

PROPOSED AMENDMENTS TO THE CODE OF ORDINANCES

Addressing Climate Best-Practices, Mixed-Use Standards, and
Affordable Housing.

Jacob Stock, AICP
TRPA Advisory Planning Commission
May 8, 2024

In This Presentation

- **Climate Best-Practices**

- Background
- Proposal
- Amendments to Preserve Dark Skies

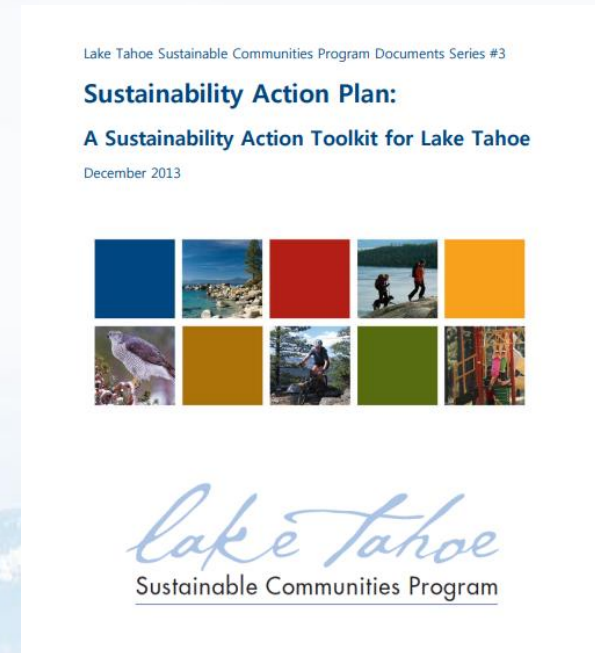
- **Mixed-Use Standards**

- Background
- Proposal
- Affordable Housing in Condominiums



Background on Climate Best-Practices

- 2013– Sustainability Action Plan
 - 80% of plan actions implemented or underway
 - Direction to implement remaining actions
- Summer 2022– Best-Practices Research
 - Board workshop and direction on priorities
- 2023– Development of Proposal Language
 - UC-Davis graduate student policy clinic
 - Stakeholder input
 - RPC presentation and comment
 - Elements adopted in permitting improvement package
 - Further outreach



