EXHIBIT 1

Amendment is **red** and underlined. Language that would be deleted is **blue** and is struck through. No other changes to the TCAP are proposed.

Table 1: PERMITTED	USES	BY ZO	ONING	DISTR	ICT			
Permitted Uses Key: "A" – Allowed Use "S" – Special Use "T" – Temporary Use "TRPA" – TRPA Review Required "-" – Use Not Permitted	TSC-C	TSC-MU	TSC-MUC	TSC-NMX	rsc-6	TSC-G Special Area 1	REC	so
RESIDENTIAL								
Domestic Animal Raising	-	-	-	-	-	-	S	-
Employee Housing	S	S	Α	S	S	S	Α	
Multiple Family Dwelling	Α	Α	Α	Α	Α	Α	-	-
Multi-Person Dwelling	S	S	S	S	S	S	_	-
Single Family Dwelling (includes condominiums)	A ⁸	Α	Α	Α	Α	Α	S1	-
TOURIST ACCOMMODATION								
Bed & Breakfast Facilities	-	Α	A ⁹	S	Α	Α	_	_
Hotel, Motel, Other Transient Dwelling Units	Α	Α	A ⁹	S	Α	Α	-	-
Time Sharing	Α	Α	A ⁹	S	S	Α	-	-
RETAIL COMMERCIAL								
General Retail and Personal Services	Α	Α	A ⁹	S	Α	Α	-	-
Building Material & Hardware	S ⁶	-	-	-	-	S	-	-
Nursery	_	-	A ⁹	-	-	S	-	-
Outdoor Retail Sales	Α	-	S9	-	-	S	-	-
Eating & Drinking Places	Α	S	A ⁹	S	Α	Α	_	-
Service Stations ¹¹	S	S	-	-	S	S	_	-
ENTERTAIMENT COMMERCIAL								
Amusement & Recreation	S	S	-	-	_	Α	-	-
Privately Owned Assembly and Entertainment	S	S	-	_	-	S	S	-
Outdoor Amusements	-	S	S	-	S	S	S	-
SERVICE COMMERCIAL								
Business Support Services	A7	S	S ⁹	_	S	Α	-	-
Health Care Services	A ^{2,5}		A ⁹	_	Α	Α	-	-
Professional Offices	A ^{3,4}	Α	A ⁹	Α	Α	Α	_	-
Schools – Business & Vocational	S	-	S ⁹	-	S	Α	-	-
LIGHT INDUSTRIAL COMMERCIAL								
Small Scale Manufacturing	S	S	S ⁹	S	_	S12	-	_

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Industrial Services ¹¹	-	-	-	-	_	S12	_	-
WHOLESALE/STORAGE COMMERCIAL								
Vehicle Storage & Parking ¹¹	S	S	S ⁹	S	S	S	_	-
Wholesale and Distribution						<u>S12</u>		
GENERAL PUBLIC SERVICE								
Religious Assembly	-	S	S ⁹	-	S	Α	-	-
Cultural Facilities	S	S	S ⁹	-	S	Α	_	_
Daycare Centers/Preschool	Α	Α	A ¹⁰	Α	Α	Α	-	-
Government Offices	_	-	A ⁹	-	_	S	-	-
Local Assembly & Entertainment	S	S	-	_	_	S	-	-
Local Public Health and Safety Facilities ¹¹	Α	Α	Α	Α	Α	Α	Α	A
Public Owned Assembly & Entertainment	S	S	-	-	_	-	S	-
Public Utility Centers ¹¹	-	S	_	-	_	-	_	-
Social Service Organizations	-	-	A ⁹	-	Α	Α	_	_
LINEAR PUBLIC FACILITIES								
Pipelines & Power Transmission	S	S	S	S	S	S	S	S
Transit Stations & Terminals	S	S	S	S	S	S	S	S
Transportation Routes	S	S	S	S	S	S	S	S
Transmission & Receiving Facilities	S	S	S	S	S	S	S	S
RECREATION								
Cross Country Ski Courses	-	-	-	-	-	-	S	-
Day Use Areas	Α	Α	Α	Α	Α	Α	Α	Α
Group Facilities	-	-	-	-	-	-	S	-
Outdoor Recreation Concessions	-	_	-	_	S	S	_	_
Participant Sport Facilities	S	-	-	-	_	-	-	-
Riding and Hiking Trails	-	-	-	-	_	-	S	_
Rural Sports	-	-	-	-	_	-	S	-
Snowmobile Courses	-	-	-	-	_	-	S	-
Visitor Information Centers	S	S	_	-	S	Α	-	-
RESOURCE MANAGEMENT								

