

**Exhibit 1:**  
**Proposed Amendments to the Tourist Core Area Plan,**  
**Appendix C, Table 1: Permitted Uses by Land Use District & Table 4: Lot and Density**  
**Standards of the Tourist Core Area Plan**

Proposed language is underlined in red and deleted language is struck through.

<b>Table 1: PERMITTED USES BY LAND USE DISTRICT</b>								
Permitted Uses Key: "A" – Allowed Use "S" – Special Use "T" – Temporary Use "TRPA" – TRPA Review Required "-" – Use Not Permitted	<b>TSC-C</b>	<b>TSC-MU</b>	<b>TSC-MUC</b>	<b>TSC-NMX</b>	<b>TSC-G</b>	<b>TSC-G Special Area #1</b>	<b>REC</b>	<b>OS</b>
<b>RESIDENTIAL</b>								
Domestic Animal Raising	-	-	-	-	-	-	S	-
Employee Housing	S	S	A	S	S	S	A	-
Multiple Family Dwelling	A	A	A	A	A	A	-	-
Multi-Person Dwelling	S	S	S	S	S	S	-	-
Single Family Dwelling (includes condominiums)	A8	A	A	A	A	A	S1	-
<u>Accessory Dwelling Unit<sup>13</sup></u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>S</u>	-
<b>TOURIST ACCOMMODATION</b>								
Bed & Breakfast Facilities	-	<u>A12</u>	A9	S	A	A	-	-
Hotel, Motel, Other Transient Dwelling Units	A	<u>A12</u>	A9	S	A	A	-	-
Time Sharing	A	<u>A12</u>	A9	S	S	A	-	-
<b>RETAIL COMMERCIAL</b>								
General Retail and Personal Services	A	<u>A12</u>	A9	S	A	A	-	-
Building Material & Hardware	S6	-	-	-	-	S	-	-
Nursery	-	-	A9	-	-	S	-	-
Outdoor Retail Sales	A	-	S9	-	-	S	-	-
Eating & Drinking Places	A	<u>S12</u>	A9	S	A	A	-	-
Service Stations <sup>11</sup>	S	<u>S12</u>	-	-	S	S	-	-
<b>ENTERTAINMENT COMMERCIAL</b>								
Amusement & Recreation	S	<u>S12</u>	-	-	-	A	-	-
Privately Owned Assembly and Entertainment	S	S	-	-	-	S	S	-
Outdoor Amusements	-	S	S	-	S	S	S	-
<b>SERVICE COMMERCIAL</b>								
Animal Husbandry Services	-	-	-	-	-	A	-	-
Business Support Services	A7	<u>S12</u>	S9	-	S	A	-	-
Health Care Services	A2,5	-	A9	-	A	A	-	-
Professional Offices	A3,4	<u>A12</u>	A9	A	A	A	-	-
Schools – Business & Vocational	S	-	S9	-	S	A	-	-
<b>LIGHT INDUSTRIAL COMMERCIAL</b>								
Small Scale Manufacturing	S	<u>S12</u>	S9	S	-	-	-	-
<b>WHOLESALE/STORAGE COMMERCIAL</b>								
Vehicle Storage & Parking <sup>11</sup>	S	<u>S12</u>	S9	S	S	S	-	-
<b>GENERAL PUBLIC SERVICE</b>								



Note: In the Regional Center all residential projects exceeding 100,000 square feet or non-residential projects exceeding 80,000 square feet require TRPA review and approval. In the Town Center all residential projects exceeding 50,000 square feet or non-residential projects exceeding 40,000 square feet require TRPA review and approval.

