

## 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 ZONING DISTRICT								
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	TSC-G	TSC-G Special Area 1	REC	OS
<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)	A <sup>8</sup>	A	A	A	A	A	S <sup>1</sup>	-
<b>TOURIST ACCOMMODATION</b>								
Bed & Breakfast Facilities	-	A	A <sup>9</sup>	S	A	A	-	-
Hotel, Motel, Other Transient Dwelling Units	A	A	A <sup>9</sup>	S	A	A	-	-
Time Sharing	A	A	A <sup>9</sup>	S	S	A	-	-
<b>RETAIL COMMERCIAL</b>								
General Retail and Personal Services	A	A	A <sup>9</sup>	S	A	A	-	-
Building Material & Hardware	S <sup>6</sup>	-	-	-	-	S	-	-
Nursery	-	-	A <sup>9</sup>	-	-	S	-	-
Outdoor Retail Sales	A	-	S <sup>9</sup>	-	-	S	-	-
Eating & Drinking Places	A	S	A <sup>9</sup>	S	A	A	-	-
Service Stations <sup>11</sup>	S	S	-	-	S	S	-	-
<b>ENTERTAINMENT COMMERCIAL</b>								
Amusement & Recreation	S	S	-	-	-	A	-	-
Privately Owned Assembly and Entertainment	S	S	-	-	-	S	S	-
Outdoor Amusements	-	S	S	-	S	S	S	-
<b>SERVICE COMMERCIAL</b>								
Business Support Services	A <sup>7</sup>	S	S <sup>9</sup>	-	S	A	-	-
Health Care Services	A <sup>2,5</sup>	-	A <sup>9</sup>	-	A	A	-	-
Professional Offices	A <sup>3,4</sup>	A	A <sup>9</sup>	A	A	A	-	-
Schools – Business & Vocational	S	-	S <sup>9</sup>	-	S	A	-	-
<b>LIGHT INDUSTRIAL COMMERCIAL</b>								
Small Scale Manufacturing	S	S	S <sup>9</sup>	S	-	<u>S<sup>12</sup></u>	-	-

### Table 1: PERMITTED USES BY ZONING DISTRICT

[illegible]

**Table 1: PERMITTED USES BY ZONING DISTRICT**

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	TSC-G	TSC-G Special Area 1	REC	OS
Forest and Timber Resource Management	A	A	A	A	A	A	A	A
Vegetation Resource Management	A	A	A	A	A	A	A	A
Water Quality Improvements and Watershed Management	A	A	A	A	A	A	A	A
Wildlife and Fisheries Resource Management	A	A	A	A	A	A	A	A
Range Management	-	-	-	-	-	-	A	-
<b>OPEN SPACE</b>								
Allowed in all areas of the Region	A	A	A	A	A	A	A	A
<b>SHOREZONE (Tolerance Districts 1 and 4)</b>								
Water Oriented Outdoor Recreation Concession					TRPA-A	TRPA-A		
Beach Recreation					TRPA-A	TRPA-A		
Water Borne Transit					TRPA-S	TRPA-S		
Boat Launching Facilities					TRPA-S	TRPA-S		
Tour Boat Operations					TRPA-S	TRPA-S		
Safety and Navigation Devices (Shorezone District 4)					TRPA-A	TRPA-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-S		
Shoreline Protective Devices					TRPA-S	TRPA-S		

Table 1: PERMITTED USES BY ZONING DISTRICT								
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	TSC-G	TSC-G Special Area 1	REC	OS
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.

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 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 DEFINITIONS	
USE	DEFINITIONS
LIGHT INDUSTRIAL COMMERCIAL	



Table 2: LIST OF PRIMARY USES AND USE DEFINITIONS

USE	DEFINITIONS
Industrial Services	<del>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: welding repair, armature rewinding, and heavy equipment repair, vehicle repair, (except vehicle repair, see "Auto Repair and Service"); research and development laboratories, including testing facilities; soils 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.</del>
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.
<b>WHOLESALE/STORAGE COMMERCIAL</b>	
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").
<u>Wholesale and Distribution</u>	<u>Retail commercial establishments engaged in, as a secondary use, the storage of merchandise and distribution of products for sale.</u>