Decks, Walkways and Decks
110.220.70 Construction Below a Parking Deck
110.220.75 Conformance of Setbacks on Existing Residences
110.220.80 Accessory Structures and Uses
110.220.85 Accessory Dwellings
110.220.90 Requirements for the Construction of a Garage
110.220.95 Removal of Abandoned Foundation or Structure
110.220.100 Transmission and Receiving (Communication) Facilities
110.220.105 Scenic Threshold Achievement
110.220.110 Temporary Uses
110.220.115 Urban Bears and Other Wildlife Issues
110.220.120 Urban Forestry
110.220.125 Natural Hazards

Regulatory Zone Development Standards

110.220.130 Regulatory Zone Development Standards

Standards for Mixed-Use and Tourist Regulatory Zones

110.220.135 Crystal Bay Tourist Regulatory Zone
110.220.140 Crystal Bay Tourist Regulatory Zone Special Policies
110.220.145 Incline Village Commercial Regulatory Zone
110.220.150 Incline Village Commercial Regulatory Zone Special Policies

Standards for Residential Regulatory Zones

110.220.155	Incline Village Tourist Regulatory Zone
110.220.160	Incline Village Tourist Regulatory Zone Special Policies
110.220.165	Ponderosa Ranch Regulatory Zone
110.220.170	Ponderosa Ranch Regulatory Zone Special Policies
110.220.175	Incline Village 1 Regulatory Zone
110.220.180	Incline Village 1 Regulatory Zone Special Policies
110.220.185	Incline Village 2 Regulatory Zone
110.220.190	Incline Village 2 Regulatory Zone Special Policies
110.220.195	Incline Village 3 Regulatory Zone
110.220.200	Incline Village 3 Regulatory Zone Special Policies
110.220.205	Incline Village 4 Regulatory Zone
110.220.210	Incline Village 4 Regulatory Zone Special Policies
110.220.215	Incline Village 5 Regulatory Zone
110.220.220	Incline Village 5 Regulatory Zone Special Policies
110.220.225	Incline Village Residential Regulatory Zone
110.220.230	Incline Village Residential Regulatory Zone Special Policies
110.220.235	Stateline Point Regulatory Zone
110.220.240	Stateline Point Regulatory Zone Special Policies
110.220.245	Crystal Bay Regulatory Zone
110.220.250	Crystal Bay Regulatory Zone Special Policies
110.220.255	Crystal Bay Condominiums Regulatory Zone
110.220.260	Crystal Bay Condominiums Regulatory Zone Special Policies
110.220.265	Lakeview Regulatory Zone
110.220.270	Lakeview Regulatory Zone Special Policies
110.220.275	Wood Creek Regulatory Zone
110.220.280	Wood Creek Regulatory Zone Special Policies
110.220.285	Chateau Regulatory Zone
110.220.290	Chateau Regulatory Zone Special Policies
110.220.295	Fairway Regulatory Zone
110.220.300	Fairway Regulatory Zone Special Policies
110.220.305	Mill Creek Regulatory Zone
110.220.310	Mill Creek Regulatory Zone Special Policies
110.220.315	Mt. Shadows Regulatory Zone
110.220.320	Mt. Shadows Regulatory Zone Special Policies
110.220.325	Tyrolian Village Regulatory Zone
110.220.330	Tyrolian Village Regulatory Zone Special Policies

Standards for Conservation Regulatory Zones

110.220.335	Marlette Lake Regulatory Zone
110.220.340	Marlette Lake Regulatory Zone Special Policies
110.220.345	Martis Peak Regulatory Zone
110.220.350	Martis Peak Regulatory Zone Special Policies
110.220.355	Mount Rose Regulatory Zone
110.220.360	Mount Rose Regulatory Zone Special Policies
110.220.365	Tunnel Creek Regulatory Zone
110.220.370	Tunnel Creek Regulatory Zone Special Policies

Standards for Recreation Regulatory Zones

110.220.375	Incline Meadows Regulatory Zone
110.220.380	Incline Meadows Regulatory Zone Special Policies
110.220.385	East Shore Regulatory Zone
110.220.390	East Shore Regulatory Zone Special Policies
110.220.395	Incline Ski Regulatory Zone
110.220.400	Incline Ski Regulatory Zone Special Policies

Special Regulations

110.220.405	TRPA Approved Master Plans
110.220.410	Residential Care/Nursing and Personal Care Density Exceptions
110.220.415	Greenhouse Gas Reduction
110.220.420	Maximum Community Noise Equivalent Level
110.220.425	Performance Standards for Stationary or Industrial Noise Sources
110.220.430	Uses Requiring Additional Review and Approval
110.220.435	Appeals
110.220.440	Variances
110.220.445	Historic Site Overview

Introduction

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 Volume One of the Washoe County Master Plan. This article is also intended to implement the Tahoe Regional Planning Agency's (TRPA) Regional Plan. This article sets forth special regulations to supplement the general regulations set forth elsewhere throughout the Washoe County Development Code, and to supplement and implement the TRPA's Code of Ordinances.

Section 110.220.05 Applicability of Development Standards. The development standards in this article apply to all development within the Tahoe Planning Area, as described in the Tahoe Area Plan. This article is intended to either match TRPA standards exactly; or, to supplement those standards in cases where TRPA has not adopted standards or when Washoe County desires to have a more restrictive regulatory approach than TRPA has adopted. In those cases when the TRPA Code of Ordinances and this section do not impose regulations, the provisions of the Washoe County Development Code will be applied. If there is a discrepancy between the standards in this article, the Washoe County Development Code, and/or the TRPA Code of Ordinances, the standards for the Tahoe Planning Area shall be the more restrictive standards of either the Tahoe Regional Planning Agency or Washoe County. Land owners in the planning area should be aware that some of the originally platted subdivisions in the planning area have names similar to the names of the zoning districts, yet with different boundaries. Some of these plats have various restrictions that were recorded with the original map. Washoe County does not enforce or otherwise act to implement these deed restrictions.

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.

1. 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.

2. 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.

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		
	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
	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 110.220.15 Allowed (Permissible) Uses. The allowable uses in the Tahoe Planning Area are different from those described in Article 302, *Allowed Uses* of the Washoe County Development Code. In the Tahoe Planning Area allowed uses are defined in Chapter 21, *Permissible Uses* and Chapter 81, *Permissible Uses and Structures in the Shorezone and Lakezone* of the TRPA Code of Ordinances. The uses allowed on any given parcel in the Tahoe Planning Area are determined by Regulatory Zone as described in Section 110.220.130, *Regulatory Zone Development Standards*.

Growth Management, Development Rights, and Redevelopment Incentives

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.

1. 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:

    a. Allocations shall be issued on a first come first served basis.

    b. 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.

2. 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.

    a. The following projects will be issued commercial floor area on a first come first served basis:

        i. Projects inside the adopted boundaries of a Town Center overlay as defined in 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 as defined in Section 110.220.415, *Greenhouse Gas Reduction*.

    b. 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.

3. 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.

    a. 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.*)

b. 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.

4. 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.

5. 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.

6. 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(3).

Section 110.220.30 Density. Outside of the Town Center overlay districts, maximum density in the Tahoe Planning Area is regulated by Chapter 31, *Density,* of the TRPA Code of Ordinances. The maximum densities for specific use types are listed in the table of allowed uses for each Regulatory Zone. Additional standards for density in designated Town Centers can be found in Section 110.220.35, *Town Center Overlay*. The maximum density for nursing and personal care and residential care uses within a Town Center is established in Section 110.220.410, *Residential Care / Nursing and Personal Care Density Exceptions*.

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*; 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.

1. Height. Development within a designated Town Center is permitted to be 4 stories (56 feet) maximum, when the following conditions are met:

   a. The project is designed to meet the greenhouse gas reduction standard described in Section 110.220.415, *Greenhouse Gas Reduction.*

b. The project meets all other applicable design standards for the Town Center.

c. The project does not degrade any applicable established scenic threshold as described in the Tahoe Area Plan Conservation Element.

d. 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)

2. 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.

3. Height of Reconstructed Structures Housing Gaming. Reserved.

4. 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 within a Town Center shall have a minimum residential density of 15 units per acre and a maximum density of 25 units per acre.

5. 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.

6. 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.*

7. Land coverage. Development in a Town Center is eligible for up to 70% coverage on high capability lands per Chapter 13 of the TRPA Code of Ordinances.

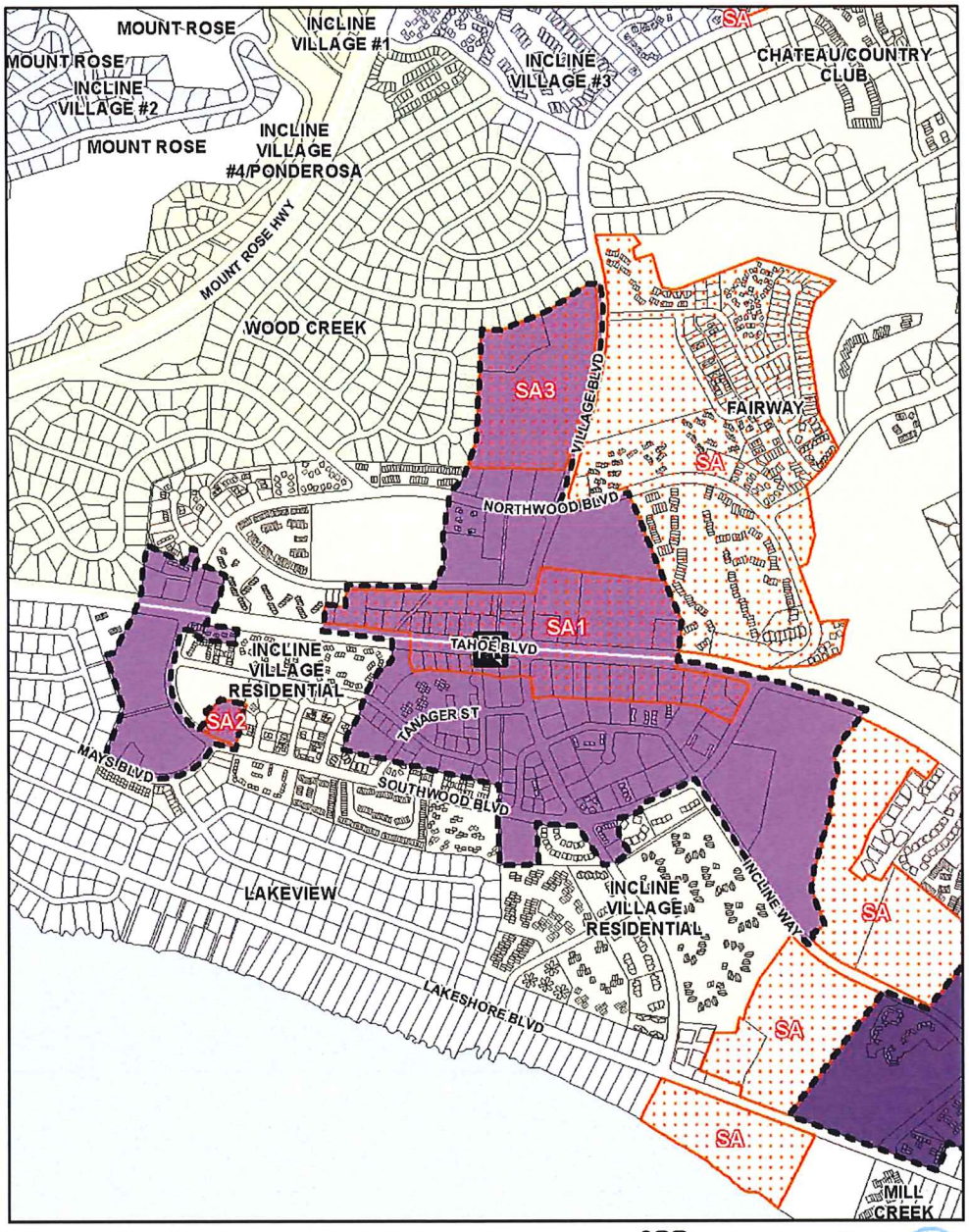


Figure 110.220.00 Incline Village Commercial Town Center

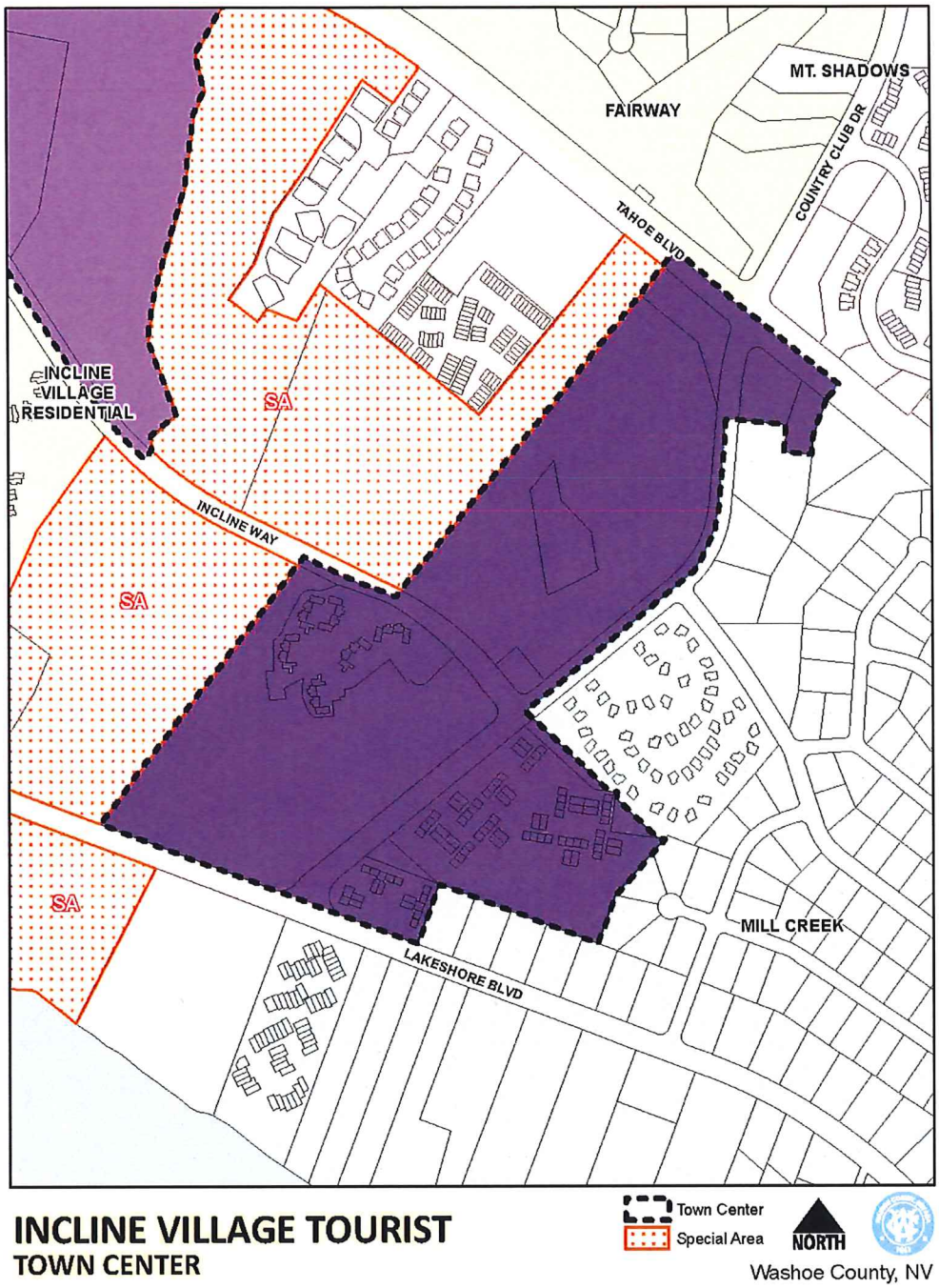


Figure 110.220.01 Incline Village Tourist Town Center

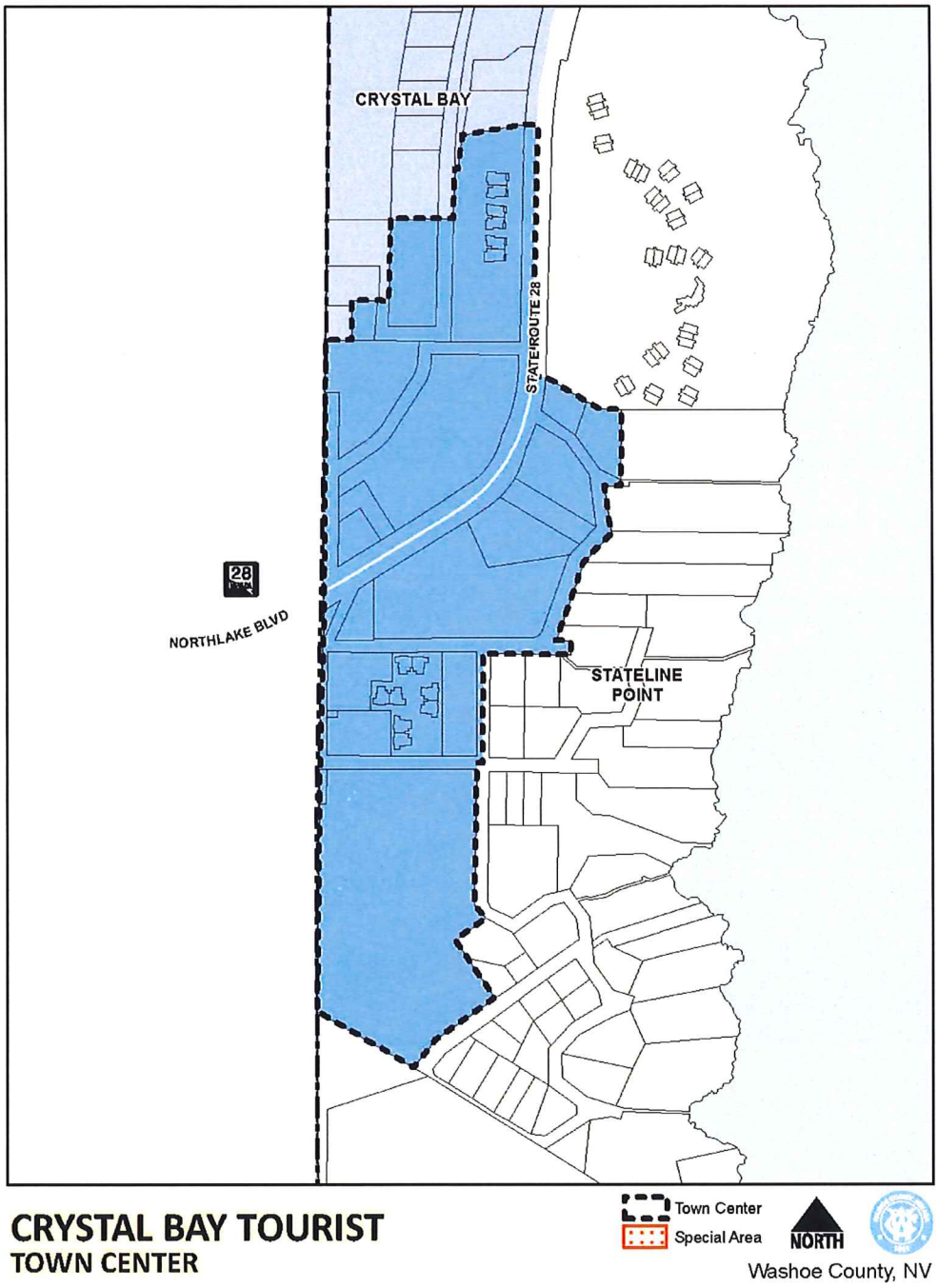


Figure 110.220.02 Crystal Bay Tourist Town Center

Area Wide Development Standards

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:

1. 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.

2. Disturbed Areas. Projects shall be designed to use existing disturbed areas rather than undisturbed areas for the siting of all improvements except when:

    a. The disturbed area is precluded from development by setbacks or other such limitations;

    b. The disturbed lands are classified as sensitive lands and alternative sites classified as nonsensitive lands exist on the parcel;

    c. The use of the disturbed lands would require more total disturbance than use of undisturbed lands;

    d. Avoidance of other development impacts are of more importance than the preservation of undisturbed areas; and/or

    e. The degree of existing disturbance is minor and the area shall be restored as part of the project.

3. Coverage Reduction. Projects containing existing land coverage greater than 70 percent shall reduce on-site coverage as follows:

    a. 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.

    b. 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.

    c. 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. Development Standards. Commercial, tourist accommodation, public service, and multi-residential projects shall meet the following requirements:

a. 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.

b. 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.

c. 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.

d. Adequate access shall be provided for emergency vehicles and for those persons attempting to render emergency services.

e. 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.

f. 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.

g. Parking areas shall be sloped at least two percent to prevent ponding and icing.

h. 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.

i. All new on-site utilities shall be placed underground as part of project approval.

5. 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.

6. TRPA Standards. All land use and development proposals shall be reviewed for conformance with the standards TRPA Code of Ordinances, including, as applicable:

   a. Chapter 2, *Applicability of the Code of Ordinances*
   b. Chapter 3, *Environmental Documentation*
   c. Chapter 4, *Required Findings*
   d. Chapter 5, *Compliance*

e. Chapter 30, *Land Coverage*
f. Chapter 32, *Basic Services*
g. Chapter 33, *Grading and Construction*
h. Chapter 35, *Natural Hazard Standards*
i. Chapter 39, *Subdivisions*
j. Chapter 50, *Allocation of Development*
k. Chapter 51, *Banking, Conversion, and Transfer of Development*
l. Chapter 52, *Bonus Unit Incentive Program*
m. Chapter 53, *Individual Parcel Evaluation System*
n. Chapter 60, *Water Quality*
o. Chapter 61, *Vegetation and Forest Health*
p. Chapter 62, *Wildlife Resources*
q. Chapter 63, *Fish Resources*
r. Chapter 64, *Livestock Grazing*
s. Chapter 65, *Air Quality and Transportation*
t. Chapter 66, Scenic Resources
u. Chapter 67, *Historic Resource Protection*
v. Chapter 68, *Noise Limitations*
w. Chapters 80-84, *Shorezone*

7. 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.*

8. 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:

    a. Chapter 34, *Driveway and Parking Standards*

    b. Chapter 36, *Design Standards*

    c. Chapter 37, *Height*

    d. Chapter 38, *Signs*

9. Development Guidelines. The following guidelines should be followed to ensure attractive and compatible development:

    a. Building placement and design should be compatible with adjacent properties and designed in consideration of solar exposure, climate, noise, safety, fire protection, and privacy.

    b. The scale of structures should be compatible with existing and planned land uses.

    c. Viewsheds should be considered in all new construction. Emphasis should be placed on lake views from major transportation corridors.

d. Native vegetation should be used whenever possible, consistent with defensible space requirements.

e. 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.

f. 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.

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 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. Parking standards in the Tahoe Planning Area are established in Article 110.220.1, *Tahoe Area Design Standards* for mixed-use and tourist Regulatory Zones and 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 and pedestrian traffic flow, and vehicular and pedestrian safety. Off-site parking agreements are permitted in order to accommodate expected demand, provided pedestrian 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.

Section 110.220.50 Height of Structures. The maximum building height for structures is established by the TRPA's height standards found in Chapter 37, *Height*, of the TRPA Code of Ordinances. Development within Town Centers may exceed the height limits of Chapter 37 and instead use the maximum height established in Section 110.220.35, *Town Center Overlay*. Additional regulations regarding height are found in Sections 110.220.80, *Accessory Structures and Uses* and 110.220.85, *Accessory Dwellings*.

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	10	10	10	75 ft.	10,000 sf.
Tourist Accommodation	20	10	10	75 ft.	10,000 sf.
Public Service	20	15	20	N/A	N/A
Recreation	20	15	20	N/A	N/A
Wildlife Management					
Structures 12' or Greater in Height	15	15	15	N/A	N/A
Structures 12' or Less in Height	5	5	5	N/A	N/A

Table 110.220.03 *Tahoe Area Yard and Lot Standards*

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.

1. 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 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:

    a. The Engineering Division must be able to determine that county right-of-way maintenance and road work operations will not be impeded or sufficient measures have been incorporated in the structure's design to mitigate an impediment to county right-of-way maintenance and road work operations. The county may also require that the county be held harmless from liability resulting from its right-of-way maintenance and road work operations;

    b. The Engineering Division must be able to determine that the speed of traffic and the volume of traffic on the street is such that the placing of the garage

within the front yard setback will not cause a safety problem for vehicles using the street; and

c. The Engineering Division must be able to determine that the placement of the structure within the front yard setback will not impede the ability of the county to widen the street in accordance with the adopted Capital Improvements Program, or in accordance with a possible widening of the street as shown in the adopted master plan.

d. The placement of the structure is not sited closer than fifteen (15) feet from the edge of pavement of the abutting street.

e. The maximum square footage of the portion of the structure designed to encroach on the established setback shall not exceed 25% of the size of the primary structure.

f. Structures 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.

1. 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 110.220.65 Siting of Below Grade Parking Decks, Walkways and Decks. On any downslope lot, a parking deck, walkway or deck with handrails may be constructed within the front setback provided:

2. A parking deck, not utilized as a driveway to a garage, begins at the edge of pavement and has no greater upslope than one (1) percent;

3. A parking deck, utilized as a driveway to a garage, may begin at the edge of pavement and have no greater upslope than fourteen (14) percent; or

4. A walkway or entry deck is no higher than eighteen (18) inches above grade at the edge of pavement.

Section 110.220.70 Construction Below a Parking Deck. On a downslope lot, the area below an allowed parking deck may be utilized for habitable space within the front setback provided:

2. The Engineering Division is able to determine that:

   a. County right-of-way maintenance and road work operations will not be impeded or sufficient measures have been incorporated in the structure's design to mitigate an impediment to county right-of-way maintenance and road work operations and/or the county has been held harmless from liability resulting from its right-of-way maintenance and road work operations; and

b. Construction of the habitable space below the parking deck in the front yard will not impede the ability of the county to widen the street in accordance with the adopted Capital Improvements Program, or in accordance with a possible widening of the street as shown in the adopted master plan.

3. Electrical and mechanical rooms as accessory to the main dwelling unit may be established.

4. The habitable space contains no plumbing fixtures.

Section 110.220.75 Conformance of Setbacks on Existing Residences. Existing setbacks for a home legally constructed prior to 2020 that do not meet the standards established in Section 110.220.55, *Yard and Lot Standards,* shall be deemed the legal and conforming setbacks for said parcel.

Proposals for new structures or expansions of existing structures may utilize the existing setbacks when the following conditions are present:

1. The building pad is not delineated on the final subdivision map;

2. The home was constructed with all required permits prior to 2020;

3. No further intrusion into the setback is requested;

4. Development will occur no closer than 20 feet to the rights-of-way of State Routes 28 or 431; and

5. The Engineering Division is able to determine that county right-of-way maintenance and road work operations will not be impeded and/or the county has been held harmless from liability resulting from its right-of-way maintenance and road work operations.

Section 110.220.80 Accessory Structures and Uses. Accessory structures and uses in the Tahoe Planning Area are regulated pursuant to the standards established in Section 21.3, *Accessory Uses*, of the Tahoe Regional Planning Agency Code of Ordinances. In addition to these standards Washoe County will apply the following additional development regulations to all accessory structures:

1. Property Line Setback. Accessory structures one (1) story in height, with maximum ten (10) feet high walls (measured from grade level to top plate) and a maximum roof pitch of 7/12, shall maintain a five (5) foot minimum setback from the rear and side property line. When the height of an accessory structure exceeds this height limitation, the structure shall maintain the yard setbacks for the main dwelling units stipulated in this article, Section 110.220.55 *Yard and Lot Standards*. Accessory structures may only be approved within 20 feet of the rights-of-way of State Routes 28 or 431 pursuant to TRPA Code of Ordinances Subparagraph 36.5.4.A.2.

2. Height and Story Limit.

    a. The maximum building height for any accessory structure shall be calculated by Chapter 37, *Height*, of the Tahoe Regional Planning Agency Code of Ordinances.

b. An accessory structure within the front yard shall not exceed one (1) story.

c. An accessory structure may be two (2) stories in height when the main dwelling unit is two (2) stories, the structure is erected outside the required yard setbacks, and the slope of the front half of the lot is greater than a two (2) foot rise (or fall) for every ten (10) feet above (or below) the established street grade.

d. Below Grade Story. When the structure is at or below street grade, a first story may be constructed below grade providing the ceiling height is no greater than nine-and-one-half (9.5) feet.

e. Building Setback. An accessory structure shall be located not closer than ten (10) feet to any main building on an adjoining parcel.

Section 110.220.85 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):

1. When the primary use is residential, all accessory dwellings must obtain a detached accessory dwelling administrative review, as described in Washoe County Development Code Section 110.306.25(i);

2. When the primary use is residential, the accessory dwelling (secondary residence) shall be limited to 50% of the size of the main dwelling or 1,500 square feet, whichever is smaller;

3. When the primary use is non-residential, the accessory dwelling shall be limited to 1,500 square feet;

4. 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;

5. Additional requirements as defined in Washoe County Development Code Article 306, *Accessory Uses and Structures*; and,

6. The parcel on which the accessory dwelling will be located is a minimum of 1 acre in size.

7. Detached accessory dwellings are subject to the standards for detached accessory structures as found above in Section 110.220.80, *Accessory Structures and Uses*.

Section 110.220.90 Requirements for the Construction of a Garage. An enclosed garage shall not be required to be constructed in accordance with Washoe County Development Code Article 410, *Parking and Loading*, when an existing dwelling unit is enlarged and one (1) of the following conditions exist:

1. There is no Tahoe Regional Planning Agency land coverage available for purchase within the land capability necessary for transfer;

2. Within a common open space subdivision or multi-family project, there is no new coverage or no relocation of coverage; or

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

Section 110.220.95 Removal of Abandoned Foundation or Structure. Prior to the issuance of a building permit for a new structure, any existing abandoned or unfinished foundation or structure, not being incorporated into the new structure, shall be removed. Any portion of an existing foundation incorporated into the new structure shall be certified for structural integrity by a civil or structural engineer registered in the State of Nevada.

Section 110.220.100 Transmission and Receiving (Communication) Facilities. Transmission and receiving facilities are subject to the provisions of Washoe County Development Code Article 324, *Communication Facilities*. Transmission and receiving facilities that are required to obtain a special use permit are subject to the following additional standards:

1. Any required screening of the facility must be constructed of wood, stone or other natural material and designed to be blend in with and be compatible with the forested and alpine character of the planning area. Chain-link type fencing with slats inserted as a visual barrier is prohibited.

2. Buildings permitted as part of the facility must be constructed of wood, masonry/stone, or other material designed to be compatible with the forested and alpine character of the planning area.

3. As part of any special use permit approval, the Board of Adjustment includes a finding that the overall design of the facility is compatible with the forested and alpine character of the planning area.

4. New communication poles or towers shall not exceed a maximum height of 75 feet unless the Board of Adjustment makes a finding that additional height is necessary for the maintenance of the public's health, safety or welfare.

Section 110.220.105 Scenic Threshold Achievement. All permits must comply with Chapter 66, *Scenic Quality*, of the TRPA Code of Ordinances. Consistent with Section 66.1. of the TRPA Code of Ordinances, permits approved in the planning area must provide a finding that the project will not degrade numerical scenic threshold scores. The scenic thresholds and scenic travel units are identified and described in the Tahoe Area Plan Conservation Element.

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*. Approved TRPA master plans in the planning area may also provide for temporary uses (see Section 110.220.405, *TRPA Approved Master Plans*).

Section 110.220.115 Urban Bears and Other Wildlife Issues. All permitted development and permitted activities in the planning area must comply with the most current Washoe

County Urban Bear Strategy and other relevant regulations and policies regarding co-existence with wildlife in developed areas.

Section 110.220.120 Urban Forestry. *Reserved.*

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.

1. 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*.

2. 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.

3. Avalanche. All development within an identified avalanche hazard area must complete an appropriate geo-technical study as determined by the Washoe County Community Services Department and comply with the study's final recommendations.

4. 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.

5. 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.

6. 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.

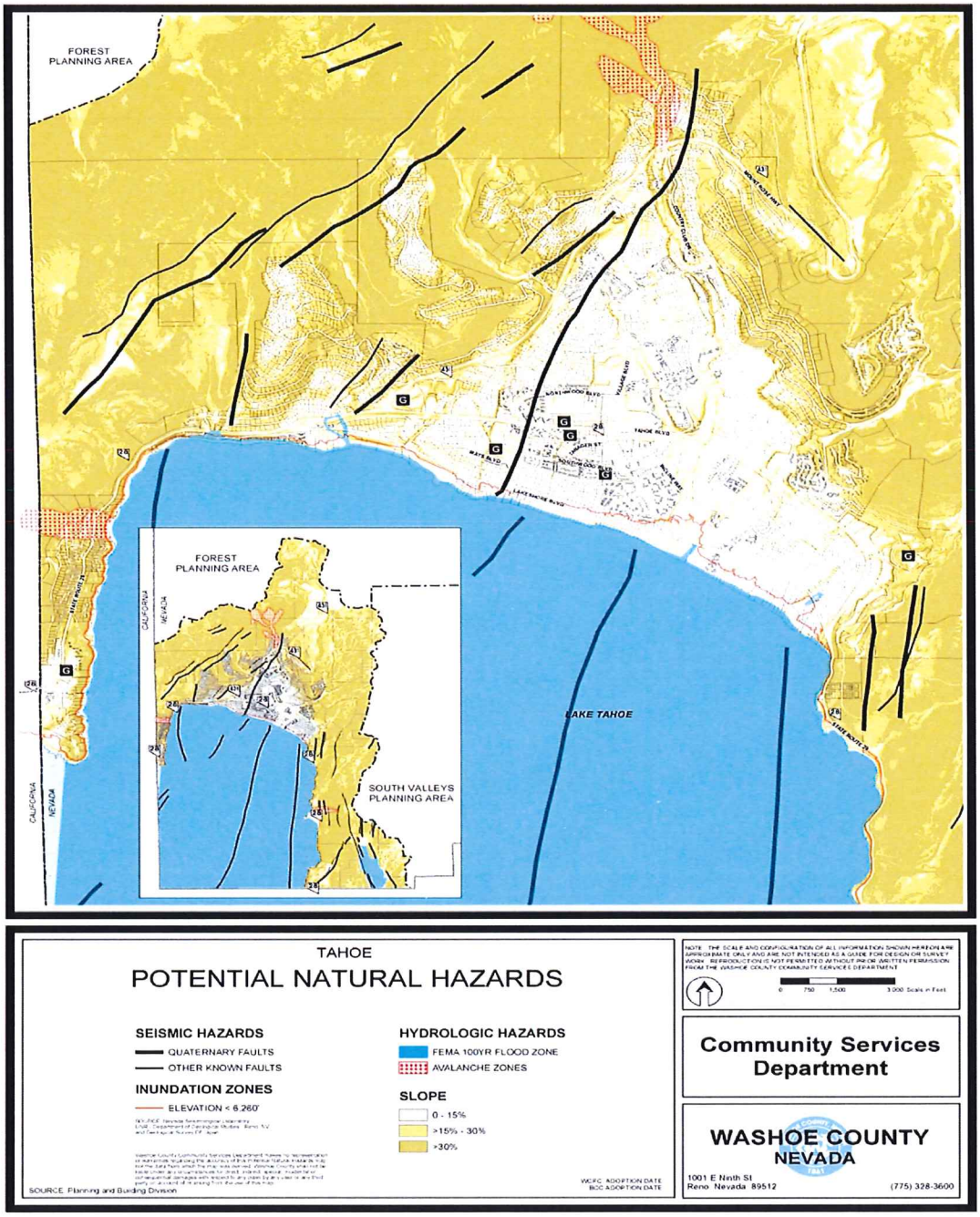


Figure 110.220.03 Potential Natural Hazards

Regulatory Zone Development Standards

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. For projects not subject to delegated permitting under an MOU, permitted by right ("A") uses shall be processed as TRPA allowed uses in accordance to TRPA Code of Ordinance section 21.2.1 and special uses ("S") shall be processed as TRPA special use in accordance to 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 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	S	15 units per acre miniumum 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	
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	

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.

1. The Crystal Bay Tourist Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations:*

    a. Preferred Affordable Housing Area

    b. Scenic Restoration Area

2. Wassou Road should be clearly defined and delineated as separate from the Biltmore parking lot.

3. Protect and enhance views to the lake from the commercial areas

4. 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.

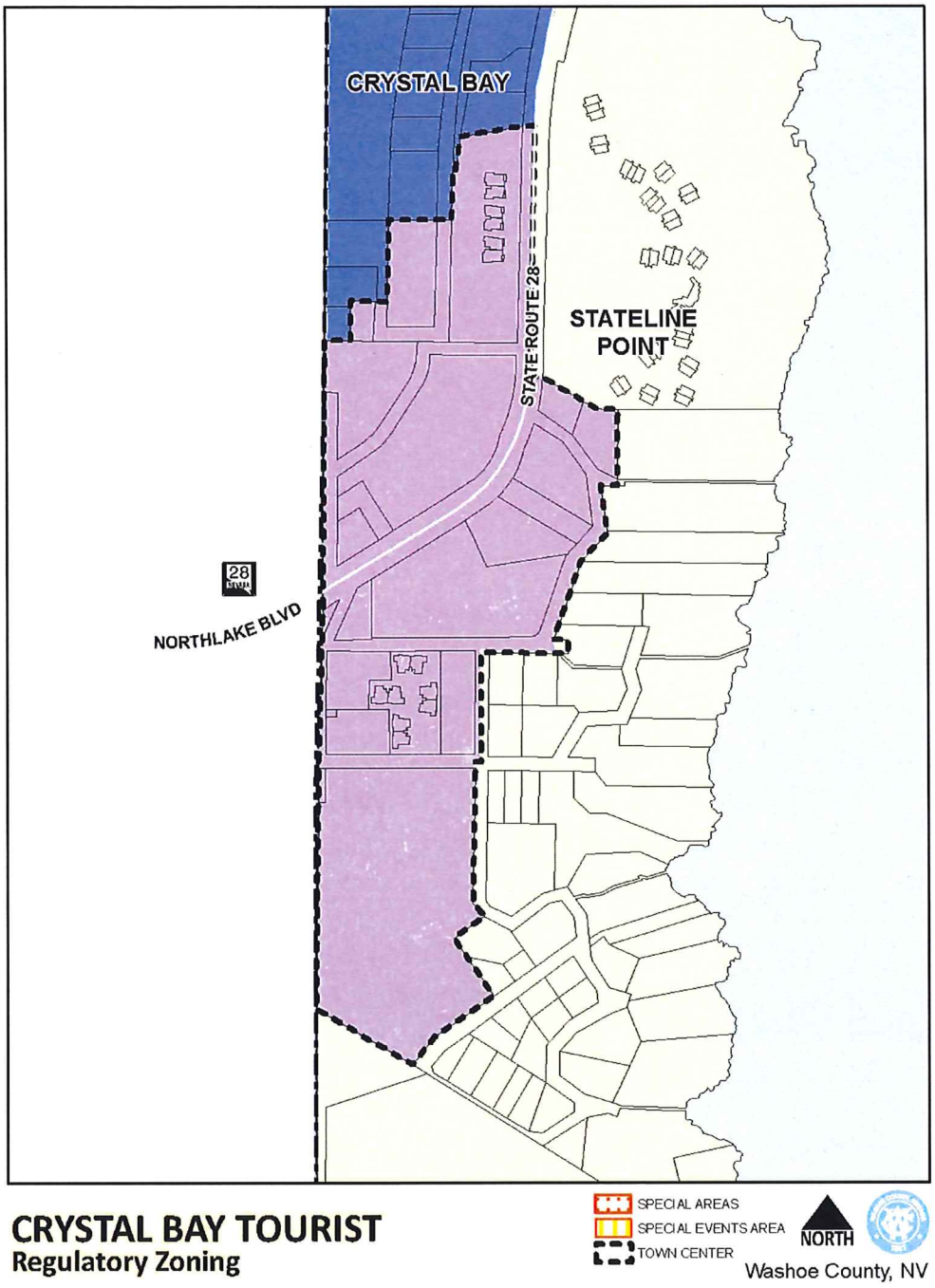


Figure 110.220.04 Crystal Bay Tourist Regulatory Zone Location Map

Section 110.220.145 Incline Village Commercial Regulatory Zone.

NCLINE 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	S	15 units per acre miniumum 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	
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	
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		
Multiple Family Dwelling	A	15 units per acre miniumum 25 units per acre
Employee Housing	A	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	
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	
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	

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.

1. The Incline Village Commercial Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations:*

    a. Preferred Affordable Housing Area

    b. Scenic Restoration Area

2. Parking areas should be developed taking access from local streets such as Alder Avenue and Incline Way.

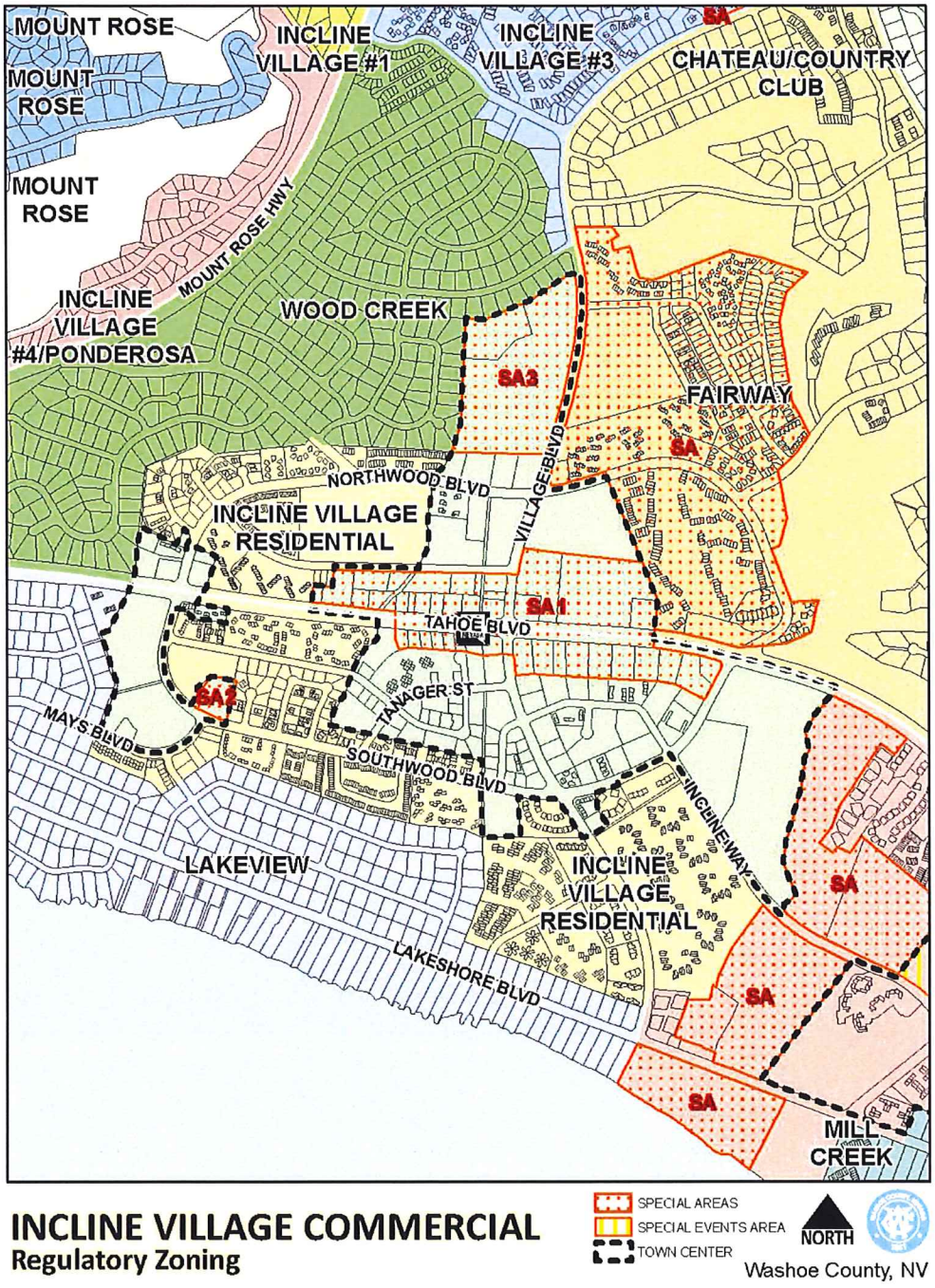


Figure 110.220.005 Incline Village Commercial Regulatory Zone Location Map

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 Within the Town Center Outside of the Town Center	S	15 units per acre minimum 25 units per acre maximum 15 units per acre
Multi-Person Dwelling	S	25 people per acre
Nursing and Personal Care within the Town Center (Section 110.220.410) Other Nursing and Personal Care	S	40 people per acre 25 people per acre
Residential Care within the Town Center (Section 110.220.410) Other Residential Care	S	40 people per acre 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 Within the Town Center Outside of the Town Center, with less than 10% of units with kitchens Outside of the Town Center, with 10% or more of units with kitchens	A	40 units per acre 40 units per acre 15 units per acre
Timeshare (Residential Design)	S	Based on hotel, motel and other transient use densities set forth above
Timeshare (Hotel/Motel Design)	S	Based on hotel, motel and other transient use densities set forth above
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 – 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 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	

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

1. The following location is established as a Special Event Area in accordance with TRPA Code of Ordinances Subsection 22.6.3, *Special Event Areas*:

a. Sierra Nevada College 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.

2. The Incline Village Tourist Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations:*

    a. Preferred Affordable Housing Area

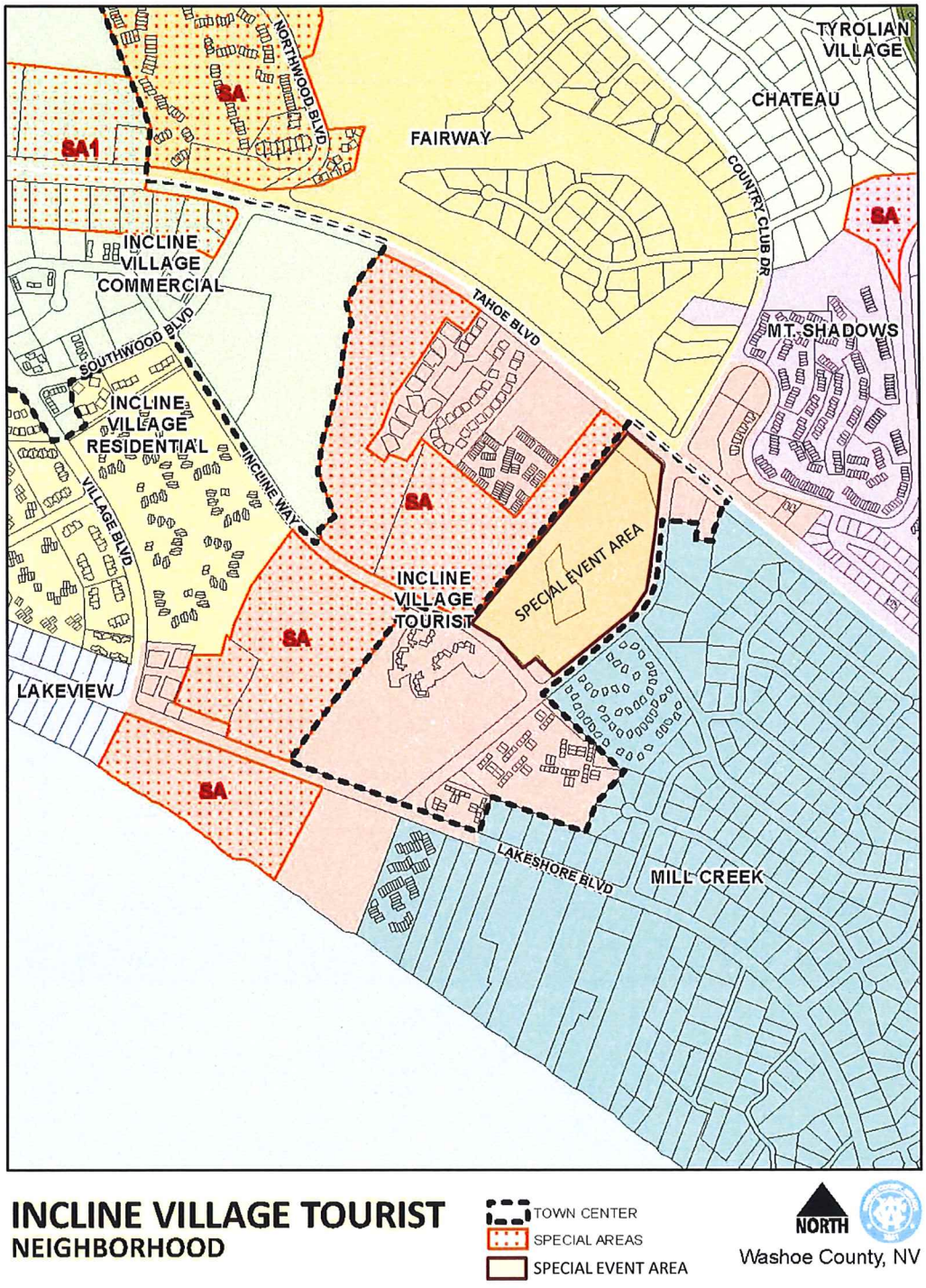


Figure 110.220.006 Incline Village Tourist Regulatory Zone Location Map

Section 110.220.165 Ponderosa Ranch Regulatory Zone.

PONDEROSA RANCH REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
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	
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
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	
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 110.220.170 Ponderosa Ranch Regulatory Zone Special Policies. The following special policies will be implemented in the Ponderosa Ranch Regulatory Zone.

1. In the Special Area, certain allowed uses are further limited to the following specific use-type examples.

    a. Amusement and recreational use-type is limited to indoor movie theater, athletic clubs, sauna/spa/hot tubs.

    b. Animal husbandry use-type is limited to animal hospitals and veterinary offices.

    c. Business support services use-type is limited to blue printing, commercial art and design, and computer/IT support.

2. The Ponderosa Ranch Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, Special Designations:

    a. Preferred Affordable Housing Area, within the Special Area only

    b. Scenic Restoration Area

    c. Preferred Industrial Area, outside of the Special Area only

3. 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.

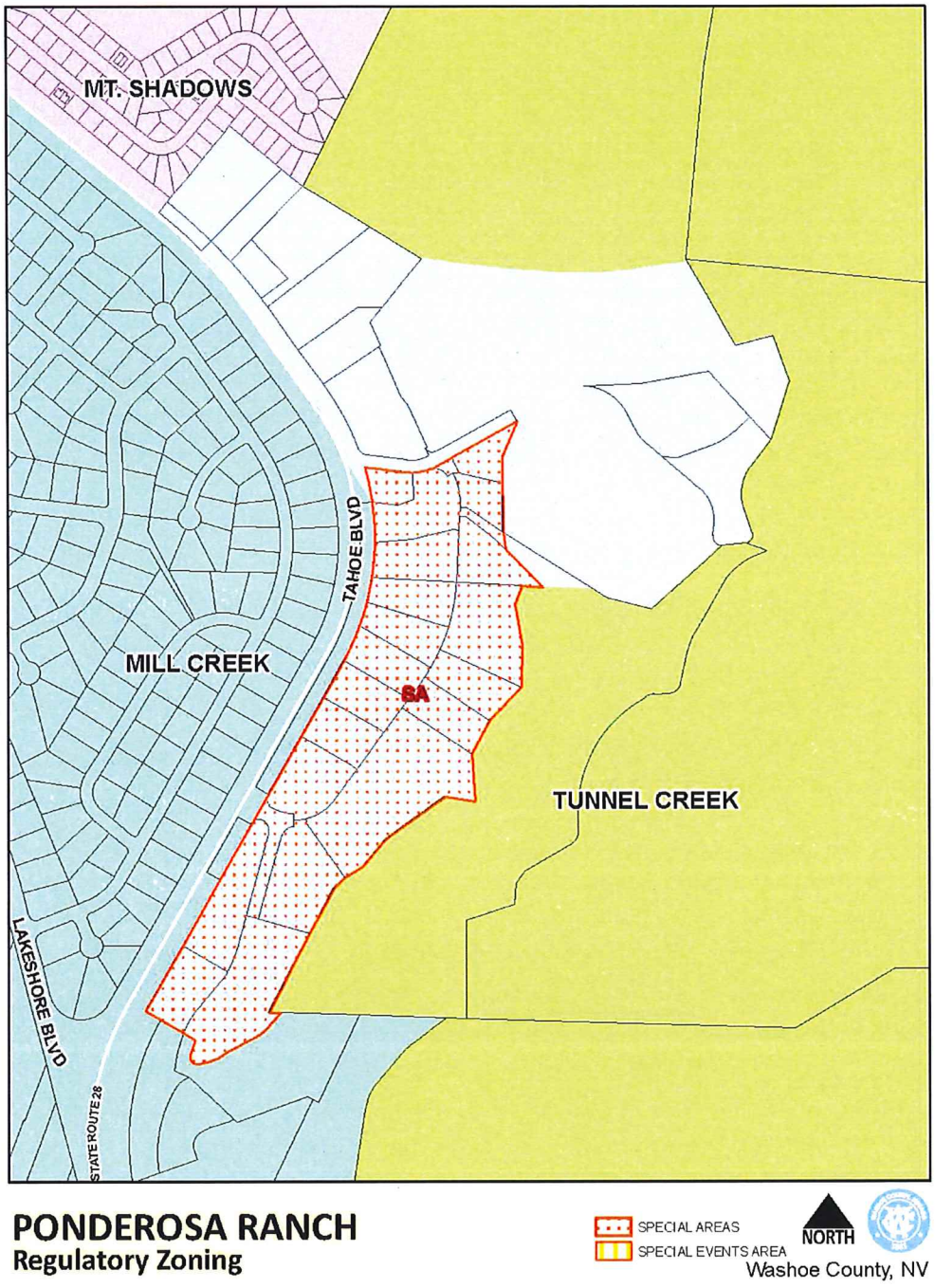


Figure 110.220.007 Ponderosa Ranch Regulatory Zone Location Map

Development Standards for Residential Regulatory Zones.