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Forest and Timber Resource Management	"A" – Allowed Use "S" – Special Use "T" – Temporary Use "TRPA" – TRPA Review Required	TSC-C	TSC-MU	TSC-MUC	TSC-NMX	TSC-G	TSC-G Special Area 1	REC	so
Water Quality Improvements and Watershed Management A A A A A A A A A A A A A A A A A A A	Forest and Timber Resource Management		Α		Α	Α	Α	Α	Α
Management A	Vegetation Resource Management	Α	Α	Α	Α	Α	Α	Α	Α
Range Management		Α	Α	Α	Α	Α	Α	Α	Α
OPEN SPACE A	Wildlife and Fisheries Resource Management	Α	Α	Α	Α	Α	Α	Α	Α
Allowed in all areas of the Region A	Range Management	-	-	-	-	-	-	Α	-
SHOREZONE (Tolerance Districts 1 and 4) Water Oriented Outdoor Recreation Concession TRPA- A A A A A A A A A A A A A A A A A A	OPEN SPACE								
Water Oriented Outdoor Recreation Concession Beach Recreation TRPA- A TRPA- A TRPA- A A A A A A A A A A A A A A A A A A	Allowed in all areas of the Region	Α	Α	Α	Α	Α	Α	A	A
Beach Recreation Beach Recreation Beach Recreation Water Borne Transit Boat Launching Facilities TRPA-SS Boat Launching Facilities TRPA-SS TRPA-SS TRPA-SS TRPA-SS TRPA-SS Safety and Navigation Devices (Shorezone District 4) Marinas TRPA-SS Buoys TRPA-SS Fences TRPA-SS TRPA-TRPA-TRPA-TRPA-TRPA-TRPA-TRPA-TRPA-	SHOREZONE (Tolerance Districts 1 and 4)								
Water Borne Transit Boat Launching Facilities TRPA- S Safety and Navigation Devices (Shorezone District 4) Marinas TRPA- S Fences TRPA- S	Water Oriented Outdoor Recreation Concession								
Boat Launching Facilities TRPA- S TRPA- S TRPA- S TRPA- S TRPA- S TRPA- S Safety and Navigation Devices (Shorezone District 4) Marinas Buoys TRPA- TRPA- S	Beach Recreation					100000000000000000000000000000000000000			
Tour Boat Operations S S Tour Boat Operations Safety and Navigation Devices (Shorezone District TRPA- A Marinas TRPA- S TRPA- TR	Water Borne Transit								
S S Safety and Navigation Devices (Shorezone District 4) Marinas TRPA- TRPA- TRPA- S Buoys TRPA- TRPA- A Piers TRPA- S Fences TRPA- S Boat Ramps TRPA- S Floating Docks and Platforms S S S TRPA- TRPA- TRPA- S TRPA- TRPA- S TRPA- S TRPA- S TRPA- S TRPA- TRPA- TRPA- S TRPA- TRPA- S TRPA- TRPA- TRPA- TRPA- S TRPA-	Boat Launching Facilities								
4) A A Marinas TRPA- S TRPA- S Buoys TRPA- A TRPA- A Piers TRPA- S TRPA- S Fences TRPA- S TRPA- S Boat Ramps TRPA- S TRPA- S Floating Docks and Platforms TRPA- S TRPA- TRPA- S Shoroling Protective Dovices TRPA- TRP	Tour Boat Operations								
Buoys Buoys TRPA- TRPA- A Piers TRPA- S TRPA- TRPA- S TRPA-									
Piers TRPA- S Boat Ramps TRPA- S Floating Docks and Platforms TRPA- S Shoroline Protective Devices TRPA- TRPA- S TRPA- TRPA- S TRPA- TRPA- S TRPA- TRPA- TRPA- S TRPA-	Marinas					10,000,000	7,		
Fences S S Fences TRPA- TRPA- S Boat Ramps TRPA- S Floating Docks and Platforms TRPA- S Shoroline Protective Devices TRPA-	Buoys								
Boat Ramps S S Boat Ramps TRPA- S Floating Docks and Platforms TRPA- S TRPA- S TRPA-	Piers								
Floating Docks and Platforms S S TRPA- S Shoroling Protective Devices TRPA- TRPA-	Fences								
Shoroling Protective Devices TRPA-TRPA-	Boat Ramps								
	Floating Docks and Platforms								
	Shoreline Protective Devices								

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Water Intake Lines					TRPA- A	TRPA- A		

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

- Caretaker Residence Only
- 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.
- 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.
- Outdoor storage and display is prohibited.
- Shall not front on US Highway 50.
- Condominiums only.
- 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.
- 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.
- Use only allowed in connection with a retail commercial use where it will enhance the visitor experience and is limited in size to 30% of the associated retail space.

Table 2: LIST OF PRIMARY USES AND USE DEFINTIONS					
USE DEFINITIONS					
LIGHT INDUSTRIAL COMMERCIAL					

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USE	DEFINITIONS						
Industrial Services	Establishments providing light industrial services to an associated retail commercial primary use while providing educational and/or demonstration opportunities to the public. Services establishments providing other businesses with services, including maintenance, repair, service, testing, publishing, and rental. This includes establishments such as: wolding repair, armature rewinding, and heavy equipment repair, vehicle repair, (except vehicle repair; see "Auto Repair and Service"); research and development laboratories, including testing facilities; seils and materials testing laboratories; equipment rental businesses that are entirely within buildings (for equipment rental yards, see "Sales Lots"), including leasing tools, machinery and other business items except vehicles; and other business services of a "heavy service" nature. Outside storage or display is included as part of the use.						
Small Scale Manufacturing	Establishments primary engaging in retail sales and secondarily as a fine art or craftsman demonstration workshop of light industrial nature such as sculptor, potter, weaver, carver, jeweler, or other similar art that requires artistic skill. Outside storage or display would require approval of a Special use Permit.						
WHOLESALE/STORAGE COMME	ERCIAL						
Vehicle Storage & Parking	Service establishments primarily engaged in the business of storing operative cars, buses, or other motor vehicles. The use includes both day use and long-term public and commercial garages, parking lots, and structures. Outside storage or display is included as part of the use. The use does not include wrecking yards (see "Recycling and Scrap").						
Wholesale and Distribution	Retail commercial establishments engaged in, as a secondary use, the storage of merchandise and distribution of products for sale.						