

Washoe County Tahoe Area Plan

Plan Area Statements and Regulatory Zones

Plan Area Statement	Category	Proposed Regulatory Zone
Chateau / Country Club (043)	Residential	Chateau
Crystal Bay (034)	Residential	Crystal Bay
Crystal Bay Condominiums (035)	Residential	Crystal Bay Condominiums
East Shore (055)	Recreation	East Shore
Fairway (044)	Residential	Fairway
Incline Lake (053)	Recreation	Incline Meadows
Incline Ski (052)	Recreation	Incline Ski
Incline Village #1 (040)	Residential	Incline Village 1
Incline Village #2 (039)	Residential	Incline Village 2
Incline Village #3 (041)	Residential	Incline Village 3
Incline Village #4 / Ponderosa (036)	Residential	Incline Village 4
Incline Village #5 (042)	Residential	Incline Village 5
Incline Village Residential (046)	Residential	Incline Village Residential
Lakeview (037)	Residential	Lakeview
Marlette Lake (056)	Conservation	Marlette Lake
Martis Peak (019)	Conservation	Martis Peak
Mill Creek (049)	Residential	Mill Creek
Mount Rose (030)	Conservation	Mount Rose
Mt. Shadows (050)	Residential	Mt. Shadows
Stateline Point (033)	Residential	Stateline Point
Tunnel Creek (047)	Conservation	Tunnel Creek
Tyrolian Village (051)	Residential	Tyrolian Village
Wood Creek (038)	Residential	Wood Creek

Community Plans and Regulatory Zones

Community Plan	Category	Proposed Regulatory Zone
Incline Village Commercial Community Plan	Mixed-Use	Incline Village Commercial
Incline Village Tourist Community Plan	Tourist	Incline Village Tourist
Nevada North Stateline Community Plan	Tourist	Crystal Bay Tourist
Ponderosa Ranch Community Plan	Mixed-Use	Ponderosa Ranch

Permissible Use Changes Noted in the March 2020 Board Approval Draft

#	Neighborhood	List	Use Category	Use Subcategory	Use Classification	Current	Proposed	Change	Town Center	Regional Plan Land Use	Former Plan
1	Incline Village Commercial	Special Area #1	Residential	---	Nursing and Personal Care	[]	A	Addition	Yes	Mixed Use	Incline Village Commercial Community Plan
2	Incline Village Commercial	Special Area #1	Residential	---	Residential Care	[]	A	Addition	Yes	Mixed Use	Incline Village Commercial Community Plan
3	Ponderosa Ranch	Special Area	Residential	---	Nursing and Personal Care	[]	S	Addition	No	Mixed Use	Ponderosa Ranch Community Plan
4	Ponderosa Ranch	Special Area	Residential	---	Residential Care	[]	S	Addition	No	Mixed Use	Ponderosa Ranch Community Plan
5	Ponderosa Ranch	Special Area	Commercial	Retail	Food and Beverage Retail Sales	A	[]	Deletion	No	Mixed Use	Ponderosa Ranch Community Plan
6	Ponderosa Ranch	Special Area	Commercial	Entertainment	Outdoor Amusement	S	[]	Deletion	No	Mixed Use	Ponderosa Ranch Community Plan
7	Ponderosa Ranch	Special Area	Commercial	Services	Animal Husbandry Services	[]	A	Addition	No	Mixed Use	Ponderosa Ranch Community Plan
8	Ponderosa Ranch	Special Area	Commercial	Services	Professional Offices	[]	A	Addition	No	Mixed Use	Ponderosa Ranch Community Plan
9	Ponderosa Ranch	Special Area	Commercial	Services	Business Support Services	[]	A	Addition	No	Mixed Use	Ponderosa Ranch Community Plan
10	Ponderosa Ranch	Special Area	Commercial	Services	Financial Services	[]	A	Addition	No	Mixed Use	Ponderosa Ranch Community Plan
11	Fairway	General	Recreation	---	Day Use Areas	S	A	S->A	No	Residential	PAS 044 - Fairway