Section 110.220.175 Incline Village 1 Regulatory Zone.

INCLINE VILLAGE 1 REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	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	
Local Post Offices	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

Section 110.220.180 Incline Village 1 Regulatory Zone Special Policies. The following special policies will be implemented in the Incline Village 1 Regulatory Zone.

1. Projects which may be developed on Assessor's Parcel Numbers 125-211-06 and 125-211-07 shall utilize TRPA's Visual Magnitude / Contrast Rating System to minimize impacts to shorezone scenic resources thresholds. Projects which may be developed on these parcels shall also correct drainage problems on Ida Court by implementing Best Management Practices to the satisfaction of TRPA.

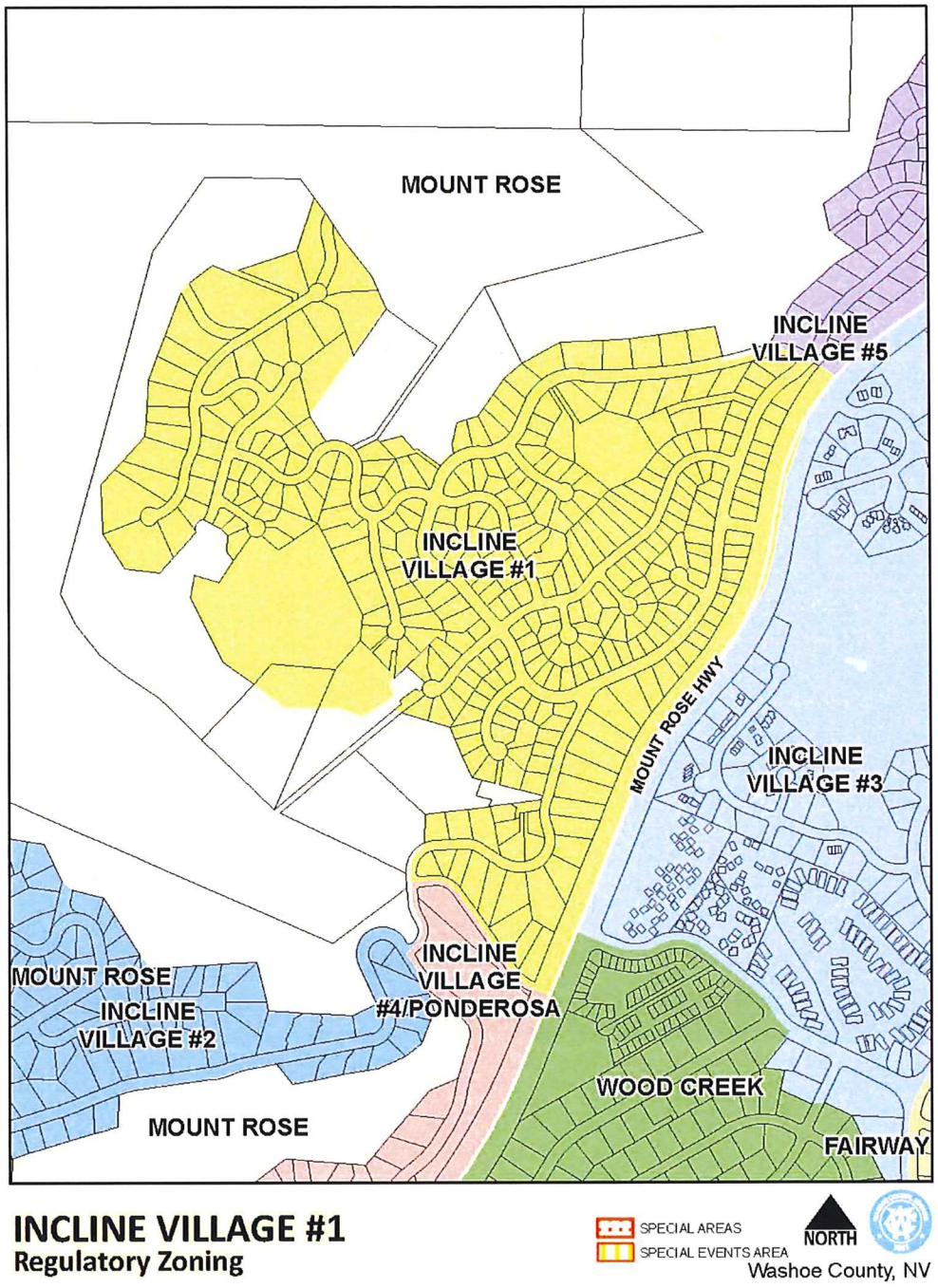


Figure 110.220.008 Incline Village 1 Regulatory Zone Location Map

Section 110.220.185 Incline Village 2 Regulatory Zone.

INCLINE VILLAGE 2 REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	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	
Local Post Offices	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

Section 110.220.190 Incline Village 2 Regulatory Zone Special Policies. Reserved.

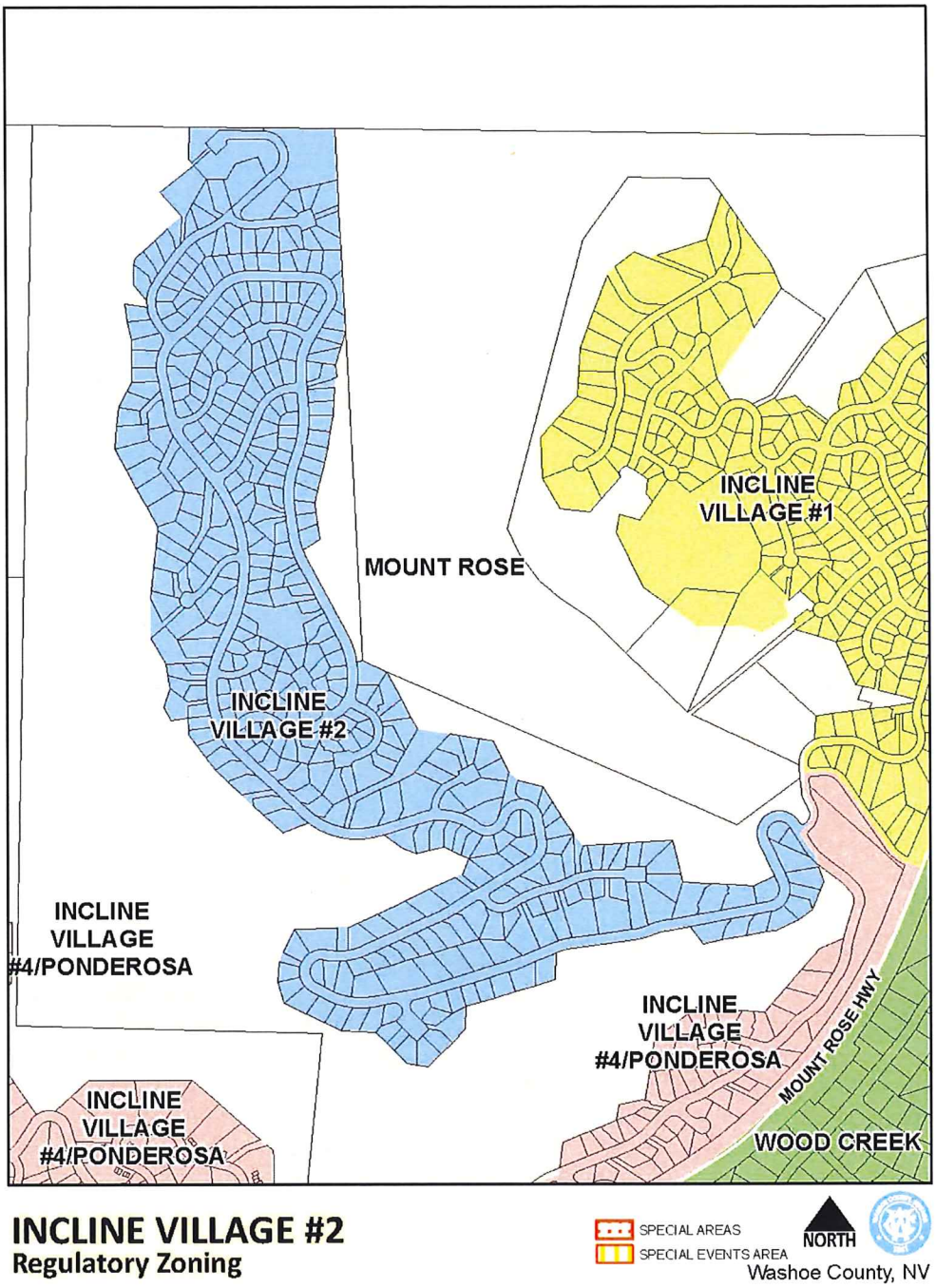


Figure 110.220.009 Incline Village 2 Regulatory Zone Location Map

Section 110.220.195 Incline Village 3 Regulatory Zone.

INCLINE VILLAGE 3 REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Multiple Family Dwellings	A	Per Special Policy 2
Mobile Home Dwellings	A	8 units per acre
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Churches	S	
Schools – College	A	
Local Post Offices	S	
Day Care Centers/Pre-Schools	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Outdoor Recreation Concessions	A	
Golf Courses	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

PERMISSIBLE USES – INCLINE VILLAGE 3 REGULATORY ZONE SPECIAL AREA		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Multiple Family Dwelling	S	8 units per acre
Single Family Dwellings	A	1 unit per parcel
Employee Housing	A	Based on other residential use

		densities
Public Service		
Same as General List		
Recreation		
Same as General List		
Resource Management		
Same as General List		

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.

1. The existing golf course is recognized as appropriate and conforming uses.

2. 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.

3. 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.

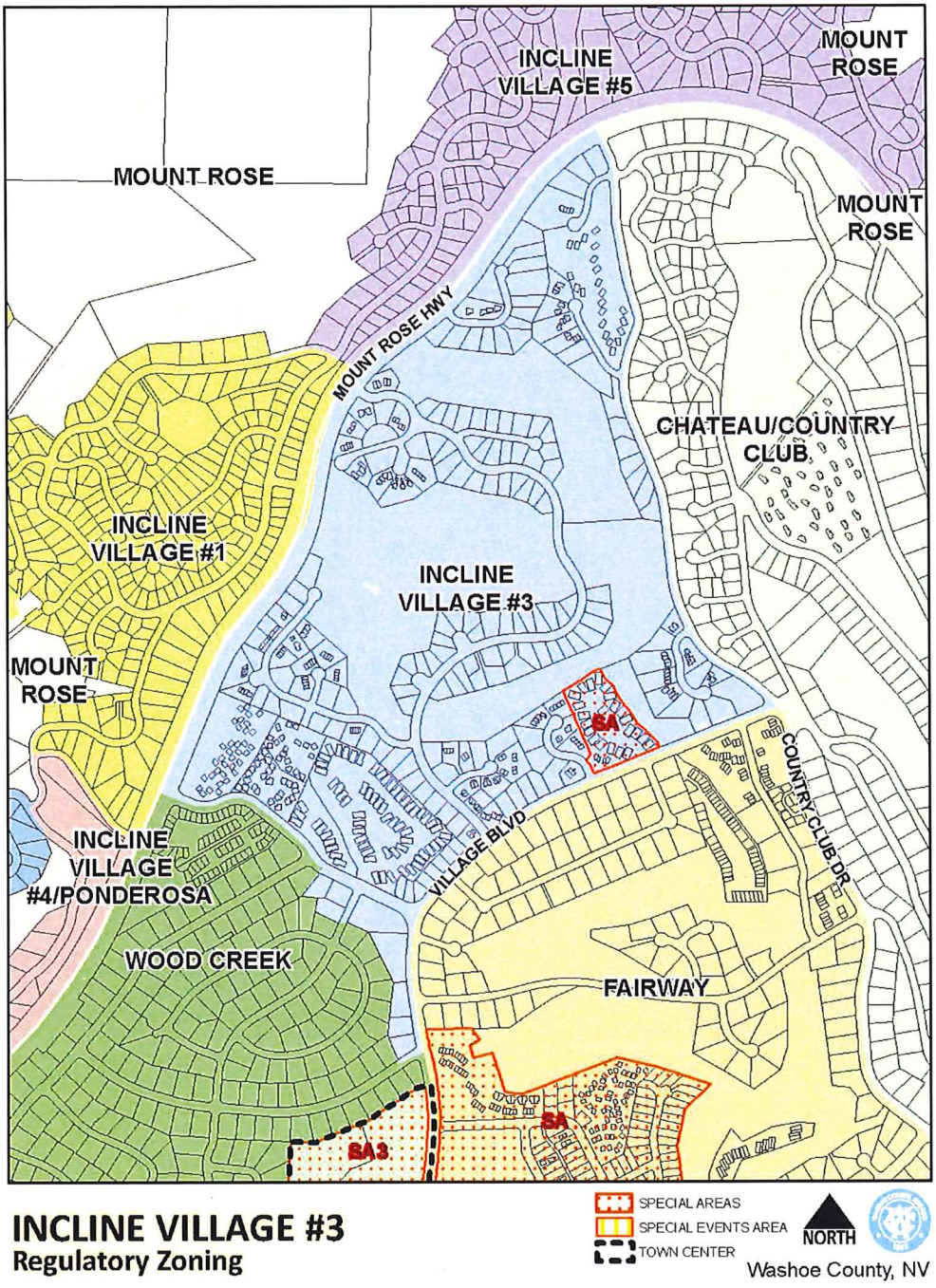


Figure 110.220.010 Incline Village 3 Location Map

Section 110.220.205 Incline Village 4 Regulatory Zone.

INCLINE VILLAGE 4 REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Multiple Family Dwellings	A	See Special Policy 1
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmissions	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Local Post Offices	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

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.

1. 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

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.

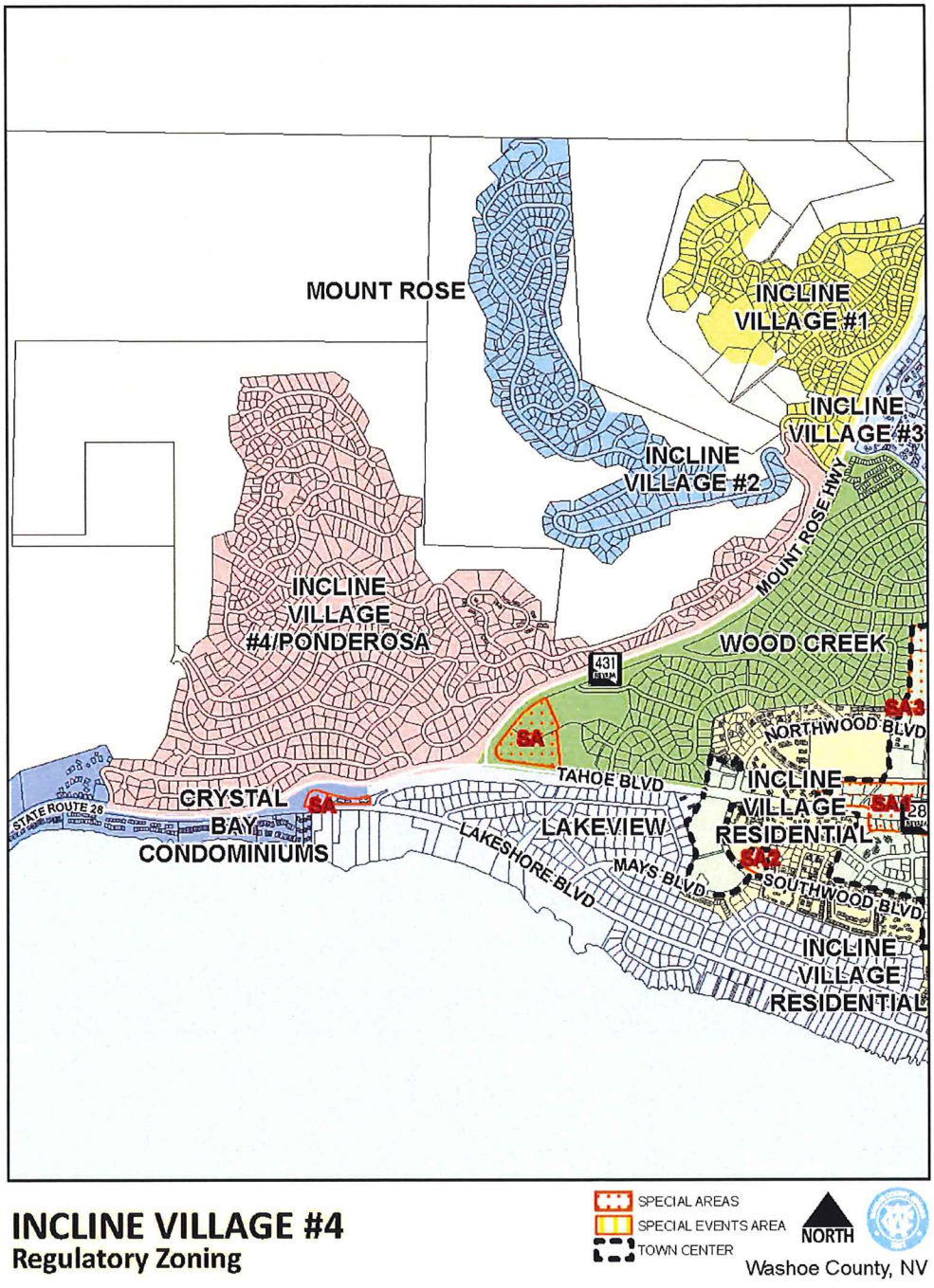


Figure 110.220.011 Incline Village 4 Regulatory Zone Location Map

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

1. Until this Regulatory Zone has been classified as to avalanche danger, all development shall be subject to a special use permit.

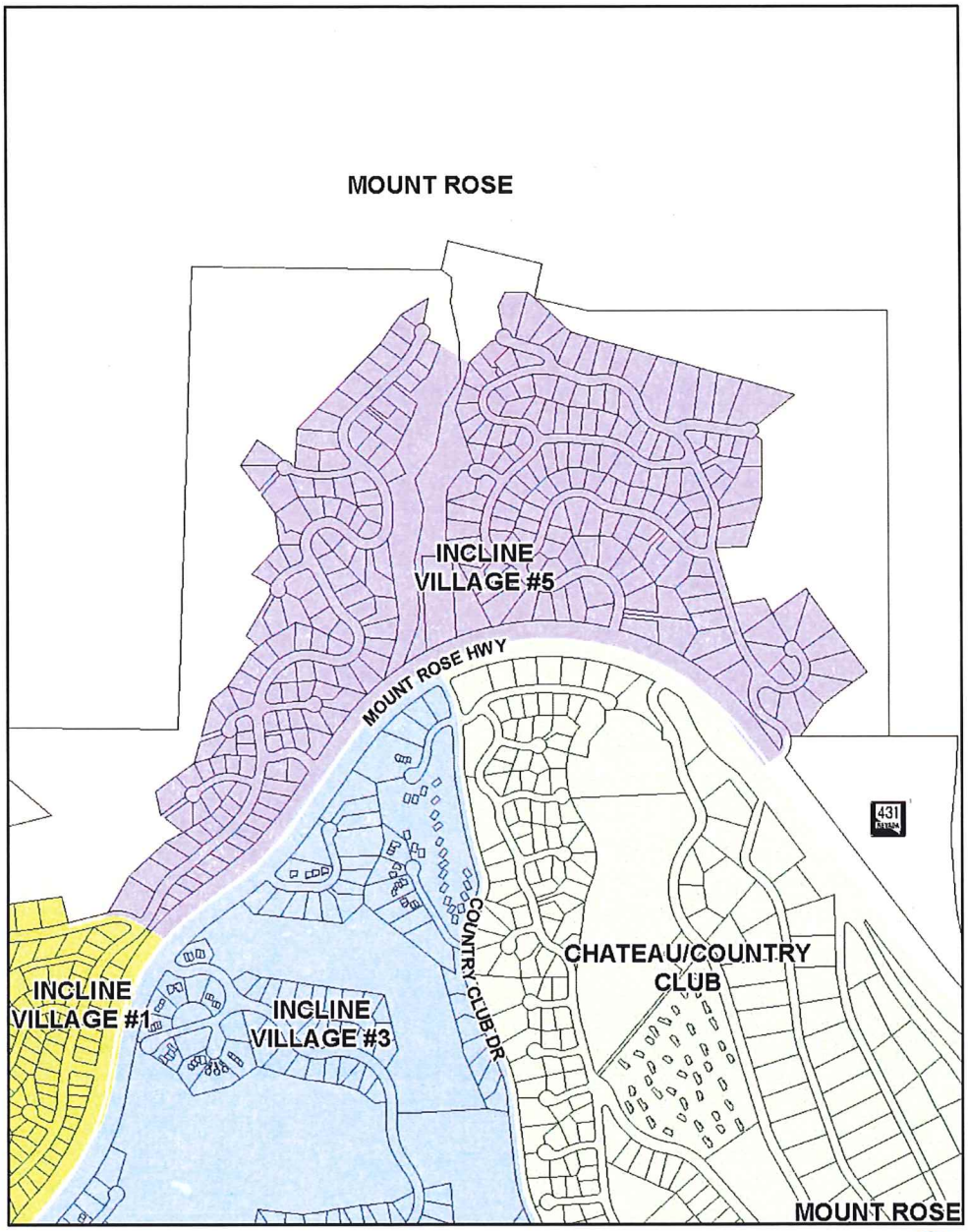


Figure 110.220.012 Incline Village 5 Regulatory Zone Location Map

Section 110.220.225 Incline Village Residential Regulatory Zone.

INCLINE VILLAGE RESIDENTIAL REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	S	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Multiple Family Dwellings	A	15 units per acre
Multi-Person Dwellings	S	20 persons per acre
Employee Housing	S	Based on other residential use densities
Nursing and Personal Care	S	20 persons per acre
Residential Care	S	20 persons per acre
Tourist Accommodation		
Timeshare (Residential Design)	S	15 units per acre
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Churches	S	
Local Post Offices	S	
Schools – Pre-schools	A	
Cultural Facilities	S	
Publicly Owned Assembly and Entertainment	S	
Schools – Kindergarten through Secondary	S	
Day Care Centers/Pre-schools	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Sports Assembly	S	
Rural Sports	S	
Outdoor Recreation Concessions	S	
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		
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 110.220.30 Incline Village Residential Regulatory Zone Special Policies. The following special policies will be implemented in the Incline Village Residential Regulatory Zone.

1. The Incline Village Residential Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations:*

    a. Preferred Affordable Housing Area

    b. Scenic Restoration Area

Figure 110.220.013 Incline Village Residential Regulatory Zone Location Map

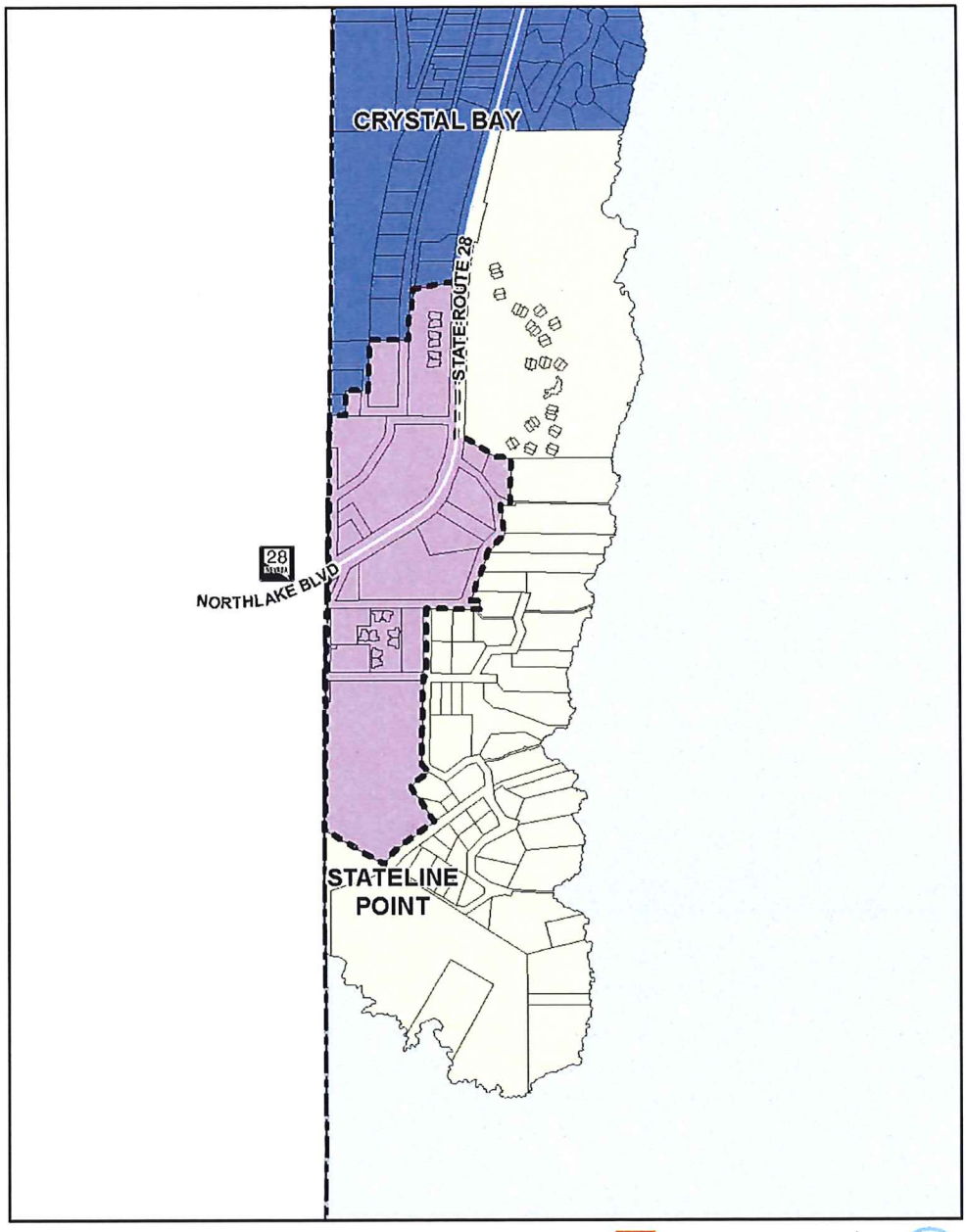
Section 110.220.235 Stateline Point Regulatory Zone.

STATELINE POINT REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	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 Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

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	

Section 110.220.240 Stateline Point Regulatory Zone Special Policies. Reserved.



STATELINE POINT
Regulatory Zoning

Figure 110.220.014 Stateline Point Location Map

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	S	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	

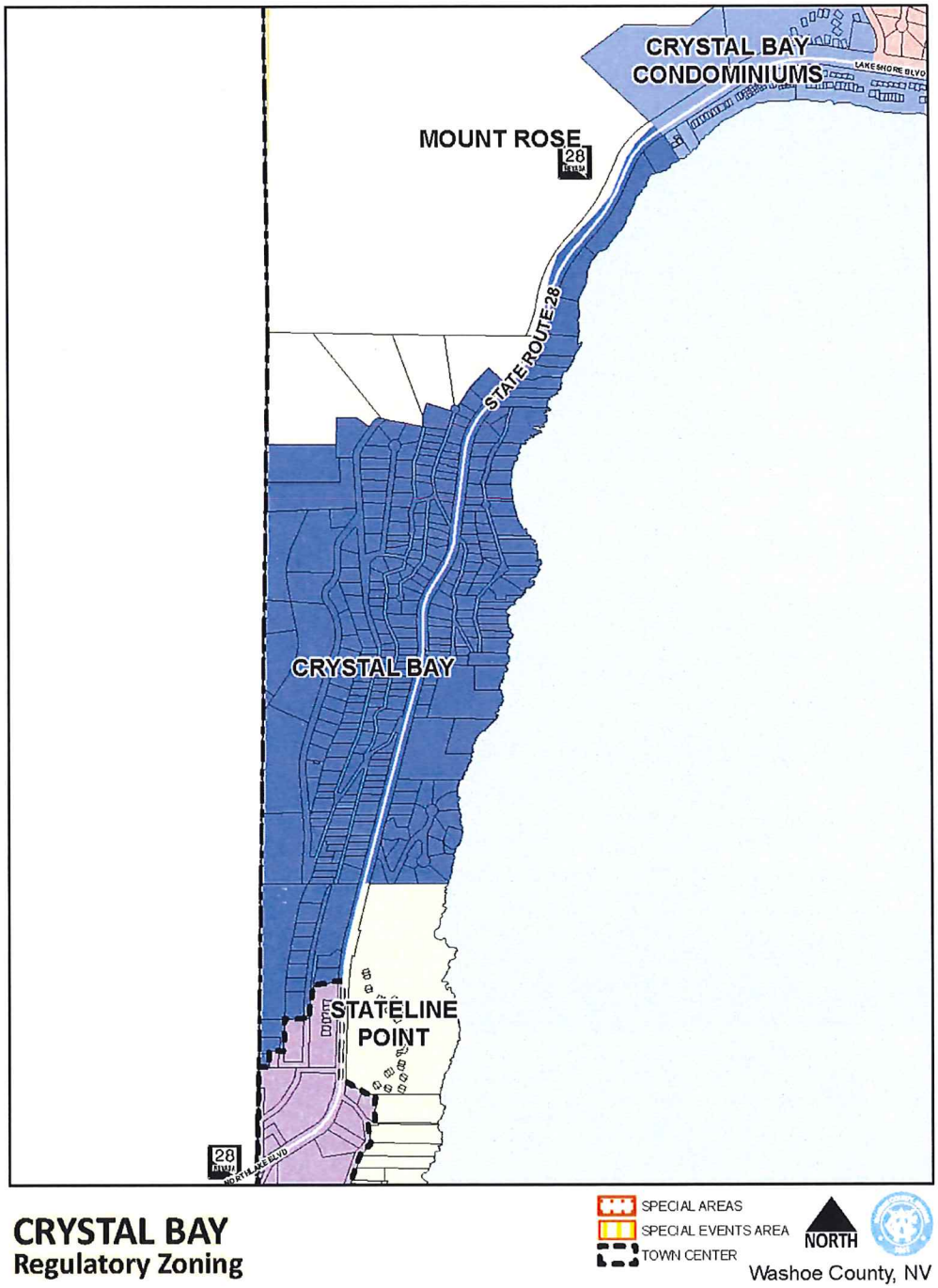
Section 110.220.250 Crystal Bay Regulatory Zone Special Policies. The following special policies will be implemented in the Crystal Bay Regulatory Zone.

1. 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.

2. Further encroachment permits onto Highway 28 should be discouraged.

3. Due to the sensitivity of the area and the public safety issues, all further development will be considered a special use.

4. 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.



CRYSTAL BAY
Regulatory Zoning

Figure 110.220.015 Crystal Bay Regulatory Zone Location Map

Section 110.220.255 Crystal Bay Condominiums Regulatory Zone.

CRYSTAL BAY CONDOMINIUMS REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	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 Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

PERMISSIBLE USES – CRYSTAL BAY CONDOMINIUMS REGULATORY ZONE SPECIAL AREA		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single Family Dwelling	A	As above
Multiple Family Dwellings	A	4 units per acre
Commercial		
Eating and drinking Places	A	
Food and Beverage Retail Sales	A	

Service Station	A	
Outdoor Retail Sales	S	
Professional Offices	S	
Furniture, Home Furnishings and Equipment	S	
General Merchandising Stores	S	
Public Service		
Same as General List		
Recreation		
Same as General List		
Resource Management		
Same as General List		

SHOREZONE – TOLERANCE DISTRICT 2 AND 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	

Section 110.220.260 Crystal Bay Condominium Regulatory Zone Special Policies. The following special policies will be implemented in the Crystal Bay Condominiums Regulatory Zone.

1. The Crystal Bay Condominiums Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations:*

    a. Scenic Restoration Area

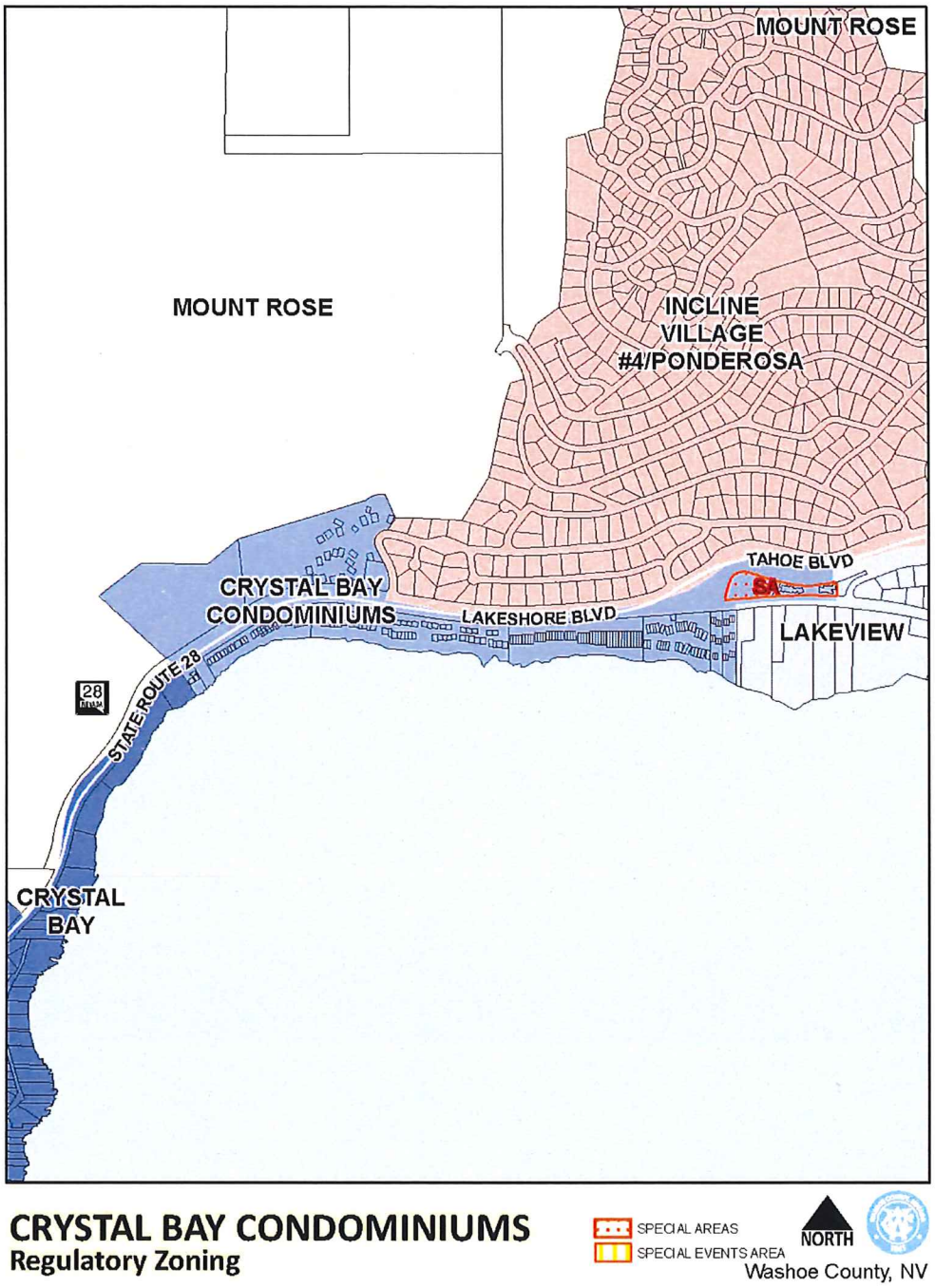


Figure 110.220.016 Crystal Bay Condominiums Regulatory Zone Location Map

Section 110.220.265 Lakeview Regulatory Zone.

LAKEVIEW REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Tourist Accommodation		
Bed and Breakfast Facilities	S	5 units per parcel
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Local Post Offices	S	
Recreation		
Participant Sports	S	
Temporary Events	A	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	
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		
Beach Recreation	A	
Salvage Operations	A	
Safety and Navigation Devices	A	

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	
TOLERANCE DISTRICT 2		
Primary Uses		
Safety and Navigation Devices	A	
Salvage Operations	A	
Accessory Structures		
Buoys	A	
Piers	A	
Floating Docks and Piers	A	
Fences	S	
Boat Ramps	S	
Breakwaters or Jetties	S	
Shoreline Protective Structures	S	
Water Intake Lines	A	

Section 110.220.270 Lakeview Regulatory Zone Special Policies. The following special policies will be implemented in the Lakeview Regulatory Zone.

1. Special consideration should be given to protecting public views from Lakeshore Boulevard.

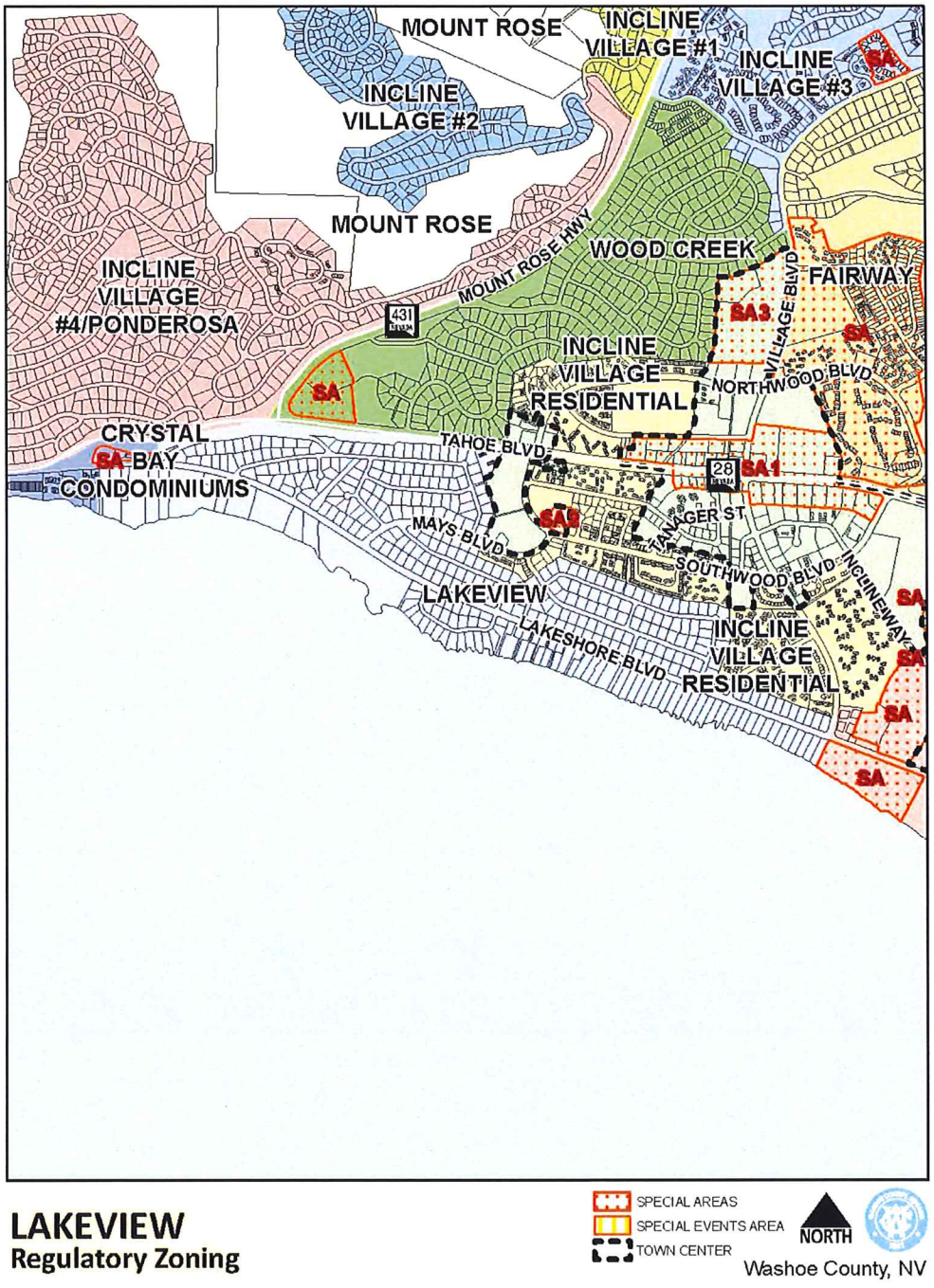


Figure 110.220.017 Lakeview Regulatory Zone Location Map

Section 110.220.275 Wood Creek Regulatory Zone.

WOOD CREEK REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Tourist Accommodation		
Bed and Breakfast Facilities	S	5 units per parcel
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Churches	S	
Day Care Centers/Pre-Schools	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat 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	
WOOD CREEK REGULATORY ZONE SPECIAL AREA		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Commercial		
Privately Owned Assembly and Entertainment	S	
Public Service		
Same as General List, Plus:		
Regional Public Health and Safety Facilities	S	
Cultural Facilities	S	
Government Offices	S	
Local Assembly and Entertainment	S	

Recreation		
Same as General List, Plus:		
Sport Assembly	S	
Outdoor Recreation Concessions	A	
Rural Sports	S	
Visitor Information Center	S	
Resource Management		
Same as General List		

Section 110.220.280 Wood Creek Regulatory Zone Special Policies. The following special policies will be implemented in the Wood Creek Regulatory Zone.

1. A rehabilitation program should be implemented for the county/state maintenance yard in the Special Area. Such types of uses shall be limited to this area.

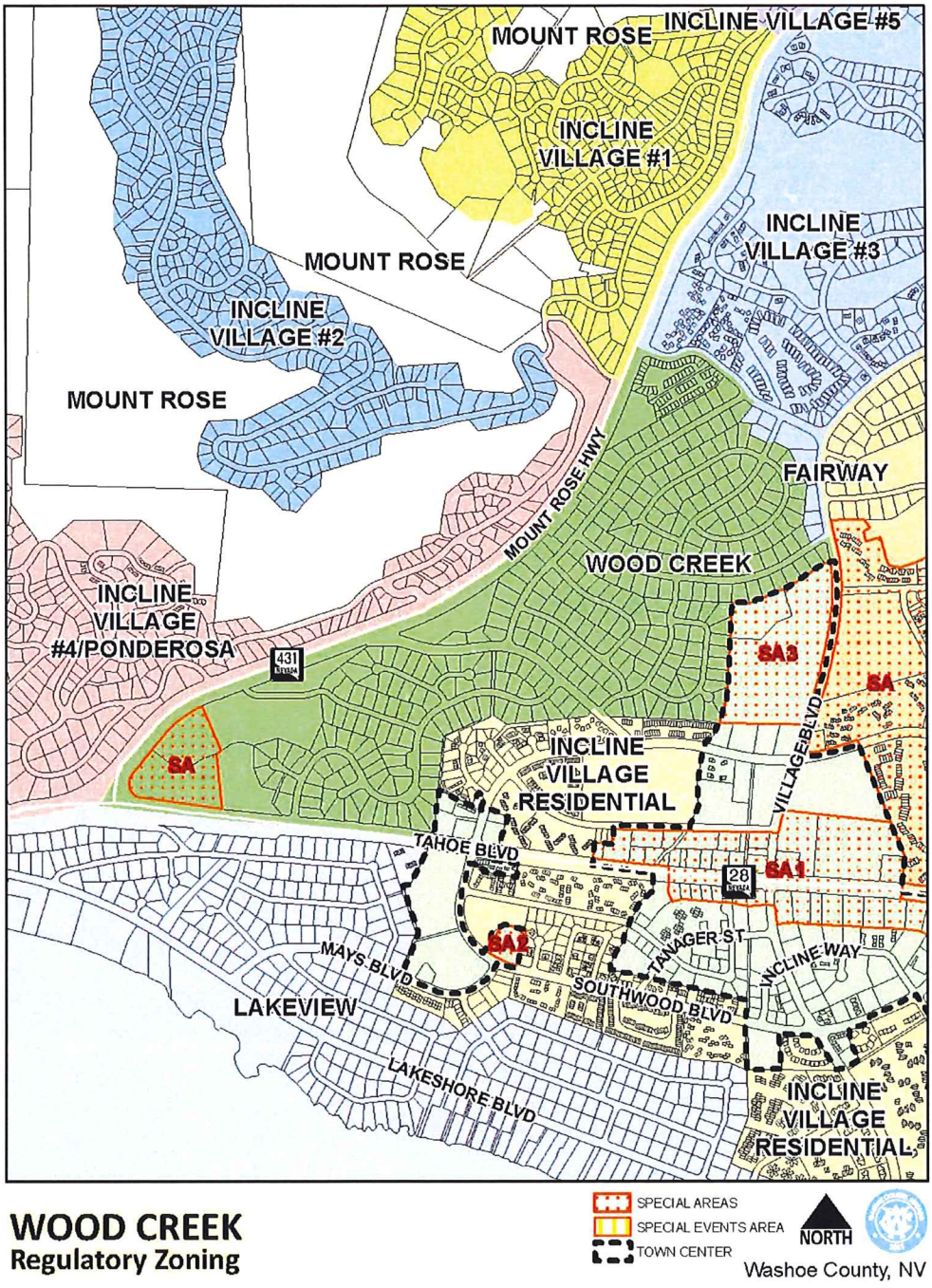


Figure 110.220.018 Wood Creek Regulatory Zone Location Map

Section 110.220.285 Chateau Regulatory Zone.

CHATEAU REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	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 110.220.290 Chateau Regulatory Zone Special Policies. Reserved.

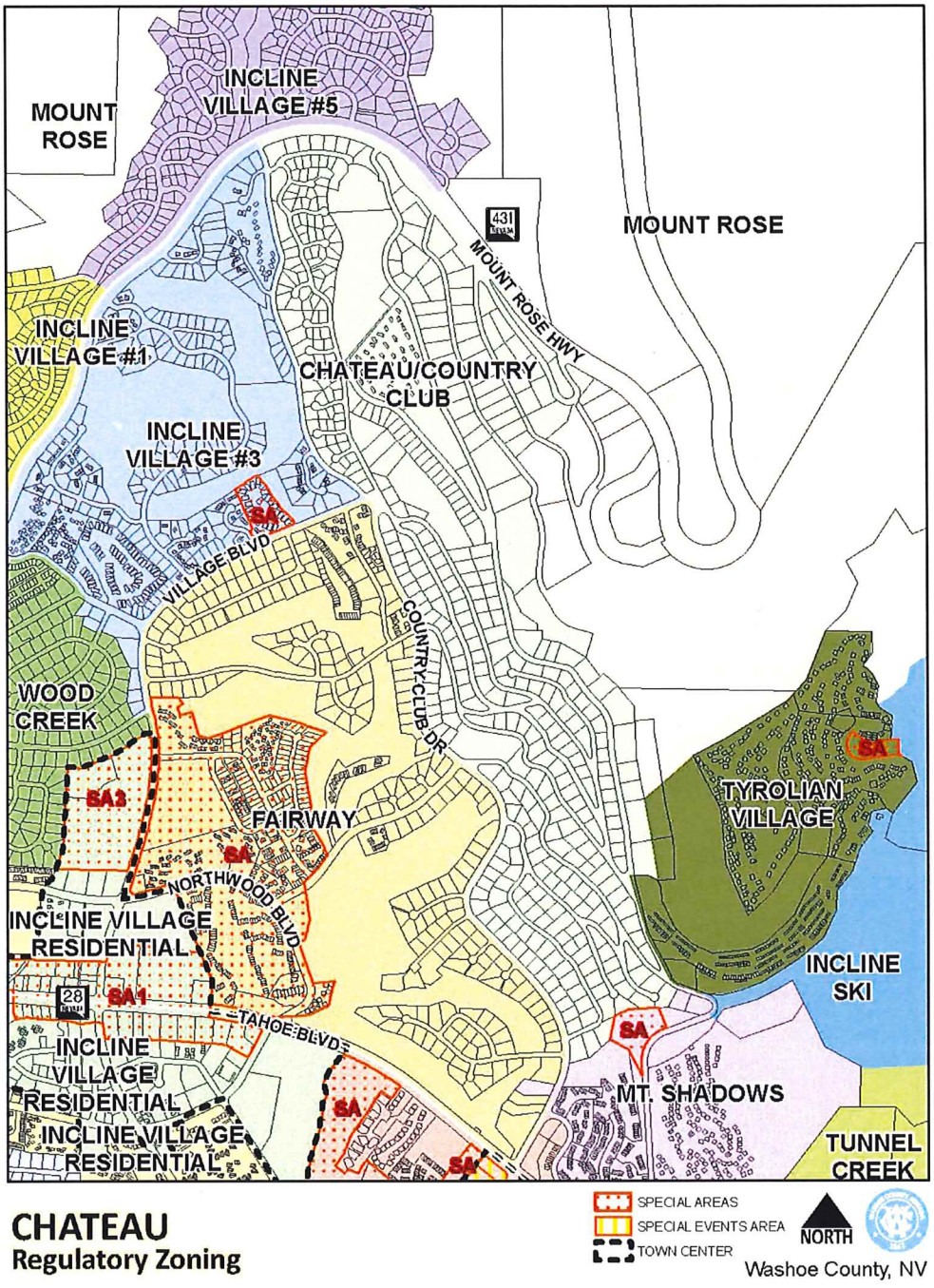


Figure 110.220.019 Chateau Regulatory Zone Location Map

Section 110.220.295 Fairway Regulatory Zone.

FAIRWAY REGULATORY ZONE

Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Public Service		
Churches	S	
Cultural Facilities	S	
Local Public Health and Safety Facilities	S	
Public Utility Centers	S	
Pipelines and Power Transmission	S	
Transit stations and terminals	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Publicly Owned Assembly and Entertainment	S	
Day Care Centers/Pre-schools	S	
Recreation		
Cross Country Skiing Courses	A	
Day Use Areas	A	
Golf Courses	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Thinning	A	
Tree Farms	A	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	
PERMISSIBLE USES – FAIRWAY REGULATORY ZONE SPECIAL AREA		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling		As above in rest of Fairway
Employee Housing	A	Based on other residential use densities
Multiple Family Dwellings	A	15 units per acre
Nursing and Personal Care	A	25 persons per acre

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

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

1. The development of commercial facilities on vacant parcels in the Special Area shall be limited to the parcels abutting Northwood Boulevard.

2. 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.

3. The Special Area should be considered for future inclusion in the Incline Village Commercial Regulatory Zone and the Town Center.

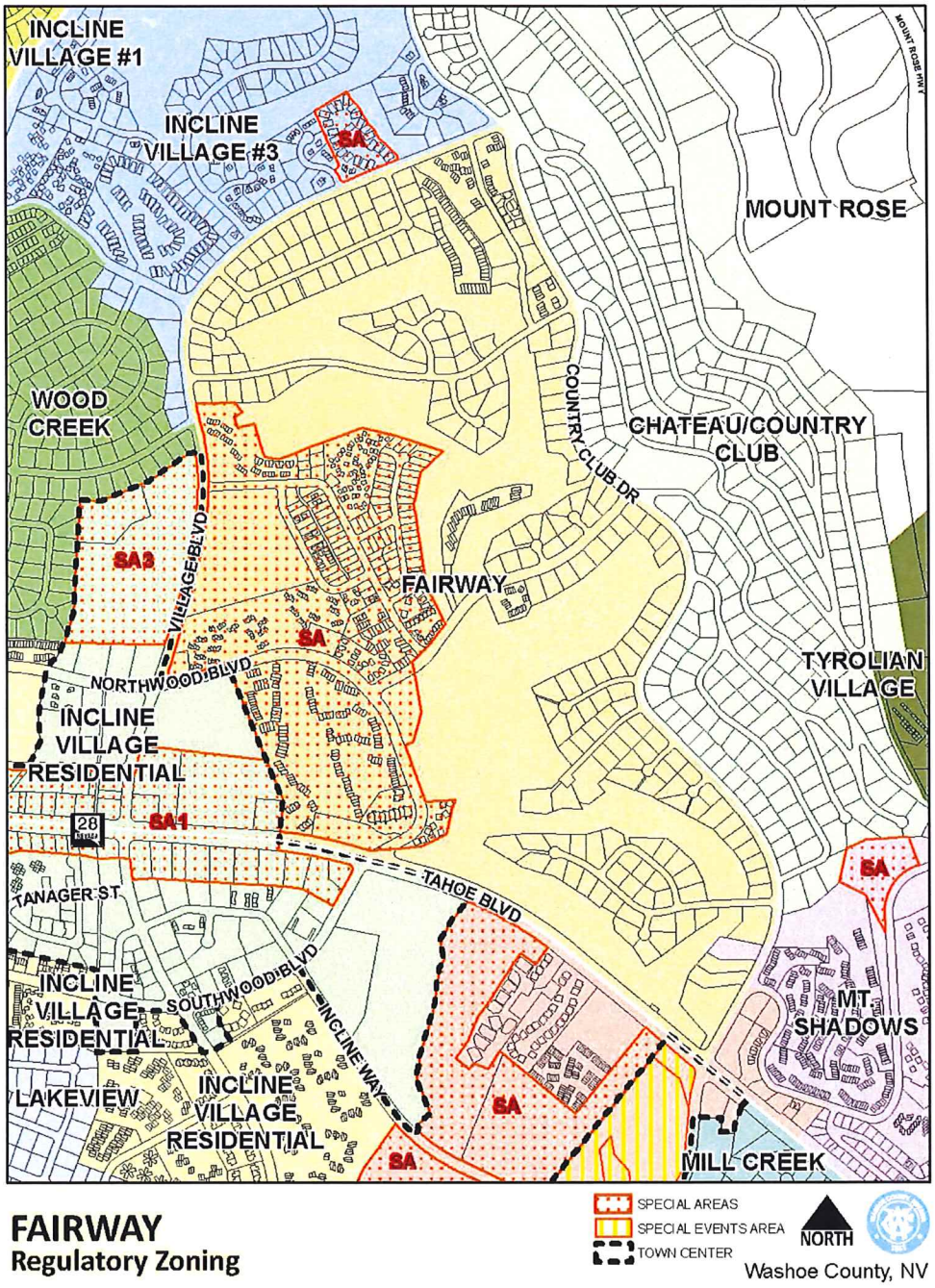


Figure 110.220.020 Fairway Regulatory Zone Location Map

Section 110.220.305 Mill Creek Regulatory Zone.