1. Caretaker Residence Only
2. All Health Care Services are allowed except emergency outpatient or urgent care facilities which shall only be considered along Heavenly Village Way, formerly Park Avenue.
3. Allow Realty Offices within the district and limit financial services to ATMs.
4. Allow consideration for placement of Realty Offices within the district, and only when operated in conjunction with approved Park Avenue Redevelopment fractional ownership tourist accommodation projects. Such use shall occupy no more than five percent (5%) of the commercial floor area with any project area within the district.
5. All Health Care Services uses permissible throughout special district; provided that any Health Care Services uses proposed to front on either side of US Highway 50 and/or the intersections of Heavenly Village Way (formerly Park Avenue) and Stateline Avenue are limited to second floor or higher. See TRPA Ordinance 2009-05 Exhibit 2 for specific limitation locations.
6. Outdoor storage and display is prohibited.
7. Shall not front on US Highway 50.
8. Condominiums only.
9. Use not permitted in Special Area #1, which comprises of APNs 028-081-02, 028-081-04, & 028-081-15.
10. Daycare center allowed as an accessory use.
11. Land use category is identified in TRPA Code Section 60.3 as a "possible contaminating activity." Triggering special requirements pursuant to TRPA Code Section 60.4 if located within a Source Water Protection Zone.
12. **Use not permitted on APN 029-441-024.**
13. **See TRPA Code of Ordinances section 21.3.2 and City Code Section 6.85.050 for the permissibility of accessory dwelling units.**

**TABLE 4: LOT AND DENSITY STANDARDS**

DISTRICT	TSC-C	TSC-MU	TSC-MUC	TSC-G	TSC-NMX	REC
Maximum Density: Employee Housing Family (dwelling units/acre)	15	15	15	15	15	15
Maximum Density: Multi-Person Dwelling (persons/acre)	25	25	25	25	25	n/a
Maximum Density: Multi-Family (dwelling units/acre)	25	25 (C)	25	25	25	n/a
Maximum Density: Single Family Dwelling	1 unit per parcel for parcels less than one acre 2 units per parcel for parcels greater than or equal to one acre, provided one unit is an authorized secondary residence					
Maximum Density: Tourist Accommodation (dwelling units/acre)	40	40	40	40	40	n/a
Minimum Lot Size (sq ft)	10,000 (A)	10,000 (A)	10,000 (A)	10,000 (A)	6,000 (A)	10,000 (A)
Minimum Lot Width (feet)	80 (A)	80 (A)	80 (A)	80 (A)	60 (A)	80 (A)
Minimum Lot Depth (feet)	100 (A)	100 (A)	100 (A)	100 (A)	100 (A)	100 (A)
Maximum Land Coverage-	Within 300 feet of the High Water Mark of Lake Tahoe,					

TABLE 4: LOT AND DENSITY STANDARDS						
DISTRICT	TSC-C	TSC-MU	TSC-MUC	TSC-G	TSC-NMX	REC
Base + Transferred (% of project area located within land capability districts 4-7)	maximum coverage shall be 50 percent of the project area that is located within Land Capability Districts 4 through 7, inclusive. Further than 300 feet from the High Water Line of Lake Tahoe, maximum land coverage shall be 70 percent of the project area that is located within Land Capability Districts 4 through 7, inclusive. Also see Section 30.4 of the TRPA Code of Ordinances					

**A. Reduced Minimum Lot Size and Dimensions.** Smaller lots may be approved as part of a condominium, or other airspace subdivision pursuant to City Code 6.55.190.

**B. Mixed-Use Density.** The maximum density for mixed-use projects includes up to 40 Tourist Units per acre and up to 25 residential units per acre. If a project includes nonconforming tourist or residential density, any new tourist or residential density must take into account the overage in overall density and reduce the allowable density for new construction so that the total density does not exceed 65 units per acre. In the case of a mixed-use project that includes a commercial use or other use that is not subject to a density calculation, combined with residential and/or tourist uses, the project may include the total allowable commercial square footage, and the maximum allowable tourist and residential units per acre, using the full parcel area as the denominator in the density calculation.

The maximum mixed-use density for TSC-G Special Area 1 is 40 units per acre. Otherwise, the lot and density standards for TSC-G Special Area 1 are identical to those in the TSC-G zoning district.

**C. Density for APN 029-441-024. The maximum density for multi-family residential development on APN 029-441-024 is 4 units per acre.**