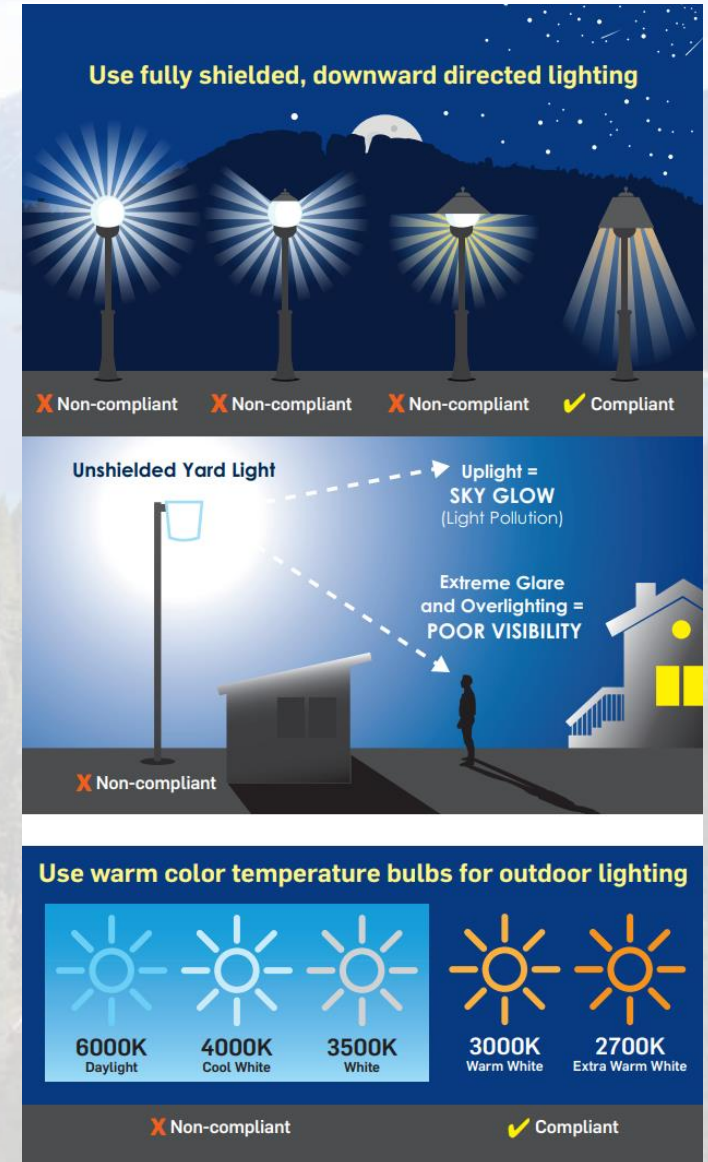
Climate Amendment Proposal

- Draws from:
 - Local codes
 - Staff and applicant experience
 - California Title 24
 - National best-practices including Dark Sky Alliance and LEED
- Traffic mitigation for temporary events
 - Transportation plan for events greater than 500 attendees
- Amendments supporting EV charging
 - Definitions
 - Primary uses
 - Conduit in parking lots of 20 spaces or more
 - Transfer of coverage
- Solar Energy Generation
 - Definitions
 - QE for roof mounted solar
 - Include as an appurtenance



Dark Sky Proposal

- Reorganization of Section 36.8
- Standards Preserving Dark Skies
 - Must serve a functional purpose
 - No splay of light offsite
 - Color temperature limit
 - Lumen limit on commercial properties
 - 50% reduction after operating hours
 - Lighting plan

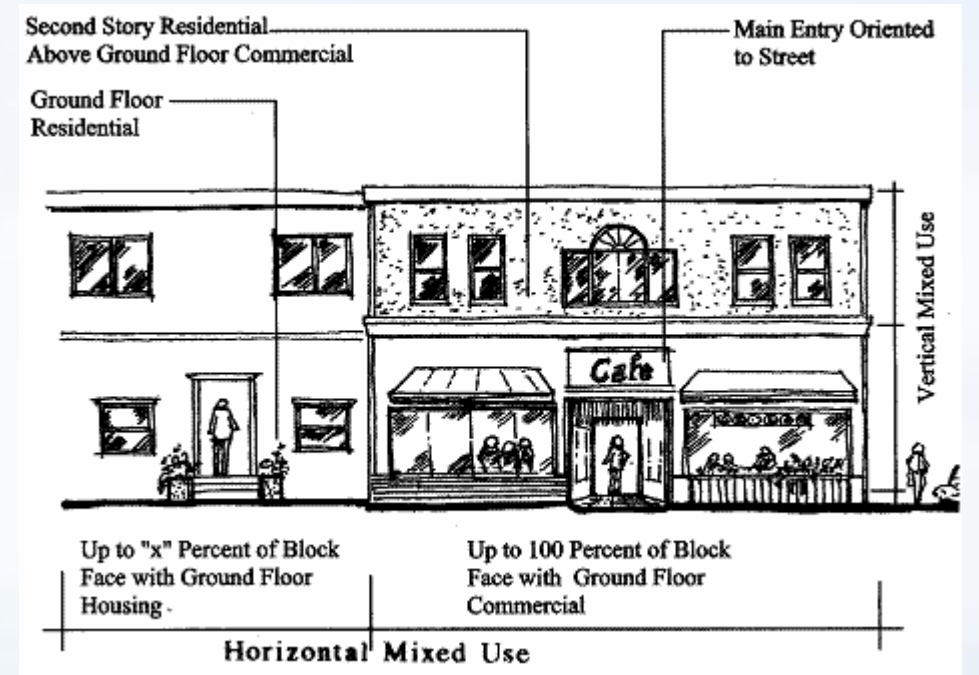


Background on Mixed-Use Standards

- 2012– Regional Plan Highlights Mixed-Use as a Key Tool for Sustainable Development
- 2021-2023– Projects Highlight the Need for Mixed-Use and Affordable Housing Standards for Condominiums
- 2023– Washoe Area Plan Sets Standards in Incline Village
 - Board direction to develop region-wide standards
 - May RPIC presentation on best-practices
 - Some mixed-use standards adopted for affordable housing projects
 - Stakeholder outreach

Mixed-Use Proposal

- Non-residential uses on the ground floor broadly defined
- Minimum ground floor area for non-residential uses
 - 60 percent of frontage or ground floor area
- Designed to promote pedestrian circulation
 - Vehicle access located away from frontage whenever possible



Affordable Housing Proposal

- Modeled on language from Washoe TAP
- Condominium subdivision must include 10 percent deed-restricted affordable- or moderate-housing
 - Can be on- or off-site
 - Must be new units equal to 10% of market-rate residential floor area
 - Can access bonus units for deed-restricted units
- Market-rate units cannot be fully occupied until deed-restricted units are complete
- Jurisdictions with equivalent employee, inclusionary zoning, or similar requirements are exempt

Next Steps

- We'd like your comments!
- Requesting consideration of recommendation
- June Governing Board Hearing