MILL CREEK REGULATORY ZONE

Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Tourist Accommodation		
Bed and Breakfast Facilities	S	5 units per parcel
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Churches	S	
Local Post Offices	S	
Day Care Centers/Pre-schools	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

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		
Beach Recreation	A	
Salvage Operations	A	
Safety and Navigation Devices	A	

Accessory Structure		
Buoys	A	
Piers	A	
Floating Docks and Piers	A	
Fences	S	
Boat Ramps	S	
Breakwaters or Jetties	S	
Shoreline Protective Structures	S	
Water Intake Lines	S	
SHOREZONE TOLERANCE DISTRICT 3		
Primary Uses		
Safety and Navigation Devices	A	
Salvage Operations	A	
Accessory Structures		
Buoys	A	
Piers	A	
Floating Docks and Piers	A	
Fences	S	
Boat Ramps	S	
Breakwaters or Jetties	S	
Shoreline Protective Structures	S	
Water Intake Lines	S	

Section 110.220.310 Mill Creek Regulatory Zone Special Policies. The following special policies will be implemented in the Mill Creek Regulatory Zone.

1. The Mill Creek Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations:*

    a. Scenic Restoration Area

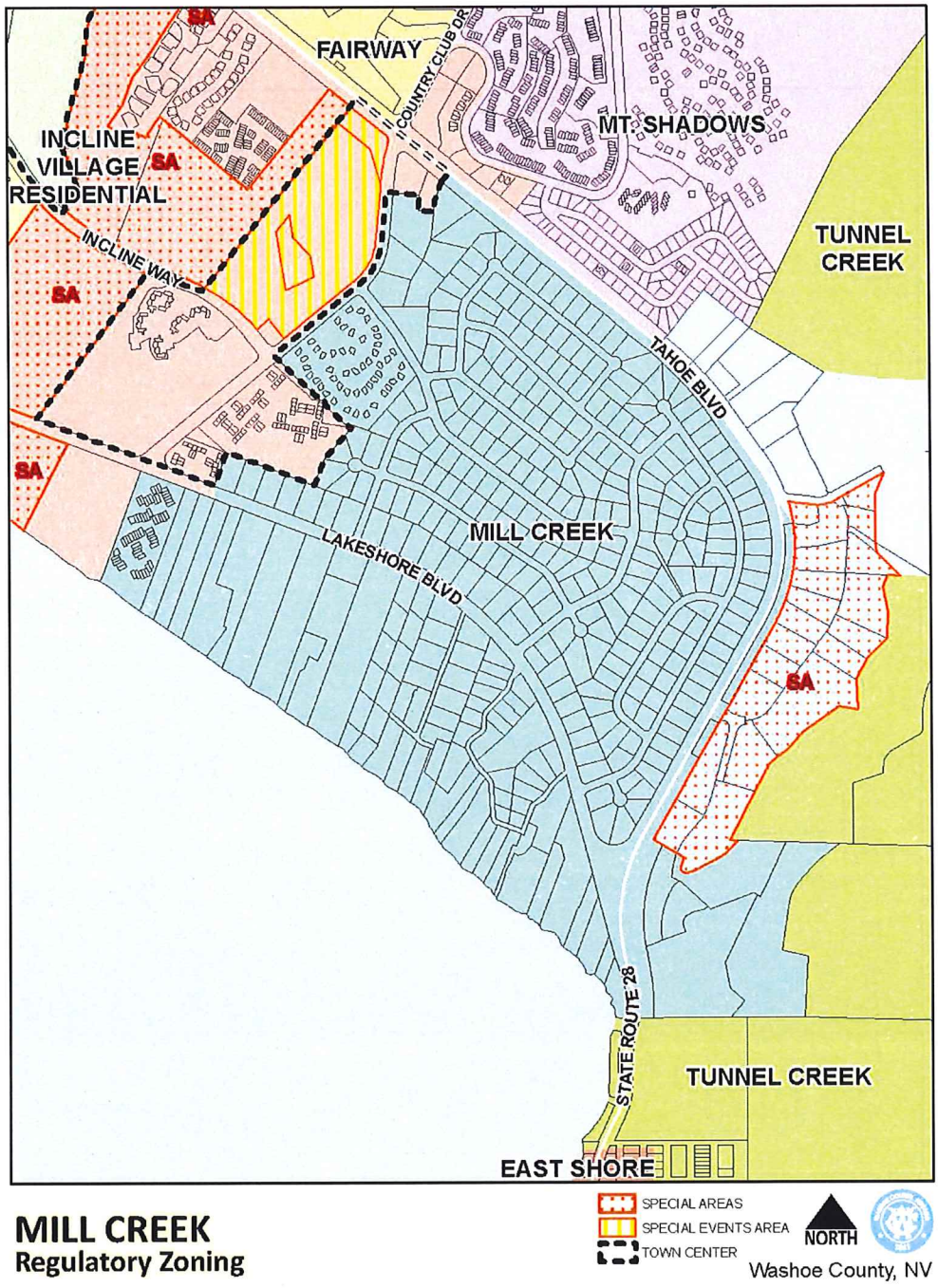


Figure 110.220.021 Mill Creek Regulatory Zone Location Map.

Section 110.220.315 Mt. Shadows Regulatory Zone.

MT. SHADOWS REGULATORY ZONE		
Allowable Land Uses by Land use Classification	Land Use Permit	Density
Residential		
Single Family Dwellings	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Multiple Family Dwellings	S	15 units per acre
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	
Government Offices	S	
Churches	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	
PERMISSIBLE USES – MT. SHADOWS REGULATORY ZONE SPECIAL AREA		
Allowable land uses by land use classification	Land Use Permit	Density
Commercial		
Eating and Drinking Places	A	
Food and Beverages Retail Sales	S	
Personal Services	A	
Professional Offices	A	

Section 110.220.320 Mt. Shadows Regulatory Zone Special Policies. The following special policies will be implemented in the Mt. Shadows Regulatory Zone.

1. Landscaping improvements and slope stabilization shall be required for Highway 28 road cuts in this area.

2. The off-street parking plan and building site location for Tyrolian Unit #7 should be reevaluated.

3. The Mt. Shadows Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations:*

    a. Scenic Restoration Area

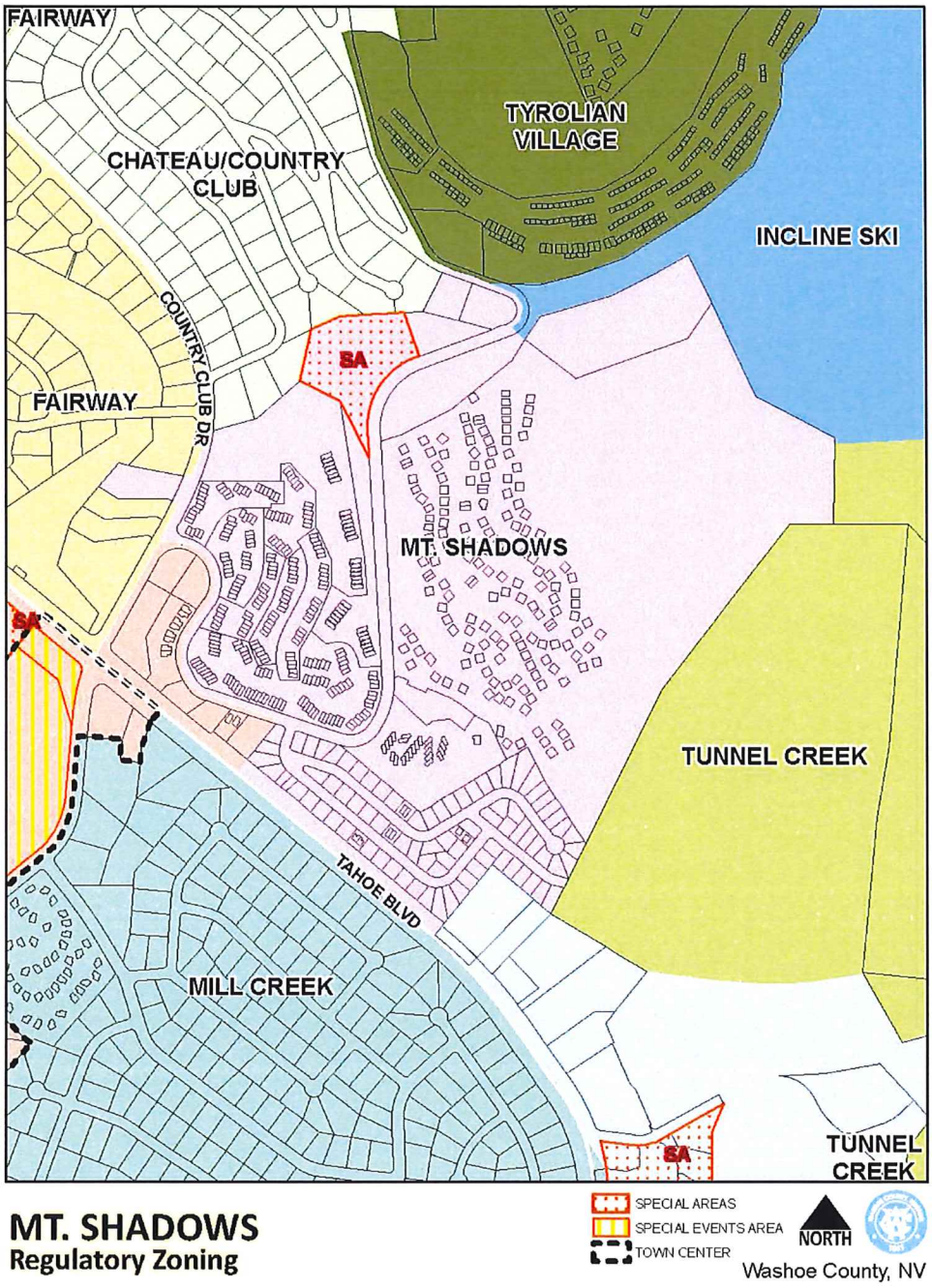


Figure 110.220.022 Mt. Shadows Regulatory Zone Location Map.

Section 110.220.325 Tyrolian Village Regulatory Zone.

TYROLIAN VILLAGE REGULATORY ZONE

Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwellings	A	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 Facilities	S	
Temporary Events	A	
Day Use Areas	A	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	
PERMISSIBLE USES – TYROLIAN VILLAGE REGULATORY ZONE SPECIAL AREA		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Same as General List		
Tourist Accommodations		
Time Sharing – Residential Design (See Special Policies)	S	15 units per acre
Bed and Breakfast Facilities	S	10 units per acre
Public Service		
Same as General List		
Recreation		
Same as General List		
Resource Management		
Same as General List		

Section 110.220.330 Tyrolian Village Regulatory Zone Special Policies. The following special policies will be implemented in the Tyrolian Village Regulatory Zone.

1. Roofs and eaves may overhang the property line in order to accomplish any necessary design standards.

2. Garages may be constructed in the common parcel, provided the following conditions are met:

    a. One detached garage, no more than 24 x 24 feet (576 square feet), measured at the foundation line;

    b. Limited to one story;

    c. Use of garage is limited to vehicle parking;

    d. Garage shall not be converted or used for living space, commercial use, work or storage space (excluding parking);

    e. Homeowner shall enter into a garage license agreement with Tyrolian Village Association, Inc., and abide by the requirements of relevant CC&R provisions, and other governing documents;

    f. The homeowner is responsible for payment of taxes or assessments due to be paid by reason of the existence of the easement or garage structure;

    g. The homeowner is solely responsible for maintenance and upkeep of the garage; and

    h. The homeowner is required to use the garage only in a manner consistent with all laws and regulations of the State of Nevada, Washoe County, TRPA, and any other governmental agency having jurisdiction.

    i. Transfer/relocation of coverage into the common parcel shall comply with TRPA requirements.

3. Timeshares – Residential Design developed on Parcel "L" of Tyrolian Village Unit No. 1, Washoe County Assessor Parcel Number 126-420-02, shall be limited to a maximum of four structures and a maximum density of eight timeshare units.

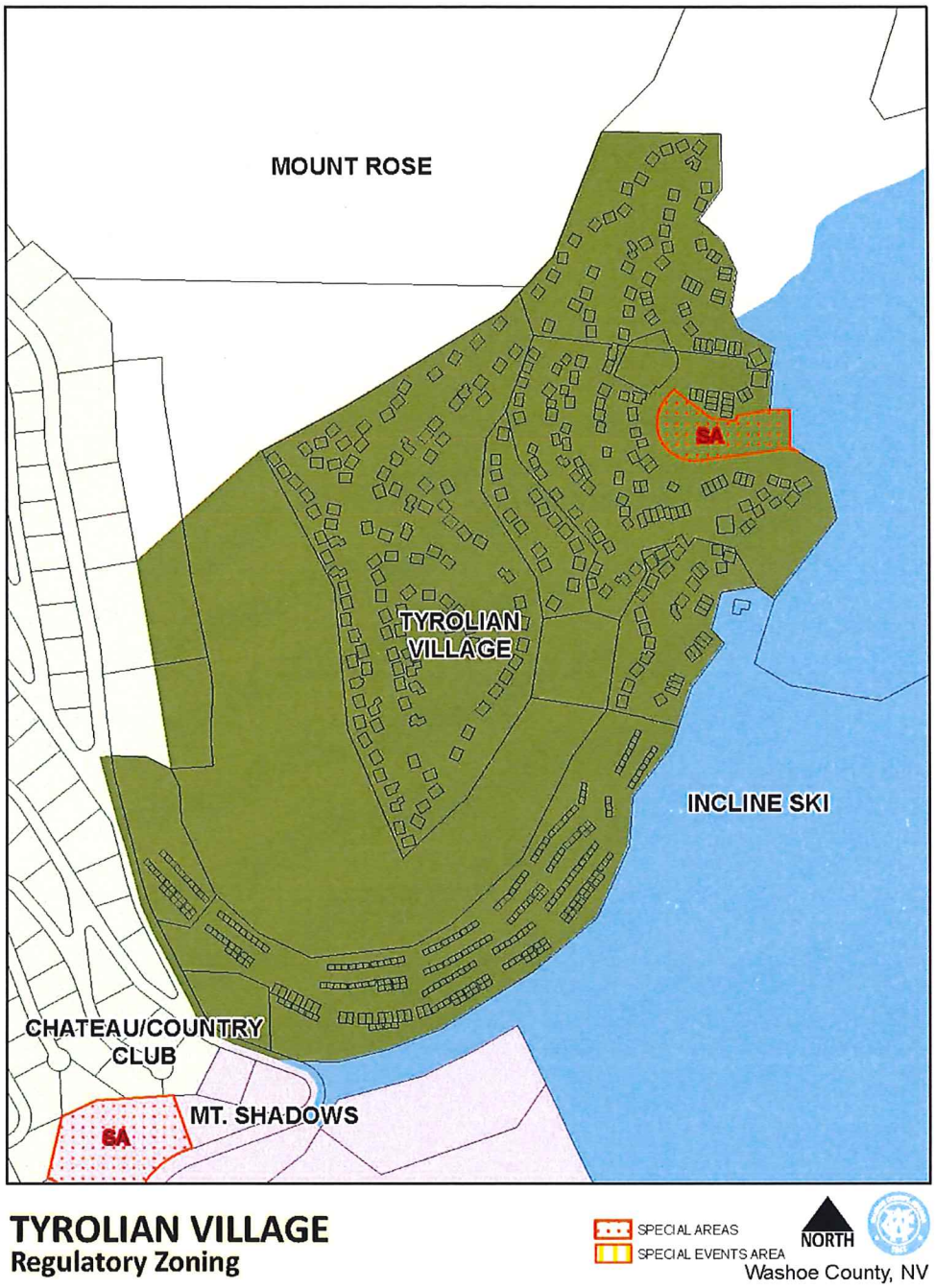


Figure 110.220.023 Tyrolian Village Regulatory Zone Location Map

Section 110.220.335 Marlette Lake Regulatory Zone.

MARLETTE LAKE REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Summer Homes	S	1 unit per parcel
Public Service		
Local Public and Safety Facilities	S	
Recreation		
Day Use Areas	S	
Cross Country Skiing Courses	S	
Riding and Hiking Trails	A	
Undeveloped Campgrounds	S	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Selection Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

Section 110.220.340 Marlette Lake Regulatory Zone Special Policies. The following special policies will be implemented in the Marlette Lake Regulatory Zone.

1. Vehicle access into this Regulatory Zone shall continue to be restricted. Service roads should continue to have limited use. Service roads should be decommissioned and restored where appropriate.

2. The domestic water supply of the Marlette / Hobart watershed shall be protected.

3. Capacity of undeveloped campsites on Nevada State Parks lands shall not exceed the capacity of trailheads outside of the Regulatory Zone.

4. The existing water transfer / pump system (local public health and safety facility) within this Regulatory Zone may be modified as new and more efficient technology is developed. The system shall be equipped with a fish screen to reduce impacts to fish.

5. Trailhead facilities should be screened from Highway 28 and designed to blend in with the natural character of the area.

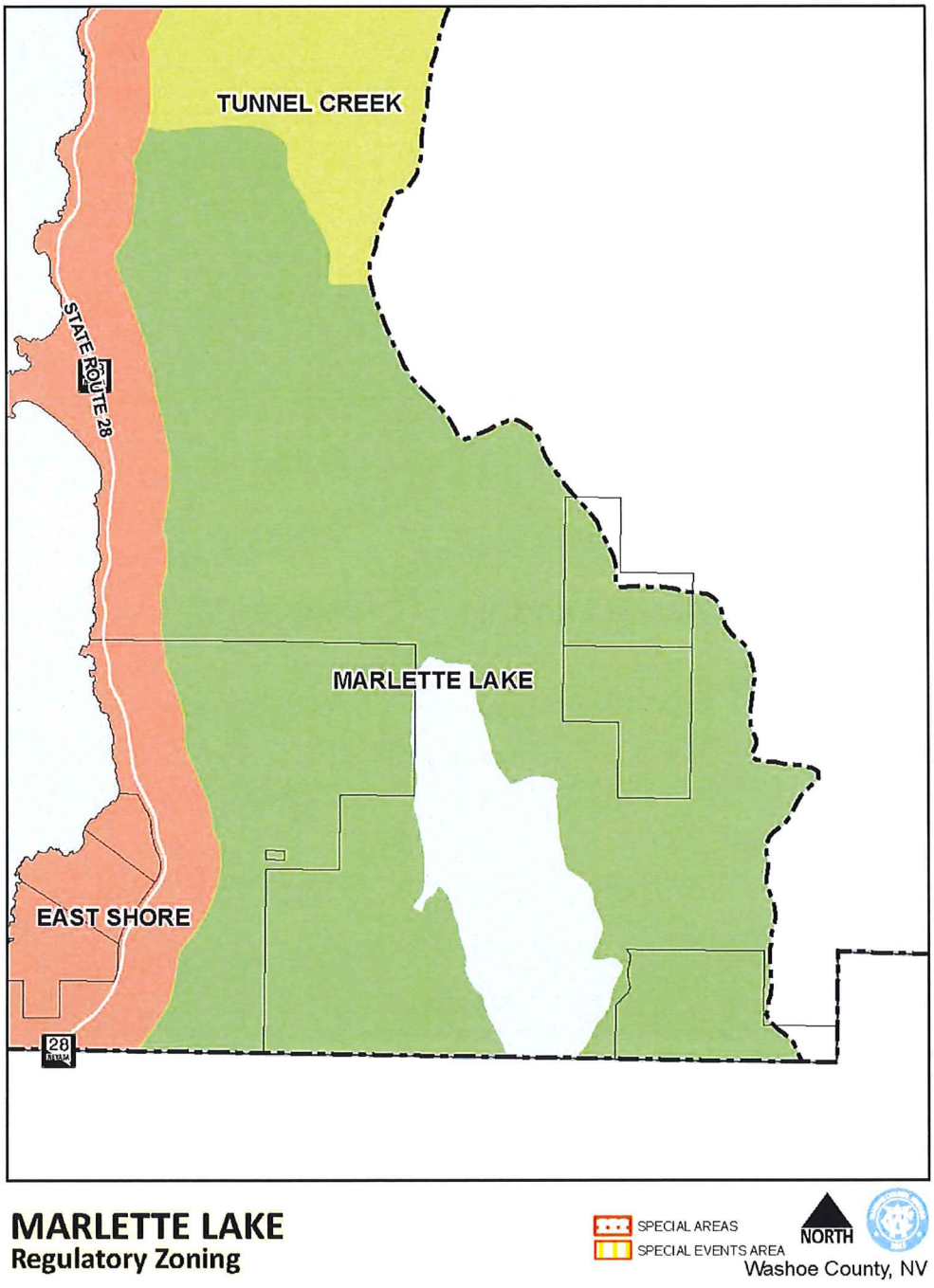


Figure 110.220.024 Marlette Lake Regulatory Zone Location Map

Section 110.220.345 Martis Peak Regulatory Zone.

MARTIS PEAK REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Summer Homes	S	1 unit per parcel
Public Service		
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Pipelines and Power Transmission	S	
Local Public Health and Safety Facilities	S	
Recreation		
Day Use Areas	S	
Developed Campgrounds	S	8 sites per acre
Riding and Hiking Trails	A	
Rural Sports	S	
Off-Road Vehicle Courses	S	
Outdoor Recreation Concessions	S	
Snowmobile Courses	S	
Group Facilities	S	25 persons per acre
Undeveloped Campgrounds	S	
Resource Management		
Reforestation	A	
Regeneration Harvest	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	S	
Thinning	A	
Timber Stand Improvement	A	
Tree Farms	S	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Farm/Ranch Accessory Structures	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Prescribed Fire Management	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

Section 110.220.350 Martis Peak Regulatory Zone Special Policies. Reserved.

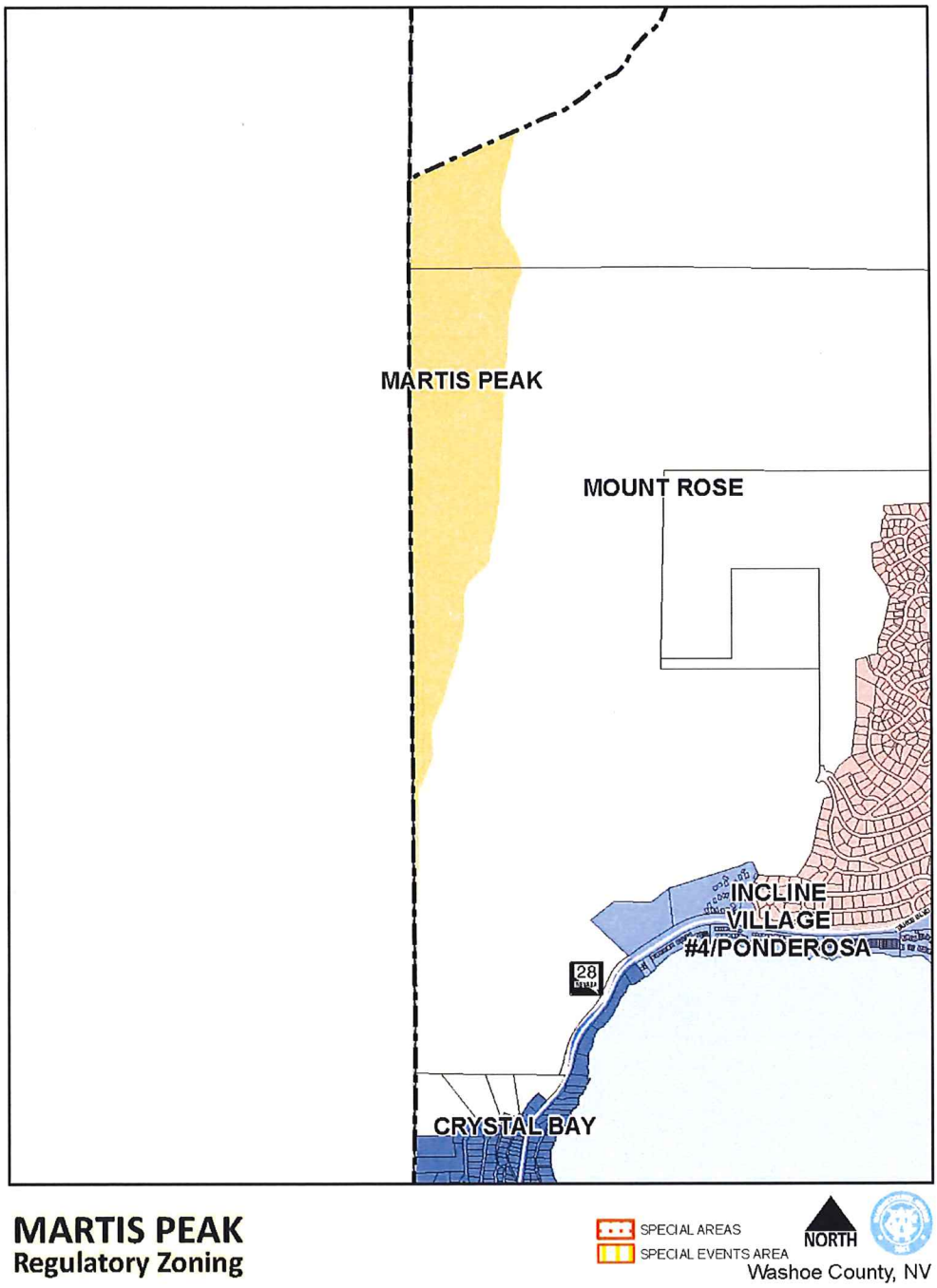


Figure 110.220.025 Martis Peak Regulatory Zone Location Map

Section 110.220.355 Mount Rose Regulatory Zone.

MOUNT ROSE REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Summer Homes	S	1 unit per parcel
Public Service		
Local Public Health and Safety Facilities	S	
Transportation Routes	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Recreation		
Cross Country Ski Courses	S	
Outdoor Recreation Concessions	S	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	
Thinning	A	
Timber Stand Improvement	A	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

Section 110.220.360 Mount Rose Regulatory Zone Special Policies. The following special policies will be implemented in the Mount Rose Regulatory Zone.

1. Forest management practices should be limited to those activities that allow control of insect and disease, watershed protection, recreational enhancement, and wildlife habitat improvement. No new highways or roadways should be built in this area.

2. Developed facilities should be limited to those accessible to State Route 431 and should conform to special design criteria so as not to detract from the high-quality views from the roadway.

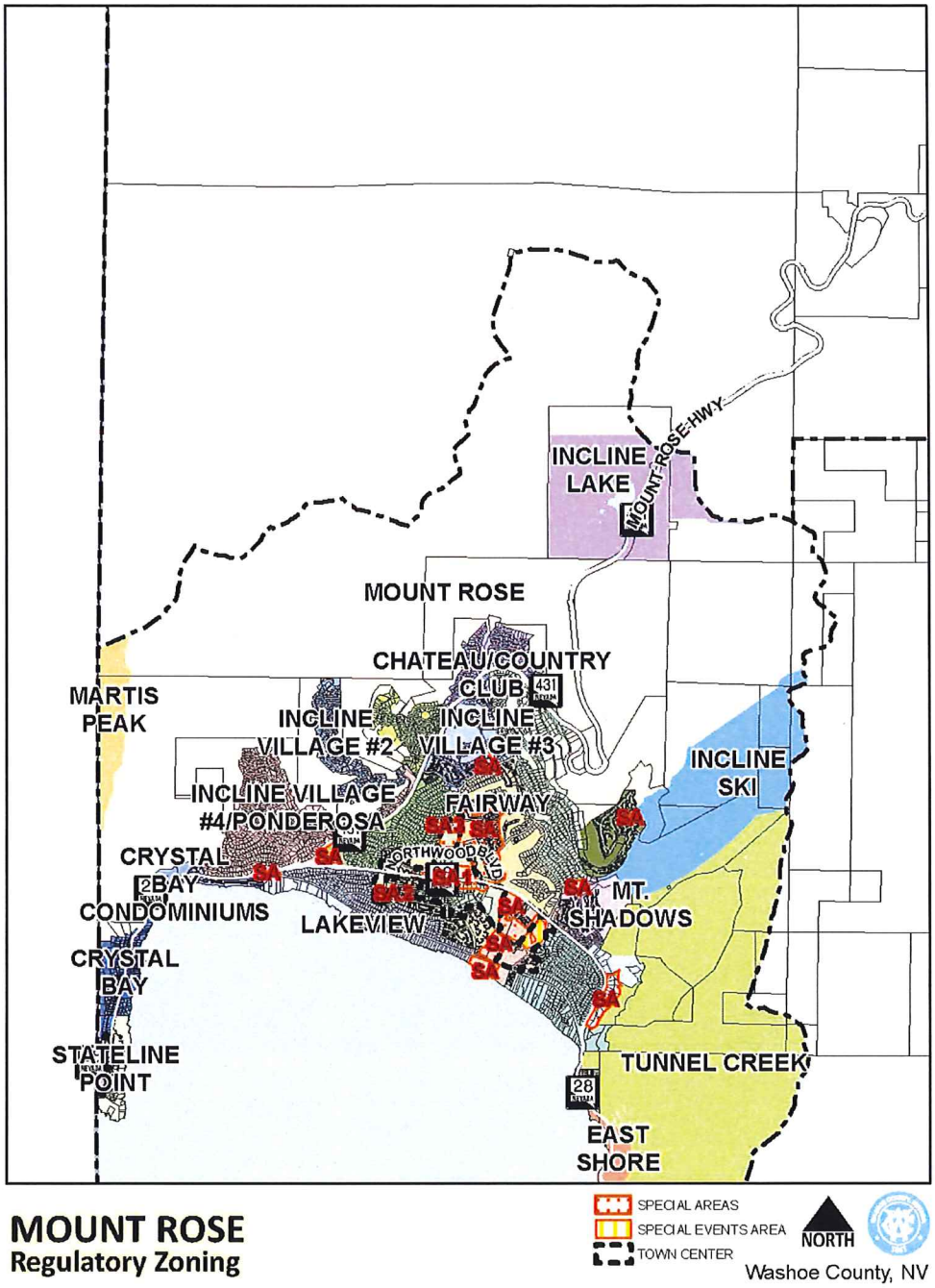


Figure 110.220.026 Mount Rose Regulatory Zone Location Map

Section 110.220.365 Tunnel Creek Regulatory Zone.

TUNNEL CREEK REGULATORY ZONE

Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Domestic Animal Raising	S	
Single Family Dwelling	S	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Summer Homes	S	1 unit per parcel
Public Service		
Transmission and Receiving Facilities	S	
Pipelines and Power Transmission	S	
Transportation Routes	S	
Local Public Health and Safety Facilities	S	
Recreation		
Day Use Areas	S	
Cross Country Skiing Courses	A	
Developed Campgrounds	S	8 sites per acre
Outdoor Recreation Concessions	S	
Riding and Hiking Trails	A	
Rural Sports	S	
Undeveloped Campgrounds	S	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	
Thinning	A	
Timber Stand Improvement	A	
Tree Farms	A	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Farm/Ranch Accessory Structures	S	
Grazing	S	
Range Pasture Management	A	
Range Improvement	S	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Prescribed Fire Management	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

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	S	
Safety and Navigation Devices	A	
Accessory Structure		
Buoys	S	
Floating Docks and Platforms	A	
Piers	A	
Fences	S	
Shoreline Protective Structures	S	
Water Intake Lines	S	

Section 110.220.370 Tunnel Creek Regulatory Zone Special Policies. Reserved.

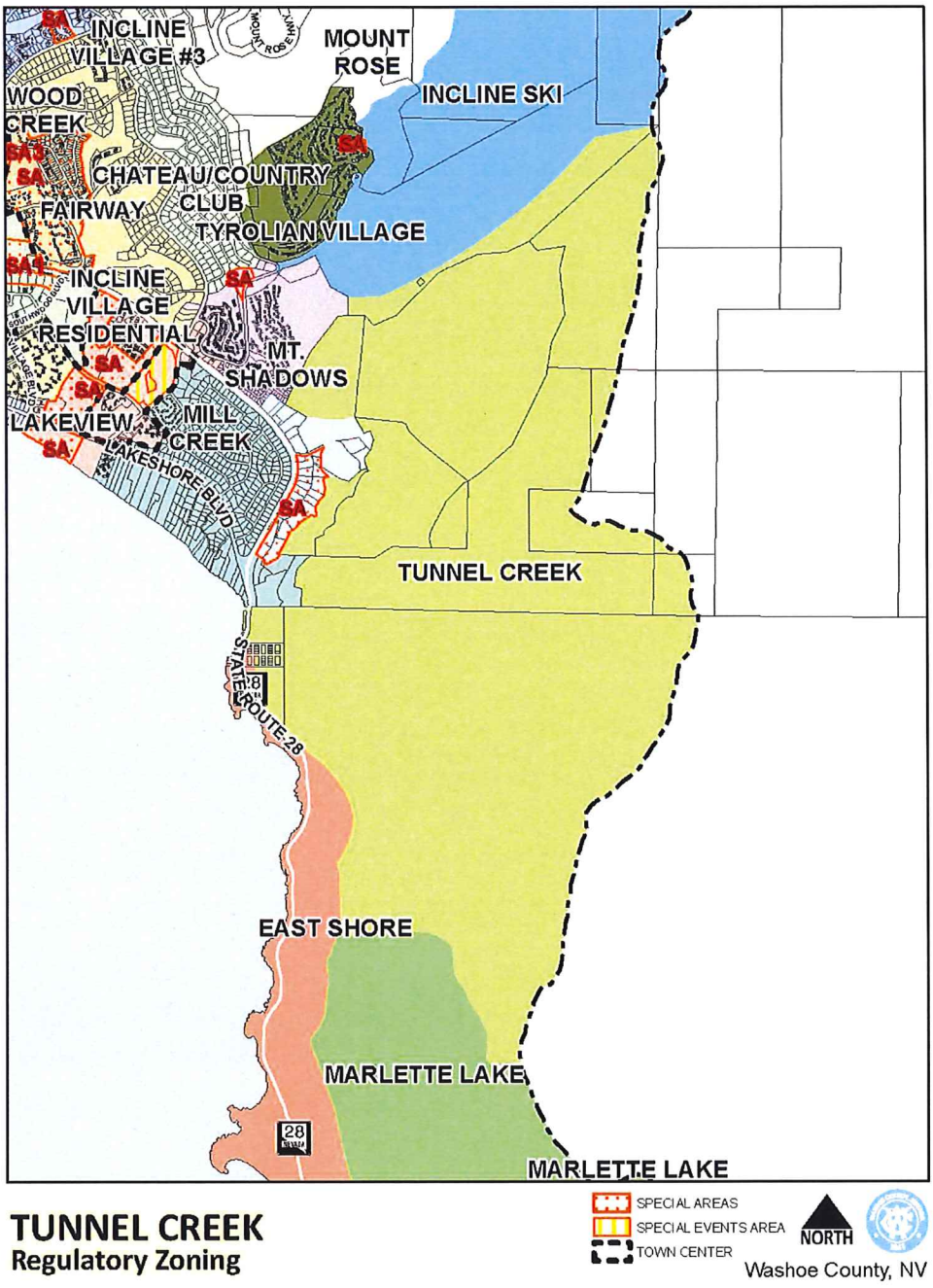


Figure 110.220.027 Tunnel Creek Location Map

Standards for Recreation Regulatory Zones

Section 110.220.375 Incline Meadows Regulatory Zone.

INCLINE MEADOWS REGULATORY ZONE		
Allowable Land Uses by Land use Classification	Land Use Permit	Density
Residential		
Summer Homes	S	1 unit per parcel
Public Service		
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Local Public Safety Facilities	S	
Public Utility Centers	S	
Transportation Routes	S	
Transit Stations and Terminals	S	
Recreation		
Cross Country Skiing Courses	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Undeveloped Campgrounds	S	
Outdoor Recreation Concessions	S	
Snowmobile Courses	S	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	S	
Thinning	A	
Timber Stand Improvement	S	
Tree Farms	S	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	S	
Structural Wildlife Habitat Management	S	
Grazing	S	
Range Pasture Management	A	
Range Improvement	S	
Fire Detection and Suppression	A	
Fuels Treatment	S	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

Section 110.220.380 Incline Meadows Regulatory Zone Special Policies. The following special policies will be implemented in the Incline Meadows Regulatory Zone.

1. Additional development on private lands shall only be permitted if linked to an approved TRPA Master Plan for development of the entire Regulatory Zone.

2. To encourage decreased density in any master plan for development of private lands, Transfer of Development Rights (TDR) credits shall be permitted for all parcels retired from development.

3. Due to distance involved for connection to a traditional sewer system, any master plan for this area should consider the use of alternative sewage disposal systems.

4. Common facilities should be emphasized over individual accessory uses.

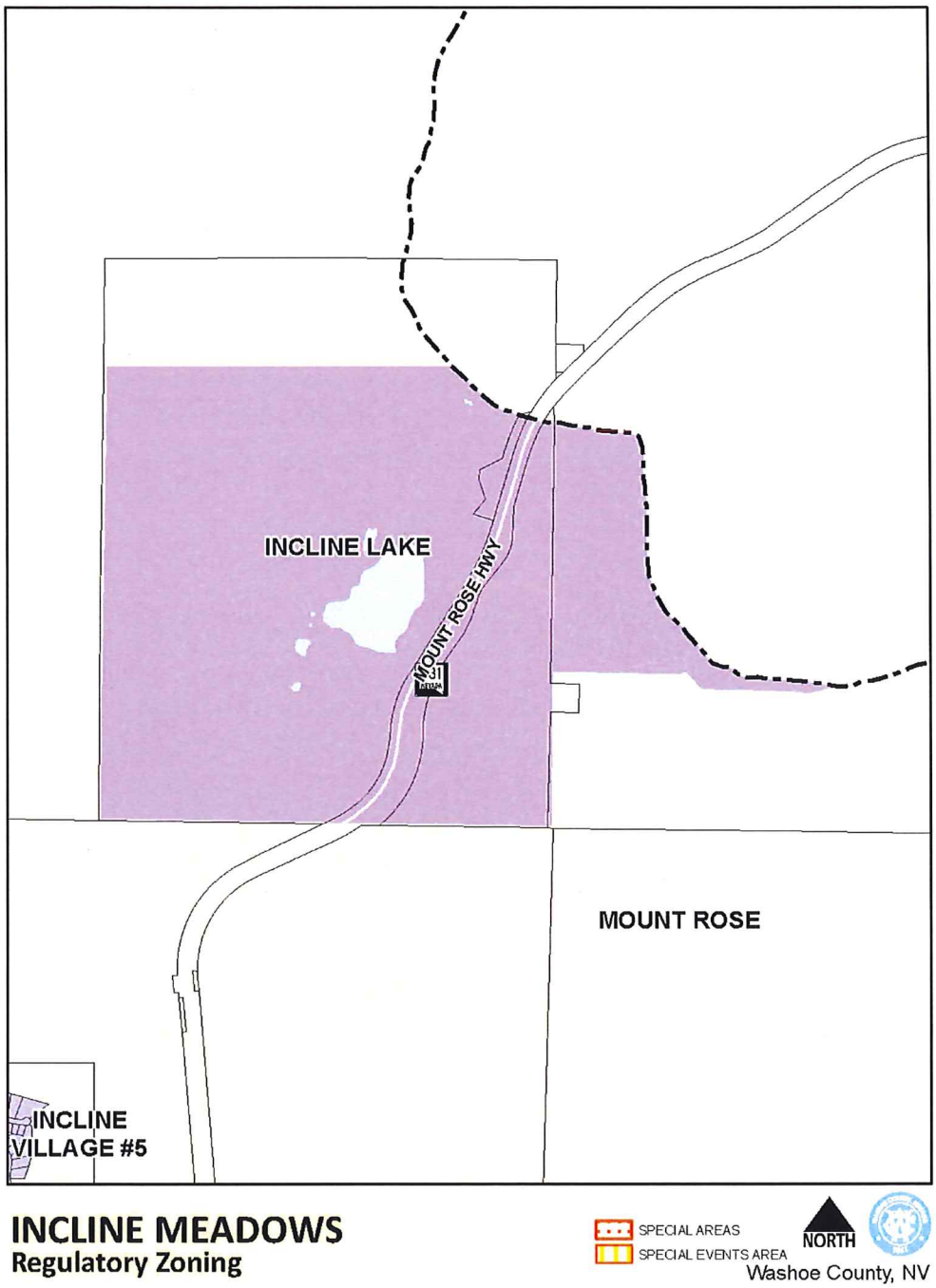


Figure 110.220.028 Incline Meadows Regulatory Zone Location Map

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	S	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		

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

1. 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.

2. Any change in use at Thunderbird Lodge shall require approval by the TRPA Governing Board.

3. Access to the undeveloped portions of the shorezone should be restricted to a developed system of trails.

4. Disturbing activities should be limited in the vicinity of osprey nest sites.

5. Ecologically designed trails should be provided to improve shorezone access.

6. 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.

7. Development should be permitted only where there is sufficient tree cover to visually absorb new structures, road cuts, and other attendant improvements.

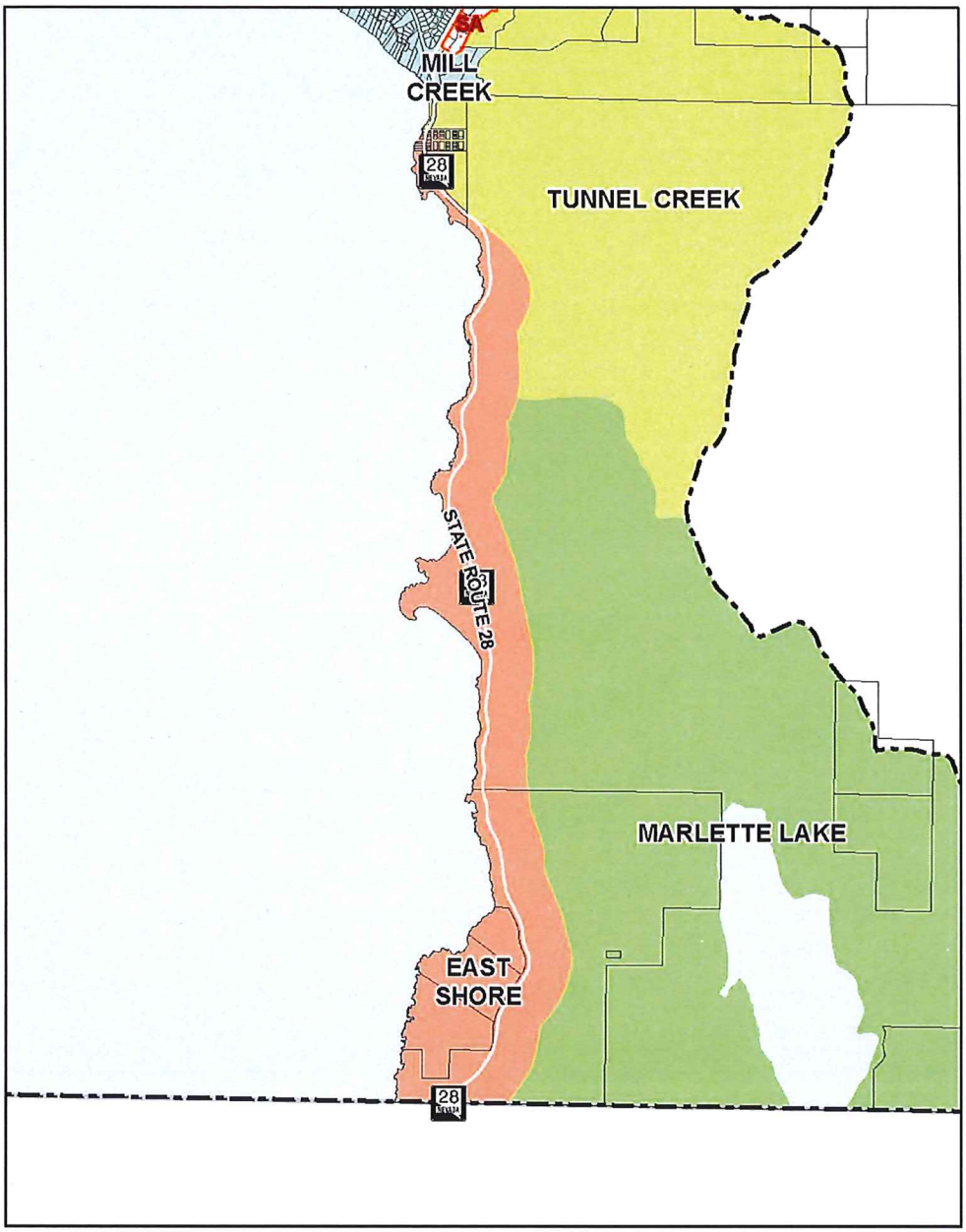


Figure 110.220.029 East Shore Regulatory Zone Location Map

Section 110.220.395 Incline Ski Regulatory Zone.

INCLINE SKI REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Public Service		
Pipelines and Power Transmission	S	
Public Safety Facilities	S	
Public Utility Centers	S	
Publicly Owned Assembly and Entertainment	S	
Transportation Routes	S	
Transit Stations and Terminals	S	
Transmission and Receiving Facilities	S	
Recreation		
Cross Country Skiing Courses	S	
Day Use Areas	A	
Outdoor Recreation Concessions	S	
Riding and Hiking Trails	A	
Skiing Facilities	S	
Snowmobile Courses	S	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	
Thinning	A	
Timber Stand Improvement	A	
Tree Farms	A	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Prescribed Fire Management	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

Section 110.220.400 Incline Ski Regulatory Zone Special Policies. The following special policies will be implemented in the Incline Ski Regulatory Zone.

1. While not exactly coincident, the boundary of the Incline Ski Regulatory Zone closely matches the boundary of the Incline Ski TRPA approved master plan. This plan, which is incorporated by reference, provides more detailed standards and allowable uses and activities. See section 110.220.405 TRPA Approved Master Plans for more information on master plans.

2. The diversion on Incline Creek shall be operated consistent with adopted instream flow standards.

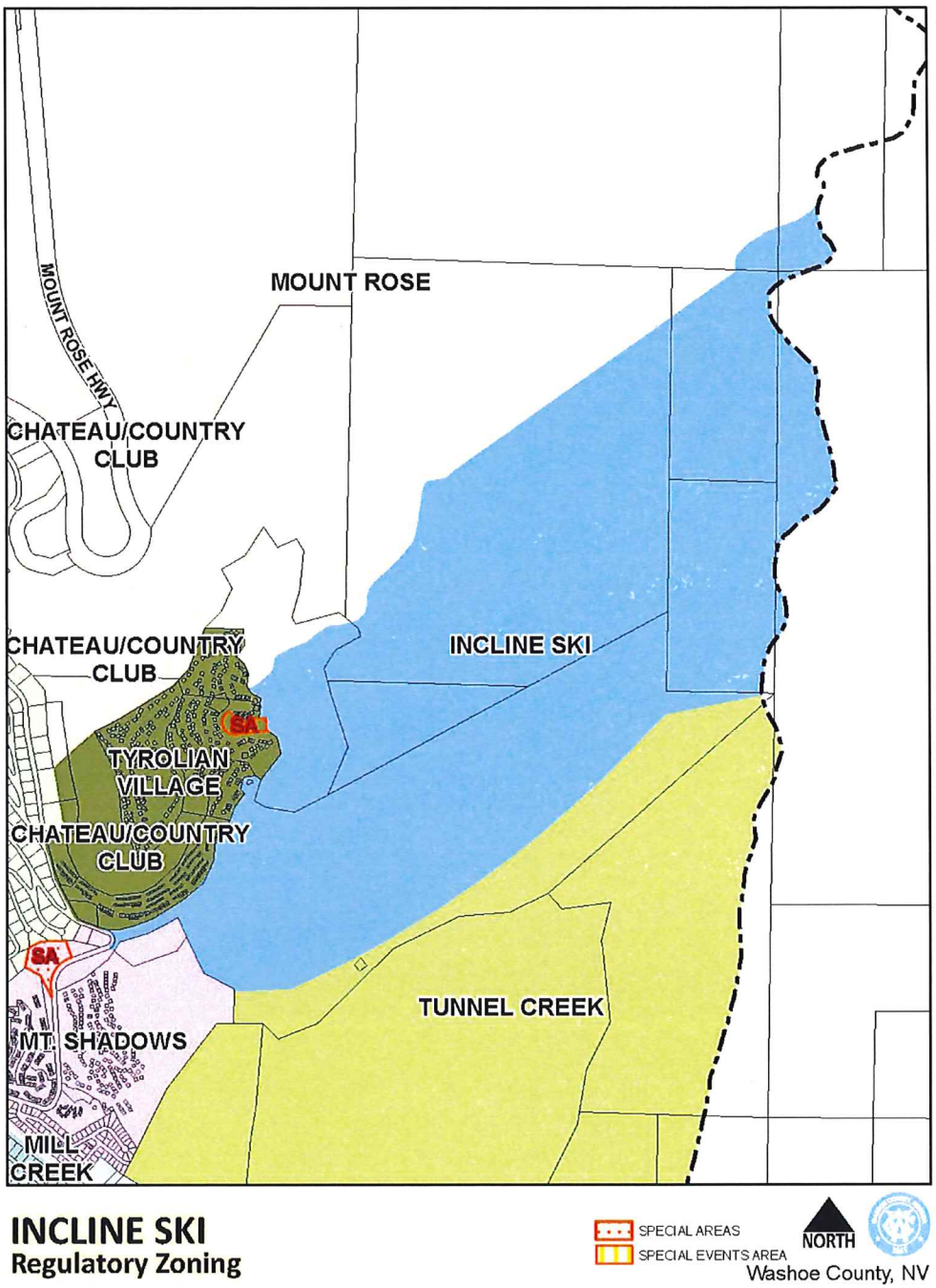


Figure 110.220.030 Incline Ski Location Map

Special Regulations

Section 110.220.405 TRPA Approved Master Plans. TRPA master plans are a planning tool reviewed, approved and amended according to the processes and standards contained in Chapter 14, *Specific and Master Plans*, of the TRPA Code of Ordinances. Master plans function similarly to specific plans, establishing more detailed development plans and standards for specified activities in specified areas. Approved master plans do not require additional discretionary review for uses or structures that are identified and approved as part of the Washoe County Master Plan, under the following conditions:

1. The uses and structures are in substantial compliance with the approved Washoe County Area Plan;

2. Each phase of development includes construction of necessary improvements identified as necessary to mitigate the impacts of the development included in the phase. Typical improvements include but not limited to, parking facilities, housing, and road improvements;

3. Changes to property lines, easement abandonments, variances or other similar actions shall require discretionary approval by Washoe County.

The Diamond Peak Ski Area Master Plan is the only approved master plan in the Tahoe Planning Area (Figure 110.220.120.31 Incline Ski TRPA Master Plan)

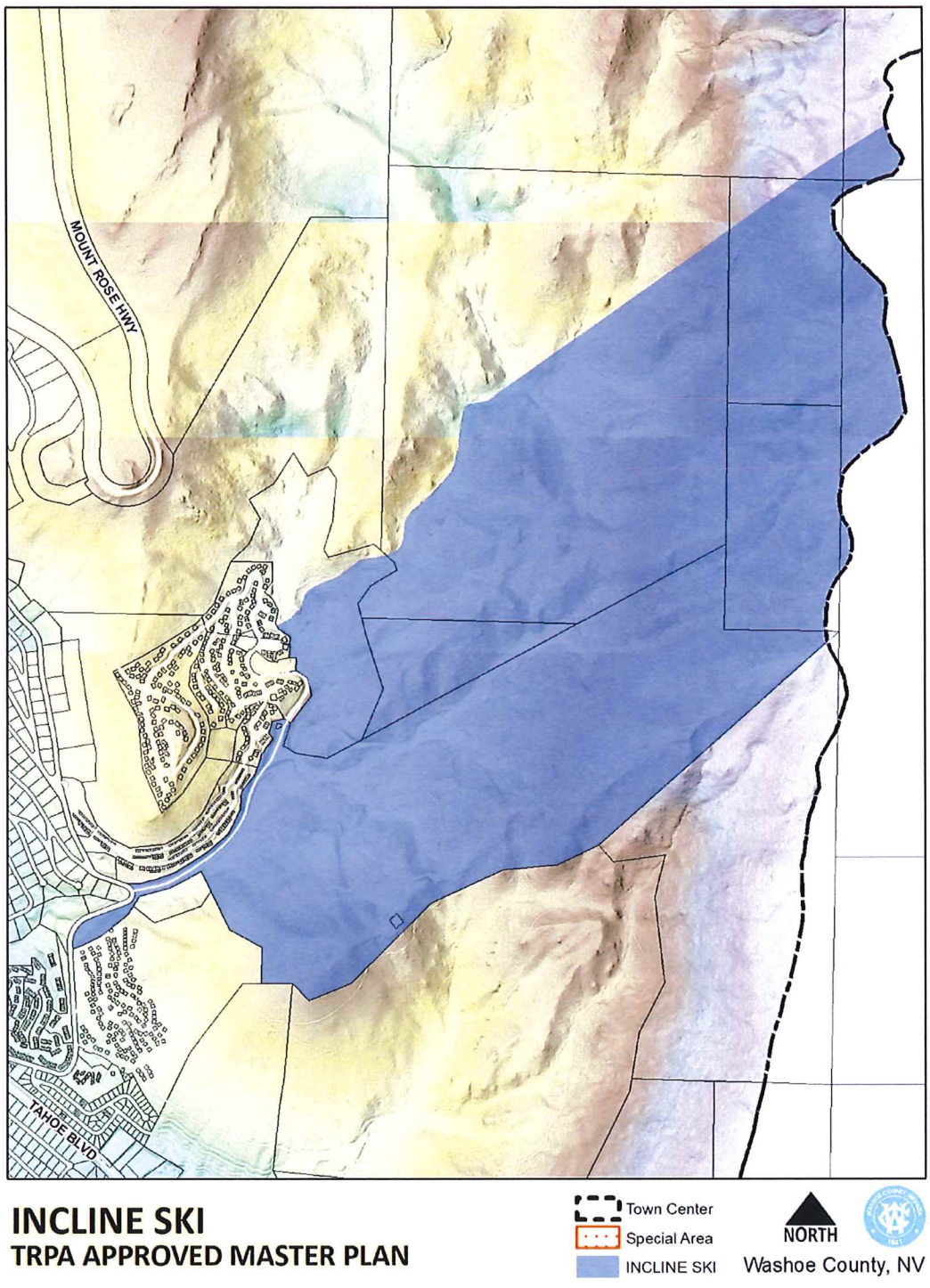


Figure 110.220.031 Diamond Peak Ski Area Master Plan

Section 110.220.410 Residential Care/Nursing and Personal Care Density Exceptions. The maximum allowed density for any residential care or nursing and personal care permissible use within a Town Center is 40 persons per acre.

Section 110.220.415 Greenhouse Gas Reduction. In order to reduce the amount of greenhouse gas production and increase the overall sustainability of the plan area, certain development activities are subject to the following standards and incentives:

1. Standards. All new structures built by Washoe County that will contain habitable space and will be open to the public, such as administration offices, libraries, senior centers, and other projects of a civic nature; and, all new multi-family development must be designed and built to an industry recognized sustainable building construction and greenhouse gas reduction standard, such as Living Building Challenge (LBC), Net Zero Energy Building (NZEB), LEEDS, Energy Star, Green Globes, National Green Building Standard, or other similar standard. The Washoe County Director of Planning and Building Division will determine if a proposal meets this standard. The Director of the Washoe County Planning and Building Division will be responsible for making the determination of compliance with proposed standards, with the exception of projects using the Energy Star standard, which must be certified according to that program's process. Projects may propose to use a combination of different standards; however, the Director must determine that the greenhouse gas reduction and overall sustainability intent of the standards is preserved.

2. Incentives. The Washoe County fee for any required residential allocation, commercial floor area, or tourist accommodation unit, as described in Section 110.220.20, *Tahoe Regional Planning Agency Growth Management,* will be waived for projects that meet the above standard as determined by the Director of the Planning and Building Division.

Section 110.220.420 Maximum Community Noise Equivalent Level. The maximum community noise equivalent level (CNEL), as defined by the TRPA Code of Ordinances for the Tahoe Planning Area is determined by the following table:

LOCATION	Maximum CNEL
Highways 431, 267 and 28 corridors.	55
Regulatory Zones	
Ponderosa Ranch (outside of the Special Area)	65
Ponderosa Ranch Special Area, Incline Village Commercial, Crystal Bay Tourist	60
Incline Village Tourist, Crystal Bay Condominiums, Lakeview, Wood Creek, Incline Village 2, Incline Village 3, Incline Village 4, Incline Village Residential, Fairway, Mt. Shadows, Incline Ski	55
Stateline Point, Crystal Bay, Incline Village 1, Incline Village 5, Chateau, Tyrolian Village, Mill Creek, East Shore, Incline Meadows, Marlette Lake,	

Martis Peak	50
Tunnel Creek	45
Mount Rose	40

Section 110.220.425 Performance Standards for Stationary or Industrial Noise Sources. The following performance standards shall apply for stationary or industrial noise sources or projects affected by stationary or industrial noise sources as measured at the property line of a noise-sensitive receiving use:

1. Maximum Hourly L_{eq}: 55 dB daytime (7 a.m. – 7 p.m.)
   45 dB nighttime (7 p.m. – 7 a.m.).

2. Maximum Level: 75 dB daytime (7 a.m. – 7 p.m.)
   65 dB nighttime (7 p.m. – 7 a.m.).

Section 110.220.430 Uses Requiring Additional Review and Approval. Projects that meet one or more of the following criteria shall require review and approval by TRPA and may not be delegated to Washoe County under the Memorandum of Understanding:

1. Shorezone Development. All development within the Shorezone of Lake Tahoe. The shorezone refers to the area along the Lake Tahoe shoreline that includes the nearshore, foreshore, and backshore as defined in TRPA Code Section 90.2. Development within the shorezone is regulated by Chapters 80–85 of the TRPA Code of Ordinances.

2. Large Developments. Large developments as described below:

   a. Within a designated Town Center:

      i. Residential developments with over 50,000 square feet of new building floor area.

      ii. Commercial and mixed-use developments with floor area over 40,000 square feet of new building floor area.

   b. Outside of a designated Town Center:

      i. Residential developments with over 25,000 square feet of new building floor area.

      ii. Commercial and mixed-use developments with over 12,500 square feet of new building floor area.

3. Development in Backcountry and Wilderness Areas. All development in the portions of the Mount Rose and Martis Peak Regulatory Zones that are within the Backcountry or Wilderness land use categories, as shown in Map 1, *Conceptual Regional Land Use*, of the TRPA Regional Plan.

Section 110.220.435 Appeals. An "aggrieved person" as defined in Article VI(j)(3) of the Tahoe Regional Planning Compact may appeal a final determination on a development permit by the County to TRPA pursuant to Section 13.9, *Appeals* of the TRPA Code of Ordinances. Appellants shall exhaust all administrative remedies provided by Washoe County prior to appealing the decision to TRPA.

Section 110.220.440 Variances. The provisions of Article 804, *Variances* of this chapter shall not apply to any regulations established by the TRPA Code of Ordinances.

SECTION 2. Article 220.1 *Tahoe Area Design Standards*, is hereby added as follows:

Tahoe Planning Area

Design Standards and Guidelines

Washoe County Development Code

Article 110.220.1

Tahoe Area Design Standards

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INTRODUCTION

PURPOSE

The scenic beauty of the Lake Tahoe Region has been recognized as a national treasure through many eyes, including those of the U.S. Congress. The visual quality of the natural landscape is the primary contributor. National treasure status has afforded the Region unparalleled stewardship. The concept of stewardship carries through to the design and development of the built environment and the way the built environment it fits into the natural setting becomes critical. This manual of Signage, Parking and Design Standards and Guidelines represents a concerted effort to keep this area a national treasure while accommodating the sensitive development and use of land.

INTENT OF THIS MANUAL

The standards and guidelines standards of this manual are intended to streamline the development and approval of good project design, for the benefit of the patron, the businessperson, and the community at large. The adopted design standards and guidelines are not intended to inhibit innovative design. Nothing herein alters the provisions of Article VI of the Compact related to gaming. Other codes, e.g., the TRPA Code of Ordinances, the Washoe County Development Code, outline the parameters which you are entitled to use in developing your property. This manual will tell you how to aesthetically and sensitively refine those parameters into a project that will fit into the natural setting. For example, there are codes that set parameters for height and coverage, however, these do not tell you how to aesthetically and sensitively apply them to your site. This manual will give you the guidance, through standards and guidelines, to accomplish this.

ORGANIZATION OF THIS MANUAL

This manual is laid out to identify what is required (the Standard) and, if appropriate, provide design solutions (the Guidelines) to meet that Standard.

Design Standards are ordinance requirements, usually fixed amounts or percentages for certain aspects of a project design. They are intended to ensure a minimum level of design quality.

Design Guidelines are recommended design approaches to certain design problems. These are meant to provide direction, not to dictate the actual design requirements of the project.

Because TRPA and Washoe County have the potential to create different standards and guidelines for the Regulatory Zones and the Tahoe Plan Area of Washoe County, this manual is composed into two parts:

1. General standards and guidelines for all projects within the mixed-use Regulatory Zone Areas, and

2. Special mixed-use Regulatory Zone standards and guidelines for projects within mixed-use Regulatory Zone areas.

The General Standards and Guidelines for the mixed-use Regulatory Zone Areas are listed first and are organized by the design subject, i.e., Site Design, Building Design, Setbacks, etc. (see Table of Contents). Each design subject is divided into Standards and Guidelines.

The Special mixed-use Regulatory Zone Standards and Guidelines applicable only to Crystal Bay Tourist Regulatory Zone are listed in Section 12. In some instances, the mixed-use Regulatory Zone-specific guidelines and standards replace those presented in Sections 1 through 11. In the event of a conflict between the terms of Sections 1 through 11 and Section 12, the latter Section shall control with regard to the North Stateline plan area.

HOW TO USE THIS MANUAL

To use this manual the following steps should be taken:

1. Besides this set of regulations review all TRPA and Washoe County codes applicable to your property. If there are questions, you should contact the Washoe County Department of Comprehensive Planning or the TRPA.

2. Once all the code parameters are known, review the General Standards and Guidelines of this manual.

3. When the General Standards and Guidelines are known, review the mixed-use Regulatory Zone Standards and Guidelines for that specific mixed-use Regulatory Zone. Should a conflict occur within the General Standards and Guidelines, the mixed-use Regulatory Zone Standards and Guidelines would take precedence.

4. Begin the design process. Informal consultation with the two planning staffs is encouraged early in the process.

APPROVAL PROCESS

Applicability

TRPA: For the mixed-use and tourist Regulatory Zone Areas in Washoe County, the standards and guidelines presented in this document replace Chapter 34: *Driveways and Parking Standards*, Chapter 38, *Signs*, and Chapter 36, *Design Standards* of the TRPA Code and TRPA Design Review Guidelines. If there is a conflict with other adopted standards of TRPA, or Article VI of the Compact, such as those regarding land coverage, height, project definition, etc., the standards of those ordinances shall apply. In general, the standards and guidelines in this document govern new construction activities subject to ordinance standards and are applicable to redevelopment and modification to existing development where appropriate and feasible. New construction includes but is not limited to, construction of new buildings, remodeling and improvements to exterior spaces such as sidewalks and surface parking which require permits. Unless specified in each section, all activities shall comply with the following design standards except:

1. Projects, for which the cost of the required improvements exceeds 10% of the project cost, may submit schedules for compliance.

2. Projects which are in assessment districts (wherein the assessments have been levied or are contained in approved funded public works projects) which are committed to implement the improvements.

3. Projects for which TRPA and Washoe County have found the standard not to be applicable due to unique circumstances arising from or regarding the project, and all required findings have been made, including the finding that the waiver of standards will result in equal or superior result.

4. Activities whose primary purpose is to come into compliance with these standards and guidelines shall only be required to conform in areas directly altered by construction.

In no case will any project modification or expansion be approved that preempts future compliance with applicable standards. For structures housing gaming under Article VI of the Compact, all activities except external modifications requiring local government permit are subject only to Washoe County review.

Conditions of Approval

All projects approved under design review are subject to standard conditions of approval. TRPA and Washoe County may impose additional conditions of approval for a project as needed. For minor projects, such as remodeling or signs, TRPA and Washoe County may ask for minor improvements in order to gradually upgrade the appearance of existing buildings or properties. In such cases, each project will be considered individually and the staffs will work with the applicant to arrive at a plan that will make the property more attractive and still be economically feasible for the owner or tenant.

Decision Authority

Design and environmental review is conducted by the Washoe County and TRPA staff. TRPA may delegate design and environmental review to Washoe County through adoption of a memorandum of understanding (MOU). For TRPA, action on projects is taken by TRPA staff, the Hearings Officer, or the TRPA Governing Board pursuant to Chapter 2 of the TRPA Code. For Washoe County, action on projects is taken pursuant to the Washoe County Development Code and any adopted MOU with TRPA.

Permit Coordination

In order to save time and effort, a project which requires both Washoe County and TRPA action, joint design review may occur or TRPA may delegate design review authority to Washoe County through a Memorandum of Understanding.

THE DESIGN PROCESS: ADVOCATING A DESIGN HOLISM

These development guidelines and stardards are intended to advocate a holistic approach to design, that is where the whole is greater than the sum of the individual parts. As an example, the parts of a development project might include the building style, landscaping, signage, parking, interior floor plan and so forth. The whole is the complete site, from end to end, and from top floor to ground level.

The holistic approach to design begins with a strong design concept. Once a design concept is formulated each design decision can then be made within the concept's framework. It is believed that this approach can provide a more complete, more coordinated final product than an approach which designs each project element as an isolated piece.

While there is no one universally accepted theory on how to produce good design, there exists an identifiable set of steps which are followed in almost everyone's design process:

1. Looking at what exists on the site;
2. Analyzing what you see in terms of constraints and opportunities relative to the intended use; and
3. Synthesizing a design or arrangement of spaces which matches the program of elements to the existing conditions of the land.

Although it appears straight-forward, there are many complex and subtle decisions made during the design process which only experienced and "open eyes" can foresee. Based on these intricacies and the Basin's complex regulations, Washoe County and TRPA would strongly suggest that you retain design and engineering professionals (architects, landscape architects, interior designers, civil engineers and the like) to help prepare your plans.

REGIONAL VISUAL ENVIRONMENTS

At first glance the Lake Tahoe Region may appear to be a relatively homogenous forested landscape. Upon closer inspection, however, one finds a variety of visual environments including: urban centers, residential Regulatory Zones, small commercial nodes which serve the residential Regulatory Zones, large-scale recreation areas, and undeveloped stretches of wild and rural landscapes. Recognition of distinct visual environments within the Region has led to the establishment of three visual environments: urban, natural, and a transition environment between urban an natural areas.

These visual environments are described below: The regional design goals for site development in each environment are set forth in the table, entitled, Regional Design Principles. Please review this table prior to design development.

VISUAL ENVIRONMENT DESCRIPTIONS

Urban Areas: Commercials areas should retain a small-scale, compact character that is well-integrated with the surrounding natural environment. The goal is to create urban areas that complement the existing environment and utilize it to enhance the quality of the built environment. Existing examples: Tahoe City, South Lake Tahoe, Stateline, Kings Beach, and Incline Village.

Transition Areas: The visual appearance of transition areas should be a balance between man-made development and natural landscape features. In terms of site planning it is appropriate to fit the development into the natural landscape, taking advantage of existing site planning and design opportunities, while recognizing potential limitations of the landscape. Commercial and public service activities in transition areas are among the most visible uses in these areas. It will be especially important for both new and redeveloping commercial and public service uses to make use of design and site planning guidelines in order to minimize their visual impact in transition areas. Existing Examples: Round Hill, Zephyr Cove, Christmas Valley, Tahoma, Sunnyside, and Homewood.

Natural Areas: Natural Areas should retain the overall appearance and feeling of dominance by natural elements and processes. From a preservation of scenic quality standpoint new development in natural areas should not be visually evident from the travel route. Where existing development is visually evident in the landscape, modification to or redevelopment of it should be sited or screened so as to be visually subordinate. Existing Examples: Emerald Bay, Luther Pass, and East Shore Forests.

The following list of Regional Design Principles establishes the intent of the Design Review Guidelines in the three visual environments. In many cases, design guidelines specified to each type of visual environment which meet the adopted design standard are recommended. Users of this manual are strongly encouraged to solve design problems using the concept of differing visual environments. An example of meeting a design standard in each visual environment is provided below. Additionally, design standards specific to each visual environment have been adopted for certain design elements located within TRPA-designated Scenic Highway Corridors. These standards are established in Section 66.2 of the TRPA Code.

A. Urban Visual Environments

1. Scale of Development: Human scaled; places for people, especially pedestrians and bicycles; low vehicle speeds make detail appropriate.

2. Level of Human Activity: Highest of three environments; centers of commerce and activity where people create the interest in being there.

3. Access/Parking: Access constant and expected; parking is organized and readable; should be designed and sited to provide pleasing and attractive "car park" wherever possible.

4. Architectural Style: Responds to context and setting; reflects community values and desires in terms of form, color, and material; pedestrian-oriented.

5. Landscaping: Embellish buildings; create interesting spaces which attract people; soften and screen undesirable views; most appropriate places for non-native plant palette, but native plants are recommended in areas outside immediate building sites.

6. Building Materials and Colors: Widest variety of colors and materials appropriate; reflects community or traditional values; community character strongly influenced by architecture.

7. Lighting: Appropriate to the use and to surrounding Regulatory Zone lighting levels.

8. Signage: Orient individual signs to pedestrians, not autos; orient business/shopping complex identification signs to autos; widest range of colors and materials appropriate; competition of signs is inappropriate.

B. Transition Visual Environments

1. Scale of Development: Linear experience of spaces for vehicles, pedestrian and bicycles; moderate vehicle speeds means less detail needed.

2. Level of Human Activity: Moderate; primarily residential, recreation activities with well-organized landmarks of neighborhoods commercial nodes.

3. Access/Parking: Access is controlled; Parking integrated with setting; well buffered and sensitively sited; out of sight except in commercial/public service uses.

4. Architectural Style: Responds to context and setting; blends and appears to achieve a high degree of fit with the surrounding landscape.

5. Landscaping: Functional; used to highlight changes in use, access, etc., limited palette with some non-native species is appropriate, overall goal is to blend with setting.

6. Building Materials and Colors: More narrow range of materials and colors than in urban settings; responds to and blends with context of setting; natural appearing materials and colors are most appropriate.

7. Lighting: Intermittent, as needed; primarily uses at intersections, nodes, and other activity areas.

8. Signage: Existence of sign itself will draw attention to the use; moderate range of materials and colors with emphasis on those which responds to context and setting; in most cases internal lighting is not necessary; competition of signs is inappropriate.

C. Natural Visual Environments

1. Scale of Development: Moderate-high vehicle speeds; humans become temporary yet participatory part of the landscape, less detail needed.

2. Level of Human Activity: Lowest of three environments, primarily recreation, sight-seeing and conservation activities; places where nature creates the focal interest.

3. Access/Parking: Points of access are nominal; parking is hidden except for existing uses and roadside scenic viewpoints.

4. Architectural Style: Responds to context and setting; typically, small scale which does not dominate surrounding landscape.

5. Landscaping: Responsive to plant communities in setting; very few opportunities for non-native species except for foundation plantings and planters.

6. Building Materials and Colors: Narrowest range of colors and materials is appropriate; colors should be dark toned and harmonize with those in and around site; natural materials are most appropriate; natural appearing materials should be a minimum requirement.

7. Lighting: Minimal; only as necessary for safety and function.

8. Signage: Minimal need for signs; signs should be small scale as presence os sign alone will draw attention to use; limited to natural and natural-appearing colors and materials only.

CHAPTER 1
Site Design

Site design or site planning is the arrangement of indoor and outdoor spaces to accommodate the activities of a proposed use. An important goal of site design is to fit the buildings and other structures into the landscape in such a way that leaves the natural features of the site intact and functional. This is a small-scale application of the environmental carrying capacity concept upon which land use planning in the Tahoe Region is based.

STANDARDS

A. Use the Site as a Design Determinant:

(1) Existing 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.

(2) Disturbed Areas: Projects shall be designed to use existing disturbed areas rather than undisturbed areas for the siting of all improvements except when:

(a) The disturbed area is precluded from development by setbacks or other such limitations;

(b) The disturbed lands are classified as sensitive lands and alternative sites classified as nonsensitive exist on the parcel;

(c) The use of the disturbed lands would require more total disturbance than use of undisturbed lands;

(d) Avoidance of other development impacts are of more importance than the preservation of undisturbed areas; or

(e) The degree of existing disturbance is minor and the area shall be restored as part of the project.

B. Screening Methods:

(1) Screening: 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 combinations thereof. Screening shall be effective in both winter and summer.

(2) Location: Service yards, maintenance yards, warehousing, and outdoor storage areas shall be located in areas which are not highly visible from major transportation corridors, scenic turnouts, public recreation areas or the waters or lakes in the region.

C. **Frontage Improvements in Mixed-Use and Tourist Regulatory Zones:** Projects shall be conditioned to meet the following standards where applicable. For purposes of this section, the frontage is the area between the curbline and the required setback. Consistent with the standards and guidelines of this section, specifications for the improvements shall be established by Washoe County in approved areawide improvement plans.

(1) State Route 28 (Main Street Area): Projects fronting State Route 28 in the Main Street area of Crystal Bay Tourist Regulatory Zone shall provide the following improvements or commit to a schedule to implement the improvements along the frontage:

(a) Ten feet minimum wide sidewalks measured from the curbline or as specified in approved improvement plan.

(b) Six inch vertical concrete curbs or as specified by NDOT.

(c) Street trees planted every 50 feet, pockets of shrubs planted every 25 feet, a combination of both, or as specified in an approved improvement plan (minimum area of shrub pocket to be defined).

(d) Pedestrian street lights 12 feet high, 50 feet on center, or low level lights 25 feet on center, or as specified in an approved improvement plan.

(e) Building setbacks a minimum of 20 feet from the property line or as set forth in Subsection 12.A.

(2) State Route 28: Projects fronting Village Boulevard, Northwood Boulevard, Southwood Boulevard, Country Club Drive, Lakeshore Drive, Incline Way (Incline Village Tourist), and Alder Drive shall provide the following improvements or commit to a schedule to implement the improvements along the frontage.

(a) Five to eight foot wide sidewalks. A three foot minimum landscaped separation is required from the edge of State Route 28 pavement.

(b) Six inch vertical concrete curbs or as specified by NDOT.

(c) Street trees planted irregularly (maximum 50 foot separation) or pockets of shrubs (maximum 25 foot separation) or a combination (minimum area os shrub pockets to be defined).

(d) Pedestrian street lighting (maximum 12 feet height) as needed.

(e) Building setbacks a minimum of 20 feet from the property line.

(f) Vehicle barrier as needed (preferred style to be identified).

(3) Other Streets: Projects with frontage along Incline Way, Incline Court, Tanager, Enterprise, Oriole Way, Cal Neva Drive, and Stateline Road shall provide the following improvements on the frontage:

(a) Six feet wide minimum concrete sidewalks measured from the curbline.

(b) Pedestrian street lights 12 feet high 50 feet on center or low level lights 25 feet on center.

(c) Building setbacks a minimum 10 feet from the property line.

(d) Six inch vertical concrete curbs or as specified by Washoe County.

(e) Street trees planted 50 feet on center or pockets of shrubs planted 25 feet on center or a combination, both subject to an approved landscape plan (minimum are of shrub pockets to be defined).

D. **Multi-Modal Circulation Improvements:** As a condition of project approval, appropriate multi-modal circulation improvements shall be required. Such improvements may include bus-turnouts, shelters, park-and-ride lots, planned bicycle/pedestrian facilities, bicycle parking, and other related facilities or programs.

GUIDELINES

1. **Site Analysis:** Every project, no matter how large or small, should first prepare a site analysis. The analysis is a method to evaluate the existing conditions on or near the project site. The analysis should identify at a minimum the location and type of the following:

(a) Topography and landform;

(b) Access and parking;

(c) Vegetation;

(d) Views both onto the site and from the site;

(e) Places attractive to people (special places);

(f) Natural features;

(g) Aspect and orientation (sun/shadow patterns);

(h) Wind patterns;

(i) Location of utilities serving the site;

(j) Slope and drainage of the land;

(k) Impacts on the use of the site due to snow;

(l) Location of property boundaries and any required yard setbacks; and,

(m) Contextual setting (neighboring land uses and building styles, height, mass and form of (neighboring structures).

The analysis of each of these elements should be further evaluated in terms of design opportunities and design constraints. Design opportunities are those situations where the

element in question will positively contribute to the overall project, while design constraints are situations where a specific element will detract or conflict with the overall project.

The opportunities and constraints identified in the site analysis should be used as design determinants in the design and development stages of the project. Additionally, if structures are planned as part of the project, an architectural analysis should be prepared. Please see Section 2. Building Design, for the contents of an architectural analysis.

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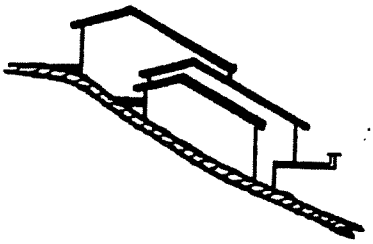

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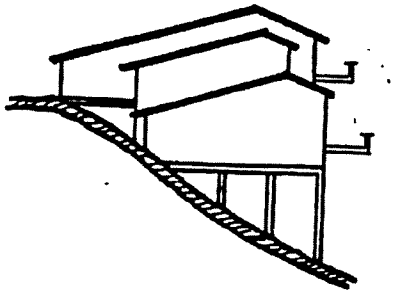

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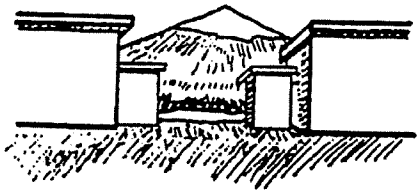

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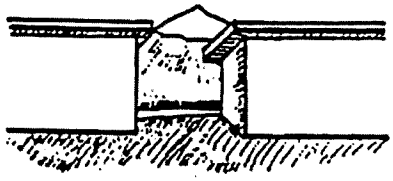

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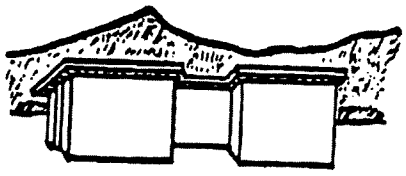

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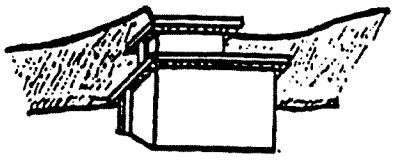


2. **Incorporate Natural Features into the Site Design:** Incorporating natural landscape features into the site design can produce some of the most interesting and unusual designs possible. Integrating these features on a site-specific basis can result in harmony between the built and natural environments. The following are examples of incorporating natural features into the site design:

   (a) Step a building around a mature tree or large boulder rather than remove them;

   (b) Locate structures or impervious surfaces away from areas of significant vegetation, wetlands, and stream zones;

   (c) Build a deck around rock outcroppings and incorporate them into the space;

   (d) Bend a driveway around large boulders rather than removing large boulders or other features in order to create a straight driveway.

3. **Building and Site Design:** Buildings designed for sloping topography should conform to the natural topography rather than altering the natural topography to accommodate the structure. In areas where slopes exceed five percent, stepped foundations are recommended in order to avoid grading necessary for flat-pad foundations.

   The form, mass, and profile of individual buildings and architectural features should be designed to blend with the natural terrain and preserve the character and profile of the site as much as possible. Techniques that should be considered include:

   (a) Split pads, pier foundations, stepped footings, and grade separations to permit dwellings to step down or step up the natural slope.

   (b) Flat roof lines and/or low profiles with roof lines following the lines of the natural slope;

   (c) Detached garages, carports, or open parking to decrease apparent building mass;

   (d) Varied and articulated elevations and roof lines to soften the appearance of large vertical surfaces and to avoid the appearance of a massive, rigid, vertical element.

4. **Use Existing Disturbed Areas:** Use existing disturbed areas onsite as areas to concentrate structures and other land coverage.

   (a) Disturbed areas often have been compacted by previous activity. This makes them good sites for driveways, garages, parking areas and walkways.

   (b) Disturbed areas which have been compacted are often inhospitable areas for landscaping and plant materials.

5. **Reclaim Disturbed Areas:** Reclaim all previously disturbed areas which are not covered with impervious surfaces. Reclaiming may include regrading, revegetation or landscaping. See also TRPA's Handbook of Best Management Practices for restoration techniques.

6. **View Corridors:** The siting and design of new development should preserve or change existing view corridors through to the lake, the surrounding ridgelines and the natural landscape.

   (a) Where new view corridors are opened up by new development, the siting and massing of buildings and landscaping should be designed to frame and enhance views.

(b) The size of the opening to be maintained as a view corridor should be sufficient to permit significant view penetration (i.e., wide enough to provide visual interest).

(c) Buildings should not appear to exceed the height of the mountain backdrop when viewed from the lakes, major public areas, or travel corridors.

(d) When a view of a mountain peak or other natural features is involved, the distance between buildings should be sufficient to permit views that allow the entire shape of the natural form to be apparent. This often can be accomplished by stepping back the upper stories of structures in combination with setting the bases of buildings farther apart.

(e) In developments with multiple structures, clustering the structures can create the open space necessary for view corridors.

7. **Mountain Backdrops:** Building sites with visually significant mountain backdrops should avoid siting tall structures which would obscure or compete with the mountain view. Low building forms should be used instead. Increasing the building setback from major public viewpoints (i.e. the road, beach, etc.) also can reduce the obstruction of views caused by a structure.

8. **Views from Roadway:** Along segments of the Basin's roadways, mountains and ridgelines often dominate straight ahead views (i.e., Mt. Tallac as seen from Highway 50 in South Lake Tahoe). Existing scenic features should be protected by not allowing structures to obscure the landform.

   Taller structures which would interrupt the profile of the ridge or hill should be avoided. Similarly, structures should be sited a sufficient distance from the roadway or stepped back to avoid disruption of view.

9. **View Protection:** Where possible, new hillside development should be sited at either sufficient horizontal or vertical distance from other structures that outward views are retained for both existing and new development. This recommendation can be most effectively implemented in planned unit developments and subdivisions. However, the siting and design of dwelling units downhill from existing development should consider their views.

10. **Limit Grading:** All grading should be kept to a minimum. Extensive regrading of a site to create building pads for construction is not recommended. Buildings should be fitted to the land with graded areas limited, whenever possible, to the portion of the site to be covered by the structure. When graded areas cannot be covered by the structure, they should preferably be screened from public views by the building.

11. **Visual Mitigation:** In order to minimize the visual impacts associated with grading, the following grading guidelines are recommended:

    (a) The overall shape, height, and grade of any cut or fill slope should be designed to simulate the existing natural contours and scale of the natural terrain of the site.

    (b) The angle of a graded slope should be gradually adjusted so that it merges smoothly into the angle of the natural terrain. Flat planes and sharp angles which suggest a more formal landscape should be reserved for institutional and public service sites when a formal landscape is desired.

(c) Graded slopes should be promptly revegetated with a ground cover or combination of ground cover, shrubs, and trees to reduce the visual impact of the graded slope and to stabilize the slope and minimize erosion.

12. **Roadway Dimensions:** Minimal roadway dimensions are recommended to reduce the amount of grading required, thus reducing the visual impact. A looped system of one-way streets can be used, or roadways may be split (i.e., one lane in either direction) in order to reduce the area of cut required on a hillside.

13. **Preserve Existing Vegetation:** Grading should be designed to minimize the disruption to existing vegetation (including ground covers and shrubs, as well as trees). Revegetation of graded areas should utilize plant materials that will blend well with the surrounding vegetation and are on TRPA's List of Approved Plant Species.

14. **Slope Configuration:** When graded slopes (either cut or fill) extend horizontally for more than 100 feet (such as along roadways), the contours should be curved to create an undulating bank with greater visual variety and a more natural appearance.

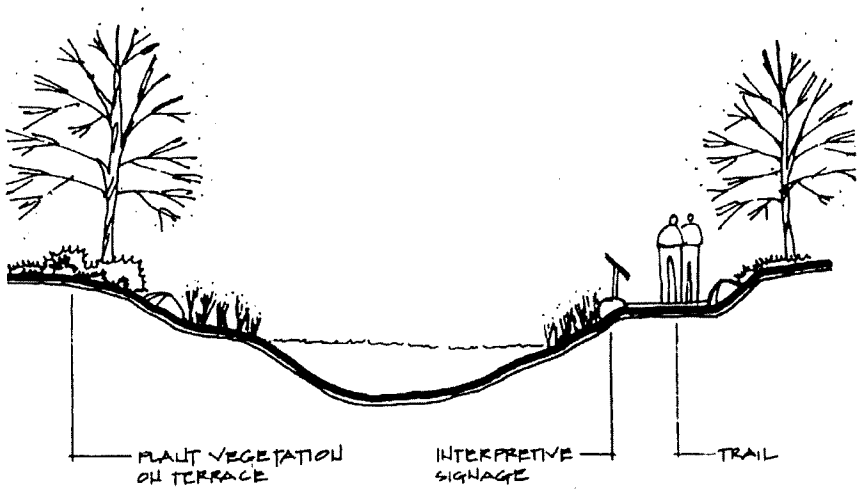
    Long, straight engineered slopes look unnatural and detract from the scenic quality of the roadway landscape. Varying slope bank gradients (i.e., 2:1 in some areas, 3:1, 5:1, etc. in others) is another method for producing graded slopes that have a more natural appearance.

15. **Sediment Basins:** Also known as retention or detention basins, sediment basins are used to remove sediment from storm water and other surface water runoff. TRPA's Handbook of Best Management Practices provides standards and specifications dealing with the installation and operation of sediment basins and should be consulted early in the design process.

    The appearance and integration of these systems into the landscape can be greatly improved over existing practices. In times of non-storm events the basins can serve as open spaces in neighborhoods or in existing recreation areas. Terrace basin slopes whenever possible as shown below in order to minimize the safety hazard of straight, deep slopes.

    Terracing of side slopes also allows sediment basins to be integrated into other types of land uses such as trail systems, golf course hazards, or wetland systems. This may be an important consideration when siting a sediment basin.

    Restricting access to sediment basins has often been accomplished by 6-foot-high cyclone or chain link fence with little or no additional landscape screening. A more visually successful solution is to combine changes in grade with low (3-4 feet high) wooden fencing, and a substantial landscape screen of trees shrubs, and ground cover. Formal landscape plantings will give a more formal or urban appearance, while native or naturalized grasses and riparian species can give the appearance of a wet meadow or wetland marsh. All mechanical equipment should be screened from view of the road or the lake.



The use of signs around sediment basins should be incorporated into the design. Signs should be of an interpretive nature as well as regulatory explaining in simple English the function and potential hazards of sediment basins. A well-thought-out signage plan can stress the importance of avoiding sediment basins during and after storm events. A combination of grading, landscaping, controlling access and signage can turn a traditionally attractive nuisance and visual eyesore into a pleasing and usable community resource. It is appropriate to increase the access restrictions to basins which are potentially more hazardous due to such factors as degree of side slope, depth, and volume.

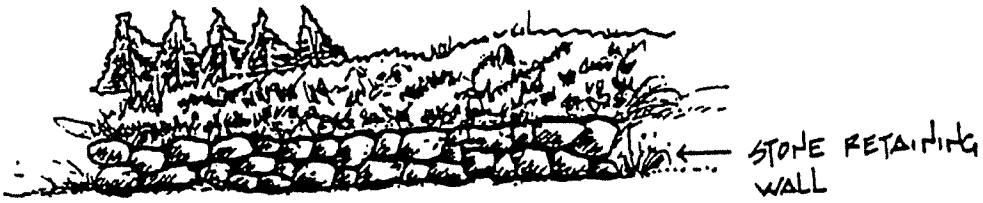
16. **Retaining Walls:** Maximum height of retaining walls should be limited to three to four feet. When slopes greater than three vertical feet must be retained, terraces should generally be used to create smaller grade changes (three to five feet or less). Areas between terraces should be wide enough to accommodate vegetation. Downhill sides of retaining walls should be planted in order to help screen the structure. Please also see the Handbook of Best Management Practices.

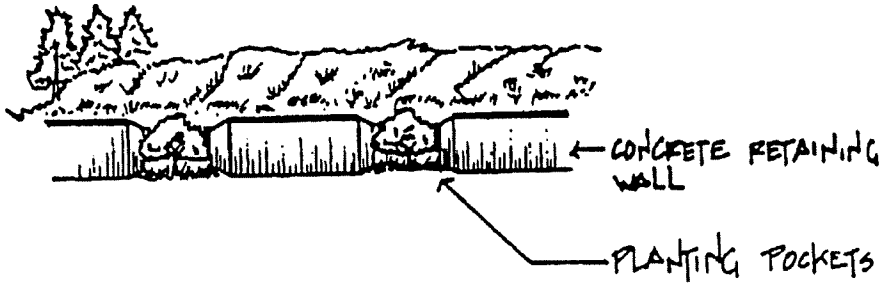
Long, straight unbroken retaining walls with no articulation or other surface features are strongly discouraged, especially when they are sited along roadways. Retaining walls which match the architectural style, color and materials of a projects primary structures are also appropriate. Retaining walls are often used as informal seating. In areas where this appears likely, consideration should be given to providing seating.

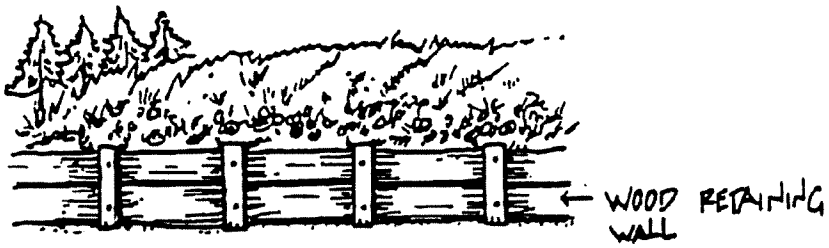
Urban Areas: Retaining walls in urban areas may be built from the widest range of materials including textured concrete, wood, stone, or brick. Wherever possible retaining walls should be accompanied with landscape planting pockets to soften the wall's appearance.

Transition Areas: In transition areas the setting and context of the site as well as the site's primary use should be used to determine whether retaining walls will have more of an urban appearance (i.e., form, color, materials), or a natural appearance.

Natural Areas: In natural areas the narrowest range of materials should be used. These should be limited to wood (including wood timbers and logs) or stone and combined with planting areas or pockets wherever possible.


STONE RETAINING WALL


CONCRETE RETAINING WALL
PLANTING POCKETS


WOOD RETAINING WALL

17. **Mechanical Equipment:** Site design should consider the placement and screening of service areas and auxiliary structures. This includes service yards, maintenance areas, outdoor storage, fuel tanks, trash and refuse collection or disposal, and other utility meters and hardware. Utility meters and service functions should not be visible on the primary facades of buildings or in front yard areas.

18. **Auxiliary Structures:** Auxiliary structures should be architecturally compatible with the rest of the site development. A good building may be ruined by poorly located mechanical equipment or storage areas.

19. **Boats and Trailers:** Commercial uses involved in the storage, maintenance or repair of boats should provide adequate onsite parking for boats and trailers. Parking boats and trailers in front yard setbacks adjacent to the edge of the roadway without adequate screening are strongly discouraged and are prohibited in commercial uses.

20. **Service Areas:** Service areas should be located at the rear of the site wherever possible and should be screened by the main structures. Service areas near the building should be screened with a wall of the same construction and materials as the building wall. Consider snow accumulation in planning access to service areas and trash receptacles.

    Urban Areas: Widest range of appropriate solutions. Use walls or fences of similar colors and materials as main building or structure. Avoid long straight runs of walls or fences with no articulation. Buffer walls and fences with landscape plantings. If chain link fence must be used, use only that which is coated in a dark color.

    Transition Areas: Screening service areas in transition areas may be accomplished by using structural or vegetative screens, or a combination of both. Range of appropriate materials is narrower than in urban areas.

    Natural Areas: Use landform and vegetation to screen the service area whenever possible. Use structural solutions only when no other solutions exist. Structural solutions are appropriate when buffering the service area from neighboring residents or recreational uses. Walls and fences of natural materials are appropriate in natural areas.

21. **Trash Enclosures:** Trash disposal areas should be enclosed by a fence or wall and equipped with doors and hardware of durable materials. The edge of the disposal area should be landscaped. The pad in front of the trash enclosure should be reinforced to carry the weight of service vehicles. In accordance with BMP standards, trash enclosures are to be covered and located upstream of treatment BMPs.

    Urban Areas: See (20) Urban Service Areas guidelines above.

    Transition Areas: See (20) Transition Service Areas guidelines above.

    Natural Areas: See (20) Natural Service Areas guidelines above.

22. **Positive Visual Screening:** Walls and fences often obstruct views, and generally decrease the natural and open character of the landscape. For this reason, the use of walls and fences is not encouraged from a visual standpoint unless it provides positive visual screening of development.

    The use of walls or fences to simply define one's property is not recommended. In areas where views of the lake or other significant features are available, walls and fences should be avoided or designed so that they do not obstruct views.

23. **Integration with Setting:** The siting and design of walls and fencing should respect existing landforms and vegetation patterns and blend into the natural landscape as much as possible, rather than arbitrarily following site boundary lines.

24. **Design and Materials:** The design of fences, walls, and other structural landscape features should be compatible with and complementary to the site architecture and the natural landscape. Avoid long, straight runs of walls and fences with no articulation or other visual relief. Avoid placing fences or walls within five feet of access points.

Chain link fences are strongly discouraged except as temporary construction fences or as absolutely required for safety purposes. Permanent chain link fences are be acceptable when coated with dark coating. Consider the use of range or welded wire fencing as an alternative.

Urban Areas: The widest range of fencing materials are appropriate in urban areas. This includes textured and color-tinted concrete, wood, brick and stone.

Transition Areas: Range of appropriate materials in transition areas is narrower than in urban areas. Wood, stone, and range or welded wire fencing are most appropriate.

Natural Areas: In Natural areas, the narrowest range of fencing materials should be used. The materials should be limited to wood (including timbers and post and pole type) and stone and combined with planting areas or pockets whenever possible.

25. **Landscaping:** All fences, walls and other structural landscape features should be accompanied by landscaping to better integrate the structures with the site and to reduce their visual impacts. An exception to this is in urban areas where the wall is to be used as an architectural feature. See Chapter 6, *Landscaping*, for guidelines regarding landscaping.

26. **Outdoor Storage Areas:** Outdoor storage and work areas should be adequately screened by a solid fence, wall, or hedge. The area being screened should not be visible through the screen. Chain link fencing is not recommended unless combined with landscaping and surfaced with black coating. Equipment and materials should not be stacked higher than the top of the fence.

Landscaped areas should be provided in front of the screen if it is within 20 feet of the street. Where visibility of storage areas is needed for security purposes, a neatly appearing, well kept, orderly layout of vehicles and materials is encouraged. Outdoor storage areas which are located next to or near residential or recreational uses should be especially well buffered in order to minimize potential adverse impacts.

Urban Areas: Outdoor storage areas in urban areas may be screened using the widest variety of forms and materials, including textured and color-tinted concrete, wood, stone, or brick. Wherever possible, screening should be accompanied with landscaping, especially trees and shrubs, to soften the structure. The storage area can also be screened by siting it behind other structures onsite. Care should be taken to provide screening from side streets when they are adjacent to the site.

Transition Areas: A more narrow range of materials is appropriate in transition areas than in urban areas. Locate storage at the rear of the site wherever possible.

Natural Areas: Outdoor storage areas in natural areas should maximize the landform, vegetation and distance in order to provide screening. Structural solutions should be considered only when no other solution exists. In natural areas, walls and fences used to screen outdoor service areas should be constructed primarily of wood and stone.

27. **Service Yards:** Locate service and maintenance yards, warehousing and outdoor storage areas to the rear of the site and out of the view from the road.

28. **Auxiliary Structures:** Auxiliary structures used for warehousing and storage should complement or be similar to the design of the main buildings on-site.

CHAPTER 2
Building Design

The planning and design of any new building, structure, or addition should include architectural analysis. The analysis should inventory the height and mass of neighboring structures, along with any recognizable design style or theme. The analysis may also include a sun and shadow study for all on-site structures, and adjacent structures which may affect the site.

STANDARDS

A. **Building Design:** Buildings shall provide adequate architectural articulation and detail to avoid a bulky and "box-like" appearance. Building design shall reflect the "Old Tahoe" or "Historic Alpine" architectural features, which promote the rustic, alpine character of the area. The general standards include the following:

(1) Exterior Building Materials and Color: A unified palette of quality materials shall be used on all sides of a building. Natural colors of a mountain setting shall be used to help delineate windows and other architectural features to create architectural interest.

(2) Building Details: Building shall provide adequate architectural articulation and detail to avoid a bulky and "box-like" appearance. Designs shall consider the effects of snow and ice on building access.

(a) Building façades shall include building projections or recesses, doorway and window trim, shutters, awnings, window boxes, natural stone or wood materials, and other details that provide architectural articulation and design interest.

(b) Clip-gambrel roofs, shed roofs, cornices, balconies, covered walkways, and other architectural elements should be used, as appropriate, to terminate rooflines and accentuate setbacks between stories.

(c) All applied surface ornamentation or decorative detailing shall be consistent with the architectural style of the building.

(d) Each side of the building that is visible from a public right-of-way, shoreline, or publicly accessible open space shall be designed with a complementary level of detailing. Particular attention shall be given to the detailing within the pedestrian's range of touch and view, such as the use of special store-front detailing and façade ornamentation to reinforce the pedestrian character of the street

(3) Building Orientation and Entrances

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

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

(c) Building entrances should be emphasized with special architectural and landscape treatments.

(d) Entrances located at corners shall generally be located at a 45-degree angle to the corner and should have a distinct architectural treatment to animate the intersection and facilitate pedestrian flow around the corner. Different treatments may include angled or rounded corners, arches, and other architectural elements. All building and dwelling units located in the interior of a site should have entrances from the sidewalk that are designed as an extension of the public sidewalk and connect to a public sidewalk.

(e) Entrances to residential units should be physically separated from the entrance to the permitted commercial uses and clearly marked with a physical feature incorporated into the building or an appropriately scaled element applied to the façade.

(4) Build-To Line: Buildings with nonresidential uses on the ground floor fronting Highway 28 shall be constructed at the required setback. This requirement may be modified or waived with project approval upon finding that:

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

(b) The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street; or

(c) The building placement is necessary to allow significant views of the lake.

(5) Limitation on Blank Walls: Except for side walls built on property lines, no wall should run in a continuous horizontal plane for more than 25 feet without windows or door or architectural details of minimum two foot recess or projection.

(6) Commercial Storefronts: Exterior walls of non-residential uses, other than parking garages, facing and within 20 feet of a front or street side property line should include windows, doors, or other openings for at least the 40 percent of the building wall area located between 2.5 and seven feet above ground level. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.

(7) Screening: The architectural design of a project shall include elements that screen from public view all external; mechanical equipment, including refuse enclosures, electrical transformer pads and vaults, satellite receiving dishes, communication equipment, and utility hardware on roofs, buildings or the ground.

(8) Glare: Roofs, including mechanical equipment and skylights shall be constructed of nonglare finishes that minimize reflectivity.

(9) Snow and Ice: Building designs shall account for the frequent presence of snow and ice. Appropriate design strategies may include:

(a) Location of entrances under the gable ends of pitched roofs;

(b) Limiting the location of entrances, stairs, or walkways under the drip line of roof eaves;

(c) Covering of stairs and walkways;

(d) Use of snow cleats on roofs to prevent rapid shedding of snow and ice;

(e) Limiting the extension of open or uncovered balconies into the roof area;

(f) Use of heating elements to reduce snow shedding off of roofs; or

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

B. Satellite Dish Antennas (General): Satellite dish antennas are allowed as accessory uses in all regulatory zones pursuant to the provisions of this section.

(1) Location: Satellite dish antennas shall not be placed in the required front yard of a lot, except as provide in Section B.(2) below.

(2) Setbacks: Satellite dish antennas shall comply with the accessory use setback requirements specified in the Washoe County Development Code.

(3) Color: Solid satellite dish antennas shall be colored light or dark brown, tan grey, or dark green unless another color is justified by the physical setting or the color of the building. Designs on solid dishes may cover up to thirty-five (35) percent of the background color. Mesh satellite dish antennas may be colored off-white or muted silver in addition to the colors listed above if scenic review indicates there is no scenic impact.

(4) Building Code: All satellite dish antennas shall be installed and maintained in compliance with the requirements of Chapter 100 Building and Construction of the Washoe County Code.

(5) Grounding: All satellite dish antennas shall be permanently and effectively grounded.

(6) Height: All satellite dish antennas shall comply with the TRPA Chapter 37, *Height* .

C. Satellite Dish Antennas (Ground Mounted): A satellite dish antenna may be mounted on the ground in accordance with this section:

(1) General: A satellite dish antenna may be ground mounted provided:

(a) It is physically or electronically linked only to a receiver located on the same lot;

(b) Wiring between the receiver and the satellite dish antenna is placed in rigid conduit at least four (4) inches beneath the surface of the ground;

(c) The antenna and appurtenances are constructed and installed so as to withstand the forces due to wind pressure, as provided for under the Washoe County Building Code; and

(d) Any driving motor does not exceed 110 volts and is encased in protective guards and is muffled against noise.

(2) Screening Required: Screening is required for all satellite dish antennas that exceed twelve (12) feet in diameter and are located adjacent to a residentially zoned property. The required screening shall shield views of the satellite dish antenna from the adjacent residential parcels. The satellite dish antenna may be screened around the base of the antenna or along the common property line. A waiver from the screening requirement can be obtained from Washoe County or TRPA if the satellite dish antenna is sufficiently setback from the residential parcel to mitigate its impact.

(3) Front Yard Locations: A satellite dish antenna may be place in the required front yard if authorized by a permit obtained in accordance with the provisions of this subsection:

(a) In addition to the requirements listed in Section B and Subsection (1) and (2) of this section, the following requirements shall apply:

(i) The antenna shall be setback at least eight (8) feet from the front property line; and

(ii) The base of the satellite dish antenna and driving motor house shall be screened.

(iii) The antenna is not in a scenic setback.

(b) In addition to the requirements for a permit, the applicant shall demonstrate that:

(i) Locating the satellite dish antenna in the required side or rear yard would result in obstruction of the antenna's reception window; furthermore, such obstruction involves factors beyond the control of the applicant; and

(ii) Locating the satellite dish antenna in the required front yard will not impair the required line-of-sight from adjacent driveways or streets.

(c) In addition to those findings required for a permit, the following findings shall be required:

(i) Location in the required side or rear yard prevents the private satellite dish antenna from receiving a complete signal.

(ii) Location of the satellite dish antenna in the required front yard does not visually impact surrounding properties; and

(iii) Location of the antenna in the required front yard does not impair the required line-of-sight form adjacent driveways or streets.

D. Satellite Dish Antennas (Roof Mounted): A satellite dish antenna may be mounted on the roof of a primary structure in accordance with the provisions of this section.

(1) All Roof Mounted Satellite Dish Antennas: In addition to the requirements listed in Section B, the following requirements shall apply:

(a) The satellite dish antenna shall be directly mounted upon the roof of the main or accessory structure and not upon appurtenances such as chimneys, towers, trees, poles, or spires.

(b) The satellite dish antenna shall not exceed a height of three (3) feet above the roof, except as provided in Subsection (2) of this section, and is located on the rear half of the roof regardless of whether the roof is flat, or sloping perpendicular, or parallel with the front lot line;

(c) The satellite dish antenna shall not exceed seven (7) feet in diameter, except as provided in Subsection (2) of this subsection; and

(d) The satellite dish antenna shall be designed to withstand extraordinary wind forces and the proposed installation shall meet or exceed applicable structural regulations for load distribution within the building support structure.

(e) The satellite dish antenna shall be screened from view from public roads, recreation areas, and Lake Tahoe.

(2) Non-residential Roof Mounted Satellite Dish Antennas: A satellite dish antenna mounted on a roof may exceed seven (7) feet in diameter if authorized by a permit obtained pursuant to the provisions of this subsection.

(a) In addition to the requirements listed in Section B above. the following requirements shall apply:

(i) The color of the satellite dish antenna shall blend with the color of the building on which it is mounted;

(ii) Air navigation warning lights shall be located on the satellite dish antenna, if determined appropriate by the Federal Aviation Administrator; and

(iii) The base of the satellite dish antenna and driving motor shall be screened.

(b) In addition to the submittal requirements for a permit, the applicant shall sate the reason why a larger diameter dish is necessary to satisfy the applicant's needs.

(c) In addition to those findings required for a permit, Washoe County and TRPA shall make the following findings:

(i) The size of the satellite dish antenna is necessary to receive or send a signal that meet the applicant's needs;

(ii) The size of satellite dish antenna will not pose a hazard to air navigation; and

(iii) The satellite dish antenna, including guy wires, supporting structures, and accessory equipment, is located and designed so as to minimize the visual impact on surrounding properties and from public streets.

GUIDELINES

1. **Siting, Scale and Massing:** The siting, scale and massing of new buildings and structures should be compatible with existing development (when such development is consistent with the design review guidelines or the intent of the mixed-use Regulatory Zone governing the area). The siting, scale and massing of new buildings and structures should be subordinate to the area's scenic features. The project should not decrease the visibility of such features.

2. **Provide Usable Outdoor Spaces:** Building design and site planning should consider the types of outdoor spaces that will be created by a development. Building forms and building complexes should be designed to create "positive" outdoor spaces that have their own identify and function due to their enclosure by and orientation to the buildings, rather than being left-over, unused areas. Often during a site analysis "special places" are identified. These places are often best used as outdoor spaces. "Special places" often lose their special qualities when covered with a building.

3. **Use a Comprehensive Design:** All structures within a project should be integrally designed with strong architectural and spatial relationships. The same or complementary design, materials, and colors used on the main structures should be used on accessory structures on the site.

4. **Establish an Architectural Style:** Major building forms should express a simplicity and directness responsive to the vernacular traditions of mountain architecture. Design elements which contributed to the "Old Tahoe" design style are listed at the beginning of the Historic Buildings Section of this manual. These guidelines, however, do not intend to limit creative design solutions made possible by advances in building technology. The goal is for functional design solutions that are compatible with the natural environment and contribute to the character and quality of the built environment.

   Variety and distinctiveness in design are desirable as they often are seen as extensions of the people who inhabit them. Homogenous, suburban-like streetscapes created by a monotony of building design are not encouraged.

5. **Articulate Building Facades:** Long, straight building facades are generally uninviting and visually uninteresting. Vary building setbacks and articulate facades to add visual variety, distinctiveness, and human scale to commercial areas.

   It is essential that the variety appears coordinated within a visually ordered system and not haphazard, cluttered or confusing. The spaces created by the varied setbacks of the building facades can accommodate landscaping and pedestrian seating areas that contribute visual interest.

6. **Integrate Auxiliary Structures:** Auxiliary structures, frequently associated with commercial buildings, such as trash enclosures, newspaper racks, phone booths, vending machines, etc., should be integrated into the design of the development in order to create a pleasing appearance both on- and offsite.

Elements such as outdoor storage areas, mechanical equipment, loading areas, and trash disposal areas should be sited away from public views whenever possible and carefully screened.

7. **Screen Satellite Dish Antennae:** Satellite dish antennae and other communication equipment should not be visible from public roads, recreation areas, or the Lake. The following techniques should be used in order to reduce visibility of this equipment to the maximum extent possible.

   (a) Satellite dishes should be screened through the use of landscaping and plant materials, walls and fences, existing structures, sub-grade placements, or other means. Screening should be effective year round.

   (b) All wires or cables related to the communication equipment should installed underground where it would otherwise be visible from public roads, recreation areas, and the Lake.

   (c) The color of satellite dishes should be compatible with the surrounding setting including the natural landscape and the built environment. The appearance of existing antennae and dishes suggests that darker colors, particularly black mesh, blend into the forest cover better than light colors. Antennae and dishes with white, unpainted, or reflective surfaces are strongly discouraged.

   (d) The use of mesh satellite dishes is preferable to solid dishes because they more effectively blend into their surroundings.

   (e) Satellite dishes should only be located on a building when they are architecturally integrated into the structure and they are not visible from roads, the lake, or scenic viewpoints.

8. **Screen Roof Mounted Mechanical Equipment:** Screening should be provided for all roof-mounted mechanical and electrical equipment as an integral part of the building's design. Any exposed vents or flashing should be colored to blend in with the roof surface, and should not be left as reflective, metallic surfaces.

9. **Screen Ground Mounted Mechanical Equipment:** Please refer to the guidelines in Section 1. Site Design, for screening ground mounted mechanical equipment.

10. **Use Roof Surfaces to Help Integrate the Building:** The form, color, and texture of a building's roof should be an integral part of the building design and should be compatible with both the natural environment and the man-made setting. Compatibility can be produced by selecting appropriate roofing materials. The use of wood shakes, composition or other treated shingles is encouraged. It is recommended that roof surfaces generally be dark in color, with a low reflectivity. Skylights and solar-energy collector panels are recognized exceptions to this guideline. Metal roofs are appropriate when the metal has a low-gloss finish of low reflectivity. This generally means dark colors (greens, browns, dark gray, black) with a matte finish. Additionally, the use of articulated roof surfaces using features such as gables, clerestories, and dormers will break up continuous roof planes and help integrate the structure into the setting.

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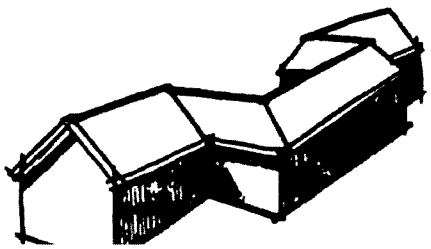

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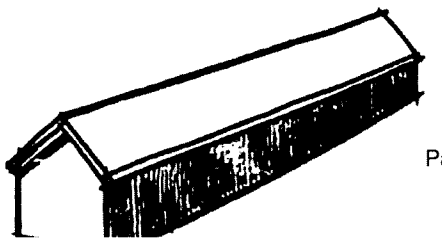


A wider range of roof surfaces is appropriate in urban areas. Appropriate materials include those identified above, along with slate, concrete, terra cotta tiles, fiberglass and asphalt shingles, and tar/gravel for flat roofs.

11. **Design for Snow:** In the Lake Tahoe Region one must accommodate snow, especially in building design. This manual also contains standards and guidelines for storing plowed or otherwise collected snow. Please also refer to the guidelines in Section 5, Snow Storage. In terms of building designs the following guidelines are recommended:

(a) Locate entrances under the gable ends of pitched roofs.

(b) Do not locate entrances beneath roof eaves;

(c) Do not locate parking, access, or walkways under roof eaves;

(d) Cover stairs and other entrances;

(e) Do not locate stairs under the drip line of roof eaves; and

(f) Do not extend balconies beyond roof eaves.

12. **Incorporate Signage into the Building:** If a building sign is intended, the facade should be designed to accommodate signage so that a business will have advertising space without detracting from the appearance of the structure. See also guidelines in Section 8, Signs.

13. **Maintain Building and Structure Heights Below the Forest Canopy:** The height of structures should not interfere with views of significant scenic features and should not exceed the height of existing forest cover in the vicinity. In most cases this means protecting the public or common view of the scenic features. In some instances you will affect a neighbor's view. The visual impact associated with building height can be mitigated and significant scenic backdrops can be protected by varying setbacks, stepping back upper stories, and maintaining view corridors that enframe views.

Structures that rise above the forest cover detract from the natural character of the environment because they are visible from viewpoints around the lake at great distances from the actual building site. Maintaining building heights at 2/3's to 3/4's the height of existing forest cover will limit the visual impact of a structure to the immediate site vicinity.

14. **Integrate Heights of New Buildings and Structures with Existing Development:** The height of new development should respect existing development patterns and avoid creating sharp contrasts with neighboring structures. If new structures are taller than adjacent development, carefully coordinated step-backs and variations in building height should be utilized to reduce sharp contrasts and provide visual interest.

15. **Location:** Maximize use of vegetation screening when siting the structure. The visual magnitude of the structure from the road or from the Lake can be reduced when screened with existing or planted vegetation. Screening should be effective year-round.

16. **Color/Reflectivity:** Dark shades of earthtone colors (including black) with flat or matte finishes should be used on all surfaces in order for the structure to recede into the natural landscape. Where appropriate, surfaces of structures should be heavily textured using rough or articulated surfaces to minimize reflectivity.

17. **Height Relative to Tree Canopy:** Maximum structure heights should be limited to 2/3's to 3/4's of predominant tree canopy.

18. **Mass:** Minimize bulk and mass of structure whenever possible. If not possible, orient the most massive views of the structure away from roadway or Lake viewing opportunities.

19. **Exterior Materials:** External building materials should be predominantly natural, such as wood siding and stone. Exterior building materials should also be genuine and not simulated (i.e., no simulated stone or brick should be permitted). For reasons when simulated materials are used they should exhibit a convincing realism especially at corners, joints, and edges (i.e., turn the

corner with simulated stone, giving depth to the facade). Genuine efforts should be made to use the simulated materials as if they were the real thing.

Texturing and coloring of concrete surfaces is encouraged. Exposed aggregate surfaces are generally more acceptable than concrete with a smooth finish. Concrete block or masonry unit construction which has no decorative texture or coloring should be veneered with a finish layer such as brick, stone, rock or wood. Aluminum, steel, plastic and plywood siding (not including board and batten) are not recommended.

20. **Building Color:** Exterior building colors should be compatible with the surrounding natural and man-made environment, and not in competition with surrounding material elements for attention (i.e., building color should not become "signing" for the site).

Urban Areas: Generally, building colors should be subdued, with natural colors (i.e. vegetation and earth tones found in the area) preferred. Primary colors or other bright colors should be used only as accents to enliven architecture, or as an integral component of a specific theme. It is important to remember that light-valued elements project forward against the dark greens and browns of the forest background, making them more visually prominent.

Natural and Transition Areas: The use of earth tone colors on exterior surfaces is strongly recommended in natural and transition areas. Earth tone colors are also recommended in situations where the goal is to blend the building into the natural landscape. Earth tone colors are considered to be darker shades of reddish-brown, brown, tan, ochre, umber, sand and green. Certain hues of blue and gray can also function as earth tone colors, as can lighter hues of brown and sand when the building(s) is located in a granite-dominated setting. TRPA maintains a full-color catalog of the recommended colors at the TRPA offices.

Primary colors or other bright colors should be used as accent colors in transition areas such as on trim, or in conjunction with a specific theme. Primary colors and other bright colors are not recommended for use in natural areas. It is important to remember that light-valued elements project forward against the dark greens and browns of the forest background, making them more visually prominent. Also see guidelines in Section 2.B, Building Design.

21. **Historic Buildings:** Refer to The Secretary of Interior's Standards for the Treatment of Historic Buildings. Copies of the Secretary of Interior's Standards are available online.

CHAPTER 3
Setback of Structures

Setbacks of structures and other activities from the property line are traditional land use and site planning tools which serve several purposes. In commercial areas building setbacks should be utilized to create visual interest to allow for substantial landscaped areas, and to avoid the tunnel-like effects associated with strip development.

STANDARDS

[Standards A and C through I are Washoe County standards and are administered by Washoe County]

A. **General:** The Washoe County yard requirements and setback dimensions are set forth in Section 110.220.55, *Yard and Lot Standards* of the Washoe County Development Code. Other than Subsection B, these requirements may be modified by Washoe County pursuant to Washoe County Development Code.

B. **Special TRPA Standards:** Requirements for development occurring in the Tahoe area including, but not limited to, building placement standards shall be the most restrictive of Tahoe Regional Planning Agency standards and Washoe County standards above.

(1) For parcels abutting roadways rated in the TRPA's scenic resources inventory (State Routes 430 and 28), the minimum building setback from the right-of-way of such roadways shall be 20 feet. Decks (except decks for off-street parking), stairs, canopies, building, or roof overhangs shall not intrude into the 20 foot setback established in this subparagraph. TRPA may approve building setbacks less than 20 feet if TRPA finds that the project will not cause a decrease in the numerical ratings assigned to the roadway unit, including the scenic quality rating of the individual resources within each unit, as recorded in the 1982 scenic resources inventory and shown in tables 13-3 and 13-8 of the Study Report for the Establishment of Environmental Threshold Carrying Capacities, october, 1982. The criteria for rating scenic quality as identified in the study report cited herein shall be used to determine if a project will cause a decrease in the numerical rating.

(2) Buildings, other structures and land coverage shall be setback from SEZs in accordance with Chapter 53, *Individual Parcel Evaluation System*, of the TRPA Code.

(3) Other setbacks are set forth in Chapter 33, *Grading Standards*, of the TRPA Code.

C. **Double Counting Yards:** No required yard or open space around any building shall be considered a yard or open space for any other building on an adjoining lot or parcel.

D. **Combining Lots:** If two (2) or more lots must be combined to meet the minimum yard requirements of this article, the lots shall be legally merged into one (1) lot before a building permit will be issued.

E. **Unobstructed Yards:** Any yard required by the Development Code shall be open and unobstructed from the ground to the sky except as provided in this article.

F. **Front Yards:** Front yards shall comply with the provisions of this section.

(1) Through Lots: On through lots, either end line may be considered the front line, except when the access would be from a street classified as an arterial. The minimum rear yard shall not be less than the required front yard i the regulatory zone in which such lot is located. After development of the lot has occurred, the yard chosen as the front yard shall remain the front yard for all further development on the lot

(2) Interior Lots: On any interior lot in any residential or agricultural zone, the front yard requirement shall be fifteen (15) feet where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) above (or below) the established street grade for every ten (10) feet of horizontal distance. Plans submitted must be specific enough to establish conformance with these provisions.

(3) Corner Lots: On a corner lot, all yards abutting streets shall be considered as front yards.

(4) Obstruction to Vision: There shall be no fences or other obstruction to vision more than three (3) feet higher than curb level within thirty (30) feet of the intersection of any two (2) streets on any corner lot.

(5) Architectural Features: Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required front yard not to exceed two (2) feet.

(6) Detached Garages: Detached garages may be located behind the required front setback.

G. **Side Yards:** Side yards shall comply with the provisions of this section.

(1) Outside Stairs: Outside stairs or landing places, if unroofed or unenclosed, may extend into a required side yard for a distance not to exceed three (3) feet.

(2) Architectural Features: Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required side yard not to exceed two (2) feet.(3)

(3) Accessory Structures: Accessory structures may be located in a side yard as provided in Article 306, Accessory Uses and Structures, except that a guest building shall not be located in a side yard.

H. **Rear Yards:** Rear yards shall comply with the provisions of this section.

(1) Outside Stairs: Outside stairs or landing places, if unroofed or unenclosed, may extend into a required rear yard for a distance not to exceed five (5) feet.

(2) Architectural Features: Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required rear yard not to exceed two (2) feet.

(3) Accessory Structures: Accessory structures may be located in a rear yard as provided in Article 306, Accessory Uses and Structures.

I. **Visual Obstructions:** Walls, fences, planting and other visual obstructions not over six (6) feet in height may be erected, placed or grown on lot lines, except in required front yard areas. Walls, fences, planting and other visual obstructions not over four-and-one-half (4-1/2) feet in height may be erected, placed or grown anywhere on the lot except as provided in Section F, Front Yards.

GUIDELINES

1. **Provide Variety:** Variety is encouraged in the setbacks and in the relationship of buildings to the street in order to reduce the sense of sameness which characterizes strip development.

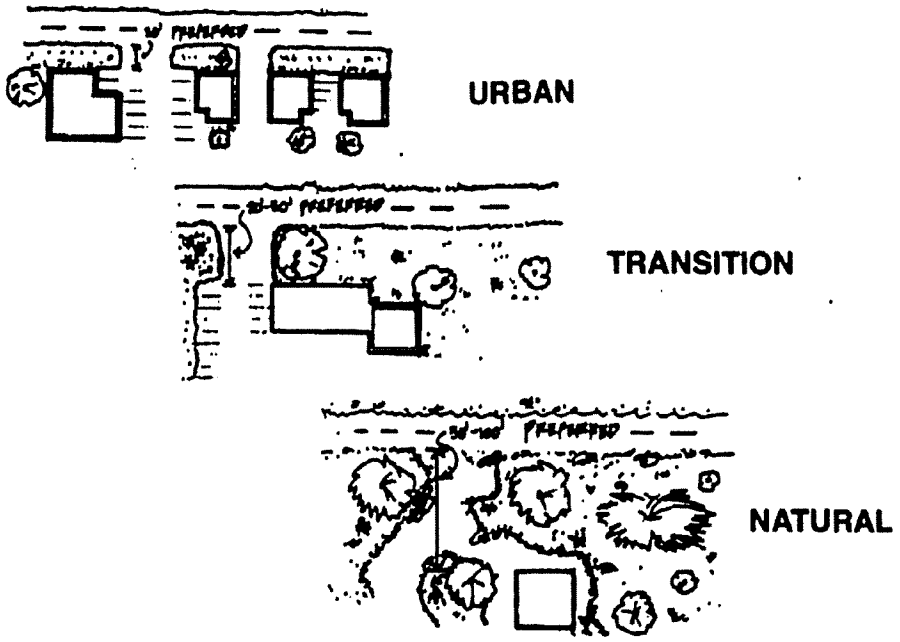
2. **Provide Larger Setbacks on Larger Parcels:** Developments with longer street frontage are encouraged to have generally larger setbacks.

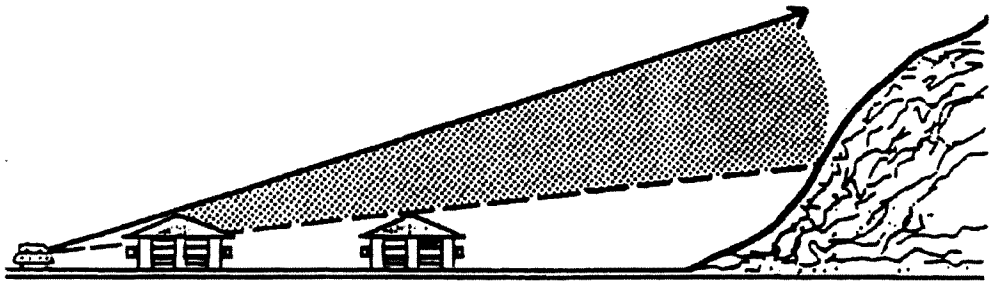
3. **Coordinate Setbacks:** The setbacks for a project should be responsive to neighboring uses and appear coordinated to them.

4. **Reduced Setbacks Along Scenic Threshold Roadways:** This guideline only applies to situations where the proposed building or building addition is closer than 20 feet from the property line and is along a TRPA Scenic Threshold Roadway. Setbacks closer than 20 feet are generally discouraged. In scenic threshold roadway units which are in threshold attainment buildings proposed closer than 20 feet may be approved when the proposed building is set back the same distance or greater than existing buildings along the same travel unit. Visual mitigation measures such as landscaping, building facade improvements, walkway installation, etc., may be required to offset the visual impact.

   If a building is proposed to be set back closer than 20 feet along a scenic threshold roadway unit which is not in threshold attainment, the applicant first should review the visual assessment and recommendations for that unit. This information is located in TRPA's Scenic Quality Improvement Program. If lack of setbacks is a significant problem in the unit, exceptions to the 20 foot setback generally will not be approved. If setbacks are not listed as a specific problem, visual mitigation measures such as those listed above may be required to offset the visual impact.

5. **Activities Within Setbacks:** Only landscaping, architectural features such as canopies or overhangs, structures housing mechanical or other utility equipment which are 3 feet in height or lower, driveways and signs should be located within front yard setbacks. Also see landscaped setback guidelines in Section 6. Landscaping. Local jurisdictions within the Region have differing requirements regarding what is allowed within setbacks. Please check these requirements before designing your project.





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6. **Provide Landscaped Setbacks on Commercial Properties:** A landscaped buffer no less than 10 feet wide is recommended between the edge of the travelled roadway and building facades in order to provide a sense of separation between the roadway and pedestrian areas. Placement of pedestrian walkways between the landscaping and the building is preferable to placement along the street edge. Landscape treatments should be compatible with snow removal techniques.

   In commercial areas, where existing development is set close to the roadway (10 foot or less setback) and structures are relatively small in scale, it may be desirable to maintain minimal building setbacks to preserve a more intimate pedestrian scale for the area. This would only be appropriate if new development maintained a similar scale, if pedestrian facilities are provided, and if parking along the frontages of structures (both on- and off-street) was removed or restricted.

7. **Residential Setbacks:** In non-commercial areas, the purpose of building setbacks should be to minimize the visibility of development from adjoining travel corridors. The setback may permit a densely planted buffer of native vegetation to be maintained along the roadway. Such a buffer should respect and attempt to maintain significant views of natural features or other scenic elements.

   Residential units that take direct access off major travel routes should be set back as far as possible. Deeper setbacks along major travel routes will also permit the preservation of views from the roadway. In many cases this guideline conflicts with minimum coverage regulations because longer driveways to serve the residences take up additional coverage. Since no coverage overrides for deeper setbacks are provided, this conflict must be resolved on an individual basis.

   Front yard setbacks for residential development along threshold routes must meet the minimum twenty (20) feet setback from the road right-of-way. Garages, decks, and stairs should not intrude into front setback.

   As much as possible, existing mature, natural vegetation (especially tree cover) located in the front setback should be preserved. To insure effective screening, additional native trees (species should be selected from TRPA's Recommended Native and Adapted Plant List and should be compatible with existing native species in surrounding area) should be introduced so that trees are spaced at an average of 20 feet on-center minimum and at least two rows deep.

8. **Subdivision Frontages:** Residential subdivision frontages along major travel corridors should use a combination of existing vegetation, setbacks of structures, and landscape screening so that they are not readily visible from major travel corridors (i.e. average setback of 200-250 feet from roadway).

   Subdivision entrances should be designed to provide safe, efficient, easy-to-identify access points, while also creating a positive first impression that is compatible with the surrounding natural vegetation. The location of existing vegetation and geological features should help determine the appropriate entry setting.

CHAPTER 4
Parking, Loading, and Circulation

The design of parking areas should be safe and accessible. Simple layouts which can be readily understood by motorists are advocated, especially in urban areas. Reducing the visual dominance of the automobile in the landscape while increasing opportunities for the pedestrian (e.g. walkways within parking areas) are important design goals addressed in this section.

The purpose of this Chapter, Parking, Loading, and Circulation, is to regulate parking and loading in order to lessen traffic congestion and contribute to public safety by providing sufficient on-site areas for the maneuvering and parking of motor vehicles that are attracted to and generated by land uses within the County.

STANDARDS

A. **Applicability:** The provisions of this article shall apply whenever:

(1) A new structure is constructed;

(2) An existing structure, including a legal nonconforming structure, is enlarged for any purpose, the parking and loading requirements for the entire structure shall apply;

(3) The intensity of use, or expansion of use is changed, the parking and loading requirements for the use shall apply.

B. **Required Parking Spaces:** On-site parking spaces shall be provided in the quantities set forth in Appendix A.

(1) Description of Use Types: The use types referred to Appendix A, are defined in Chapter 21, *Permissible Uses*, of the TRPA Code.

(2) Requirements Cumulative: Where Appendix A sets forth more than one (1) requirement for a given use type, those requirements shall be cumulative.

(3) Space Based on Square Footage: The square footage requirements used in Appendix A to calculate parking spaces refer to the total enclosed areas of all buildings on the lot,

but excludes the areas of spaces having a height of less than seven (7) feet and the area used exclusively for parking and loading.

(4) Spaces Based on Employees: The employee requirements used in Table A to calculate parking spaces refer to the maximum number of employees who could be working at one time when the facility is operating at full capacity.

(5) Rounding Off Numbers: Whenever the computation of the number of off-street parking spaces required by Table A results in a fractional parking space, one (1) additional parking space shall be required for a fractional space of one-half (1/2) or more. A fractional space of less than one (1/2) shall not be counted.

(6) Single Family Houses, Including Secondary Residences: Parking spaces within a driveway, a garage or carport shall be considered in determining the adequacy of parking facilities. Stacked parking may occur.

(7) Other Residential Uses: Only paved, designated parking spaces and one parking space, per unit within individual garages shall be considered in determining the adequacy of parking facilities. Stacked parking may occur for no more than two vehicles.

(8) Multiple Uses: If two or more uses share a project area, demand for each use shall be calculated separately, and the total demand shall be the total of the parking demand for the uses subject to exceptions noted below.

(9) Fleet Vehicles: Tourist accommodation, commercial, public service and recreation uses shall provide one parking space for each business or fleet vehicle.

(10) Visitor/Service Parking: All uses shall provide for parking for visitors and service deliveries to the use, such parking not to conflict with snow removal regulations, traffic flows and unrestricted access.

C. Modification of Standards:

(1) Shared Parking: Washoe County and TRPA may approve shared parking facilities for two or more uses provided that applicants execute and record reciprocal agreements for shared parking and can make the following findings: (a) the uses have different peak periods, (b) the parking demand will not overlap, and (c) the parking facility is of adequate size to meet demand.

(2) Parking Reduction for Transit: Parking requirements for uses other than single family dwellings may be reduced 20 percent if a traffic analysis indicates public transit service exists within 300 feet of the property and is a viable substitute for parking. For each space reduced, the project shall be required to contribute an in-lieu fee as established by Washoe County or the fee required by the transit provider to the transit agency providing the service.

(3) Off-site parking shall not be considered in determining the adequacy of parking facilities except as follows:

(a) Temporary Uses: Off-site parking may be permitted for a temporary use on the basis of an approved parking analysis.

(b) Deed Restrictions: Based upon an approved parking analysis, off-site parking may be allowed provided an appropriate deed restriction is recorded which documents the relationship of the two parcels.

(c) Assessment Districts: Off-site parking provided pursuant to an assessment district and a related parking analysis may be approved.

(d) Locations: Off-site location may be approved if TRPA and Washoe County finds that it will not violate other applicable standards. Such parking shall be located within 300 feet of the facility it serves or shall be directly connected by transit during the hours of operation.

(4) Required Parking Spaces: In lieu of the Parking Demand table, and applicant may submit for Washoe County and TRPA approval a technically adequate parking analysis. A parking analysis from a different location that was deemed technically adequate is acceptable if the location of the previously-approved parking study possesses similar key characteristics that would influence parking rates such as proximity to transit of equal quality, type of use, expected resident income levels, etc. The parking analysis shall include:

(a) A parking demand estimate.

(b) Propose alternatives to the parking standards.

(c) Methods of ensuring compliance.

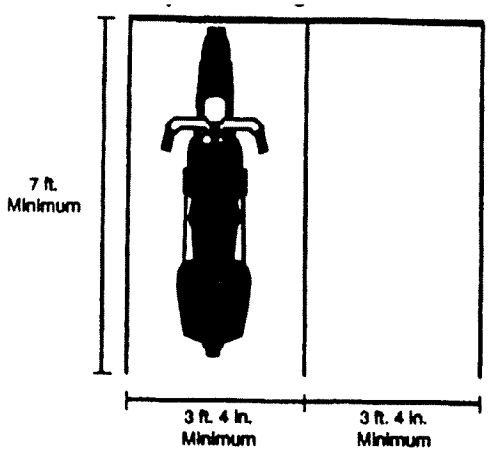
(d) Additional information that may be required.

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:

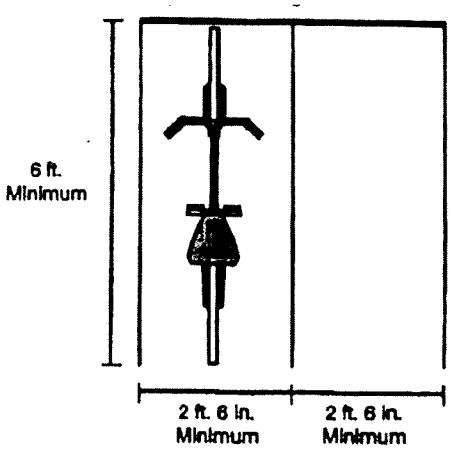
(a) Motorcycle spaces shall be a minimum of seven (7) feet in length and three (3) feet four (4) inches in width as illustrated in Figure 4.1.

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



(2) Bicycle Storage: In commercial and industrial 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.

(3) 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

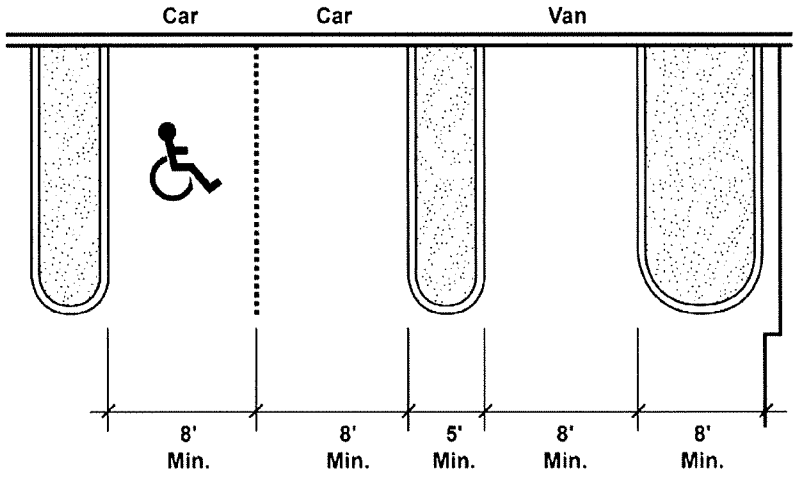
Handicapped Accessible Spaces

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 Deparment 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



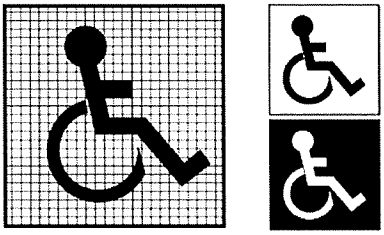
(c) Handicapped spaces shall be provided with an adjacent access aisle, as illustrated in Figure 4.4. Access aisles shall be a minimum of five (5) feet in width. Van access aisles shall be a minimum of eight (8) feet in width. Access aisles shall be located on the passenger side of each space unless 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

(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.

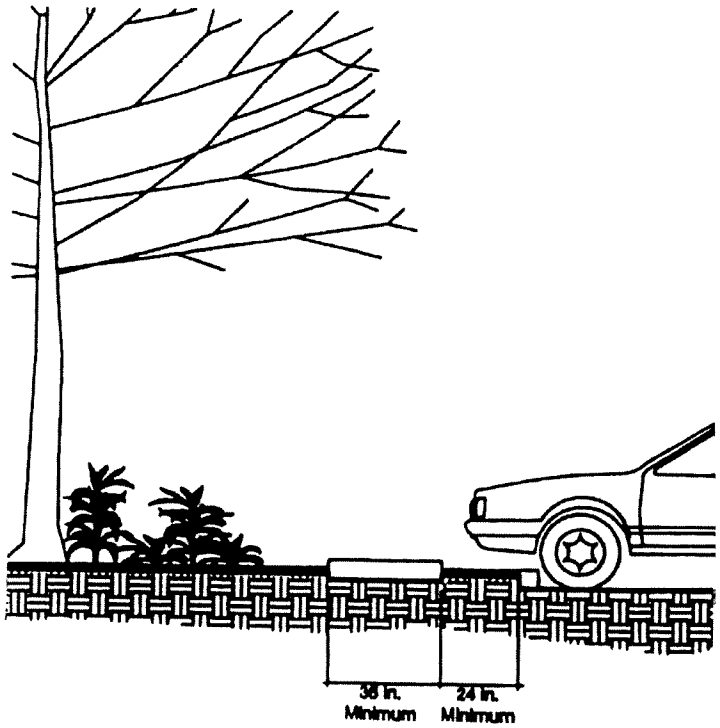
(h) Each reserved handicapped parking space shall be marked with a sign warning drivers of the possibility of towing due to unauthorized use and providing information of recovering towed vehicles. Warning signs shall have minimum dimensions of seventeen (17) inches by twenty-two (22) inches and shall 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



E. **Location of Required Parking Spaces:** Required parking spaces shall be located as set forth in this section.

(1) On Same or Adjacent Lot: For dwellings, motel, automobile-oriented services, and elementary, junior high, and high schools, required parking spaces shall be provided on the same lot as the main building(s) or on an adjoining lot or lots zoned for the main use of the property.

(2) Other Uses: For uses not listed in Subsection (1) above, required parking spaces shall be located within three hundred (300) feet of the lot on which the main building is located and an adequate pedestrian walkway/path shall be provided between the two .

(3) Adjacent and Off-site Lots: If an adjacent or off-site lot is used to satisfy the parking requirements, the lot(s) shall be secured in such a manner that will provide parking for the life of the project. This requirement does not preclude the use of reciprocal parking agreements, so long as the agreement is in a form acceptable to Washoe County.

F. **Design of Parking Areas:** The design standards for off-street parking facilities shall be set forth in this section;

(1) Parking Lot Design: Parking lot design and dimensions shall be in accordance with Table C and Figure 4.7.

Table C
Parking Dimensions

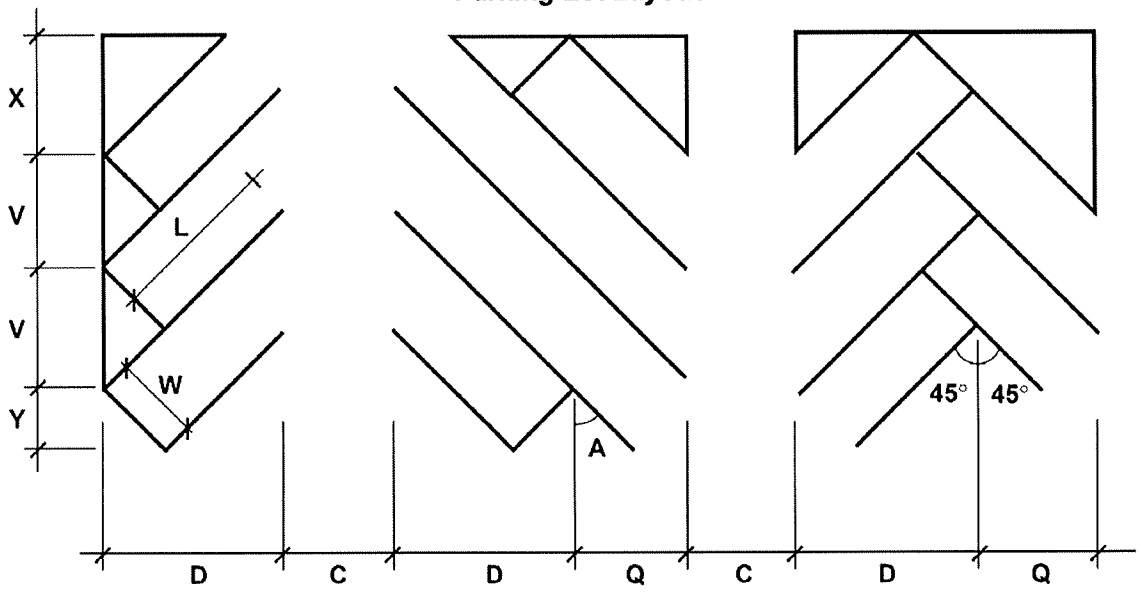
A (Angle in Degrees)	C	D	L	Q	V	W	X	Y

0	12.0*	8.5	22.0	0.0	17.0	8.5	22.5	0.0
15	12.0*	12.6	17.0	4.4	32.8	8.5	16.4	2.2
30	12.0*	15.9	17.0	8.5	17.0	8.5	14.7	4.3
45	12.0*	18.0	17.0	12.0	12.0	8.5	12.0	6.0
60	16.0*	19.0	17.0	14.7	9.8	8.5	8.5	7.4
75	20.0	18.6	17.0	16.4	8.8	8.5	4.4	8.2
90	24.0	17.0	17.0	17.0	8.5	8.5	0.0	8.5

Note: This table provides dimensions (in feet of parking spaces and lots. The asterisk (*) indicates the minimum aisle width for two-way traffic is twenty (20) feet. The letters in the column headings refer to dimensions illustrated in Figure 4.7 and to the following: A = Angle of Parking Spaces; C = Width of Aisle; D = Depth of Stall; L = Length of Stall; Q = Interlock Length of Stall; V = Interlock Width of Stall; W = Width of Stall; X = End of Parking Stall Aisle Width; Y = Perpendicular Width of Stall; and D= W cos A + sin A; Q = L sin A; V = W/sin A; X = L cos A; and Y = Q/2.

Source: Sedway cooke Associates

Figure 4.7
Parking Lot Layout



(2) Automobile Parking Spaces (Sizes): Parking space sized shall be built with an uninstall design in accordance with Table C and Figure 4.7.

(3) Wheel Stops: A wheel stop or curb, if used, shall be placed between two-and-one-half (2-1/2) and three (3) feet from the end of the parking space.

(4) Striping and Marking: All parking stalls shall be striped and directional arrows shall be delineated in a manner acceptable to the County Engineer. All paint used for striping and directional arrows shall be of a type approved by the County Engineer.

(5) Surfacing: All parking spaces, driveways and maneuvering areas shall be paved and permanently maintained with asphalt or cement. Bumper guard shall be provided when necessary to protect adjacent structures or properties as determined by the Director of Development Review and TRPA.

(6) Landscaping and Screening: All open parking areas shall be landscaped and/or screened according to the standards set forth in Chapter 6, *Landscaping*.

(7) Lighting: All off-street parking areas within commercially-zoned projects shall be provided with exterior lighting which meets the following minimum standards:

(a) Proper illumination shall be provided for safety which, at a minimum, shall be the equivalent of one (1) foot candle average of illumination throughout the parking area;

(b) All lighting shall be on a time clock or photo-sensor system;

(c) Parking lot luminaires shall be high-pressure sodium vapor with 90-degree cut-off and flat lenses; and

(d) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted, except onto public thoroughfares proved, however, that such light shall not cause a hazard to motorists.

(8) Access: Access to parking areas shall be provide as follow:

(a) Access driveways shall have a width of no less than twenty (20) feet;

(b) The parking area shall be designed so that a vehicle within the parking area will not have to enter a public street to move from one location to any other location within the parking area; and

(c) Vehicular access to arterial streets and highways will be permitted only in accordance with driveway locations and access design to be approved by the County Engineer. Except for single family driveways, on-site parking that requires backing out on to streets is prohibited

(9) Parking Aisles: The minimum dimensions for parking aisles (the space required for maneuvering vehicles within a parking lot) shall be as set forth in Table C and Figure 4.7.

G. Truck Parking and Loading: Parking and loading space for trucks shall be provided as set forth in this section.

(1) General Commercial Uses: For commercial uses, a minimum of one (1) space shall be provided for every use with three thousand (3,000) or more square feet of gross floor area. Additional parking and loading space may be required based on the operating characteristics of the individual use. In such instances, the number of spaces provided shall be determined by the Director of Development Review and TRPA upon the submittal of site plans and general operation plans.

(2) Light Industrial and Wholesale/Storage Uses: For light industrial and wholesale/storage uses, spaces shall be provided as follows:

(a) One (1) space shall be required for each use having three thousand (3,000) to twenty thousand (20,000) square feet of gross floor area;

(b) Two (2) loading spaces shall be required for each use having twenty thousand (20,000) to forty thousand (40,000) square feet of gross floor area; and

(c) For each twenty thousand (20,000) square feet of gross floor area, or major fraction thereof, over forty thousand (40,000) square feet of gross floor area, one (1) loading space shall be required.

(3) Design Standards: Design of required spaces shall be as follows:

(a) Spaces shall be a minimum twenty-five (25) feet in length an fifteen (15) feet in width, and shall have minimum height clearance of fourteen (14) feet;

(b) Spaces shall not interfere with vehicular circulation or parking, or with pedestrian circulation; and

(c) On-site driveways and maneuvering areas may be used in lieu of one (1) of the off-street loading spaces required by this section, as long as maneuvering areas for delivery vehicles are provided

H. **Driveways:** Driveways may exceed 10% slope for single family houses, including secondary residences and 5% slope for all other uses, if Washoe County and TRPA find that a steeper driveway would minimize the amount of grading and site disturbance that would result from construction of a driveway of lesser slope. In no case shall a driveway exceed 14% for residential use or 8% for all other uses. Driveway widths shall conform to the following standards:

(1) Single Family: Single family houses, including secondary residences, require driveways of a minimum width of 10 feet. Where the house includes a garage, the driveway shall be at least as wide as the garage door opening for a distance of 20 feet and shall taper to the appropriate width, but no less than 10 feet.

(2) Other residential uses: Two-way driveways serving residential uses other than single family houses shall be 24 feet. One-way driveways serving residential uses other than single family houses shall be 12 feet.

(3) Tourist Accommodation, Commercial, Public Service and Recreation Uses: Two-way driveways serving these uses shall have a minimum width of 20 feet and a maximum width of 30 feet. One-way driveways serving such uses shall have a minimum width of 10 feet and maximum of 15 feet. For two-way driveways with median dividers serving such development, each direction shall have a minimum width of 10 feet and a maximum of 17 feet.

(4) Impacts: New driveways shall be designed and located so as to cause the least adverse impacts on traffic, transportation, air quality, water quality and safety.

(5) Shared Driveway: Washoe County and TRPA shall encourage shared driveways in new projects, if it is found that the effect is equal or superior to the effect of separate driveways.

(6) Federal and State Standards: On federal and state highways, ingress/egress standards of Nevada (NDOT) shall apply. Where state standards conflict with county standards, state standards apply.

(7) Number of Driveways: New development, which does not require a traffic analysis pursuant to TRPA Code, shall be served by a single driveway with no more than two points of ingress/egress from the public right-of-way or other access road. Additional

or transferred development, requiring a traffic analysis, shall conform to ingress/egress provisions necessary to mitigate all traffic and air quality impacts under TRPA Code.

(8) Intersection Setbacks: All exits onto public streets shall be located a minimum of 50' from an intersection.

(9) Curb Cut Width: Curb cut widths shall be a minimum of 24' for two-way traffic, and 14' for one-way traffic.

(10) Curb Cut Separation: Curb cuts on the same lot shall be separated by a minimum distance of 22'.

(11) Emergency Access: Provide adequate access for emergency vehicles and for those persons attempting to render emergency services.

I. **Pedestrian Circulation:** Pedestrian circulation systems shall be required for Commercial, Tourist Accommodation, Public Service and Multi-residential projects. Sidewalks shall be a minimum 48" wide, with gradients less than 5%. Ramps for use by the handicapped shall not exceed a 1:12 slope and shall be provided with landings as specified in the Uniform Building Code. Ramps exceeding a 1:15 slope shall be fitted with handrails, 30-34" in height above the stair tread. Sidewalk dimensional standards are applicable to public and right-of-way easement walkways only, and not to pedestrian facilities and structures within the private property (unless otherwise required by safety and fire codes).

GUIDELINES

1. **Location of Parking:** A major scenic goal within the Lake Tahoe Basin is to reduce the visual impact associated with the automobile. Toward this end, parking in commercial areas should be located away from building frontages and the main roadway whenever possible.

   It is preferable to have parking areas located in back or side yards where the parking can be more efficiently screened by buildings and landscaping. This also helps establish a stronger architectural edge along the travel corridors and safer pedestrian circulation when cars are not parked between the viewer and the building.

   In areas where commercial development backs directly onto the lakeshore, it may be preferable to maintain the area between the building and the lake free of parking.

2. **On-Street Parking:** In order to reduce the visual clutter and unpredictability along the edges of the major travel routes, on-street parking should be restricted along the state and federal highways (i.e. Highways 28 and 431). In those areas where it is desirable to maintain on-street parking, it is recommended that on-street parking be accommodated in parallel parking bays. Each bay would be designed to hold a maximum of four (4) parked vehicles. Bays would be paved and clearly defined with curbing. An eight (8) foot wide minimum landscaped area should be required at the end of each parking bay (i.e. consecutive parking bays would have 16 feet of landscaped area between them).

3. **Stacked Parking:** Stacked Parking areas are recommended only when vehicles are directed or parked by parking attendants. Dimensions for stacked parking spaces should be 8 feet by 16 feet. An aisle at least 12 feet wide should be maintained along the length of one side of the stacked parking are to allow for emergency access. In areas of stacked parking, maintain an

aisle clear of vehicles at least 12 feet wide along the length of one side of the stacked parking area.

4. **Compact Vehicle Spaces:** Parking lots with 20 or more required parking spaces may design for a maximum 25 percent compact car spaces. Space width should be a minimum of 8 feet and space to curb length should be a minimum of 15 feet and shall be clearly marked as compact.

5. **Bicycle Parking:** Bicycle parking should be provided for all projects other than single-family residential.

6. **Delineation of Parking Areas:** Considerable visual confusion and clutter results from the uncoordinated parking that occurs in poorly defined and unpaved areas along the shoulder of the roadway. All parking areas should have clearly defined boundaries and should be striped to indicate location of spaces within the parking lot. The parking lot should be maintained to ensure that striping remains clearly visible.

7. **Provide Wheel Stops:** Use wheel stops wherever needed in order to prevent automobiles from parking on dirt areas or landscape plantings, or from overhanging walkways. Wheel stops should be placed approximately four feet back from the edge of landscaping to allow for bumper overhang. Commonly used types of wheel stops include precast concrete units, landscape timbers, and railroad ties which are staked into the ground. Bollards may also be used. Wooden bollards should be used rather than steel poles. No setback for bumper overhang is needed when using bollards.

8. **Sloped Parking Areas:** When parking is sited on sloping terrain, terrace the parking lots to follow the terrain rather than allowing the lot surface to extend above the natural grade.

9. **Elements of Pedestrian Environments:** Provide elements which will contribute to an attractive pedestrian environment including:

    - Entrance points which can be reached on foot from adjacent rights-of-way and parking areas;
    - Pedestrian-scaled signage and other information;
    - Elimination of barriers and obstacles to continuous movement;
    - Protection from inclement weather; and
    - Clearly marked pathways or walkways of adequate width from parking areas and adjacent sidewalks/pathways.

10. **Provide Pedestrian Amenities:** Provide pedestrian amenities which will encourage people to walk such as:

    - Street furniture;
    - Outdoor cafes;
    - Pedestrian plazas;
    - Window shopping opportunities; and
    - Outdoor entertainment.

11. **Provide a Comprehensible Circulation Pattern:** The circulation pattern should be easily comprehended by the user.

12. **Separate Circulation Modes:** Separate vehicular and pedestrian circulation systems should be provided in order to reduce conflicts between pedestrians, bicyclists, and motorists. Separation can be effected through the use of changes in grade, materials, screens, and structures.

13. **Anticipate Movement Patterns:** Layout of sidewalks should follow the anticipated movement of pedestrians. Failure on the part of the designer to anticipate these patterns often results in the creation of informal "people paths" which often lead to vegetation destruction and increased soil erosion.

14. **Separate Loading Activities:** Loading activities should not interfere with other site circulation patterns. This often means locating most loading activities to the rear or side of the site.

15. **Clearly Mark Building Entries:** Building entries should be clearly visible from the parking areas and should be kept clear of parking.

16. **Use Compatible Paving Materials:** Paving materials should be compatible with other site materials. Sidewalk surfaces should be non-slippery.

17. **Provide Site Access Options:** Provide at least two points of access to the site whenever possible. This increases the options of fire and safety personnel to reach a site during an emergency. Service drives can serve this purpose if access to the building is available. A secondary access point need not always be a road or drive. Grasscrete or even lawn open to a public street can be used as emergency access.

18. **No Parking in Driveways:** Discourage parking in the driveway.

CHAPTER 5
Snow Storage

Accommodating snow removal and storage presents unique challenges to site planning and design. During snow months, roofs, parking areas, and walkways become areas which need to be cleared of snow for safety and convenience. When snow is not disposed of offsite, provisions need to be made to store the snow on site.

STANDARDS

A. **Standards for Snow Storage:** The standards for snow storage are:

(1) Parking: Parking areas shall be sloped at least two percent to prevent ponding and icing.

(2) Commercial, tourist accommodation, public service, recreation and multi-residential 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.

(3) Snow disposal: All persons conducting public, commercial or private snow removal or disposal operations shall dispose of snow in accordance with site criteria and management standards in the handbook of best management practices, and the criteria below;

(4) Requirements for individual parcels: Removal of snow from individual parcels shall be limited to structures, paved areas, and unpaved areas necessary to safely park or provide safe pedestrian access.

(5) Requirements for dirt roads: Snow removal from dirt roads is subject to regulation pursuant to Section 5.12, Remedial Action Plans, of the TRPA Code. When TRPA approves snow removal from a dirt road, pursuant to project approval or in accord with provisions of Section 5.12, it shall specify required winterization practices, BMPs, the specific means of snow removal, and a schedule for either paving the dirt road or ceasing snow removal.

(6) Water quality requirements: Snow storage shall not be located in any stream environment zones (SEZ) or setback. Snow storage shall be located upstream of BMPs to ensure adequate treatment of runoff from snow melt.

GUIDELINES

1. **Provide Snow Storage Areas:** All parking areas, whether on- or off-street, should be designed to accommodate snow removal maintenance procedures. Wherever possible, locate storage areas away from public views and visually sensitive areas (e.g. at the rear of the property, screened by the buildings, etc.). Do not locate storage areas or dispose of snow in drainage channels or swales. Provide infiltration systems in the storage areas consistent with the Handbook of Best Management Practices.

2. **Storing Snow on Pavement:** The paved surface of the parking area may be used to store snow when deicing compounds (especially salt) are used on the pavement. This will prevent damage to landscaped areas by the deicing compounds. Storing snow on impervious surfaces generally requires the installation of infiltration trenches, dry wells, or other drainage conveyance system. Periodic maintenance of the snow storage area will be necessary to remove accumulated debris and road sand.

3. **Storing Snow on Landscaped Areas:** Landscape and planting beds around parking areas may be used for snow storage, especially when no chemical de-icing compounds (not including sand) are used on the parking surface. Infiltration systems consistent with the Handbook of Best Management Practices may be necessary. Storage areas may also be constructed in landscape areas using a 12" layer of crushed rock in order to screen it. Avoid directing runoff from the storage area toward any drainage channel or swale. Periodic maintenance of the snow storage area will be necessary to remove accumulated debris and road sand.

4. **Define and Protect Landscaped Edges:** Edges of landscaped areas adjacent to roadways and parking areas should be delineated with reinforced curbing, large rocks or boulders, timbers, berming, or other grade changes. The edge materials used should be compatible with snow removal techniques in order to protect plant materials from snow plows and other vehicles. The perimeter of all plowed areas should be marked during the Winter with snow stakes. Edges of landscaped areas which are delineated with materials like those mentioned above can also function as permanent vehicle barriers.

5. **Pave Dirt Roads and Parking Surfaces:** Paving existing dirt roads, walkways, and parking surfaces will prevent the unintentional plowing and moving of dirt when snow plowing.

CHAPTER 6
Landscaping

The primary goal is to protect the existing and natural vegetation of the Tahoe Region. In areas that have been disturbed, TRPA Code Chapter 60, *Water Quality*, requires protection of vegetated areas and the revegetation of disturbed areas. TRPA Code Section 61.4, Revegetation, sets forth the requirements of revegetation. This landscaping section addresses revegetation requirements in the built environment.

Landscaping can be used to successfully integrate the built environment into the natural environment. It can also provide pleasant outdoor spaces for people, mitigate noise and air quality impacts, and help screen undesirable elements. Regional climatic and physiographic conditions generally impact landscape and plant materials and must be taken into account early in the design process. It is recommended that landscape design and planning take advantage of the different visual environments in formulating a design theme or concept. The purpose of this section, Landscaping, is to establish regulations for the development, installation and maintenance of landscaped areas within the Tahoe Plan Area and Washoe County, without inhibiting creative landscape design. The intent of these regulations is to protect the public health, and safety and welfare by:

- Increasing compatibility between residential, commercial and industrial land uses;
- Enhancing the economic viability of the County and the quality of living for residents and visitors by creating an attractive appearance of development along streets and highway;
- Reducing heat, glare, noise, erosion, pollutants and dust by increasing the amount of vegetation;
- Preserving significant ecological communities, and desirable existing trees and vegetation best suited for the local microclimate; and
- Maximizing water conservation through established conservation principles and practices, and through proper landscape and irrigation planning, design and management.

STANDARD

A. **Applicability:** The provisions set forth in this section shall apply as follows:

(1) Developed Land Area: Developed land areas of all projects and activities subject to the provisions of TRPA Code Section 60.4, Best Management Practice Requirements, shall

be subject to this Section, except for single family residential uses and other uses TRPA and Washoe County have determined that the revegetation requirements of TRPA Code Section 61.4, Revegetation, to be adequate.

(2) Duplicate Ordinance: If the provisions of this article are in conflict with other ordinances or regulations, the more stringent limitations or requirement shall prevail to the extent of the conflict. The provisions of this article may be waived if the proposed landscaping conflicts with the restoration, revegetation, or vegetation view protection requirements of the TRPA Code.

(3) Review of Extenuating Circumstances: The applicant may appeal to the Washoe County and TRPA for special review resulting from extenuating circumstances or physical conditions on the proposed project site.

B. **Developed Land Area**: For purposes of this Landscape Section, developed land area is that portion of the project area that contains altered or improved land area where the existing vegetation no longer exists or cannot be maintained naturally. Such areas may include construction areas, areas of heavy pedestrian use, areas subject to disturbance or unusual treatment, artificial areas such as planters, etc.

C. **Required Plans:** A site plan, planting plan and an irrigation plan are required, and a soil analysis is required for all non-exempt development. These plans shall be prepared by a licensed landscaped architect or other persons permitted to prepare landscaping and irrigation plans pursuant to Nevada Revised Statues Chapter 623A and submitted to, and approved by, Washoe County and TRPA.

(1) Site Plan: A site plan is required to ensure that the proposed landscape improvements are in conformance with the standards and requirements of this article. A copy of the approved site plan shall be kept on the project site until the project is inspected and accepted by the Washoe County or TRPA. A site plan, drawn at a scale appropriate to the proposed project, including dimensions and distances, shall include at a minimum:

(a) Location and configuration of proposed and existing buildings, and site improvements on a base map with existing and proposed topography; and

(b) Location and amount of proposed and existing parking spaces and other paved areas, public rights-of-way and impervious surfaces.

(2) Planting Plan: A planting plan is required to ensure that the proposed plantings are in conformance with the standards and requirements of this article. The planting plan must include all necessary information to satisfy Section L, Planting Standards, of this section. A planting plan shall include at a minimum:

(a) Location, spacing, size, and genus and/or species of proposed plantings, and identification of existing plants;

(b) Existing vegetation, natural features and site improvements on adjoining properties within ten (10) feet of the property line; and

(c) Plant list which includes the following: quantity of proposed plants; existing plants to remain; number of proposed trees number of existing trees to be preserved; amount of paved area; and the amount of turf.

(3) Irrigation Plan: An irrigation plan is required to ensure sufficient and timely watering necessary for the survival of newly installed plants. A copy of the approved irrigation plan shall be kept on the project site until the project is inspected and accepted by the TRPA. The irrigation plan must include all necessary information to satisfy Section M, Irrigation Standards, of this article. An irrigation plan, drawn at a scale identical to the required site plan, shall include at a minimum:

(a) Location, size and specifications of water source(s), water mains, meter(s), valves and the controller;

(b) Temporary or permanent water irrigation systems;

(c) Specifications of irrigation equipment identified by the manufacturer's name and equipment identification number; and

(d) An approved backflow prevention device is required on all landscape irrigation systems.

(4) Soil Analysis: A determination of soil classification. A horticultural suitability analysis with appropriate recommendations is strongly encouraged to assist in proper selection of plant materials and soil amendment as necessary to enhance the health and growing capabilities of the plants.

D. **Water Conservation:** To promote resource-efficient landscaping for the conservation of water and other natural resources, the following principles and practices are encouraged:

(1) Practical turf areas;

(2) The use of water-conserving plant material;

(3) The grouping of plants with similar water requirements;

(4) An irrigation system designed to meet plant needs;

(5) The installation of permeable hard surfaces to encouraged groundwater recharge and re-use, and to discourage run-off;

(6) The use of water harvesting techniques;

(7) The use of mulches;

(8) The use of soil amendments based on soil analysis; and

E. **Existing Vegetation:** Existing vegetation within the project area, as generally depicted in Figure 6.1, shall be preserved as set forth in this section and may contribute toward all landscaping required by this article, including:

(1) Existing Vegetation: Existing vegetation and ecological communities shall be protected and preserved where appropriate and as feasible;

(2) Preservation of Protected and Endangered Vegetation: Protected and endangered vegetation as defined in the Conservation Element of the Washoe County Comprehensive Plan and Subsection 61.3.6, Sensitive and Uncommon Plant Protection and Fire Hazard Reduction, of the TRPA Code; and

(3) Preservation of Significant Trees: Existing trees with a caliper greater than six (6) inches, as measured fifty-four (54) inches from grade, shall be preserved if feasible. Protection measures, including non-disturbance around the drip-line and/or root zone, shall be incorporated into the landscaping plan.

F. **Public Safety:** All provisions of this article shall comply with the public safety requirements set forth in this section.

(1) General: Landscaping shall meet the following safety requirements:

(a) Landscaping elements shall not be permitted if they pose a public health or safety threat; and

(b) The height, spread and growth habit of all plants shall not interfere with or obstruct ease of movement or impede a public right-of-way.

(2) Special Areas: The use of thorny plants is prohibited along public bicycle and pedestrian paths, and the use poisonous and/or thorny plants is prohibited on properties used primarily by children such as schools, day care centers and nurseries.

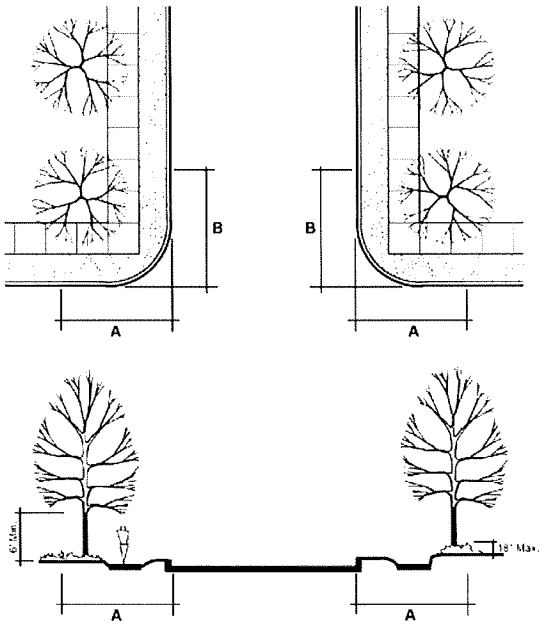
(3) Intersection Visibility: All trees shall be pruned such that no branches extend lower than six (6) feet above curb level and other plants shall not exceed eighteen (18) inches in height above any street curb under the following conditions:

(a) Street intersection: Within a thirty (30) foot visibility triangle.

(b) Commercial Driveway or Alleyway: Within a fifteen (15) foot visibility triangle.

(c) Residential Driveway: Within a ten (10) foot visibility triangle.

Figure 6.2
Intersection Visibility



Note: A=Distance measured from street curb as set forth in Section 110.412.30 (c)(1) (c)(2), and (c)(3)

G. **Residential Use Types:** The following landscaping requirements shall apply to residential uses including duplex and multiplex residential subdivision lots and multi-family developments. Any landscaping required in this section may contribute toward the minimum requirements.

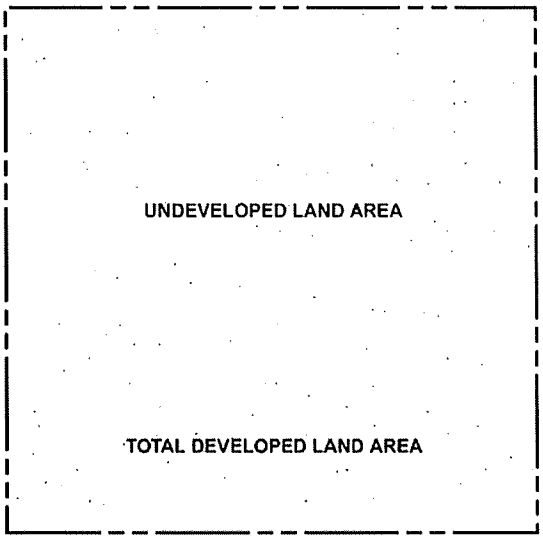
(1) Coverage: A minimum twenty (20) percent of the total developed land area shall be landscaped.

(2) Required Yards Adjoining Streets: All required front, rear or side yards which adjoin a public street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet of street frontage, or fraction thereof.

H. **Public Service, Tourist, and Commercial Use Types:** The following minimum landscaping requirements shall apply to the total developed area for public service, tourist and commercial uses. The total developed land area is illustrated in Figure 6.1. Any landscaping required in this section may contribute toward the minimum requirements, including a mixture of building and buffer landscaping. These requirements are generally depicted in Figure 6.3.

(1) Coverage: A minimum twenty (20) percent of the total developed land area shall be landscaped. Any disturbance to undeveloped portions of a site shall be mitigated.

Figure 6.1
Project Land Area



Note: Shaded area used in calculating the amount of required landscaping and screening.

(2) Required Yards Adjoining Streets: All required yards which adjoin a public street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet of street frontage, or fraction thereof.

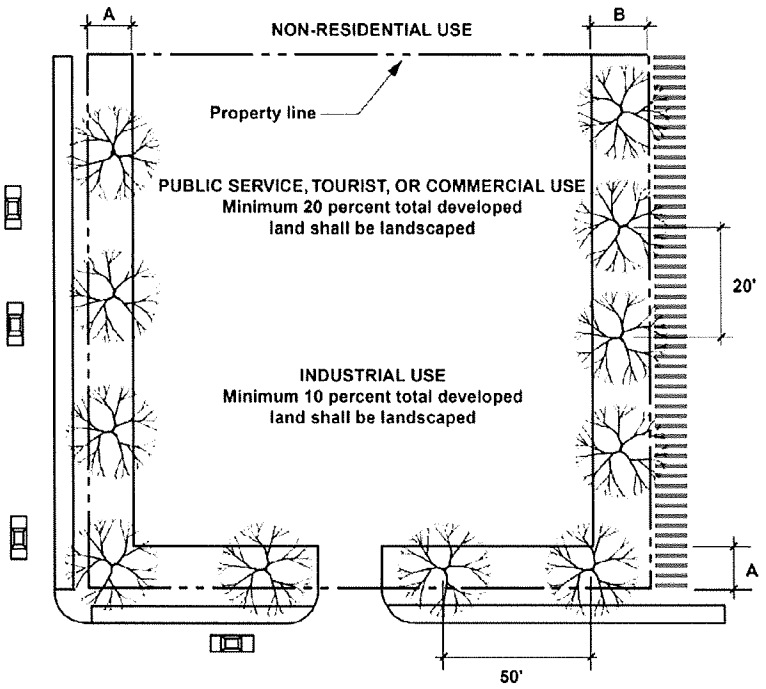
(3) Landscaped Buffers Adjoining Residential Uses: When a public service, tourist or commercial use adjoins a residential use, a landscaped buffer is required as follows:

(a) The buffer shall be the width of the required front, side or rear yard for the entire length of the adjoining common property line; and

(b) The buffer shall at least one (1) tree every twenty (20) linear feet of property frontage, or fraction thereof, planted in off-set rows or groupings to achieve maximum screening.

(4) Screening Adjoining Residential Uses: When a public service, tourist or commercial use adjoins a residential use, a solid decorative wall or fence shall be erected along the entire length of the common property line. This wall or fence shall be at least six (6) feet but not more than seven (7) feet in height.

Figure 6.3
Landscaping and Screening for Civic, Commercial, Industrial and Agricultural Use Types



I. **Light Industrial and Wholesale/Storage Use Types:** The following minimum landscaping requirements shall apply to the total developed land area for light industrial and wholesale/storage type uses, except those exempted by Section B, Exemptions. The total developed land area is illustrated in Figure 6.1. Any landscaping required in this section may contribute toward the minimum requirements, including a mixture of building and buffer landscaping. These requirements are generally depicted in Figure 6.3.

(1) Coverage: A minimum ten (10) percent to the total developed land area shall be landscaped. Any disturbances to undeveloped portions of a site shall be mitigated.

(2) Required Yards Adjoining Streets: All required yards which adjoin a street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet, or fraction thereof.

(3) Landscaped Buffers Adjoining Residential Uses: When an industrial type use adjoins a residential use, a landscaped buffer is required as follows:

(a) The buffer shall be the width of the required yard for the entire length of the adjoining common property line; and

(b) The buffer shall include at least one (1) tree every twenty (20) linear feet of property frontage, or fraction thereof, planted in off-set rows or other methods to achieve maximum buffering.

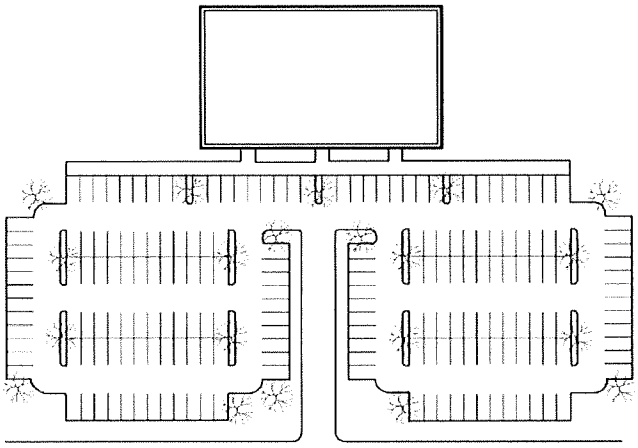
(4) Screening Adjoining Residential Uses: When any industrial type use adjoins a residential use, a solid decorative wall or solid decorative fence shall be erected along the entire length of the common property line. This wall or fence shall be at least six (6) feet but not more than seven (7) feet in height.

J. **Parking and Loading Areas:** In addition to other required landscaping, all parking and loading areas shall provide minimum landscaping as set forth in this section. Any trees required in Sections G through I may contribute toward the minimum coverage requirement.

(1) Coverage: At least one (1) tree shall be provided for every ten (10) parking spaces, provided the distance between required trees does not exceed twelve (12) spaces in a row and the trees are evenly distributed throughout the paved area, as generally depicted in Figure 6.4.

(2) Required Yards Adjoining Street: When a parking or loading area adjoins a street, a landscaped berm and/or decorative wall or fence shall be provided within all required yards adjacent to the parking or loading area.

Figure 6.4
Required Trees Within Parking and Loading Areas



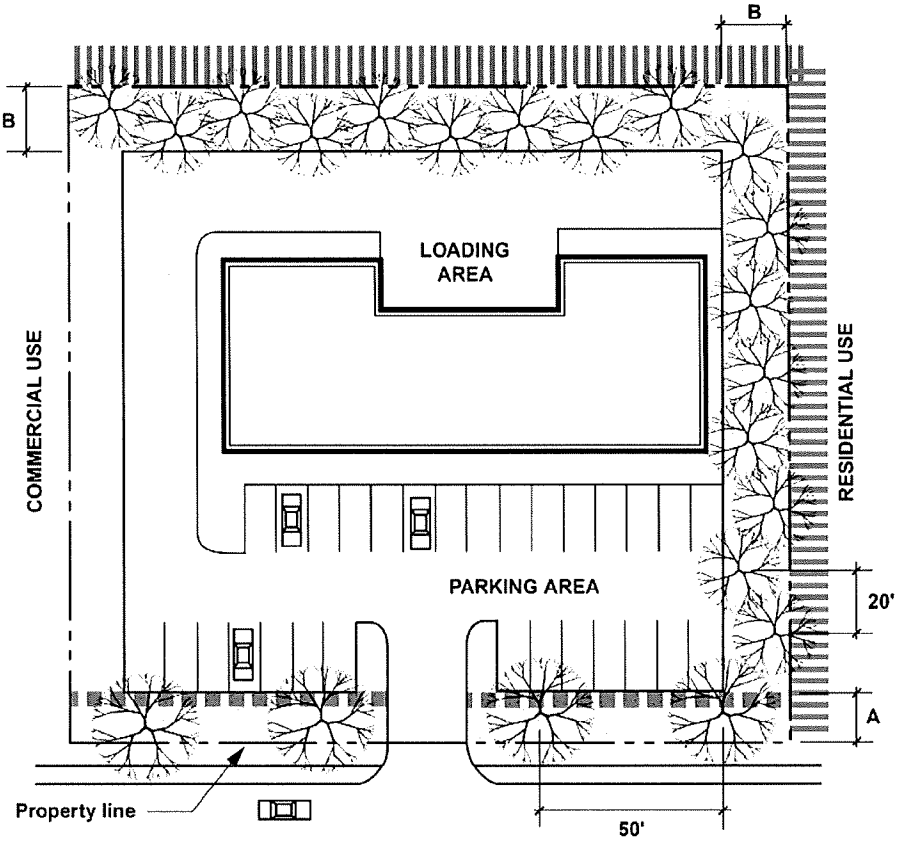
(3) Landscaped Buffers Adjoining Residential Uses: As generally depicted in Figure 6.5, when a parking or loading area adjoins a residential use, a landscaped buffer is required as follows:

(a) The buffer shall be the width of the required yard for the entire length of the adjoining common property line; and

(b) The buffer shall include at least one (1) tree every twenty (20) linear feet, or fraction thereof, planted in off-set rows.

(4) Screening Adjoining Residential Uses: As generally depicted in Figure 6.5, when a parking or loading area adjoins a rear or non-street side yard of a residential use, a solid decorative wall or fence shall be erected along the length of the property line. This wall or fence shall be at least six (6) feet in height.

Figure 6.5
Landscaping and Screening for Parking and Loading Areas



Notes: **A = Landscaping in required yard adjoining a street.**

B = Landscaped buffer adjoining a residential use.

= Screening adjoining a residential use.

= Screening of a parking area adjoining a street.

(5) Existing Parking and Loading Areas: When a parking or loading area existing prior to the effective date of this chapter is enlarged by one or more expansions in area greater than 50 (50) percent, the minimum landscaping requirements of this article shall be met for the total (existing and enlarged) area.

(6) Standards: The following standards shall apply within parking and loading areas:

(a) Planted areas shall be protected by curb, wheel stops or other appropriate means, to prevent injury to plants from pedestrian or vehicle traffic; and

(b) Planting areas which abut the side of parking stalls shall include a minimum eighteen (18) inch wide paved strip to allow access to and from vehicles.

(7) Exceptions: Required landscaping shall not apply where parking and loading areas are:

(a) Completely screened from surrounding properties by intervening buildings or structures;

(b) Located under, on or within buildings; or

(c) Devoted to display parking for automobile dealership.

K. **Other Screening Requirements:** In addition to screening requirements established in Sections G through J, screens shall comply with the minimum requirements of this section.

(1) Open Storage Areas: The following screens are required for open storage areas:

(a) Open storage areas shall be enclosed by a screen at least six (6) feet but not more than seven (7) feet in height;

(b) Items stored within one hundred (100) feet of a street or residential use shall not be stacked higher than the required screen;

(c) Screens to enclose storage areas between adjoining side or rear yards may be deleted by mutual agreement of the property owners involved;

(d) Exterior electrical cage enclosures and storage tanks shall be screened from view from an adjacent street and residential use; and

(e) The location of trash enclosures, as specified on the site plan, shall be subject to the approval of TRPA. Such enclosures and gates shall be of solid construction and shall be in accordance with County standards and the Uniform Fire Code.

(2) Mobile Home Parks: A decorative wall or fence shall be erected along the entire length of the property line of a manufactured home park as follows:

(a) The wall or fence shall be at least six (6) feet but not more than seven (7) fee in height along property lines not adjoining a street.

(3) Recreation Vehicle Facilities: In urban areas, a decorative wall or fence shall be erected along the entire length of the property line of commercial campground facilities and recreational vehicle parks as follows:

(a) When a recreational vehicle park adjoins a street, the wall or fence shall be four (4) feet or more in height; and

(b) The wall or fence shall be at least six (6) feet but not more than seven (7) feet in height along property lines not adjoining a street.

(4) Mechanical Equipment: All mechanical equipment, tanks, ventilating fans or similar equipment, whether located on a roof or on the ground, shall be screened from view from adjoining properties and streets. Screens shall be integrated into the overall architectural style of the associated building and shall be measured from the highest point of the object being screened.

(5) Swimming Pools: Swimming pools shall be enclosed by a minimum five (5) foot high screen.

(6) Materials: Screens shall include the installation and maintenance of at least one (1) or a combination of the following elements:

(a) Dense plants, such as hedges;

(b) Chain link fencing, except along streets, with inserts of wood, metal or other acceptable material;

(c) Decorative fences constructed to maintain an opaque condition. Alternating slats are encouraged to accommodate windy extremes; or

(d) Decorative walls consisting of either brick, rock or block, and maintaining a width of at least eight (8) inches.

(7) Opaqueness: Plants used for screens shall be:

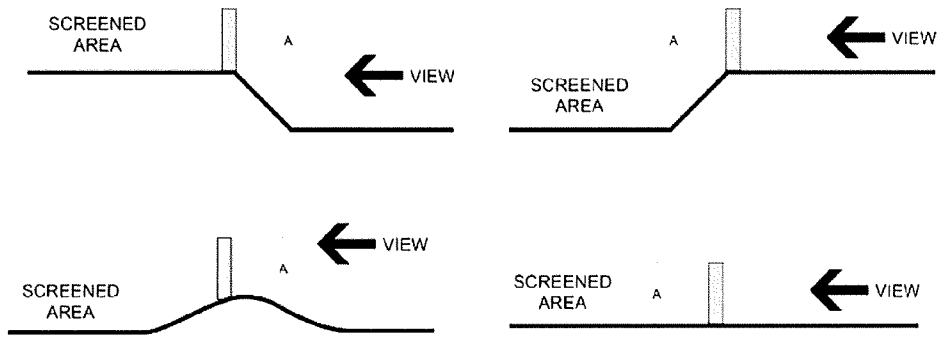
(a) Of a type which will provide a year-round barrier at the prescribed height;

(b) Planted at a spacing necessary to achieve one hundred (100) percent opacity within five (5) years; and

(c) Supplemented or replaced with other dense landscaping or an appropriate fence of wall, if it fails to retain such opaqueness any time after the initial two (2) year period.

(8) Height Measurements: Screening materials shall be located to maximize the benefit of the screen, and prescribed heights shall be measured from finished grade, as illustrated in figure 6.6.

Figure 6.6
Placement and Measurement Techniques for Screening Materials



NOTE: A=Screen Height Measured from Finished Grade.

L. **Planting Standards:** All required landscaping, including parking and loading areas, shall comply with the minimum standards established in this section and Section 61.4, Revegetation, of the TRPA Code.

(1) Composition: The use of climatic adaptive planting material on TRPA's Recommended Native and Adapted Plant List is required.

(2) Compatibility: Development shall relate harmoniously to the surrounding topography and provide for the preservation of natural features such as water courses, wooded areas, and rough terrain.

(3) Compatible Water Use Zones: Trees and plants having similar climatic, water, soil and maintenance requirements shall be organized in distinct and compatible planting zones as defined below:

(a) High water use zones include plants which require moist soils and supplemental water in addition to natural rainfall to survive at maturity;

(b) Moderate water use zones include plants which survive on natural rainfall with supplemental water during seasonal dry periods at maturity; and

(c) Low water zones include plants which survive on natural rainfall without supplemental water at maturity.

(4) Nursery Standards: Plants shall meet the standards for sizes and grades of plant materials as listed in the latest edition of the American Standard for Nursery Stock released by the American Association of Nurserymen.

(5) Non-Interference: The location of trees and vegetation shall not adversely affect utility easements, service lines or solar access or neighboring sites. If necessary, the width of the planting areas shall be increased so that the tree locations do not interfere with utilities or solar access.

(6) Public Rights-of-Way: Any tree planted within five (5) feet of publicly maintained curbing, pavement or sidewalks shall install a root control barrier as prescribed by the County. Landscaping for a private development may be placed in a public right-of-way subject to the issuance of a valid encroachment permit.

(7) General: The following general standards shall apply to all new planting areas:

(a) Planting areas with trees within parking and loading areas shall be at least eight (8) feet wide at the base of the tree in all directions;

(b) Planting areas without trees within parking and loading areas shall be at least five (5) feet wide;

(c) Ground cover or mulch shall be used in all planting areas. Turf is not allowed in parking lot tree planters; and

(d) Planted areas shall be protected by curb, wheel stops or other appropriate means to prevent injury to plants from pedestrian or vehicle traffic.

(8) Trees: New trees shall meet the following standards:

(a) The composition of trees shall represent a mixture of deciduous and coniferous varieties;

(b) At least one-half (1/2) of all evergreen trees shall be at least seven (7) feet in height, and the remainder must be at least five (5) feet in height at the time of planting; and

(c) The required number of the deciduous trees shall be at least two (2) inch caliper per American Nursery Standards at the time of planting.

(9) Shrubs and Hedges: New shrubs and hedges shall meet the following standards:

(a) Shrubs shall be comprised of a mixture of sizes, but not less than number one (1) size containers.

(b) Shrubs shall be a minimum of three (3) gallon pot size where upright shrubs have a minimum height of 18 inches and minimum spread of 18 inches; and, spreading shrubs have a minimum spread of 18-24 inches.

(10) Ground Cover: New ground cover shall meet the following standards:

(a) Living ground cover shall be planted to achieve a minimum planting area coverage of fifty (50) percent within one (1) year of installation and shall achieve one hundred (100) percent coverage within three (3) years of installation;

(b) Wood chips, bark, decorative rock or other appropriate inert materials may also be used provided it does not exceed ten (10) percent of the total planting area; and

(c) Plastic, steel or other appropriate edging material shall be provided around ground cover areas to retain loose materials.

(d) Groundcovers shall be a minimum four (4) inch pot size or one (1) gallon container and shall be a maximum 24 inches on center spacing.

(11) Turf: Turf, when used appropriately, offers aesthetic appeal, environmental cooling, oxygen production and a safe activity surface for a variety of recreational uses. Areas with turf shall meet the following standards.

(a) Irrigation for turf areas shall minimize runoff and inadvertent watering of non-turf areas;

(b) Use of turf shall be consolidated to those areas that receive significant pedestrian traffic, provide for recreational uses, assist in soil erosion control such as on slopes or in swales, and other functional use areas;

(c) Turf areas shall be dethatched and aerated as needed to promote effective water infiltration into the soil, to minimize water runoff and to promote deep, health roots;

(d) In multi-family residential use types, turf areas shall be provided at a minimum of fifty (5) percent of the required landscaping area in a practical configuration for recreational uses and shall be balanced with other landscaping materials;

(e) In commercial and industrial use types, turf areas shall be balanced with other landscaping materials;

(f) Turf shall be comprised of TRPA recommended, drought-resistant, and hardy varieties which, when properly installed and maintained, are capable of surviving under conditions of restricted water use;

(g) Any turf area must be capable of being watered with minimum overspray or runoff; and

(h) Where turf is used in areas subject to erosion or in swales, it shall be sodded rather than seeded.

(12) Earth Berms: Earth berms shall comply with the following standards:

(a) An earth berm may contribute toward the prescribed height of any planting, fencing, or wall;

(b) Mounds of earth used for planting shall not exceed horizontal to vertical slopes of two to one (2:1); and

(c) Turf planted slopes shall not exceed horizontal to vertical slopes of four to one (4:1).

(13) Soil Preparation: Soil shall comply with the following standards:

(a) Required landscaping shall be installed using a planting soil mix comprised of a type appropriate to the individual proposed plants and the native soil found on the site;

(b) Where necessary, soil amendments such as manure, straw, peat moss or compost shall be used to improve water drainage, moisture penetration and water holding capacity as recommended in the soil analysis report pursuant to Section C, Required Plans; and

(c) Deep ripping and tilling of landscape areas is encouraged to facilitate deep water penetration and oxygenation.

(14) Mulch: Permanent mulch shall be applied to and maintained in all planting areas to assist soils in retaining moisture, reducing weed growth and minimizing erosion as follows:

(a) A minimum three (3) inch layer of organic mulch material such as pine needles shall be installed in all planting areas except turf areas and meadow planted areas;

(b) Mulch may consist of wood products, stone and other non-toxic recyclable materials;

(c) Non-porous materials, such as plastic sheets, shall not be placed under the mulch; and

(15) Height Measurements: Prescribed heights shall be measured from finished grade at the base of the plant material.

(16) Plant Species Permitted: Plant species on the TRPA recommended Native and Adapted Plant List shall be used for lawns and landscaping.

(17) Accent Vegetation: Plant species not found on the TRPA recommended Native and Adapted Plan List may be used for landscaping as accent plantings. Such plants shall

be limited to borders, entryways, flower beds, and other similar locations to provide accents to the overall native or adapted landscape design.

M. **Irrigation Standards:** Required irrigation shall comply with the minimum standards established in this section.

(1) Separate Water Meter: All irrigation systems required for landscaping of all non-exempt development shall be connected to a water meter installed on the main line of the irrigation system upstream of the control valves to measure water delivery separate from water delivered for other forms of interior or exterior consumptive use.

(2) Compatible Water Use Zones: Irrigation systems shall be designed to correlate with the composition of trees and plants and their related water use. High water use zones shall be provided with central automatic irrigation systems.

(3) Coverage Requirements: Coverage requirements apply to all temporary and permanent irrigation systems as follows:

(a) Spray irrigation systems shall be designed for head-to-head coverage;

(b) Sprinkler heads must have matched precipitation rates within each control valve circuit; and

(c) Drip systems shall be designed to be expandable to adequately water the mature plant.

(4) Control Systems: The following requirements apply to all irrigation control systems;

(a) Controlled irrigation systems shall be operated by an irrigation controller capable of irrigating high water demand areas on a different schedule from low water demand areas;

(b) Controllers must have multiple cycle start capacity and a flexible calendar program above to be set to comply with local or water management district restrictions; and

(c) Moisture sensor and/or rain shut-off equipment is encouraged to avoid irrigation during periods of sufficient rainfall. Such equipment shall have the capability to override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.

(5) Cross Connection Devices: All non-exempt development shall have either a pressure vacuum breaker or a reduced pressure principle backflow preventer device installed on the main line of the irrigation system upstream of the control valves.

(6) Size of Irrigation Lines: Irrigation lines shall be classified as follows:

(a) Schedule 40 P.V.C. is required for all pressure lines and as sleeving under all paved areas;

(b) Lateral line piping shall be installed at least twelve (12) inches underground for non-pressurized irrigation lines;

(c) Mainline piping shall be installed at least eighteen (18) inches underground for constant pressure irrigation lines; and

(d) Manual and automatic drains shall be used to prevent freeze damage.

(7) Water Application Schedules: Irrigation system schedules should include the following standards:

(a) Turf shall be irrigated on separate irrigation schedules; and

(b) Sprinkler systems with spray heads should not operate during times of high wind or high temperatures.

(8) Maintenance: Irrigation systems shall be maintained as follows:

(a) Irrigation systems shall be maintained regularly to eliminate the waste of water due to loss from damaged, missing or improperly operating portions of the system;

(b) Controllers shall be adjusted to allow for the seasonal water requirements of the plants; and

(c) Systems shall be winterized to prevent freeze damage, including draining lines and backflow prevention devices as necessary.

N. General Requirements: All landscaping and screening shall meet the general requirements of this section.

(1) Dust Control: The following dust control measures shall be used:

(a) For temporary coverage to control dust for less than one (1) year: hydroseed with fast growing temporary grasses; apply mulch or weed prevention netting; apply other slope stabilization materials; and install temporary irrigation system, if required, subject to the approval of the TRPA; and

(b) For coverage to control dust for more than one (1) year: land clearing shall be minimized and permanent planting as required by this article shall apply

(2) Erosion Control: Erosion shall be controlled by slowing stormwater runoff and assisting in groundwater recharge as follows:

(a) To minimize erosion during construction, straw or other appropriate material shall be applied to slopes susceptible to water runoff; and

(b) Erosion shall be controlled on all graded sites which remain vacant prior to building construction.

(3) Stormwater Runoff: Stormwater runoff shall be minimized in landscaped areas as follows:

(a) Stormwater detention/retention basins not integrated with paved areas shall be landscaped to enhance the natural configuration of the basin and plants located within the lower one-third (1/3) portion of the basin must withstand periodic submersion;

(b) Where appropriate, grading and landscaping shall incorporate on-site stormwater runoff for supplemental on-site irrigation;

(c) Where water is dispersed to natural ground or channels, appropriate energy dissipators shall be installed to prevent erosion at the point of discharge;

(d) Runoff from disturbed areas shall be detained or filtered by earth berms, planting strips, catch basins or other appropriate methods to prevent sedimentation from the disturbed area from obstructing natural or artificial channels or deposition on paved areas; and

(e) No earth, organic or construction material shall be deposited in or placed where it may be directly carried into a stream, lake or wetlands area.

O. **Maintenance:** All landscaping, irrigation and screening shall be maintained at all times to conform to the regulations established in this article.

(1) Responsibilities: Landscaping and related equipment including, but not limited to, plants, screens, walkways, benches, fountains and irrigation systems shall be maintained by the applicant or subsequent owner of the property.

(2) Agreement: Prior to acknowledging the permit, the applicant shall file a Maintenance Agreement or access easement to enter and maintain the property.

(3) Plants: Required plants shall be maintained in healthy, vigorous, and disease and pest-free conditions so as to present a neat and healthy appearance free of refuse, debris and weeds. Plants shall be fertilized, cultivated and pruned on a regular basis and sound horitcultural principles shall be practiced.

(4) Staking: Plants shall be staked, tied or otherwise supported as necessary. Supports shall be regularly monitored to avoid damage to plants and removed when appropriate.

(5) Pruning: Pruning shall be accomplished in accordance with accepted arboriculture standards.

(6) Turf Edge Trimming: Roadways, curbs and sidewalks shall be edged to prevent encroachment from the adjacent turfed areas. Line trimmers shall not be used to trim turf abutting trees or other plants. All turf within a twenty-four (24) inch radius of any tree trunk shall be removed.

(7) Replacement: Landscaping which is not maintained in a manner consistent with this article shall be replaced as follows:

(a) Replacement includes, but is not limited to, replacing plants damaged by insects, disease, vehicular traffic, vandalism, storm damage and natural disaster or occurrence;

(b) If the required landscaping is not living within one (1) year of the release of security, it shall be replaced with equivalent vegetation;

(c) If the existing landscaping which was preserved is not living within two (2) years of a release of security, it shall be placed with equivalent new landscaping; and

(d) Replacement landscaping shall be installed within thirty (30) days following notification by Washoe County or TRPA that a violation of this article has occurred.

P. **Guarantee of Completion:** To ensure proper installation and compliance with approved plans required in Section C, Required Plans, the person responsible for preparation of the required plans, or a qualified designated representative of the individual or firm which prepared the plans, shall conduct a final field inspection prior to release of the security. It shall be unlawful to occupy the premises unless the required landscaping, irrigation and screening is installed in accordance with these regulations, or a faithful performance bond or other satisfactory guarantee of completion insuring the faithful performance of all work, is accepted by Washoe County or TRPA.

GUIDELINES

1. **Establish a Design Concept:** Landscape plans should exhibit a design concept that provides more than a haphazard arrangement of plants. Plant materials should be utilized in a sensitive ordering which defines the site's spatial organization and function, relates to the buildings and structures, and incorporates the various site elements.

2. **Reinforce the Region's Natural Character:** In addition to adding aesthetic charm and interest to developments, the primary goal for landscape improvements within the Tahoe Basin should be to preserve and enhance the landscape character of the project site and vicinity.

   Introduced vegetation should be compatible with the existing landscape in scale and should reflect the physical properties such as form, line, color and texture of local plant communities. See also guideline (4) Integration With Setting.

3. **Existing Landscape Elements:** As much as is feasible, significant existing landscape elements should be preserved and incorporated into development and landscape plans. Elements such as mature trees, tree groupings, and rock outcroppings should be considered as design determinants.

   Landscape construction plans should show how the design has considered existing vegetation and site features, and what steps would be taken during construction to protect them. Vegetation protection practices during construction may be found in TRPA's Handbook of Best Management Practices.

4. **Integration with Setting:** Landscape designs should attempt to integrate the project into the existing setting.

   Urban Areas: In urban settings the landscape often functions as architecture or as a means to define spaces for use. The widest range of plant materials is appropriate in urban areas. Please also refer to the Accent Vegetation guideline in this section. Generally, new plantings should be arranged in natural-looking groups. Geometric layouts with evenly spaced rows of trees and other formal landscape patterns should be reserved for institutional and public service sites when a formal landscape is desired.

   Transition Areas: Development in transition areas often involves residential or small-scale commercial uses located in a relatively natural (although often disturbed) forested landscape. Generally a more limited range of plant materials is appropriate than in urban settings.

Natural Areas: In natural settings landscaping often provides the means to successfully place a structure or other development into the natural landscape. Generally the most narrow range of plant materials is appropriate in the natural setting. The arrangement and type of plant materials used in landscape projects in natural settings should be compatible with and reflect elements of the natural landscape surrounding the site. Landscape plans should locate new plantings in such a manner that edges of the existing forest canopy are extended, and sharp distinctions between existing natural vegetation and introduced plantings are not evident.

5. **Quantity of Materials:** Plant materials should be installed in accordance with the size standards listed above. The desired quantity and spacing of plant materials should be sufficient enough so that a complete and somewhat mature appearing landscape will be achieved within two years of planting. The plant size standards listed in Subsection L. are intended to apply to landscaping projects for the type of projects identified therein, and not to erosion control/revegetation projects.

   In both cases, it is possible to achieve the same desired density of plant materials using either fewer, larger plant materials, or larger quantities of smaller materials. Several factors will come into play when selecting either approach, including: Availability of stock, landscape budget, specific plant species to be used, opportunities for irrigation and maintenance, and time of planting-recent climatic conditions.

6. **Use of Accent Vegetation:** Accent vegetation is most appropriate in urban areas where the goal is to crate dynamic spaces for people to assemble and interact. Accent vegetation is less appropriate in rural transition areas, however it can be very effective as a landmark or identification of lanes, driveways, and project entrances as one approaches the built environment. Accent vegetation is rarely appropriate in natural areas.

   When accent vegetation is used, it should be used sparingly, and limited to accent areas such as project entries, and small-scale pedestrian-oriented areas where more visual interest is desired. Accent vegetation should never be used in large quantities where it visually dominates a project. Selective use of a limited palette of accent plant materials is recommended. The use of ornamental turfgrass as an accent planting along major thoroughfares (State Route 28) is not recommended.

7. **Functional Aspects:** Landscape improvements should be utilized to better integrate development with its surroundings by helping to reduce the apparent scale of structures, screening views of unsightly or non-essential elements, visually softening hard edges, and providing a transition between different use areas.

8. **Scale:** The scale and nature of landscape materials should be appropriate to the site and structures. Large-scale buildings should be complemented with large-scale landscape materials (i.e. plants, rocks, timbers, walls, fences, etc.) appropriate to the design character of the building.

9. **Landscaped Setbacks:** All structures should have a landscaped (either existing natural vegetation or introduced plantings) setback from any public roadway. The existing practice of having no landscaping between the facade of a structure and the roadway is unacceptable. The width of this setback should be proportionate to the scale of the development in terms of both the length of the frontage and the height and mass of the structures.

   For new commercial developments the landscaped setbacks should not be less than twenty (20) feet deep. For existing development undergoing renovating/upgrading, this minimum may be difficult, if not impossible, to attain. In such cases, the maximum possible landscaped setback should be created, although it should not be less than ten (10) feet deep.

Urban Areas: Landscaped setbacks in urban areas should consider accommodating people as an important function. The entire setback up to the property line and where appropriate, up to the edge of the roadway.

Transition Areas: Landscaped setbacks in transition areas can often be larger than those in urban areas. Primarily native vegetation should be used. Landscaped setbacks in transition areas should reflect the nature of the transition area, between urban and rural areas.

Natural Areas: Landscaped setbacks in natural areas should be as large as possible, incorporating native vegetation and setting the structure as far back into the property as possible in order to minimize the visual impact of the development.

10. **View Protection:** New landscaping shall not be located in such a manner that it would obstruct significant views, either when first installed or upon maturity. Where views exist, a conscious effort should be made to use plant materials to enhance them (e.g. tree clusters to "frame" view corridor; groundcovers or understory planting to improve foreground of significant view, etc.).

11. **Use a Limited Plant Palette:** Regardless of visual environment type, a limited palette of plant species is preferable for most projects.

12. **Recognize Plant Characteristics:** In addition to choosing plant materials that are compatible with the surrounding natural vegetation, the selection of plant materials should be based on their relative hardiness, drought tolerance, year round interest (foliage, color, flowers, fruit, branching pattern, etc.) and function (e.g. screen, accent, shade, etc.). For example, deciduous vegetation would be inappropriate in areas where substantial year round screening is necessary. Plant materials that are well adapted to local conditions, i.e. requiring minimal irrigation and fertilizers, are preferable.

13. **Provide Irrigation:** In order to establish newly installed plant materials and to protect significant investments in landscaping, automatic irrigation systems are strongly recommended for all Commercial/Public Service, Tourist Accommodation and Multi-Family Residential projects containing more than four units. Certain Recreation projects such as parks, and golf courses are also encouraged to provide automatic irrigation systems.

14. **Using Fertilizer:** Fertilizer can provide many benefits to all types of landscape plantings. Because of its contents, however, fertilizer use has become an issue in the Lake Tahoe Region. Current information suggests that fertilizer should be used only in certain places (not in stream environment zones) and for very specific purposes (plant establishment, annual feedings). Above all, fertilizer should be used in a well thought-out and carefully controlled management plan. Generally, slow-release fertilizers are recommended for trees, shrubs, and ground covers other than grasses, while a minimal application of fast-release fertilizer is appropriate for grasses. This subject is discussed in greater detail in TRPA's Handbook of Best Management Practices and in the Guide to Fertilizer Use in the Lake Tahoe Basin.

CHAPTER 7
Exterior Lighting

Outside lighting increases the operational efficiency of a site, provides a measure of site security, and can enhance the aesthetics of the site and the architectural qualities of its structure. In determining the lighting for a project, the source, intensity, and type of illumination should be appropriate for the lighting needs.

STANDARDS

A. Exterior lights shall not blink, flash or change intensity. String lights, building or roof line tube lighting, reflective or luminescent wall surfaces are prohibited.

B. Exterior lighting shall not be attached to trees except for the Christmas season.

C. Parking lot, walkway, and building lights shall be directed downward.

D. Fixture mounting height shall be appropriate to the purpose. The height shall not exceed the limitations.

E. Outdoor lighting shall be used for purposes of illumination only, and shall not be designed for, or used as, an advertising display. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures is authorized provided the illuminated area does not exceed 26 feet above grade on a vertical wall, and the light source is shielded from public view.

F. The commercial operation of searchlights for advertising or any other purpose is prohibited.

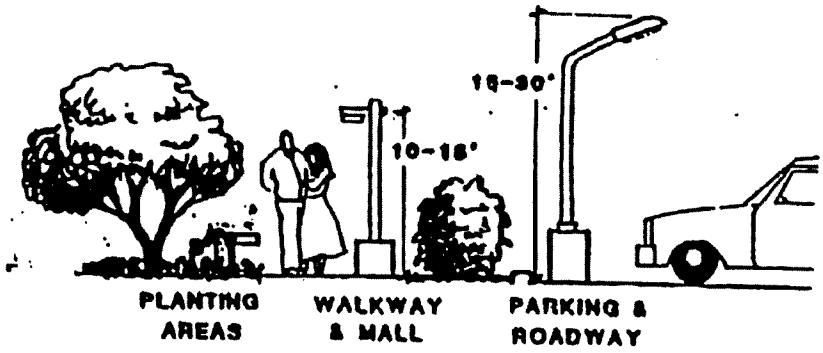
G. Seasonal lighting displays and lighting for special events which conflict with other provisions of this section may be permitted on a temporary basis pursuant to Chapter 22, *Temporary Uses, Structures, and Activities*, of the TRPA Code.

GUIDELINES

1. **Lighting Design:** Exterior lighting should be designed as an integral part of the architecture and landscape and located in a manner that minimizes the impact of lighting upon adjacent structures and properties.

2. **Lighting Levels:** Avoid consistent overall lighting and overly bright lighting. The location of lighting should respond to the anticipated use and should not exceed the amount of light actually required by users. Lighting for pedestrian movement should illuminate entrances, changes in grade, path intersections, and other areas along paths which, if left unlit, would cause the user to feel insecure. As a general rule of thumb, one foot candle per square foot over

the entire project area is adequate. Several lighting suppliers and manufacturers have lighting design handbooks which can be consulted to determine fixture types, illumination needs and light standard heights.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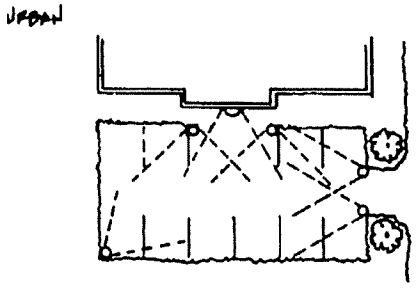
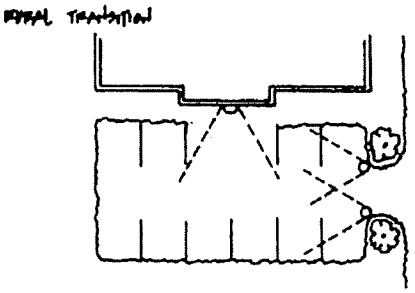
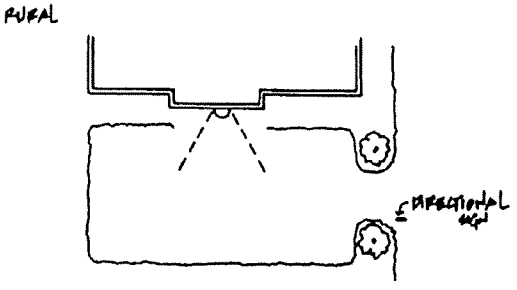






Urban Areas: Generally, urban lighting levels should be the highest of any areas in the Region. Lighting needs are usually greater in urban areas for safety, visibility, convenience and other needs. Walkways and building entrances should be the brightest areas. Overall bright lighting over entire parking areas is inappropriate.

Transition Areas: Moderate levels of lighting are appropriate in transition areas. Street intersections, walkways and building entrances should be lit, however, parking areas may not need to be flooded with light.

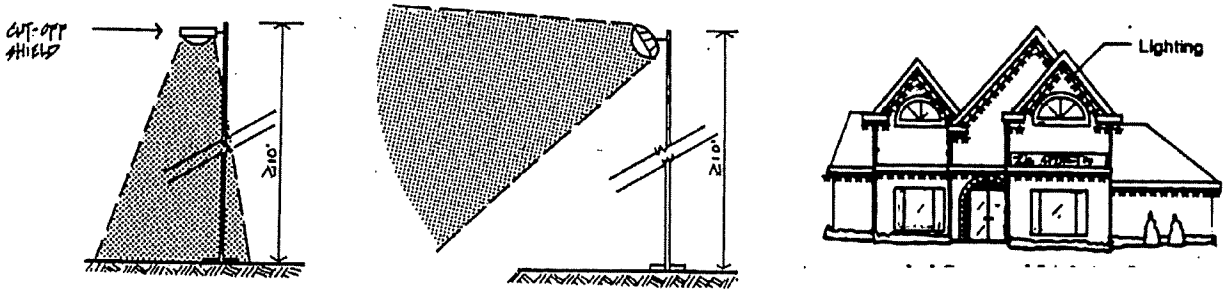
Natural Areas: Natural lighting levels should be the lowest of any areas in the Region. Generally, street and driveway intersections are the only areas requiring lighting. Minimal security lighting for structures in rural areas is acceptable.

3. **Fixture Design:** Exterior lighting fixtures should be simple in design and should be well-integrated with other architectural site features.

4. **Structural Lighting:** Night lighting of building exteriors should be done in a selective fashion: highlight special recognizable features; keynote repeated features; or use the play of light and shadow to articulate the facade. The purpose of illuminating the building should be to add visual interest and support building identification. Harsh overall lighting of a facade tends to flatten features and diminish visual interest.

5. **Lighting Height:** As a rule, the light source should be kept as low to the ground as possible while ensuring safe and functional levels of illumination. Area lighting should be directed downward with no splay of lighting directed offsite. The height of light fixtures or standards must meet the height limitations in Chapter 37, *Height Standards*, of the TRPA Code. Direct light downward in order to avoid sky lighting. Any light source over 10 feet high should incorporate a cut-off shield to prevent the light source from being directly visible from areas offsite. The height of luminaires should be in scale with the setting and generally should not exceed 12-14 feet.

6. **Winter Seasonal Lighting Displays:** Winter seasonal lighting displays may be displayed in commercial or tourist plan areas only and should use miniature light strands which are neatly strung and securely attached to buildings, fences, shrubs, or trees. Any color of lights may be used; however, the lights should not be used to create advertising messages or signs (e.g., spelling out the name of a business is not permitted). Seasonal lighting displays should not blink or flash. Winter seasonal lighting displays should only be displayed between Thanksgiving and March 1 of the following year.



CHAPTER 8
Signs

The primary purpose of signs should be to identify uses located within a specific site. Signs should not be used as advertisements or to attract attention. The design of a sign should be simple and easy to read with the sign's message limited to the name and logo (if applicable) of the business occupying the site and the street address.

STANDARDS

A. **Applicability:** All signs shall comply with the applicable standards set forth in this Chapter. Unless provided otherwise herein the definitions of Chapter 90, *Definitions*, of the TRPA Code of Ordinances shall apply. Except as exempted in Chapter 2, *Project Review and Exempt Activities*, of the TRPA Code and this section, installation modification or replacement of signs requires review and approval as a project in accordance with this section and other applicable provisions of the TRPA Code. Signs which are replaced or modified to come into compliance with this chapter shall not be considered "projects" for purposes of triggering excess coverage and/or BMP retrofit requirements as set forth in the TRPA Code. In addition, sign projects also may have imposed, as conditions of approval, appropriate provisions of the Guidelines. Article VI of the Tahoe Regional Planning Compact shall govern with respect to external modifications to structures housing gaming and nothing set forth above or herein is intended to, nor shall it, in any manner supersede the Compact. The Compact shall control whenever a conflict exists.

B. **Sign Package Review:** As an integral part of the review of a proposed new facility or development, or expansion of an existing use, or change in use not exempted under Chapter 2, *Project Review and Exempt Activities*, of the TRPA Code, or any sign project application, all locations and areas currently occupied, or intended to be occupied, by permanent signage on the project area shall be indicated on the submitted plans or drawings, together with the dimensions of each sign. Sign package review requirements shall not apply to sign project applications for a face change only, in existing sign structures approved pursuant to this chapter. In addition to substitute standards adopted for Plan Area 032 or Crystal Bay Tourist Regulatory Zone pursuant to Chapter 38, *Signs*, of the TRPA Code, existing casinos may be governed by individual signage packages approved under the authority of the mixed-use Regulatory Zone and sign package review.

C. **General Standards:** The following sign standards shall apply to all signs except where specifically provided otherwise:

(1) Opaque Background for Internally Illuminated Signs: The background of all internally illuminated signs shall either be of an opaque material which does not transmit light, or shall be of a dark color. This standard shall not apply to signs constructed entirely of neon tubing. The dark colors which meet this standard are listed in Guideline 3.

(2) Off-Premise Signs: No sign shall be erected or maintained on a parcel or project area other than the parcel or project area on which the use or activity advertised by the sign is located. However, signage shared by two adjacent property owners at a shared driveway shall not be considered an off-premise sign for either owner.

(3) Sign Illumination: No sign shall be illuminated by or contain blinking, flashing, intermittent, or moving light or lights, except the time and temperature portion of a sign.

(4) Diffuse Lighting: All signs which are illuminated shall be illuminated using indirect or diffuse lighting. No sign shall contain copy which consists of illuminated bulbs or individual lights or light sources. This standard shall not apply to signs constructed entirely of neon tubing.

(5) Roof Signs: No sign shall be mounted on the roof of a building or other structure, except for signs mounted on mansard roofs and which do not extend vertically above the top of the mansard.

(6) Prohibited Devices: Strings of pennants, banners, ribbons, streamers, balloons, spinners, or other similar moving or fluttering devices, and searchlights shall be prohibited.

(7) Signs Imitating Official Traffic Signs: No sign shall imitate the color and shape of, or directions given in, an official traffic sign or signal, or use such words as "stop," "caution," "yield," "danger," or "warning".

(8) Signs Obscuring Vision: No sign shall be placed such that it unsafely obscures the vision of a motorist upon entering or leaving a street.

(9) Signs on Natural Features and Other Structures: No sign shall be affixed to or painted on trees, rocks, or other natural features, utility poles, street sign poles, traffic signal equipment and poles, garbage receptacles, benches and other types of street furniture, and fences.

(10) Rotating Signs: No sign shall rotate or have a rotating or moving part, or parts, except barber poles to the extent required by state law, and clocks and thermometers.

(11) Signs Attached to Motor Vehicles: No sign shall be attached to or located on stationary motor vehicles, equipment, trailers and related devices, when used in a manner to augment approved signage for a business as opposed to normal operation or parking of the vehicle, equipment, trailer and related device. This subsection shall not apply to business, company, or government identification signs, or non-stationary motor vehicles.

(12) Portable Signs: Except as otherwise provided herein, no sign shall be permitted which is not permanently affixed to the ground or a building.

(13) State of Repair: All signs and components thereof, including supports, braces, and anchors, shall be kept in a state of good repair.

(14) Removal of Sign Message: Any sign for which the sign message or face has been removed, leaving only the supporting frame, can, braces, anchors, or similar components, shall, within 30 days of the removal of the message or face, have the message or face replaced with a blank face or new message or face, or shall have the remaining components of the sign removed. This subsection shall not be construed to alter the effect of Subsection 8.E, which prohibits the replacement of a nonconforming sign.

(15) Non-Commercial Copy: No provision of this or any related chapter shall be construed as regulating or restricting the use of noncommercial copy or message on any sign which is permitted under this chapter. "Noncommercial copy or message" for purposes of this provision means copy or other message that does not advertise a business or similar economic means for the production of income.

(16) Highway Signs: Highway signs, street signs and other regulatory and directional signs which are located on public rights-of-way shall conform to the applicable sign standards set forth in the Manual On Uniform Traffic Control Devices, 1978 as amended, or other standards which may be contained in a memorandum of understanding between TRPA and a public agency with jurisdiction over the travel way.

(17) Increases in Maximum Allowed Sign Area: Sign area for building and freestanding signs, which are visible from highways with a posted speed limit of 45 miles per hour or greater, may be allowed up to 20 percent additional sign area over the maximum allowable area for each sign as calculated based on the applicable provisions of this ordinance.

(18) Window Signs: Any window sign which exceeds five percent of the window area of any window shall be included in the maximum allowable square footage calculations for building signs. Permanent signs printed on windows are considered to be building signs and shall be included in the maximum allowable square footage calculations if the signs exceed five percent of the window area.

D. **Temporary Signs:** Temporary signs shall conform to the following standards:

(1) Temporary Signs for Temporary Activities: Temporary signs for temporary activities may be allowed, provided they conform to the standards set forth in Subsection 8.C, and to the following standards:

(a) Area and Height Limit: Individual temporary signs or a series of temporary signs intended to be read or viewed as one sign, which are part of a temporary activity, shall not exceed 60 square feet in area or heights permitted by these standards. Temporary signs which are placed in a temporary activity sign location designated as part of the adopted mixed-use Regulatory Zone shall not exceed 240 square feet of sign area per temporary activity.

(b) Time Limit Generally: Temporary signs which are part of a temporary activity may be installed up to 14 days prior to the activity and shall be removed at the end of the activity.

(2) Temporary Signs for Temporary Uses: Temporary signs for temporary uses may be allowed as part of a temporary use approval. Standards for temporary signs associated with temporary uses shall be the applicable standards of the plan area in which the temporary use is located as set forth in Subsections 8.G through 8.L, inclusive. Temporary signs which are allowed as part of a temporary use shall be removed when the permit for the temporary use expires.

E. Existing Signs: An existing sign is a sign that is legally existing or approved on November 27, 1989 and is subject to the following standards:

(1) Conforming Sign: A sign that is existing as of the effective date of this section, which complies with the standards set forth in this section and/or Chapter 38, *Signs*, of the TRPA Code, is a conforming sign.

(2) Nonconforming Sign: A sign that is existing as of the effective date of this section, which does not comply with the applicable standards set forth in this section and/or Chapter 38, *Signs*, of the TRPA Code is a nonconforming sign.

(3) Removal of Nonconforming Signs: Nonconforming signs shall be conformed, if conformity is possible, or removed as follows:

(a) If a nonconforming sign is destroyed or damaged to an extent in excess of 50 percent of the sign value.

(b) If the sign is relocated.

(c) If the sign is altered structurally, or if more than 50 percent of the copy as measured by the sign area is altered, except for changeable copy signs and maintenance. The sign or signs shall be immediately brought into compliance with this chapter with a new permit secured therefor or shall be removed.

(d) If the business or use for which the nonconforming sign(s) was installed is expanded or modified, and if the value of the expansion or modification exceeds 50 percent of the value of the existing improvements. The sign or signs shall be immediately brought into compliance with this chapter with a new permit secured therefor or shall be removed. All improvements to a single business or use within any 12-month period shall be treated cumulatively in the administration of this subparagraph.

(e) Nonconforming signs which are visible in whole, or in part, from any scenic threshold roadway or shoreline travel route shall be made to conform to the standards set forth in this Chapter or shall be removed.

(4) Exceptions: Exceptions to Subparagraph 8.E.(3) may be approved for existing signs provided the following findings can be made:

(a) The exception is in harmony with the purpose and intent of the sign ordinance;

(b) There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property that are not contemplated or provided for by this ordinance;

(c) The approval of the exception will not be materially detrimental to the public health, safety, and welfare;

(d) Alternative signage concepts that comply with the provision to which the exception is requested have been evaluated, and undue hardship would result if the strict adherence to the provision is required;

(e) A scenic quality analysis demonstrates that the exception, if approved, will be consistent with the threshold attainment findings listed in the Scenic Resources Management Package Final Environmental Impact Statement, 1989;

(f) The exception which is approved shall not increase the number, area, and height of the existing sign or signs for which the exception is requested; and

(g) The exception is the minimum departure from the standards.

(5) Maintenance And Repair of Nonconforming Signs: Nothing in this Chapter shall be construed to relieve the owner or user of a nonconforming sign, or owner of the property on which such nonconforming sign is located, from maintaining the sign in a state of good repair; provided, however, that any repainting, cleaning and other normal maintenance or repair of the sign or sign structure shall not modify the sign structure or copy in any way which makes it more nonconforming.

F. **Gasoline Price Signs:** Signs for gasoline or other motor fuel price signs shall conform to the following standards:

(1) Motor Vehicles: A use which includes selling motor vehicle fuel to the public may be allowed one gasoline price sign on each street frontage providing direct vehicular entrance to the use. Such signs may be incorporated into a freestanding sign, however, the gasoline price sign shall not exceed ten feet in height and 15 square feet in area for each side. Gasoline price signs shall have no more than two sides. Portable gasoline price signs are prohibited. Sign area utilized for gasoline price signs shall be included in the total freestanding sign area allowed for each use.

(2) Marina Gasoline Price Signs: A marina which sells motor fuel to the public may be allowed one gasoline price sign. Such sign may be incorporated into a freestanding sign, however, the gasoline price sign shall not exceed eight feet in height and nine square feet in area for each side. Gasoline price signs shall have no more than two sides. Portable gasoline price signs are not allowed. Sign area utilized for gasoline price signs shall be included in the total freestanding sign area allowed for each marina. Gasoline price signs located on commercial marina piers shall not exceed four feet in height pursuant to Chapter 84, *Development Standards Lakeward of High Water*, of the TRPA Code.

G. **Signs in Mixed-Use Areas:** The following standards shall apply to signs located in mixed-use Regulatory Zone areas:

(1) Building Signs: Each primary use may be allowed one square foot of building sign area for each one lineal foot of building frontage up to a maximum of 40 square feet of sign area per building frontage. Maximum height of building signs shall be 15 feet above grade, with a maximum of four building signs permitted per primary use. In instances where the primary use has no building frontage as defined in Chapter 90, *Definitions*, of the TRPA Code, but does have a frontage without a public entrance on what is defined as a street, TRPA may allow building signage to be erected upon that alternate frontage. The sign area shall be calculated based upon that alternate frontage. Up to fifty percent of the maximum allowable sign area for building signs may be used in a projecting sign.

(2) Freestanding Signs: Freestanding signs shall conform to the following standards:

(a) One freestanding sign per project area may be allowed if:

(i) The street frontage of the project area is greater than 100 feet in length; or

(ii) The sign identifies a building with multiple tenants or a project area with multiple buildings; or

(iii) The use does not contain a structure in its normal operation on which to place a building sign; or

(iv) The building is set back at least 50 feet from the edge of the right-of-way; or

(v) The freestanding sign is set back beyond the building facade closest to the roadway.

(b) Multiple Freestanding Signs Allowed: Two freestanding signs per project area may be allowed if:

(i) The street frontage of the project area is greater than 300 feet in length; and

(ii) The project area has more than one major entry point; and

(iii) The freestanding signs face different streets or are at least 1,000 feet apart; and

(iv) The distance between the freestanding signs is at least 100 feet.

(c) Freestanding Sign Area: The maximum allowable sign area of freestanding signs is established in Table A.

(d) Freestanding Sign Height: The maximum allowable height of freestanding signs is established in Table B.

(e) Freestanding Sign Location: No portion of a freestanding sign shall be closer than five feet to any property line which is adjacent to a public right-of-way.

(f) Additional Height for Freestanding Signs: Up to two feet of additional height for freestanding signs may be approved when the freestanding sign is incorporated into a landscape planter, monument base or pedestal. The additional height permitted will be the height of the landscape planter, monument base, or pedestal, up to a maximum of two feet. Examples of a landscape planter, monument base, and pedestal are found in the Guidelines.

(3) Pedestrian-Oriented Signs: Each use may be allowed one pedestrian-oriented sign per public entrance provided that the sign is displayed at or near the entrance, is not internally illuminated, has a maximum sign area of 5 square feet, and has a maximum height of 10 feet above grade.

(4) Directional Signs: Directional signs which are no greater than four square feet in area, no greater than six feet in height, contain no advertising copy, and are not located within the yard setbacks required by the applicable local jurisdiction, may be allowed, and shall not be included in the total allowable sign area for each use. Directional signs which do not meet these standards may be allowed provided they are counted as part of the total sign area allowed for building signs or freestanding signs, as applicable.

H. **Signs in Tourist Plan Areas:** The following standards shall apply to signs located in Tourist Regulatory Zone areas:

(1) Building Signs: Each primary use may be allowed one square foot of sign area for each one lineal foot of building frontage up to a maximum of 40 square feet of sign area per building frontage. Maximum height of building signs shall be 15 feet above grade, with a maximum of four building signs per primary use. In instances where the primary use has no building frontage as defined in Chapter 90, *Definitions*, of the TRPA Code, but does have a frontage without a public entrance on what is defined as a street, TRPA may allow building signage to be erected upon that alternate frontage. The sign area shall be calculated based upon that alternate frontage. Up to fifty percent of the maximum allowable sign area for building signs may be used in a projecting sign. Projecting signs are defined in Chapter 90, *Definitions*, of the TRPA Code

(2) Freestanding Signs: Freestanding signs shall conform to the standards set forth in Subparagraph 8.G(2).

(3) Pedestrian-Oriented Signs: Each use may be allowed one pedestrian-oriented sign per public entrance provided that the sign is displayed at or near the entrance, is not internally illuminated, has a maximum area of 5 square feet, and has a maximum height of 10 feet above grade.

(4) Directional Signs: Directional signs, which are no greater than four square feet in area, no greater than six feet in height, contain no advertising copy, and are not located within the yard setbacks required by the applicable local jurisdiction, may be allowed, and shall not be included in the total allowable sign area for each use. Directional signs which do not meet these standards may be approved provided they are counted as part of the total sign area allowed for building signs or freestanding signs, as applicable.

I. **Signs in the Crystal Bay Tourist Regulatory Zone Area:** The standards for tourist plan areas shall apply to signs located in the Crystal Bay Tourist Regulatory Zone area, except that the following standards shall replace or modify the standards listed in Section 8.C, 8.E, 8.H, and 8.N as appropriate.

(1) Definitions: Except as provided below, the definitions of Chapter 90 of the TRPA Code shall apply.

(a) Building Frontage: The two-dimensional surface area of a building found within the perimeter bounded by the finished grade line, the cornice line, and exterior side walls in one plane not including intermediate walls perpendicular to such surface area which faces a street.

(b) Conforming Sign: A sign that is existing or approved, including exceptions, under Chapter 38 of the TRPA Code is a conforming sign.

(c) Provisionally Conforming Sign: A sign that complies with the applicable standards set forth in this section is a provisionally conforming sign. A provisionally conforming sign shall become a conforming sign once the scenic and community design improvements which are set forth in Chapter 12 have been implemented, in accordance with the schedule of implementation.

(d) Nonconforming Sign: A sign that is existing as of the effective date of this chapter which has not been approved under Chapter 38 of the TRPA Code or which does not comply with the applicable standards set forth in this Section is a nonconforming sign.

(2) General Standards: Except as provided below, the standards set forth in Section 8.C shall apply.

(a) Sign Illumination: No sign shall be illuminated by or contain blinking, flashing, intermittent, or moving light or lights except:

(i) The time and temperature portion of a sign, and

(ii) The message portion of an electronic changeable message sign. The message and sign area illumination must remain constant except for that period of time when the message is being changed, which shall not exceed four (4) message changes per one (1) hour. Bulbs shall be 5 watts or less, fitted with color sleeves, and screened so as not to be visible when not in operation. The brightness of the sign shall be limited to the minimum necessary to accurately read the message.

(3) Building Signs: Except as provided below, the standards set forth in Subsection 8.H(1) shall apply to building signs:

(a) Each primary use with a project area greater than 5 acres, a total floor area of 100,000 square feet or greater, and more than 100 linear feet of frontage along a public street may be allowed one square foot of sign area for each one linear foot of building frontage up to a maximum of 200 square feet of sign area per building frontage. Each use shall be allowed a maximum of two building frontages against which to calculate allowable sign area and on which to place the signage. No transfer of allowable building sign area between building frontages shall be permitted. Maximum height of building signs shall be 30 feet above grade.

(b) Each primary use with a project area greater than 1 acre, a total floor area between 50,000 and 99,999 square feet, and more than 100 linear feet of frontage along a public street may be allowed one square foot of sign area for each one linear foot of building frontage up to a maximum of 150 square feet of sign area per building frontage. Each use shall be allowed a maximum of two building frontages against which to calculate allowable sign area and on which to place the signage. No transfer of allowable building sign area between building frontages shall be permitted. The maximum height of building signs shall be 20 feet above grade.

(c) Each primary use with a project area greater than 1 acre, a total floor area between 14,000 and 49,999 square feet, and more than 100 linear feet of frontage along a public street may be allowed one square foot of sign area for each one linear foot of building frontage up to a maximum of 80 square feet of

sign area per building frontage. Each use shall be allowed a maximum of two building frontages against which to calculate allowable sign area and on which to place the signage. No transfer of allowable building sign area between building frontages shall be permitted. The maximum height of building signs shall be 15 feet above grade

(d) All other primary uses which do not meet the minimum project area size, minimum total floor area and the minimum linear street frontage as set forth in subparagraphs (a), (b), or (c) of this subsection shall comply with the provisions shown in subsection 8.H(1) for building signs.

(4) Freestanding Signs: Except as provided below, the standards set forth in subsection 8.H(2) shall apply to freestanding signs.

(a) Each project area which is greater than 5 acres, has a primary use with a total floor area of greater than 100,000 square feet and has more than 100 linear feet of frontage along a public street may be permitted one freestanding sign. The maximum sign area for a freestanding sign which may be permitted shall be no greater than 500 square feet and have a maximum height no greater than 40 feet. Washoe County and TRPA may approve more than one freestanding sign per project area provided that the criteria for permitting multiple freestanding signs found in subsection 8.G(2) are met and provided that the total sign area for the signs does not exceed 500 square feet.

(b) Each project area which is greater than 1 acre, has a primary use with a total floor area between 50,000 square feet and 99,999 square feet and has more than 100 linear feet of frontage along a public street may be permitted one freestanding sign. The maximum sign area for a freestanding sign which may be permitted shall be no greater than 330 square feet and have a maximum height no greater than 30 feet. Washoe County and TRPA may approve more than one freestanding sign per project area provided that the criteria for permitting multiple freestanding signs found in subsection 8.G(2) are met and provided that the total sign area for the signs does not exceed 330 square feet.

(c) Each project area which is greater than 1 acre, has a primary use with a total floor area between 14,000 square feet and 49,999 square feet and has more than 100 linear feet of frontage along a public street may be permitted one freestanding sign. The maximum sign area for a freestanding sign which may be permitted shall be no greater than 100 square feet and have a maximum height no greater than 20 feet. TRPA may approve more than one freestanding sign per project area provided that the criteria for permitting multiple freestanding signs found in subsection 8.G(2) are met and provided that the total sign area for the signs does not exceed 100 square feet.

(d) Project areas which do not meet the minimum project area size, minimum total floor area, and the minimum linear street frontage as set forth in either subparagraphs (a), (b), or (c) of this subsection shall comply with the provisions shown in subsection 8.G(2) for freestanding signs.

(e) The minimum setback from the property line for freestanding signs which may be permitted in either subparagraphs (a), (b), or (c) of this subsection shall be 10 feet. In instances where a 10 foot setback does not exist, TRPA may approve a minimum setback from the property line of five feet for a freestanding sign

provided the area and height of the sign is reduced by a minimum of 10 percent of what would otherwise be approved.

(f) All freestanding signs which may be permitted by either subparagraphs (a), (b), or (c) of this subsection shall be incorporated into a landscape planter.

(5) Pedestrian-Oriented Signs: Each primary use may be allowed one pedestrian-oriented sign per public entrance provided that the sign is displayed at or near the entrance, is not internally illuminated, has a maximum sign area of 5 square feet, ana has a maximum height of 10 feet above grade.

(6) Directional Signs: The following standards shall apply to directional signs.

(a) Directional signs which are no greater than four square feet in area, no greater than 6 feet in height, contain no advertising copy, and are not located within the yard setbacks required by the applicable local jurisdiction, may be allowed, and shall not be included in the total allowable sign area for each use. Directional signs which do not meet these standards may be allowed provided they are counted as part of the total sign area allowed for building signs or freestanding signs, as applicable.

(b) For project areas which meet the minimum area size, minimum total floor area and minimum street frontage criteria established in either subparagraphs 4(a), (b), or (c), the maximum area of directional signs may be increased up to 24 square feet provided all such signs are designed and installed using a consistent set of colors, materials, and mounting devices, without being counted in the total allowable sign area which is otherwise permitted.

(c) For project areas which meet the minimum area size, the maximum height of directional signs on buildings, parking garages and porte cochere entrances/exits may exceed 6 feet, but shall be the minimum necessary to identify the entrance/exit. The sign shall not project outside or above any building wall or surface to which it is attached or appears to be attached.

(7) Regulation of Existing Signs in the Crystal Bay Tourist Regulatory Zone: Existing signs for purposes of this subsection are signs which are located within the Crystal Bay Tourist Regulatory Zone areas which are legally existing or approved on the effective date of this chapter. Existing signs may include conforming, provisionally conforming, and nonconforming signs as defined in subsection 8.I(1). Existing signs shall be regulated as follows:

(a) Conforming Signs: Conforming signs may remain.

(b) Provisionally Conforming Signs: Provisionally conforming signs may remain provided the scenic and community design improvements which are set forth in Chapter 12 are being implemented in accordance with the implementation schedule set forth therein.

(c) Replacement of Provisionally Conforming and Nonconforming Signs:

(i) Nonconforming signs may be replaced with conforming or provisionally conforming signs.

(ii) The replacement or modification of existing signs with conforming or provisionally conforming signs shall be permitted without requiring the entire project area or building frontage or other signs to come into immediate conformance provided that the project area is proceeding in accordance with the scenic and community design improvements implementation schedule set forth in Chapter 12.

(iii) The replacement or relocation on the same building or street frontage of conforming or provisionally conforming signs is permitted so long as the height or the sign area is not increased or the setback is not decreased.

(d) Removal of Nonconforming Signs: Nonconforming signs shall be brought into conformance or provisional conformance with the standards in this section, or removed in accordance with the following schedule:

(i) Where the cost of conforming the sign is less than $100 or where the sign is valued at less than $100, within one year after the effective that of this chapter.

(ii) If a nonconforming sign is destroyed or damaged to an extent in excess of 50 percent of the sign value, immediately.

(iii) If the sign is relocated, immediately.

(iv) If the sign is altered structurally, or if the sign face is altered, except for changeable copy signs and maintenance, immediately.

(e) Conversion of Provisionally Conforming Signs to Conforming Signs: Provisionally conforming signs shall become conforming signs following the implementation of the scenic and community design improvements set forth in Chapter 12.

(f) Exceptions: Exceptions to subparagraphs (a) through (e) of this subsection may be approved for existing signs provided the following findings can be made for a sign package for the entire project area. Exceptions approved under these provisions shall be considered as conforming signs.

(i) The exception is in harmony with the purpose and intent of the sign ordinance;

(ii) There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property that are not contemplated or provided for by this ordinance;

(iii) The approval of the exception will not be materially detrimental to the public health, safety, and welfare;

(iv) Alternative signage concepts that comply with the provision to which the exception is requested have been evaluated, and undue hardship would result if the strict adherence to the provision is required;

(v) A scenic quality analysis demonstrates that the exception, if approved, will be consistent with the threshold attainment findings listed in the

Scenic Resources Management Package Final Environmental Impact Statement, 1989;

(vi) The exception which is approved shall not increase the number, area, and height of the existing sign or signs for which the exception is requested;

(vii) The exceptions which is approved for a primary use or project area, whichever is applicable, shall not exceed the total permissible sign area for all signs;

(viii) The exception is the minimum departure from the standards.

(5) Qualified Exempt Activities: In addition to the provisions of Section 8.K, the following activities are considered qualified exempt.

(a) The replacement of a corporate logo, provided the dimension, configuration and location of the sign are the same.

(b) Any sign which is located within a building complex or under a porte cochere and which is clearly intended to be visible primarily to people located within the building area.

J. **List of Exempt Activities:** The following sign activities are not subject to review and approval by TRPA and Washoe County provided they do not result in the creation of additional land coverage or relocation of land coverage, and they comply with all restrictions set forth below:

(1) The changing of the advertising copy of a message on a lawfully erected changeable copy sign;

(2) Maintenance or cleaning of a sign. This exception shall not include any structural, electrical, copy or color changes of a sign;

(3) For each street frontage of the primary use, one sign not over one square foot in area advertising that credit is available;

(4) For each parcel, one identification sign containing no advertising matter, nonelectrical, nonilluminated, two square feet or less in area, which is permanently affixed in a plane parallel to a wall located entirely on private property;

(5) For each parcel, one temporary sign per street frontage which is not greater than 12 square feet in area, is not internally illuminated, and is not displayed for more than 30 days in a calendar year, except that for 60 days preceding a general or special election more than one such sign may be placed on each parcel, provided they are removed immediately after the election;

(6) Construction site identification signs, which may identify the project, the owner or developer, architect or other designer, engineer, contractor and subcontractors, funding sources, and other related information. Not more than one such sign shall be erected per site, and it shall not exceed 32 square feet in area or eight feet in height. Such signs shall not be erected prior to the issuance of a building permit and shall be removed within ten days of site or building occupancy;

(7) Signs or tablets with names of buildings and dates of erection, when cut into masonry surface or when constructed of bronze or other metal;

(8) Signs of public service entities indicating danger and/or service and safety information.

(9) In residential areas, signs not exceeding four square feet in area such as (i) signs giving property identification names or numbers or names of occupants, (ii) signs on mailboxes or newspaper tubes, (iii) signs posted on private property relating to private parking or warning the public against trespassing or danger from animals;

(10) Any sign not visible from a street, public recreation area, bicycle trail, or from Lake Tahoe;

(11) Any sign which is located within a building and which is clearly intended to be visible primarily to people located within the building.

(12) Signs located within structures, including inside window signs intended to be seen from outside of the building when such signs are limited to five percent (5%) of the area of each window. See also TRPA Code Subsection 38.4.19.;

(13) Signs on private property 12" x 18" or smaller which limit access, provide direction, parking admittance or pertain to security provisions; signs 18" x 18" or smaller defining entrance or exit; and octagonal stop signs 24" or smaller;

(14) Signs which are reviewed and approved consistent with this Code [Except for Subparagraph 38.12.3.D] by the U.S. Forest Service, a state agency, or a local government pursuant to a memorandum of understanding with TRPA;

(15) Signs which are reviewed and approved by a local government provided the standards used in the review and approved are adopted as substitute standards by TRPA pursuant to Subsection 38.2.3;

(16) Replacement of street signs and other regulatory or directional signs when the area or height of the replacement sign does not exceed the area or height of the sign to be replaced, and when the sign conforms to the applicable standards of the Manual On Uniform Traffic Control Devices, 1978 as amended. Installation of new street signs and other regulatory or directional signs or replacement of such signs where the area or height of the replacement sign is greater than the area or height of the sign to be replaced shall be reviewed as a project unless specifically exempted by means of a memorandum of understanding or other agreement.

K. **List of Qualified Exempt Activities:** The following sign activities are not subject to review and approval by TRPA or Washoe County provided the applicant certifies on a TRPA Qualified Exempt form that the activity fits within one or more of the following categories, and the activity does not result in the creation of additional land coverage or relocation of existing land coverage and complies with all restrictions set forth below. The statement shall be filed with TRPA at least one working day before the activity commences and shall be made under penalty of perjury.

(1) Installation or replacement of subdivision identification names or letters, provided the name or lettering is installed on an existing wall or similar structure, is not over 12 inches high, and is not internally illuminated; and

(2) Replacement of sign faces on signs approved by TRPA pursuant to this chapter provided the new sign face remains in compliance with this chapter.

Table A
Maximum Allowable Sign Area for Freestanding Signs in Mixed Use and Tourist Regulatory Zones

Distance of Sign from Property Line	Maximum Sign Area
5 ft.	25 sq. ft.
6 ft.	26 sq. ft.
7 ft.	27 sq. ft.
8 ft.	28 sq. ft.
9 ft.	29 sq. ft.
10 ft.	30 sq. ft.
11 ft.	31 sq. ft.
12 ft.	32 sq. ft.
13 ft.	33 sq. ft.
14 ft.	34 sq. ft.
15 ft.	35 sq. ft.
16 ft.	36 sq. ft.
17 ft.	37 sq. ft.
18 ft.	38 sq. ft.
19 ft.	39 sq. ft.
20 ft. or greater	40 sq. ft.

Table B
Maximum Allowable Height for Freestanding Signs in Mixed Use and Tourist Regulatory Zones

Distance of Sign from Property Line	Maximum Sign Height
5'-0" - 10'-0"	6 ft.
10'-1" - 15'-0"	10 ft.
15'-1" or greater	12 ft.

GUIDELINES

1. **Sign Design:** Sign design should conform to the architectural character of the building in terms of historic time period, style, location, size, configuration, materials and color. Signage attached to a building should be designed to be integral with the building and not obscure or conceal architectural elements. Standardized or corporate signing which does not relate to the building architecture is discouraged.

2. **Sign Area:** To reduce the visual competition between signs, sign area should be limited to the minimum amount necessary to identify the use. Total sign area permitted for each building can be divided for use in more than one sign. The use of a number of smaller signs rather than one larger sign is encouraged when such use would not contribute to visual clutter and would more clearly identify the business.

3. **Internally Illuminated Signs:** Internally illuminated signs are discouraged, as is the use of plastic as the principal sign material. Internally illuminated signs should only be used when just the individual letters and/or symbols are illuminated (i.e. the background is of a dark color, not translucent or illuminated) and illumination is of low intensity. However, the use of this type of signage is not encouraged for the Lake Tahoe Basin. Can type or cabinet signs with translucent backlit panels will be approved only if the panel is a dark color. Acceptable dark colors are listed in Appendix E of the TRPA Design Guidelines, and generally include dark shades of red, green, blue, brown, gray, orange, violet, and black.

4. **Freestanding Signs:** Where permitted, freestanding signs should be low-profile monument signs. (The optimum sign height for viewing by motorists is approximately four (4) feet). Signage should be integrated with the landscaping and architecturally related to and compatible with the main structure. Additional sign height is provided for in Chapter 38 when a freestanding sign is incorporated into a landscape planter, pedestal or monument design.

5. **Color:** Bright colors are generally discouraged on signs except when used as accent colors. Sign colors on permit applications should be specified using the Pantone Matching System (PMS) standard color charts.

6. **Sign Location:** Architectural details of a building often suggest a location, size, or shape for a sign. Signage should complement the architectural features of a building.

7. **Develop a Coordinated Sign Plan for Multiple-Tenant Complexes:** Multiple-tenant buildings and complexes should develop a sign program that minimizes the potential visual conflicts and competition among tenant signs, yet insures adequate identification for each tenant.

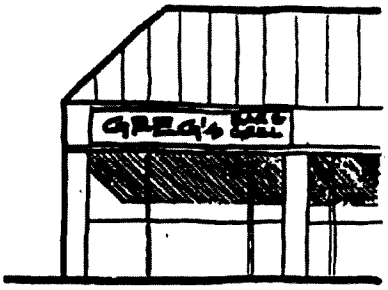
   Freestanding signs used to identify such complexes should include the name and address of the complex and not include the name of every tenant. Tenant identification should be provided by wall or projecting signs within the complex.

8. **Sign Lighting:** It is preferable that signs be externally illuminated. Both direct and indirect lighting methods are acceptable provided that the illumination is not harsh or unnecessarily bright. The light source for externally illuminated signs should be positioned so that light does not shine directly on adjoining properties, cause glare, or shine in the eyes of motorists or pedestrians.

9. **Projecting Signs:** Projecting signs other than pedestrian- oriented signs are not generally encouraged for the Tahoe Basin except in urban areas where the mixed-use Regulatory Zone calls for a smaller scale, pedestrian-oriented community character or within a multiple tenant complex. It is intended that projecting signs be small in size and preferably use a graphic depiction (rather than verbal) of the business or service offered. See Chapter 38 for specific regulations addressing pedestrian-oriented signs.

10. **Signs in Transition and Natural Scenic Highway Corridors**: The back of any one-sided regulatory, directional, or informational sign located in a Transition or Natural Scenic Highway Corridor should be painted or otherwise colored to closely match the color of the adjacent natural landscape.

11. **Maximum Area of sign in Copy:** Sign should have no more than 60% of the sign area in copy. Sign Copy includes all letters, numbers, characters, symbols and other graphic which are part of the sign. This guideline does not apply to signs which consist of individual letters, characters, or other symbols and which have no perimeter or border.



Sign Area = X•Y
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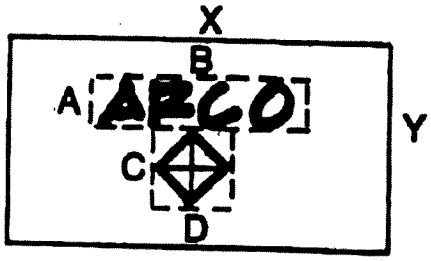
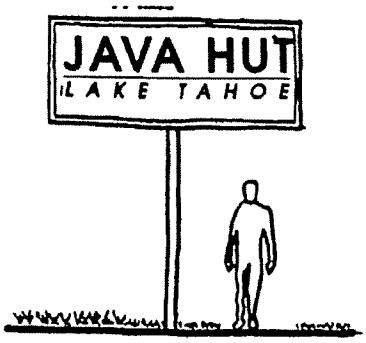
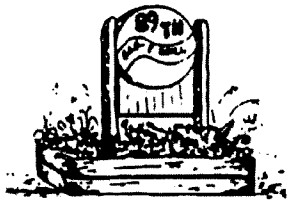






PLANTER

PEDESTAL

MONUMENT

CHAPTER 9
Water Conservation

Water conservation is accepted as a practical and economical water management technique. Water Conservation measures increases supplies, saves energy, and saves money. Water use includes water used indoors and outdoors. The largest share of that typically used for landscape irrigation. Bathroom fixtures typically account for the largest share of indoor water use. Water-using fixtures and appliances have, in the past, been designed with little or no regard for water efficiency. Today's appliances, however, are designed with a greater sensitivity towards efficiency and are recommended. The guidelines in this section suggest ways to reduce water consumption without significantly altering lifestyles.

STANDARDS

A. **Water Conservation Standards:** The following appliances and fixtures shall be installed in new facilities or when replaced in existing facilities: low flow flush toilets; low flow showerheads (2.5 gpm rated maximum flow); faucet aerators; and water-efficient appliance (e.g., washing machines and dishwashers).

GUIDELINES

1. **Water Conserving Fixtures:** The following water conservation fixtures shall be considered appropriate to meeting Section A, Water Conservation Standards:

    - Toilets - maximum 1.6 gallons per flush
    - Showerheads - maximum flow: 2.5 gallons per minute
    - Faucets - must contain either a pressure compensating aerator or a non-pressure compensating aerator with low flow setting
    - Appliances - shall be water-efficient
    - Irrigation systems - shall be equipped with a moisture sensing device or automatic timer.

    Note: The list of low-flow plumbing fixtures may also be found in TRPA's application packets.

2. **Irrigation System Design:** The following guidelines are recommended when designing an irrigation system.

(a) Incorporate low flow sprinkler heads.

(b) Incorporate soil moisture sensing device or automatic timer in all irrigation systems.

(c) Incorporate drip emitter heads for shrubs and trees.

(d) Select low water usage plant materials, including drought tolerant turf grasses.

(e) Develop and follow an irrigation schedule.

(f) Water at night or early in the morning.

(g) Optimize use of irrigated turf grass.

(h) Minimize the area of turf grass area.

CHAPTER 10
Scenic Highway Corridor

The Lake Tahoe Region offers many outstanding opportunities to view and photograph scenic resources. Many of these opportunities are available while driving around the Lake on the main highways (U.S. Highway 50, State Routes 28, 89, 207, 267 and 431, and Pioneer Trail). The highways listed are also travel routes used in TRPA's scenic quality thresholds. Maintaining and in some cases upgrading the scenic quality of the view from the road is the primary goal behind both scenic highway corridors and scenic quality thresholds.

STANDARDS

A. **Scenic Highway Corridor Design Standards:** All projects which are within the scenic highway corridors shall meet the requirements in Section 66.2, *Design Standards*, of the TRPA Code in addition to applicable design standards.

GUIDELINES

1. **Minimize Visual Impact of Utility Lines and Poles:** Site utility lines and poles out of the viewshed of the highway using one or more of the following methods:

   (a) Use landform and vegetation to provide screening and visually absorb utility lines.

   (b) Use dark colors with flat finishes which blend with the forest landscape on utility poles and all hardware or appurtenances. Utility lines should also be of a dark color.

   (c) Run the lines and poles along a secondary street using the screening opportunities of existing structures and vegetation.

   (d) Hang all utility lines vertically on one pole, thereby minimizing the visual mass associated with the horizontal crossbar. NV Energy specifies this pole design on many of its jobs.

2. **Use Non-Specular Lines:** Whenever possible use electrical or other utility lines (conductors) which have a non-specular (non-reflective) finish. Where non-specular lines are not available for

a particular application, use a wire or cable which is coated with a black covering or other dark color.

3. **Install and Maintain Plumb Poles:** This is an often-overlooked solution to remedy a visual eyesore. Make sure utility poles are installed and maintained plumb. Recognize common construction practices, poles at angle points should be "raked into the angle" in order to maintain a plumb pole.

4. **Design of Highway Fixtures:** Consider the following design solutions when designing projects including highway fixtures. See also Retaining Wall guidelines listed in Section 1, Site Design.

   (a) Use dark colors with flat finishes.

   (b) Articulate plane surfaces to create shadow lines.

   (c) Wherever possible, use materials, rough textures or surfaces to create heavy shadow patterns.

   (d) Minimize reflective surfaces on all fixtures except directional and regulatory sign faces. Limit reflective surfaces to lettering and other graphics wherever possible (not including sign background).

   (e) Treat metal beam guard rails with a mild acid bath (vinegar) or equal process to dull the silver metallic finish.

5. **Siting of Development to be Visually Subordinate to the Natural Landscape (Natural Corridors only):** All new development when viewed at a distance including those things specifically excepted in Subsection 66.3.5 of the design standards chapter should meet the visual magnitude/color contrast rating for Rural Scenic Highway Corridors found in TRPA Design Guidelines, Appendix D, Rural Visual Magnitude/Color Contrast Rating System, of this manual.

   (a) Use landform and topography as a screen. This is especially effective in siting buildings and other structures. In mountainous landscapes numerous opportunities exist to hide structures behind small changes in landforms or topography.

   (b) Use vegetation as a screen. This is particularly important in screening as much of the perimeter of the structure as possible. Straight lines of buildings and other structures are often what makes them stand out in an otherwise natural landscape.

   (c) Blend the structure into the landscape by using appropriate colors. In most cases appropriate colors are dark shades of earthtone colors. Flat finishes also help blend structures into the surrounding landscape.

   (d) In some cases, road cuts for which retaining walls or other remedial erosion control measures are designed, consist of light-colored soils. In these situations, light shades of earthtone colors may be more appropriate in order to blend the wall or other solution into the landscape.

THIS

NOT THIS

CHAPTER 11
Shorezone

The shorezone of Lake Tahoe is a resource of regional significance. Site planning in the shorezone requires added levels of sensitivity on the part of the designer for many reasons, including visual interest in the land/water edge, sensitive ecological processes at work, and the visual vulnerability of shorelines. These guidelines focus on considering the design of man-made development as seen from the Lake.

GUIDELINES

1. **Site Structures Away from Open Prospects:** Use vegetation and landform to conceal structures from view of the Lake. There are many historical precedents for this at Lake Tahoe such as the Whittel Estate and the Glenbrook Hotel. Siting structures at the ecotone (forest/shoreline edge) or further into the forest landscape can help minimize visibility and soften the structure's appearance. View corridors to the Lake can still be incorporated into the building and site design by careful siting of and by selective tree pruning or thinning. This can produce more dramatic framed views.

2. **Use Colors which Blend or Recede:** Use dark colors and flat finishes which blend rather than contrast with surrounding landscape to help minimize the apparent visibility structure.

3. **Use Vegetation to Screen Structures:** Using existing or planted vegetation to screen and soften the structure's appearance from the Lake will help "fit" the structure into the landscape.

4. **Compatible Scale:** The scale of new development should be proportional with the scale of the surrounding vegetation and the screening ability of the vegetation.

5. **Minimize Reflectivity** of All Structures and Surfaces Visible from the Lake or Adjacent Scenic Highway Corridors:

   (a) Use flat or matte finishes on all visible surfaces including walls and roofs.

   (b) Articulate large glass surfaces, avoid large flat surfaces which face the Lake.

   (c) Use non-glare glass.

6. **Protect Shorezone Vegetation:** Protect existing shorezone (backshore and foreshore) vegetation against disturbance or mechanical injury during construction activities by using temporary fencing or other barriers. See also the Handbook of Best Management Practices for additional measures.

7. **Minimize Pier Cross Section When Viewed from Lake:** The pier design should be a sleek, streamlined structure with minimal apparent mass or bulk. This includes boatlifts, pilings, handrails, signs, lighting, catwalks below piers, and other appurtenances. Boats should not be stored out of the water on boatlifts. Consider using floating piers as a method to reduce the apparent mass. Dimensions and material sizes should be limited to the minimum necessary to insure function and safety.

8. **Minimize Pier Profile When Viewed from Shoreline:** Consider the visual impact of the pier when viewed from along the adjacent shoreline. The pier design should effect a incorporate sleek or streamlined structure which does not appear bulky or massive.

9. **Develop Multiple Use Piers:** Whenever possible, develop multiple use piers between adjacent parcels. This minimizes the overall number of shoreline structures, and helps maintain the natural character of the shoreline. The Code provides the ability to vary from certain design and construction standards in exchange for developing multiple use facilities, including piers.

10. **Minimize Use of Reflective Colors and Materials on All Structures Visible from the Lake or Adjacent Scenic Highway Corridors:** Use dark colors or colors which blend with the immediate background and flat finishes.

11. **Use Single Pile Construction Technique:** Consider using single pile pier design and construction techniques rather than the traditional double pile construction. This can minimize the apparent mass of the pier. All residential piers should, whenever possible, use the single pile design, and should avoid pier widths which are unable to be supported by the single pile design.

12. **Pier Lighting:** Lighting the pier may be done to increase safety and visibility. Lighting should be done only to the minimum extent necessary. Lighting heights must comply with height standards established in Subparagraph 84.4.3.A, Development Standards Lakeward of Highwater, of the TRPA Code. Lighting should generally be directed downward and incorporate cutoff shields where necessary.

13. **Minimize Boat Ramp Cross Section When Viewed from Lake and Shoreline:** Design the boat ramp using materials which do not appear bulky or use streamlined materials of minimum dimensions to insure function and safety. This includes boatlifts, handrails, signs, lighting, ramps and other appurtenances.

14. **Minimize Use of Reflective Colors and Materials on All Structures Visible from the Lake Or Adjacent Scenic Highway Corridor:** Use dark colors or colors which blend with the immediate background, and flat finishes.

15. **Minimize Mass:** Design the floating dock or platform using streamlined materials which do not appear bulky or massive. Use minimum dimensions and material sizes to insure function and safety. Also see Pier Guideline (7) in this section for additional recommendations regarding minimizing cross section.

16. **Minimize Use of Reflective Colors and Materials on All Structures Visible from the Lake or Adjacent Scenic Highway Corridors:** Use dark colors or colors which blend with the immediate background, and flat finishes.

17. **Lighting:** Lighting the floating deck may be done to increase safety and visibility. Lighting should be done only to the minimum extent necessary. Lighting heights must comply with height standards established in Subparagraph 84.4.3.A, Development Standards Lakeward of Highwater (listed above), of the TRPA Code. Lighting should generally be directed downward and incorporate cutoff shields where necessary.

18. **Use Natural Materials:** Whenever possible, use rocks instead of sheet piling. Gabion baskets are not recommended unless used underwater only and then overlaid with rocks. Refer also to the Handbook of Best Management Practices.

19. **Keep Fences Above the High Water Line Whenever Possible:** Fences ending or running into the water are unsightly and seldom necessary. Appropriate signage can be used to discourage trespassing. A linear element in the landscape such as a fence should be resolved and ended on land and not in the water.

20. **Decks on Top of Jetties or Breakwaters:** Decks constructed on top of jetties or breakwaters should be made of natural materials (typically wood). Avoid using bright-colored or untreated metal. Avoid bright-colored deck coverings

21. **Keep the Height of Jetties and Breakwaters Above Water to an Absolute Minimum Height Necessary to be Effective:** Large masses of jetties and breakwaters above water are seldom necessary and are visual impacts.

22. **Auxiliary Structures Should be of a Consistent Style and Design:** This includes the color of boat lift equipment and storage facilities.

23. **Screen Boat Service and Storage Areas from View from the Lake and Any Adjacent Scenic Highway Corridors:** This can be accomplished by site planning and screening. See the screening guidelines in Section 1. Site Design.

24. **Parking Areas:** Locate parking areas away from shoreline and screen them by landform vegetation, low walls so that they are not readily visible from the Lake and any adjacent Scenic Highway Corridors.

25. **Signs at Marinas:** Please refer to the guidelines in Section 8, Signs.

26. **Preserve Existing Vegetation:** Preserve existing mature vegetation when modifying existing marinas or constructing new marinas. The vegetation can often be used as a screen for undesirable views of parking, service and storage areas.

27. **Use Non-Reflective Glass on Windows Which Face the Lake:** This will minimize the reflectivity of man-made structures seen from the Lake and present a more natural appearing shoreline.

28. **Minimize the Use of Reflective Colors and Materials on All Structures and Surfaces Visible from the Lake or Adjacent Scenic Highway Corridors:** Use dark colors or colors which blend with the immediate background, and flat finishes

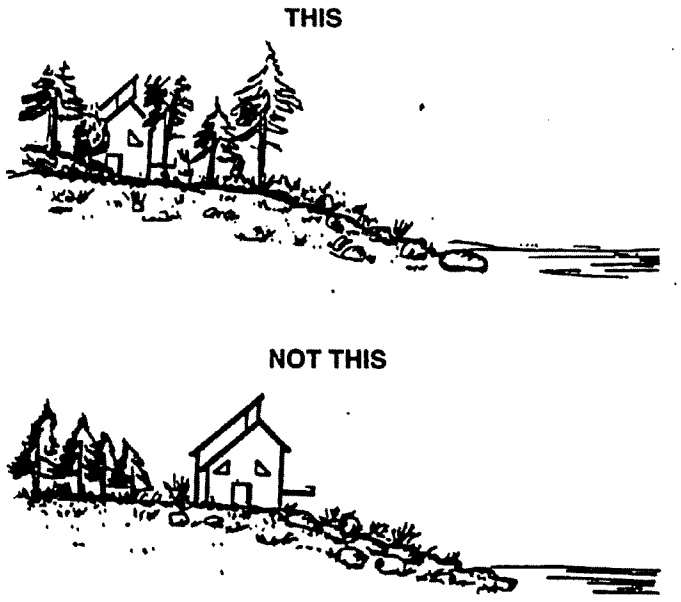
29. **Use Sloping Rock Revetments Whenever Possible:** Refer to the Handbook of Best Management Practices for construction and installation specifications. The use of bulkheads as shoreline protective structures is generally not recommended, except in specific situations (e.g. marinas, areas with little or no slope). Rock revetments can take on the appearance of a natural shoreline while walls, bulkheads, and other structural solutions contrast with the natural character of the shoreline.

30. **Create Slopes Which are Similar to Adjacent and Nearby Natural Slopes:** When using rock revetments, create slopes which mimic the form of nearby stable natural slopes (those which are not being undermined or undercut) in order to create a more natural appearing shoreline.

31. **Use Vegetation to Soften the Visual Impact of a Rock Revetment:** Where possible, add landscape or revegetation plantings along the top and the sides of a shoreline protective structure to soften the visual impact and help blend it into the surrounding landscape.

32. **Use Colors Which Blend With the Surrounding Natural Backshore Landscape:** This is particularly important when designing structural (man-made) protective structures. When used, walls and other structures should be constructed of natural materials whenever possible, or should be colored (tinted concrete, masonry) to closely match the surrounding natural landscape.

33. **Design Shoreline Protective Structures to Have the Least Possible Impact on Surrounding Shoreline Properties:** When designing your shoreline protective structure you should take into account its effects on surrounding shorezone lands. Do not create structures which will cause significant erosion or modification to the foreshore. The overall goal should be to protect your shoreline property while not destroying or substantially impacting your neighbor's



CHAPTER 12
Crystal Bay Tourist Design Guidelines and Standards

INTENT OF THIS CHAPTER

The standards and guidelines standards contained in this chapter are intended to streamline the development and approval of good project design, for the benefit of the patron, the businessperson, and the community at large. The Crystal Bay Tourist design standards and guidelines are not intended to inhibit innovative design.

The Crystal Bay Tourist area lies within the jurisdiction of Washoe County and TRPA. The TRPA Code of Ordinances and the Washoe County Development Code, as superseded by the Tahoe Area Plan Design Standards and Guidelines, provide the parameters which are used in developing projects. The standards found in the codes and the applicable Standards and Guidelines will continue to apply in the Crystal Bay Tourist Regulatory Zone except where superseded by the specific standards listed in this chapter.

Organization of this Chapter

This chapter is laid out to identify what is required (the Standard) and, if appropriate, provide recommended design solutions (the Guidelines) to meet the Standard.

Design Standards are ordinance requirements, usually fixed amounts or percentages for certain aspects of a project design. They are intended to ensure a minimum level of design quality.

Design Guidelines are recommended design approaches to certain design problems. They are meant to provide direction, not to dictate the actual design requirements of a project.

How this Chapter Will Be Used

Project review will follow the steps listed below:

1. Review all TRPA and Washoe County Codes applicable to your property including those found in this chapter. If there are questions, you should contact Washoe County Planning or TRPA.

2. Once all the code parameters are known, review the applicable Standards and Guidelines for Signage, Parking, and Design.

3. When the General Standards and Guidelines are known, review this chapter. Should a conflict occur within the General Standards and Guidelines, the Community Plan Standards and Guidelines would take precedence.

APPROVAL PROCESS

Applicability

See the Washoe County Development Code. Projects in the Washoe County portions of the plan area must come into conformance with County standards when expanding an existing use and/or structure greater than twenty percent beyond its existing capacity or size. Conformance with County Standards is also required when discretionary review (i.e., administrative permit, special use permit) is required.

For the Crystal Bay Tourist Regulatory Zone, the standards and guidelines presented in this chapter replace certain sections of the Washoe County Tahoe Area Plan Design Standards and Guidelines. If there is a conflict with other adopted standards of TRPA, or Article VI of the Compact, such as those regarding land coverage, height, project definition, etc., the standards of those ordinances shall apply. In general, the standards rather than guidelines in this document govern new construction activities subject to ordinance standards rather than retroactive changes to existing structures. New construction includes, but is not limited to, construction of new buildings, remodeling and improvements to exterior spaces such as sidewalks and surface parking which require permits. Unless specified in each section, all activities shall comply with the following design standards except:

1. Projects, for which the cost of the required improvement exceed 10% of the project cost, may submit schedules for compliance

2. Projects which are in assessment districts (wherein the assessments have been levied or are contained in approved funded public works projects) which are committed to implement the improvements.

3. Projects for which TRPA has found the standard not to be applicable due to unique circumstances arising from or regarding the project, and all required findings have been made, including the finding that the waiver of standards will result in equal or superior result.

4. Activities whose primary purpose is to come into compliance with these standards and guidelines shall only be required to conform in areas directly altered by construction.

In no case will any project modification or expansion be approved that preempts future compliance with applicable standards. For structures housing gaming under Article VI of the Compact, all activities except external modifications requiring local government permit are subject only to Washoe County review.

Conditions of Approval

All projects approved under design review are subject to standard conditions of approval. TRPA, and Washoe County may impose additional conditions of approval for a project as needed. For minor projects, such as remodeling or signs, TRPA and Washoe County may ask for minor improvements in order to gradually upgrade the appearance of existing buildings or properties. In such cases, each project will be considered individually, and the staffs will work with the applicant to arrive at a plan that will make the property more attractive and still be economically feasible for the owner or tenant.

Decision Authority

Design Review is conducted by Washoe County and TRPA staff. For TRPA, action on projects is taken by TRPA staff or by the TRPA Governing Board pursuant to Chapter 2 of the TRPA Code.

Permit Coordination

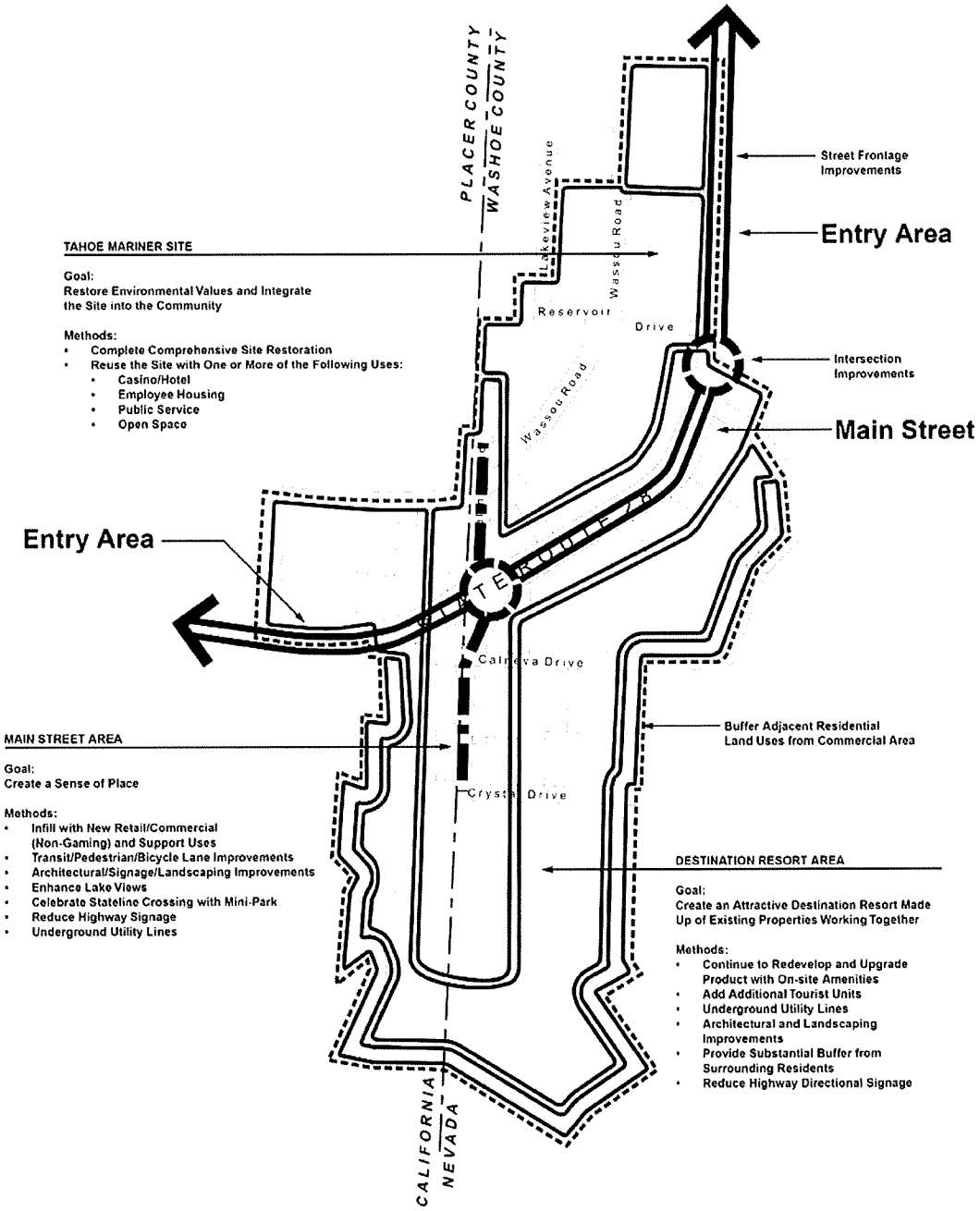
In order to streamline the project review process, a project which requires both Washoe County and TRPA action, joint design review may occur or TRPA may delegate design review authority to Washoe County or vice versa through a Memorandum of Understanding.

VISION

The vision for the Crystal Bay Tourist Regulatory Zone is creating a family-oriented destination resort. More emphasis should be placed on the outdoor and on human-scaled design. More priority should be given to pedestrians. This can be achieved through increasing the amount of green space, placing sidewalks and benches throughout the plan area, and reducing emphasis on the auto. A pedestrian-oriented main street connecting the casinos will also help create a pedestrian friendly environment and increase opportunities to be outdoors. Providing a range of entertainment and recreational activities for families, as well as needed support services such as childcare, will improve the area's competitive advantage in the resort market. Improvements proposed by the plan will help create a sense of place, one which is unique to the Crystal Bay Tourist Regulatory Zone and which promotes a resort setting. This will be achieved primarily through architecture and site planning. Architecture and design should identify the Crystal Bay Tourist Regulatory Zone; signs should become secondary. The design standards and guidelines establish direction for development within the Crystal Bay Tourist Regulatory Zone. The intent of these guidelines is to ensure high quality development sensitive to the unique setting of Lake Tahoe and responsive to the efforts of creating a special sense of place unique to Crystal Bay. These standards and guidelines are also intended to provide a framework within which architects, builders and developers can work creatively.

The design theme for the plan area is to reinforce the land use concept of a destination resort area. Implementing the theme will have positive economic benefits over time as resort and gaming properties are upgraded.

There are two primary components for the Crystal Bay Tourist community design theme: Alpine Elegance and Harmony. First, architecture in Crystal Bay should reflect that of old Tahoe with a feeling of alpine elegance. Traditional alpine architecture is encouraged. For example, structures should be made of wood, stone, timber and glass, a reflection of the original buildings at Tahoe. Second, the built and natural environments should complement one another. Manmade structures, should harmonize with the natural environment of forest and mountain and with other buildings in the Regulatory Zone. At the same time, individuality is an important aspect in order to maintain interest and variety.



The plan calls for the community design to help create a sense of place. Strong architectural character is one of the most effective ways to achieve a sense of place and reinforce the design theme. Buildings should look like they belong in a mountain landscape and not in a lowland or coastal city.

Since most of the area is already developed, major tear-down/reconstruction of existing structures is unlikely. Redevelopment is the key to gradually bring existing properties into compliance with the design theme and design plan. Do not repeat designs which don't meet the spirit and intent of these guidelines. Plan for gradual change through remodeling. The restaurant remodel at the Tahoe Biltmore is a good example of gradually improving the character of an existing building.

The land use concept plan for the Crystal Bay Tourist Regulatory Zone is included in the Land Use chapter of the Washoe County Tahoe Area Plan.

STANDARDS

A. **Setbacks of Structures**: Exceptions to the general setback requirement found in the Setback chapter may be permitted if:

(1) The structure is existing within the setback limits;

(2) Setbacks on State Route 28 may be reduced to ten feet upon the completion of main street improvements;

(3) Pedestrian shelters, transit stops, and other elements of primary casino pedestrian entrances and the planned plazas may be allowed to extend to within ten feet of the property line in order to establish a more attractive, comfortable and animated pedestrian environment; or

(4) Entry structures shall be permitted to extend to within ten feet of property lines at the two entry areas of the casino core in order to help define and announce the boundary of the casino core; and

(5) The exception findings of TRPA Code Chapter 36, Design Standards, are made for setbacks adjacent to State Route 28 which are less than twenty feet.

B. **Frontage Improvements**: Projects subject to the requirements of this section shall be conditioned to meet the following standards where applicable within a three to ten year schedule. The schedule shall consider the relative cost of project to the cost of the frontage improvements. For purposes of this section, the frontage is the area between the curbline and the required setback. Consistent with the standards and guidelines of this section, specifications for the improvements shall be established by Washoe County or in approved areawide improvement plans.

(1) Main Street (State Route 28): Projects fronting State Route 28 in the Main Street Area shall provide the following improvements or commit to a schedule to implement the improvements along the frontage:

(a) Ten feet minimum wide sidewalks measured from the curbline or as specified in approved improvement plan.

(b) Six inch vertical concrete curbs or as specified by NDOT or Caltrans.

(c) Street trees planted every 50 feet, pockets of shrubs planted every 25 feet, a combination of both, or as specified in an approved improvement plan. (minimum area of shrub pocket to be defined)

(d) Pedestrian street lights 12 feet high, 50 feet on center, or low level lights 25 feet on center, or as specified in an approved improvement plan.

(e) Building setbacks a minimum of 20 from the property line or as set forth in Subsection 12.A.

(2) Entry Areas (State Route 28): Projects fronting State Route 28 in the Entry Area shall provide the following improvements or commit to a schedule to implement the improvements along the frontage.

(a) Five to eight foot wide sidewalks. A three foot minimum landscaped separation is required from the edge of State Route 28 pavement.

(b) Six inch vertical concrete curbs or as specified by NDOT or Caltrans.

(c) Street trees planted irregularly (maximum 50 foot separation) or pockets of shrubs (maximum 25 foot separation) or a combination. (minimum area of shrub pockets to be defined)

(d) Pedestrian street lighting (maximum 12 feet height) as needed.

(e) Building setbacks a minimum of 20 feet from the property line.

(f) Vehicle barrier as needed. (preferred style to be identified)

(3) Other Streets: Projects with frontage along other streets shall provide the following improvements on the frontage:

(a) Six feet wide minimum concrete sidewalks measured from the curbline.

(b) Pedestrian street lights 12 feet high 50 feet on center or low level lights 25 feet on center.

(c) Building setbacks a minimum ten feet from the property line.

(d) Six inch vertical concrete curbs or as specified by Washoe County.

(e) Street trees planted 50 feet on center or pockets of shrubs planted 25 feet on center or a combination, both subject to an approved landscape plan. (minimum area of shrub pockets to be defined)

GUIDELINES

The following architectural design principles and guidelines should be followed by all projects involving a building or structure, including additions to existing buildings or structures.

1. **Building Form**: The building's uses (e.g., retail, hotel) should influence its form; it is recognized that the site itself and other regulatory controls (e.g., height, land coverage, and setback standards) will affect the building's form. The community plan offers development incentives in the form of additional land coverage and additional building height for certain buildings.

   (a) Simple design which is not overly complex; articulate facades with entries and shelter (see (b) below); avoid long blank walls and fences; relatively tall buildings with gables and steeply pitched roofs; larger public buildings such as casinos, hotels and government buildings should achieve a sense of monumentality; minimize bulk particularly when a lake or landscape view may be blocked; dormers are appropriate, particularly gable dormers; parking underneath the building is acceptable particularly when the parking area can be concealed from public view.

   Examples: Century 21 Building; Incline Village/Crystal Bay Visitors Center; Hyatt's Lone Eagle Grille.

   (b) Use covered walkways, roof overhangs and similar architectural features along street frontages to create sheltered spaces for pedestrians; shelter does not have to extend across the entire width of the walkway but should provide users with a choice. Covered front porches extending the length of the facade are appropriate. Combine with large windows to create visual interest for passersby.

   (c) Relate the building to the adjacent public street frontage when there is a frontage(s); connect the building with its setting both visually and physically; retail, gaming and resort uses should be close to the street with minimal setbacks; provide clear clues regarding access. Large windows are a key element for retail uses to draw the attention of passersby; Buildings with tourist accommodation uses can be further away from the public street for privacy and refuge. These buildings are often smaller with one or several units per building and may be located within the interior of a site. Smaller buildings should incorporate the applicable architectural principles provided herein.

(d) Human-scaled buildings create a comfortable and friendly atmosphere. The design of buildings should enhance the pedestrian atmosphere of the Crystal Bay main street. Doors, windows, roof shapes, siding, lighting, and signs can contribute towards creating a human-scaled, pedestrian-oriented atmosphere.

2. **Building Materials**: A building's materials provide strong reinforcement of the design concept. The Crystal Bay Regulatory Zone has many examples of architecture which is reminiscent of the "Old Tahoe" design style. Building materials which are natural appearing and provide a sense of strength and permanence through their dimensions and mass are recommended.

(a) Roofs: Metal in earth tone color is acceptable (see color discussion below); Cor-ten type metal product which appears to be a cedar shake is recommended; composition shingles not recommended unless they are very dark and heavily textured; tile of any type is not recommended. Roof design should reflect traditional alpine architecture. Flat roofs are permitted, but are strongly encouraged to be concealed from predominant views (flat at top and with visual appearance as sloping). Dormer windows and other special roof features (e.g., chimneys) are encouraged within the sloping roof area to create interest and variety.

(b) Siding: Predominantly wood is recommended; concrete and concrete block (e.g., concrete masonry units) is only acceptable when it is faced with a medium to dark colored, heavily textured stone or stone product; wainscots are recommended where possible, particularly below first floor windows; glass which is not lined with mylar or similar reflective material is acceptable and should be used generously in retail buildings;

3. **Building Colors**: Building color is generally be a function of the building materials used. Because recommended building materials are natural in character, building material colors will generally be natural in color. Metal roofs are an exception to this.

(a) Roofs: Appropriate metal roof colors include: medium to dark shades of brown, dark green, dark gray. Avoid reflective surfaces.

(b) Siding: When wood siding is used, appropriate siding colors should be in the in the medium to dark brown range. When stone is used it should be darker in color (brown or gray) and not light gray or white (i.e., reflective).

(c) Trim: Building trim may be a complimentary accent color to the primary building color(s). Primary colors are not appropriate for any surface.

4. **Architectural Details**:

(a) Entrances: Pedestrian entrances should be clearly identifiable. Metal framed doors are acceptable; wood doors are recommended; recessed entries with a covered shelter are appropriate; flush entries which have a vestibule or mud room are recommended. Always plan for roof areas where snow will shed. Do not locate pedestrian entrances in these areas. A simple gable entry will allow snow to shed from the roof and not interfere with access.

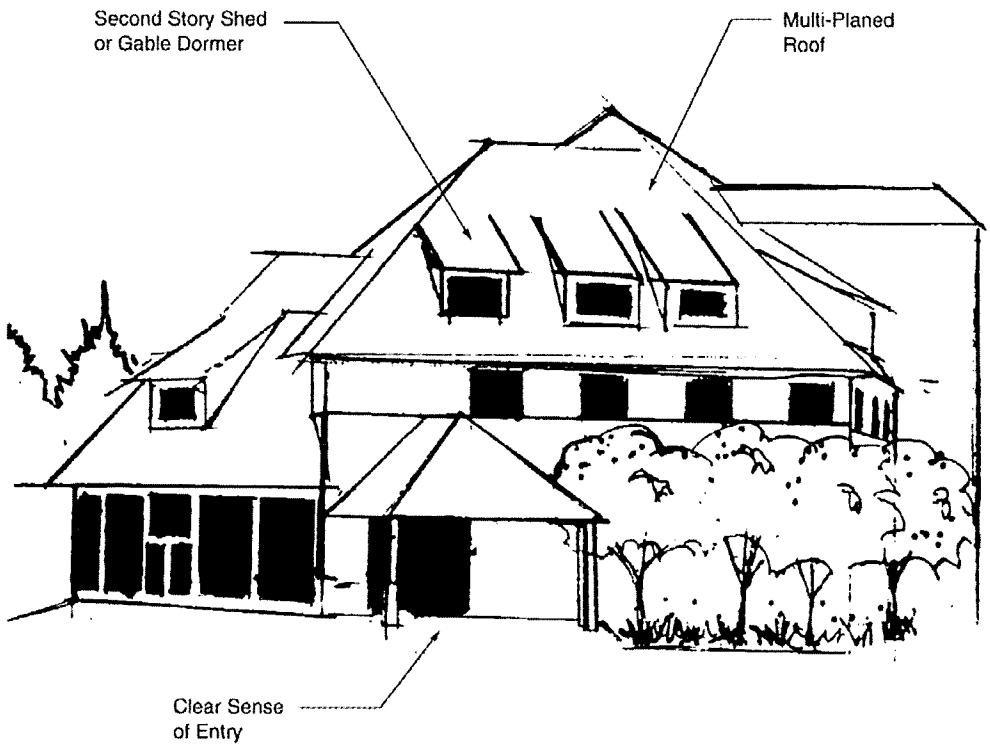
(b) Windows and Dormers: Windows should be full dimension and should have real mullions and sashes; do not use reflective materials on windows as they cause unnecessary glare to pedestrians on the street; dormers with windows are recommended for second and third stories;

(c) Lighting: Illuminating building entrances is generally the only type of building lighting which is acceptable. Covered walkways and shelters may also be illuminated to assist users. Light sources should be shielded from view and well-integrated into the building's design. This should generally be done with downlighting rather than up-lighting or wall fixtures. Keep the area of illumination to a minimum to provide for safety of users. Interior illumination visible through windows will provide additional lighting. General lighting of building facades, building perimeters, roofs or roof lines is not appropriate and is generally prohibited by the Code of Ordinances.

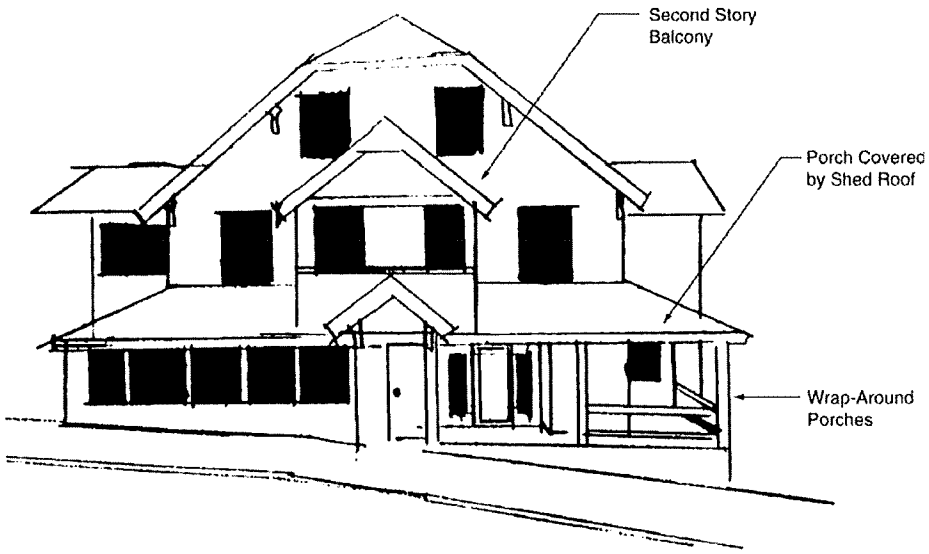
(d) Signs: Signs on buildings should be integrated into the overall building design. Architectural designs should anticipate the location and size of building signs. This may require changes or modifications to a sign design to achieve a sense of fit between sign and building. Building signs should be at an appropriate height and size to be read by pedestrians. This generally means sign mounting heights of less than 10 feet and sign area of 10-20 square feet. Building signs should not be oriented toward automobiles. This is the function of freestanding signs.

5. **Historical Theme Architectural Guidelines**: A consistent architectural theme is a powerful means to create and convey a sense of place. This does not mean that all buildings will or should look alike. It is the use of variation on a theme which can be an asset to the community. The historical theme being sought is "Alpine Elegance" or "Old Tahoe". The historical architectural design theme which uses modern building technology is the preferred theme for both new and redeveloping buildings. The following architectural elements should be used to convey the historic theme.

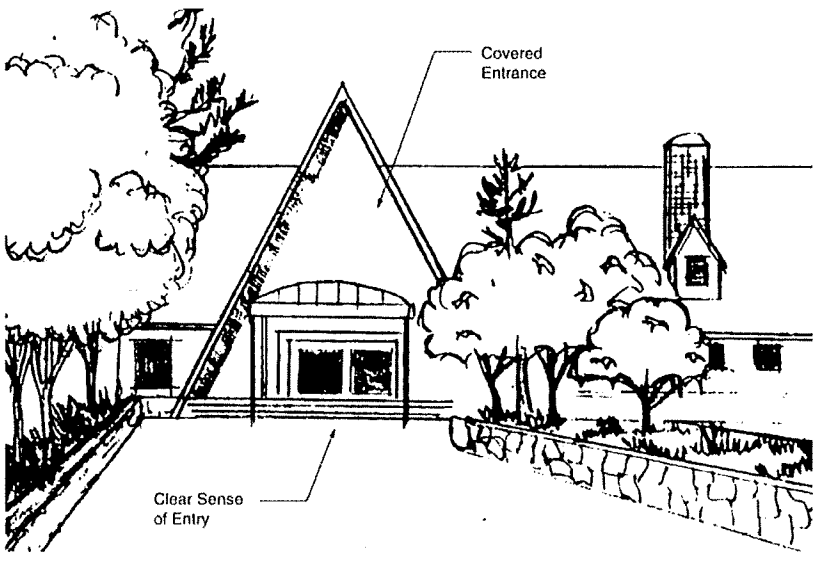
(a) Building Form: Building should generally use steeply sloping gable end or gambrel roofs to break up the roof facade. Buildings with hip roofs are also appropriate. Second story dormers or shed dormers are generally consistent with the historic theme and may be used. Commercial uses such as casinos should have a monumental scale to reflect its use.


Second Story Shed
or Gable Dormer
Multi-Planed
Roof
Clear Sense
of Entry

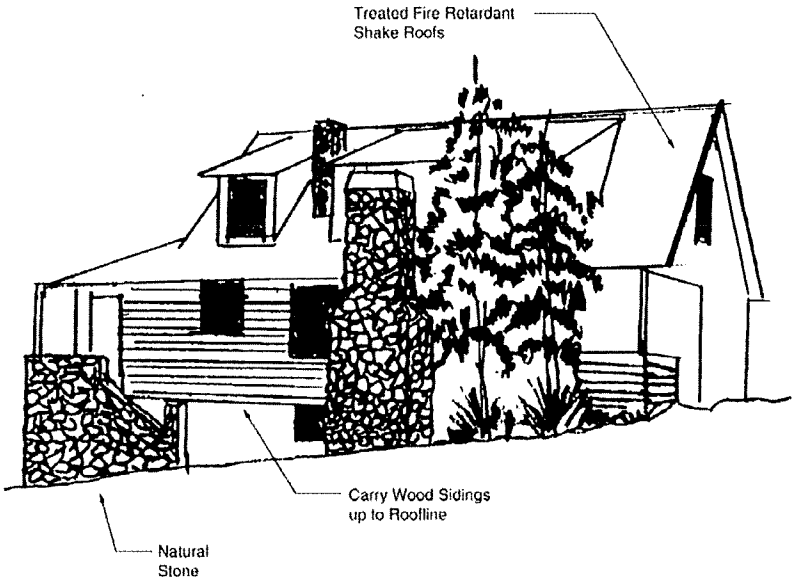
(b) Porches: Covered front porches which run the entire length of the building façade or wrap around the whole building are a simple design element which helps to communicate the historic theme. The porch should be big enough for people to encourage use. Porches may be raised, recessed in the form of a vestibule or may extend outside of the building envelope covered by a separate shed roof.



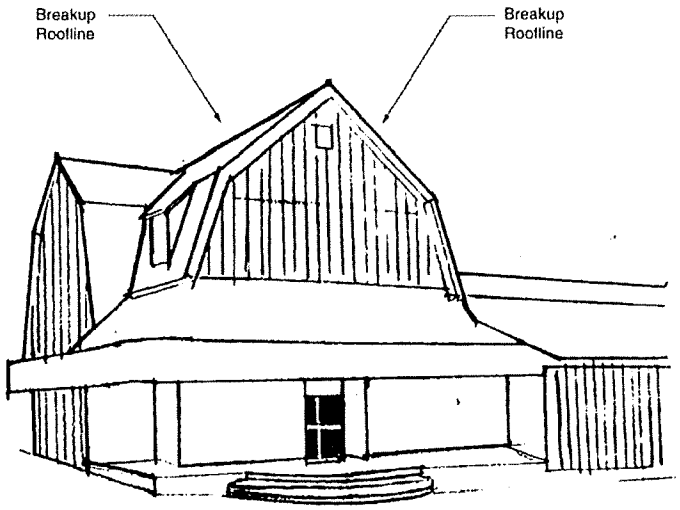
(c) Entries: Entries should be clearly identified and act as a visual clue to passersby. They should be made of stone or native materials and be covered.



(d) Building Materials: Building materials should consist of wood and/or natural stone sidings. Dimensional concrete products which look like wood may be used. Vertical and horizontal wood battens good materials but should be carried to the roofline. Plywood sidings (except for board and batten) and stucco are not appropriate. Treated fire retardant shake roofs are preferred.



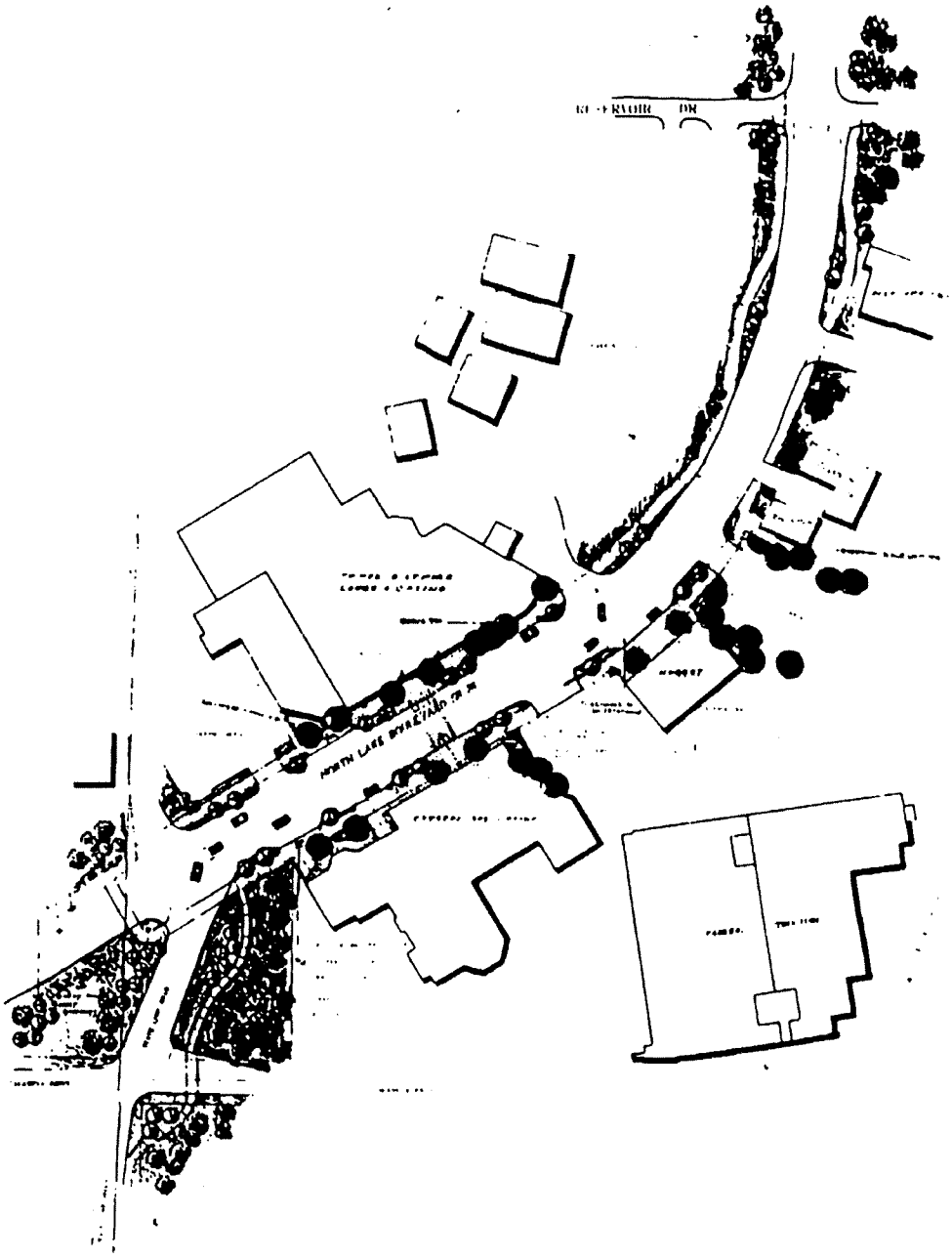
(e) Roofs: Roof design and their decorative features are important in defining the overall historical character. Appropriate roofs include the gambrel, hipped and gabled roof. The roofline should be broken by the use of second story and shed dormers. Breaking up the roofline will breakup the large roof plane and add visual interest to the building



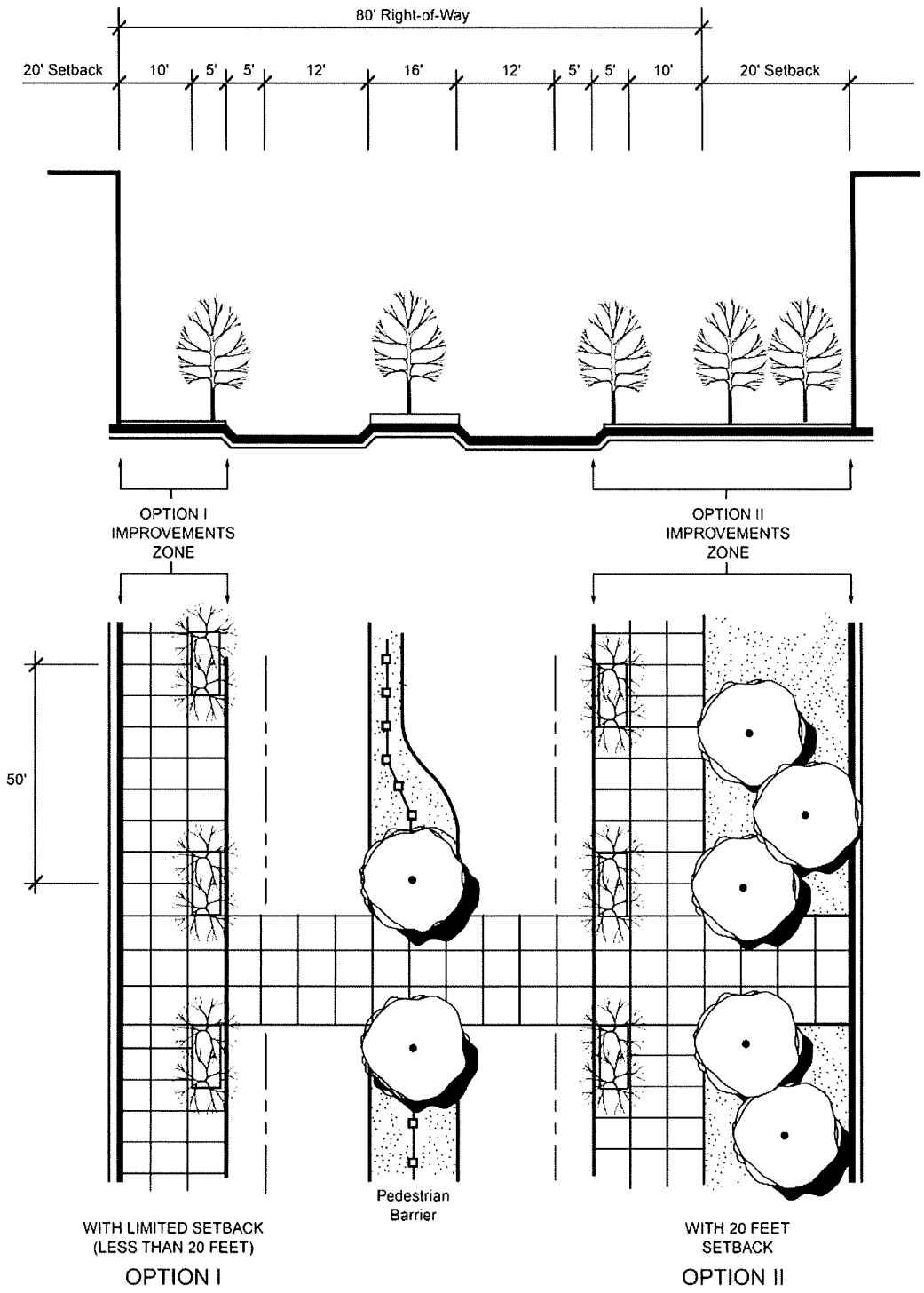
6. **Streetscapes**: A main street will run through Crystal Bay, connecting the casinos and shops. Buildings should face towards the street, similar to a small town, with a concentration of shops along the main street where people are encouraged to walk, window shop and browse. The guidelines for the different streetscapes are as follow:

State Route 28 Scenic Byway Plan: The following plan provides guidelines for future State Route 28 improvement plans.

(a) Streetscape Plan:



(b) Main Street State Route 28: The Main Street improvements should have two travel lanes, 80-foot wide right-of-way, bike lanes, 10 foot setback, 15 foot minimum sidewalks with a 5 foot furniture zone. Option I improvements are for areas of limited setback, if there is room, Option II is available.


80' Right-of-Way
20' Setback
10'
5'
5'
12'
16'
12'
5'
5'
10'
20' Setback
OPTION I
IMPROVEMENTS
ZONE
OPTION II
IMPROVEMENTS
ZONE
50'
Pedestrian
Barrier
WITH LIMITED SETBACK
(LESS THAN 20 FEET)
OPTION I
WITH 20 FEET
SETBACK
OPTION II

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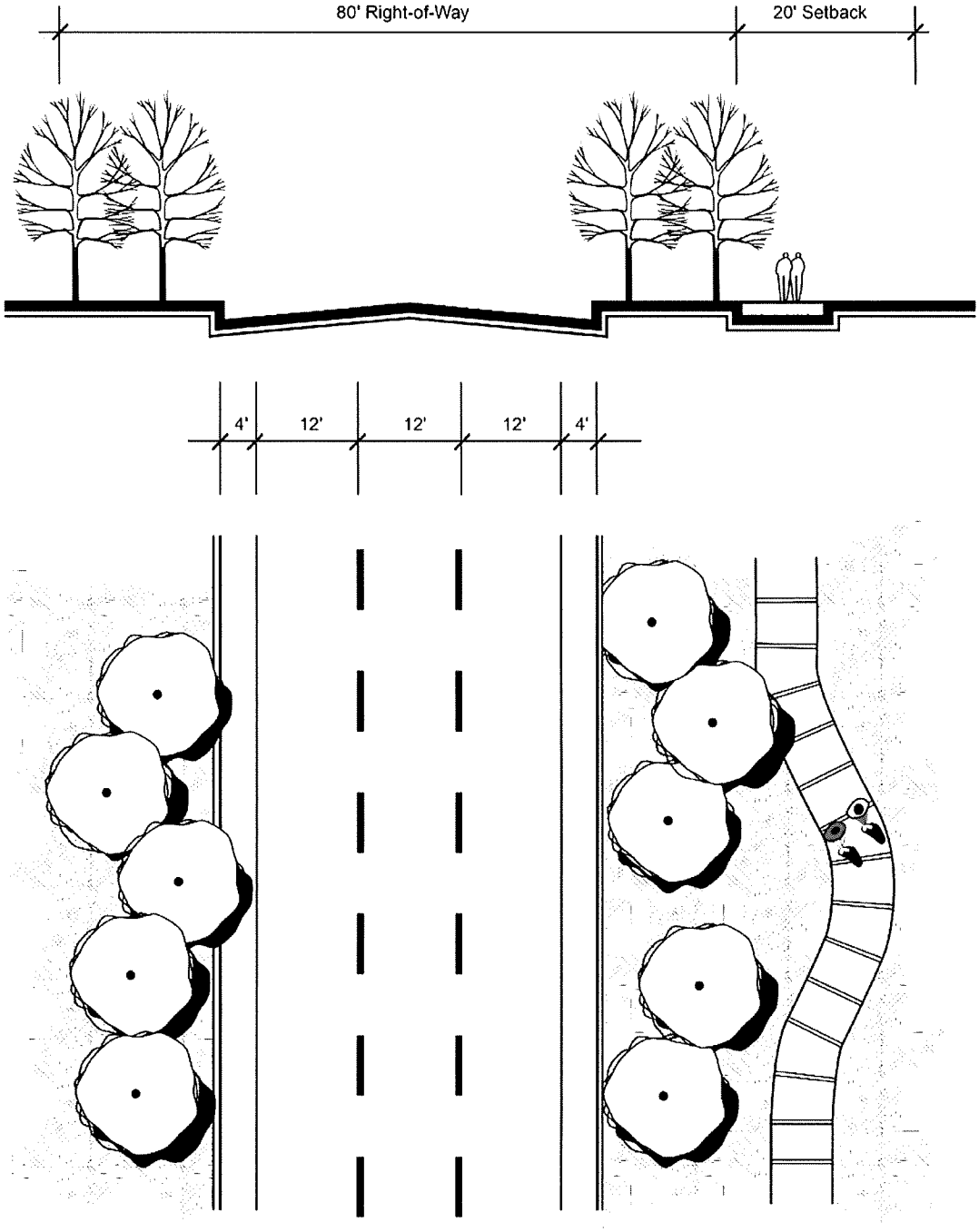
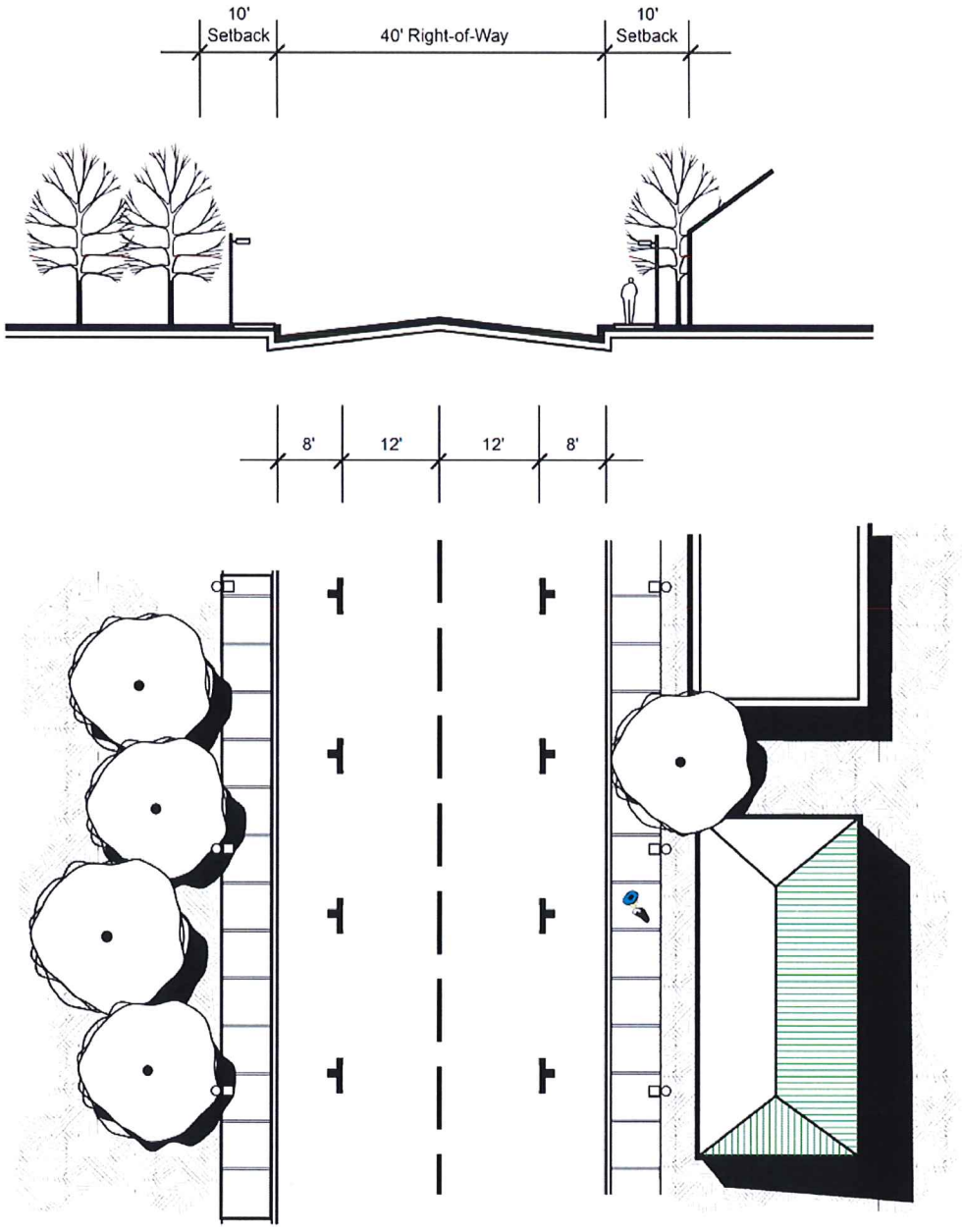
(c) Entry Area State Route 28: Projects in/or fronting on State Route 28 in the entry areas should include these basic elements: three travel lanes, 80' right-of-way, no parking in right-of-way, 20 foot building and parking setbacks, 5-8 foot recreational trail on the uphill side away from the lake, barriers, lighting and landscaping.



(d) Other Streets Typical Cross Section: Projects in/or fronting local public rights-of-way should consider these basic elements: two travel lanes, 10' building setback from the property line, 6' sidewalks, parallel parking, lighting and landscaping.



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7. **Parking Areas**: In the design of large parking areas, the expanses of parking pavement should be separated with landscaping. When parking lots occur on sloping terrain, the parking lots should be stepped to follow the terrain. Combined parking areas for adjoining businesses or uses are encouraged. Parking area design should provide for efficient snow storage and removal, without impeding overall vehicular and pedestrian circulation and access or reducing parking spaces. The landscaping should be designed to provide snow storage areas. Snow storage areas should not inadvertently create an opportunity for drainage across driving and walking surfaces that could freeze.

8. **Parking Structures**: Parking structures should be designed to be integral with the architectural/design of the neighborhood and the development it is serving. They should be attractive and their visual impact as a parking structure be minimized through design.

9. **Public Lighting**: The intent of public lighting should be to give character and scale to the street. Lighting should focus on enhancement of the landscape, architecture and main street, and reinforce one's perception of the streetscape as a continuum of related elements building a total image. The lighting system should relate to traffic signals, signing and street furniture, in terms of common or complimentary materials, systems and scale.

   (a) Emphasize the street as a corridor by focusing the lighting totally on the street and pedestrian ways. Minimize spill-over light into adjacent properties, except at driveways.

   (b) Light fixtures should be at a comfortable height to the pedestrian, approximately ten to fifteen feet high.

   (c) Light posts should be the same material as sign posts, preferably wood or metal, stained or painted a dark or neutral color.

10. **Street Furniture**: Appropriate street furniture should be used to make the main street environment more legible, expressive, pleasant and engaging, as well as establish a "sense of place".

11. **Sidewalks**: Sidewalks should be wide enough to accommodate strolling areas and street furniture. (Relate to minimum width standards in preceding pages)

12. **Street Furniture**: Street furniture should be compatible and consistent with the surrounding streetscape and the overall Crystal Bay environment. Miscellaneous structures and street furniture located on private property, public ways and other public property should be designed to be an integral part of the overall concept of the design and landscape. Materials should be compatible with buildings. Scale should be appropriate. Colors should be in harmony with buildings and surroundings, and should use earth-tones with non-reflective materials. Advertising is not permitted on street furniture. Proportions should be to scale. The street furniture elements addresses are bus shelters, information kiosks, benches, fountains and trash receptacles.

(a) Bus Shelters: Bus shelters should be of the same scale, material and color. They should be of sufficient size to provide adequate protection from the weather. Seating should be provided. The material and color should be consistent with that of the Crystal Bay buildings and design guidelines. It should exude the sense of "shelter".

(b) Benches: Benches should be incorporated along the pedestrian and bicycle paths proposed throughout Crystal Bay as well as along the main street. They should serve as rest stops for bicyclists and pedestrians. Materials should be of wood or metal, in dark or neutral colors. Benches should have backs. In plaza or outdoor seating areas, a general rule of thumb is to provide one linear foot of seating for every 30 square feet of plaza area. Seating height is generally recommended to be approximately 30 inches.

(c) Trash Receptacles: Trash receptacles should be incorporated as part of the overall streetscape elements. Their size should not dominate the streetscape elements. They should be made of iron/metal/wood. Their color should blend with existing street elements.

(d) Kiosk: Kiosks should be centrally located within the plan area for information posting.

13. **Outdoor Plazas and Spaces**: The downtown area should have outdoor pedestrian spaces located within the area.

14. **Street Name Signs**: A distinctive, well designed system of street name signing would contribute towards creating the special identity for Crystal Bay. The mounting and upright post should be compatible with that used for other public signing. The letter type should be picked for legibility and clarity. Value contrast as opposed to color should be emphasized to facilitate readability. A graphic symbol that is representative of Crystal Bay should be incorporated into all street name signs and used consistently. Coordination between local and state agencies with jurisdiction over public rights-of-way will be necessary.

15. **Side and Rear Frontage**: Side and rear frontages should provide for attractive facades. Recommendations are shown on the graphic below.

16. **Deciduous Trees**: Deciduous trees when planted, should be 6 to 12 feet tall and suitable for the urban streetscape. Tree wells can be covered with cast-iron grates or planted with annual flowers for color. A consistent grate design is recommended. Trees should be varied in type and spacing to enhance and complement the facade, awnings and shape of building, and also complement each other in color and shape. Spacing should be 50 feet on center starting at the east corner on east/west streets and starting at the north corner on the north/south streets. The recommended trees are those listed below or similar trees found on TRPA's List of Native and Adapted Species.

    (a) European Mountain Ash: Fast growing up to 20-25 feet then slower growth to forty feet. Drought tolerant, columnar bright yellow fall foliage. Best for 2-story buildings and can be planted close to street.

    (b) Scarlet (Red) Maple: Choose smaller species. Wide spreading shade trees, need some water to get established. Fairly fast growing to 20-30 feet. Foliage red in fall. Good for wider sidewalk and plaza areas.

    (c) Flowering Crabapple: Fast-growing to 20 feet. Forms a dense, rounded crown. Spread roughly equal to height of tree. Purplish leaves and bark on twigs. "Aldenhamensis" variety recommended.

    (d) Hawthorn: Moderate growth to 20-30 feet. White to pink flowers in the spring, small red berries in the summer, red and yellow fall foliage. Spreading crown, very drought tolerant, soft texture, good against wood or brick or to soften stucco and concrete. Hawthorne trees should only be used in entry areas and are not considered effective as screening trees. Washington thorn variety has the least fireblight problems.

    (e) Gingko: This tall, deciduous, sparsely branched, long-lived tree is valuable as an ornamental and shade tree, particularly as a park and street tree. It is highly resistant to air pollution. The male species is recommended.

17. **Evergreen Trees**: Evergreen trees may be used in the entry areas and key landscape locations where overhead utility lines are not a problem. Evergreen conifers provide greenery and screening year-round. They should be 8 to 10 feet tall and planted in larger open tree wells/planters. Evergreen trees should be used in State Route 28 frontage areas where none currently exist. Planting pockets should consist of two to three trees at spacing intervals between planting pockets of 150 to 200 feet on average.

(a) Jeffery Pine: Moderate growth to 60-120 feet, native to Tahoe, has symmetrical shape, straight trunk, upper branches ascending form an open pyramid shape, drought resistant, silver-gray bark with bluish foliage.

(b) Ponderosa Pine: Moderate growth to 50-60 feet, straight trunked, well branched, very hardy, attractive tree at all ages, yellow/green to dark green needles.

(c) Incense Cedar: Slow growth to 75-90 feet, native to mountains of California, symmetrical, dense pyramidal crown, reddish brown bark, green foliage.

(d) White Fir: Slow growing out of natural environment, native to the mountains of California, a popular Christmas tree, symmetrical, bluish-green needles.

Appendix A Parking Demand Table

The following represents a minimum parking demand or requirements for projects. The maximum limit is established by multiplying the minimum number of requirements by 1.1.

Parking requirements may be reduced on a case-by-case basis where supported by a parking study, joint parking agreements, or other alternative mechanisms, as appropriate.

I. **RESIDENTIAL**

Employee Housing
- Use Multiple family Dwelling Rate

Mobile Home
- 2 spaces / unit; and
- 1 space / 6 units (guest parking)

Multiple Family Dwelling
- 1 space / 2 beds; and
- 1/2 space per bedroom

Multi-Person Dwelling
- 1 space / 2 beds; and
- 1 space / live-in employee; and
- 1 space / 10 beds (guest parking)

Nursing and Personal Care
- 1 space / 3 beds; and
- 1 space / employee

Residential Care
- 1 space / 4 beds; and
- 1 space / live-in employee; and
- 1 space / 2 other employee; and

1 space / 5 beds (guest parking)

Single Family Dwelling

Single family house - 2

Vacation rental – as required by Article 319, *Short-Term Rentals*, of the Washoe County Development Code

Secondary residence – As required by Section 110.220.85 of the Washoe County Development Code

Other, e.g., condos, , guest houses, , etc. - (Use Multiple Family Dwelling rate)

Summer Home

Use Single Family House Rate

II. TOURIST ACCOMMODATION

Bed and Breakfast Facilities

Use Hotel / Motel Rate

Hotel, Motel, and other Transient Dwelling Units

1 space / full-time administrative employee; and
1 space / 2 other full-time employees; and
1 space / 3 part-time employees; and
1 space / guest room or unit; and
1 space / 250 s.f. meeting/display area; and
1 space / 400 s.f. commerical-retail area

Time Sharing (Hotel / Motel Design)

Use Hotel / Motel Rate

Time Sharing (Residential Design)

Use Hotel / Motel Rate

III. COMMERCIAL

A. Retail

Auto, Mobile Home and Vehicle Dealers

1 space / employee; and
1 space / 500 s.f. gross sales area

Building Materials and Hardware

1 space / 300 s.f. GFA; and
1 space / 200 s.f. gross site area

Eating and Drinking Places

1 space / 100 s.f. GFA; or
1 space / 4 customers or seats

Food and Beverage Retail Sales
1 space / 150 s.f. GFA

Furniture, Home Furnishings and Equipment

Furniture	1 space / 500 s.f. non-storage area and 1 space / 1,000 s.f. storage area
Other	1 space / 300 s.f. GFA

General Merchandise Stores

Convenience Store	1 space / 150 s.f. GFA
Other	1 space / 300 s.f. GFA

Mail Order and Vending
1 space / 500 s.f. non-storage area; and
1 space / 1,000 s.f. storage area

Nursery
1 space / full-time employee; and
1 space / 300 s.f. GFA

Outdoor Retail Sales
1 space / employee; and
1 space / 500 s.f. gross sales area

Service Station
1 space / 300 s.f. retail / office area; and
3 spaces / service bay

B. Entertainment

Amusements and Recreation Services

Arcade	1 space / 150 s.f. GFA
Bowling	5 space / lane
Health Spa/ Gym	1 space / 300 s.f. GFA
Ice/ Roller Rink	1 space / full-time employee; and 1 space / 200 s.f. GFA
Tennis (indoor) Racquetball, etc.	1 space / employee; and 3 spaces/ court
Theater	1 space / employee; and 1 space / 3 seats
Other	1 space / 35 s.f. GFA]

Gaming-Nonrestricted Only
1 space / 1.5 full-time employees; nad
1 space / 3 part-time employees; and
1 space / 250 s.f. casino floor area

Privately Owned Assembly and Entertainment

Auditorium	1 space / full-time employee; and 1 space / 150 s.f. GFA; or 1 space / 3 seats
Cabaret	1 space / 2 employees; and 1 space / 4 seats
Convention	1 space / full-time employee; and 1 space / 400 s.f. GFA

Outdoor Amusements

Miniature Golf	3 spaces / hole; and 1 space / 250 s.f. commerical area
Other	Case-by-case

C. Services

Animal Husbandry Services

1 space / 250 s.f. GFA outside of kennel

Auto Repair and Service

1 space / 300 s.f. retail / office area; and
3 spaces / service bay

Broadcasting Studios

1 space / 300 s.f. GFA

Business Support Services

1 space / 300 s.f. GFA

Contract Construction Services

1 space / 1,500 s.f. GFA storage; and
1 space / 300 s.f. GFA office

Financial Services

1 space / 200 s.f. GFA

Health Care Services

1 space / 150 s.f. GFA; and
1 space / 2 employee

Laundries and Dry Cleaning Plant

1 space / 500 s.f. non-storage area; and
1 space / 1,000 s.f. storage area

Personal Services

Laundromat	1 space / 150 s.f. GFA

Other 1 space / 250 s.f. GFA

Professional Offices
1 space / 250 s.f. GFA

Repair Services
1 space / 500 s.f. non-storage area; and
1 space / 1,000 s.f. storage area

Sales Lots
1 space / employee; and
1 space / 500 s.f. gross sale area

Schools - Business and Vocations
1 space / 75 s.f. GFA; and
1 space / employee

Schools - Preschool
1 space / employee; and
1 space / 5 students

Secondary Storage
1 space / 1,000 s.f. storage area

D. Light Industrial

Batch Plants
1 space / 500 s.f. non-storage area; and
1 space / 1,000 s.f. storage area

Food and Kindred Products
1 space / 500 s.f. non-storage; and
1 space / 1,000 s.f. storage area

Fuel and Ice Dealers
1 space / 500 s.f. non-storage area; and
1 space / 1,000 s.f. storage area

Industrial Services
1 space / 350 s.f. GFA

Printing and Publishing
1 space / 500 s.f. non-storage area; and
1 space / 1,000 s.f. storage area

Recycling and Scrap
1 space / 500 s.f. non-storage area; and

1 space / 1,000 s.f. storage area

Small Scale Manufacturing
1 space / 400 s.f. GFA

E. Wholesale / Storage

Storage Yards
1 space / 500 s.f. non-storage area; and
1 space / 1,000 s.f. storage area

Vehicle and Freight Terminals
1 space / employee; and
1 space / bay

Vehicle Storage and Parking
1 space / 500 s.f. non-storage area; and
1 space / 1,000 s.f. storage area

Warehousing
Mini-warehouse 1 space / 5 rental units; and
1 space / employee
Other 1 space / 1,000 s.f. GFA

IV. PUBLIC SERVICE

A. General

Churches
1 space / 3 seats

Collection Stations
1 space / 500 s.f. non-storage area; and
1 space / 1,000 s.f. storage area

Cultural Facilities
1 space / full-time employee; and
1 space / 250 s.f. GFA

Day Care Centers
1 space / employee; and
1 space / 5 students

Government Offices
1 space / 250 s.f. GFA

Hospitals

1 space / 2 employees; and
1 space / 2 beds; and
1 space / 300 s.f. emergency room area

Local Assembly and Entertainment
(Use Privately Owned Assembly and Entertainment Rate)

Local Public Health and Safety Facilities
1 space / employee; and
1 space / 1,000 s.f.

Power Generating
1 space / full-time employee

Publicly Owned Assembly and Entertainment
(Use Privately Owned Assembly and Entertainment Rate)

Public Utility Center
3 spaces / 2,500 s.f. of facility area

Regional Public Health and Safety Facilities
1 space / employee; and
1 space / 1,000 s.f.

School - Colleges
1 space / employee; and
1 space / 2 full-time students; and
1 space / 4 seats in auditorium, stadium, or gymnasium; and
1 space / 100 s.f. non-classroom meeting area

Schools - Kindergarten through Secondary

Elementary	1 space / employee; and
	1 space / 50 s.f. non-classroom area
High School	1 space / employee; and
	1 space / 3 students; and
	1 space / 4 seats auditorium, etc.; and
	1 space / 100 s.f. non-classroom meeting area

V. RECREATION

A. Urban Recreation

Recreation Centers
1 space / full-time employee; and
1 space / 500 s.f. GFA

Participating Sports Facilities

Swimming	1 space / full-time employee; and 1 space / 3 part-time employee; and 1 space / 75 s.f. pool area
Tennis	1 space / 3 courts
Other	Case-by-case

Sports Assembly
1 space / 3 seats

B. Developed Outdoor Recreation

Developed Campgrounds
1 space / full-time employee; and
1 space / 3 part-time employees; and
1 space / campsite or cabin; and
1 space / 10 campsites or cabins (guest parking)

Golf Course

Driving Range	1 space / full-time employee; and 1 space / tee
Executive (par 3)	1 space / full-time employee; and 40 spaces / 9 holes
Other	1 space / full-time employee; and 1 space / 3 part-time employees; and 10 spaces / hole

Group Facilities
1 space / 1,000 s.f. park area

Marinas
1 space / full-time employee; and
1 space / 3 moorings or slips

Recreational Vehicle Park
1 space / full-time employee; and
1 space / 3 part-time employees; and
1 space / RV site; and
1 space / 10 RV sites (guest parking)

VI. ALL OTHER USES

All Other Uses Case-by-case

Notes:
1. Where used above, "Employee" refers to the number of employees for the largest shift.
2. GFA - Gross Floor Area

SECTION 3. General Terms.

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 Chairman 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.

Passage and Effective Date

Proposed on MARCH (month) 10 (day), 2020.

Proposed by Commissioner BERKBIGLER.

Passed on JANUARY (month) 26 (day), 2021.

Vote:

Ayes: Commissioners LUCEY, HILL, JUNG, HERMAN

Nays: Commissioners

Absent: Commissioners HARTUNG.

ATTEST:

Janis Galassini
County Clerk

Bob Lucey, Chair
Washoe County Commission

This ordinance shall be in force and effect from and after the 15th day of the month of April of the year 2021.

RGJ media

PART OF THE USA TODAY NETWORK

Order Confirmation for Ad #: 0004575773

Customer:	WASHOE CO
Address:	1001 E 9TH ST BLDG D RENO NV 89512 USA
Acct. #:	REN-349008
Phone:	7753282569
	WASHOE CO
Ordered By:	Derek

OrderStart Date: 01/29/2021 **Order End Date:** 02/05/2021

Tear Sheets	Affidavits	Blind Box	Promo Type	Materials	Special Pricing	Size
0	1					2 X 50.00

Net Amount	Tax Amount	Total Amount	Payment Method	Payment Amount	Amount Due
$579.00	$0.00	$579.00	Invoice	$0.00	$579.00

Ad Order Notes:

Sales Rep: knaysmi **Order Taker:** knaysmi **Order Created** 01/27/2021

Product	# Ins	Start Date	End Date
	2	01/29/2021	02/05/2021
01-29-21, 02-05-21,			
	2	01/29/2021	02/05/2021
01-29-21, 02-05-21,			

*** ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION**

WCCOMP FEB17'21 8:58

1662

RGJ media
PART OF THE USA TODAY NETWORK

PROOF OF PUBLICATION

STATE OF WISCONSIN SS.
COUNTY OF BROWN

ACCOUNTS PAYABLE
WASHOE CO
1001 E 9TH ST BLDG D

RENO NV 89512

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the date: 01/29/2021 - 02/05/2021, for exact publication dates please see last line of Proof of Publication below.

01/29/2021, 02/05/2021

Legal Clerk

Subscribed and sworn before me this
5th of February 2021.

NOTARY PUBLIC RESIDING
AT STATE OF WISCONSIN
COUNTY OF BROWN

Notary Expires: 8-25-23

SHELLY HORA
Notary Public
State of Wisconsin

Ad#:0004575773
P O : Ord 1662

# of Affidavits 1

This is not an invoice

BILL NO. 1835
ORDINANCE NO. 1662
(of Washoe County, Nevada)

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE, AT CHAPTER 110 (DEVELOPMENT CODE), REPLACING ARTICLE 220, TAHOE AREA PLAN MODIFIERS WITH TWO NEW ARTICLES, ARTICLE 220 TAHOE AREA PLAN MODIFIERS AND ARTICLE 220.1 TAHOE AREA DESIGN STANDARDS. THESE AMENDMENTS ARE MEANT TO ENSURE THE EXPRESS CONFORMANCE OF WASHOE COUNTY'S PLANS WITH THE 2012 REGIONAL PLAN ADOPTED BY THE TAHOE REGIONAL PLANNING AGENCY (TRPA) AND ARE GENERALLY NOT INTENDED TO INCREASE DENSITIES OR INTENSITIES BEYOND WHAT IS CURRENTLY PERMITTED BY THE REGIONAL PLAN. THE CHANGES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: ADOPTING THE TRPA'S PERMISSIBLE USES SET FORTH IN TRPA REGIONAL PLAN CHAPTER 21, PERMISSIBLE USES, IN LIEU OF WASHOE COUNTY'S ALLOWED USES SET FORTH IN ARTICLE 302 OF THE WASHOE COUNTY DEVELOPMENT CODE; ADOPTING DESIGN STANDARDS THAT ARE IN CONFORMANCE WITH THE REQUIREMENTS SET FORTH IN THE TRPA REGIONAL PLAN CHAPTER 13 AREA PLANS AND CHAPTER 36 DESIGN STANDARDS; ADOPTING DEVELOPMENT STANDARDS THAT ARE CONSISTENT WITH THE DEVELOPMENTS STANDARDS SET FORTH IN THE TRPA REGIONAL PLAN; ADOPTING NEIGHBORHOOD PLANS UTILIZING THE BOUNDARIES AND ALLOWED USES OF TRPA'S PLAN AREA STATEMENTS AND COMMUNITY PLANS IN LIEU OF WASHOE COUNTY'S REGULATORY ZONES SET FORTH IN ARTICLE 106 OF THE WASHOE COUNTY DEVELOPMENT CODE; AND INCLUDING THE WASHOE COUNTY PLANNING COMMISSION'S DIRECTION TO EXPAND AN AVAILABLE DENSITY INCENTIVE FROM ONLY MEMORY CARE ONLY TO ALL RESIDENTIAL CARE AND NURSING CARE USES; AND OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

PUBLIC NOTICE IS HEREBY GIVEN that typewritten copies of the above-numbered and entitled Ordinance are available for inspection by the interested parties at the office of the County Clerk of Washoe County, Nevada, at her office at the County Administrative Complex, Reno, Nevada; and that the Ordinance was introduced by Commissioner Berkbigler and was passed and adopted without amendment at the regular meeting on January 26, 2021, by the following vote of the Board of County Commissioners:

Those Voting Aye: Bob Lucey, Alexis Hill, Kitty Jung, Jeanne Herman

Those Absent: Vaughn Hartung

This Ordinance shall be in full force and effect from and after the 15th day of April, 2021.

IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada has caused this Ordinance to be published by title only.

DATED this January 26, 2021

JANIS GALASSINI, Washoe County Clerk and
Clerk of the Board of County Commissioners
January 29, February 5, 2021 #4575773

1662

Text of Ad: 01/27/2021

BILL NO. 1835
ORDINANCE NO. 1662
(of Washoe County, Nevada)

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE, AT CHAPTER 110 (DEVELOPMENT CODE), REPLACING ARTICLE 220, TAHOE AREA PLAN MODIFIERS WITH TWO NEW ARTICLES, ARTICLE 220 TAHOE AREA PLAN MODIFIERS AND ARTICLE 220.1 TAHOE AREA DESIGN STANDARDS. THESE AMENDMENTS ARE MEANT TO ENSURE THE EXPRESS CONFORMANCE OF WASHOE COUNTY'S PLANS WITH THE 2012 REGIONAL PLAN ADOPTED BY THE TAHOE REGIONAL PLANNING AGENCY (TRPA) AND ARE GENERALLY NOT INTENDED TO INCREASE DENSITIES OR INTENSITIES BEYOND WHAT IS CURRENTLY PERMITTED BY THE REGIONAL PLAN. THE CHANGES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: ADOPTING THE TRPA'S PERMISSIBLE USES SET FORTH IN TRPA REGIONAL PLAN CHAPTER 21, PERMISSIBLE USES, IN LIEU OF WASHOE COUNTY'S ALLOWED USES SET FORTH IN ARTICLE 302 OF THE WASHOE COUNTY DEVELOPMENT CODE; ADOPTING DESIGN STANDARDS THAT ARE IN CONFORMANCE WITH THE REQUIREMENTS SET FORTH IN THE TRPA REGIONAL PLAN CHAPTER 13 AREA PLANS AND CHAPTER 36 DESIGN STANDARDS; ADOPTING DEVELOPMENT STANDARDS THAT ARE CONSISTENT WITH THE DEVELOPMENTS STANDARDS SET FORTH IN THE TRPA REGIONAL PLAN; ADOPTING NEIGHBORHOOD PLANS UTILIZING THE BOUNDARIES AND ALLOWED USES OF TRPA'S PLAN AREA STATEMENTS AND COMMUNITY PLANS IN LIEU OF WASHOE COUNTY'S REGULATORY ZONES SET FORTH IN ARTICLE 106 OF THE WASHOE COUNTY DEVELOPMENT CODE; AND INCLUDING THE WASHOE COUNTY PLANNING COMMISSION'S DIRECTION TO EXPAND AN AVAILABLE DENSITY INCENTIVE FROM ONLY MEMORY CARE ONLY TO ALL RESIDENTIAL CARE AND NURSING CARE USES; AND OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

PUBLIC NOTICE IS HEREBY GIVEN that typewritten copies of the above-numbered and entitled Ordinance are available for inspection by the interested parties at the office of the County Clerk of Washoe County, Nevada, at her office at the County Administrative Complex, Reno, Nevada; and that the Ordinance was introduced by Commissioner Berkbigler and was passed and adopted without amendment at the regular meeting on January 26, 2021, by the following vote of the Board of County Commissioners:

Those Voting Aye: Bob Lucey, Alexis Hill, Kitty Jung, Jeanne Herman

Those Absent: Vaughn Hartung

This Ordinance shall be in full force and effect from and after the 15th day of April, 2021.

IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada has caused this Ordinance to be published by title only.

DATED this January 26, 2021

JANIS GALASSINI, Washoe County Clerk and
Clerk of the Board of County Commissioners
January 29, February 5, 2021 #4575773

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