EXHIBIT A

AMENDMENTS TO THE WASHOE TAHOE AREA PLAN

The proposed text amendment is shown in Bold Red.

Section 110.220.145 Incline Village Commercial Regulatory Zone.

INCLINE VILLAGE COMMERCIAL REGULAT	ORY ZONE	
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential	_	
Employee Housing	A	Based on other residential use densities
Multiple Family Dwelling	S	15 units per acre minimum
		25 units per acre maximum
Multi-Person Dwelling	S	25 people per acre
Nursing and Personal Care (Section 110.220.410)	S	40 people per acre
Residential Care (Section 110.220.410)	S	40 people per acre
Single Family Dwellings	S	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Tourist Accommod	ation	
Bed and Breakfast Facilities	A	5 units per site
Hotels, Motels and Other Transient Dwelling Units	A	40 units per acre
Timeshare (Hotel/Motel Design)	S	Based on hotel, motel and other transient use densities set forth above
Timeshare (Residential Design)	S	Based on hotel, motel and other transient use densities set forth above
Commercial		
Auto, Mobile Home and Vehicle Dealers	A	
Building Materials and Hardware	A	
Eating and Drinking Places	A	
Food and Beverage Retail Sales	A	
Furniture, Home Furnishings and Equipment	A	

Mail Order and Vending A Nursery A Outdoor Retail Sales S Service Stations A Amusements and Recreation Services S Privately Owned Assembly and Entertainment S Outdoor Amusements S Animal Husbandry Services A Anto Repair and Service S Broadcasting Studios A Business Support Services A Financial Services A Contract Construction Services A Health Care Services A Laundries and Dry Cleaning Plant A Personal Services A Laundries and Dry Cleaning Plant A Personal Services A Repair Services A Repair Services A Sales Lot S Schools – Business and Vocational A Accoundary Storage S Food and Kindred Products S Fuel and Ice dealers S Full and Ice dealers S	General Merchandise Stores	A	
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Local Public Health and Safety Facilities A	-		
1718/1117/8/191117/3/1 <i>E</i> 01117/0117/115	Membership Organizations	A	

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Publicly Owned Assembly and Entertainment	S	
Pipelines and Power Transmission		
Schools – Kindergarten through Secondary	A	
Social Service Organizations	A	
Threshold-Related Research Facilities	S	
Transit Stations and Terminals	S	
Transportation Routes	S	
Transmission and Receiving Facilities	S	
Recreation		
Day Use Areas	A	
Participant Sports Facilities	A	
Outdoor Recreation Concessions	S	
Recreational Centers	A	
Riding and Hiking Trails	S	
Sport Assembly	S	
Visitor Information Centers	S	
Resource Managem	ent	
Reforestation	A	
Sanitation Salvage Cut	A	
Thinning	A	
Tree Farms	A	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
Stream Environment Zone Restoration	A	
INCLINE VILLAGE COMMERCIAL REGULATOR		CIAL ARFA 1
Allowable Land Uses by Land Use Classification	Land Use	Density
Titlowable Land Oses by Land Ose Classification	Permit	Density
Residential	1 Cillit	
Residential		
Single Family Dwelling*	A	1 unit per parcel
	A	15 units per acre
	2.1	minimum
Multiple Family Dwelling		TITITITI MITT
		25 units per acre
	1	20 dillio per dere

Employee Housing	A	Based on other residential use densities
Nursing and Personal Care (Section 110.220.410)	S	40 people per acre
Residential Care (Section 110.220.410)	S	40 people per acre
Commercial	L	
Building Materials and Hardware	S	
Eating and Drinking Places	A	
Food and Beverage Retail Sales	A	
Furniture, Home Furnishings and Equipment	A	
General Merchandise Stores	A	
Mail Order and Vending	A	
Nursery	A	
Outdoor Retail Sales	S	
Service Stations	S	
Privately Owned Assembly and Entertainment	S	
Broadcasting Studios	A	
Financial Services	A	
Health Care Services	A	
Personal Services	A	
Professional Offices	A	
Repair Services	A	
Schools – Business and Vocational	A	
Printing and Publishing	S	
Public Service		
Churches	A	
Cultural Facilities	A	
Day Care Centers/Preschools	A	
Government Offices	A	
Local Assembly and Entertainment	A	
Local Post Office	A	
Local Public Health and Safety Facilities	A	
Membership Organizations	A	
Publicly Owned Assembly and Entertainment	S	
Regional Public Health and Safety Facilities	A	
Social Service Organizations	A	
Pipelines and Power Transmission	S	
Threshold-Related Research Facilities	S	
Transit Stations and Terminals	S	
Transportation Routes	S	
Transmission and Receiving Facilities	S	

INCLINE VILLAGE COMMERCIAL REGULATORY ZONE SPECIAL AREA #2		
Allowable Land Uses by Land Use Classification	Land Use	Density
	Permit	
Commercial		
General Merchandise Stores	A	
Mail Order and Vending	A	
Building Materials and Hardware	S	
Eating and Drinking Places	A	
Food and Beverage Retail Sales	A	
Furniture, Home Furnishings, and Equipment	A	
Professional Offices	A	
Broadcasting Studios	A	
Schools – Business and Vocational	A	
Financial Services	A	
Health Care Services	A	
Printing and Publishing	S	

INCLINE VILLAGE COMMERCIAL REGULATORY ZONE SPECIAL AREA #3 Allowable Land Uses by Land Use Classification Land Use Density Permit Public Service Churches A Collection Stations S Regional Public Health and Safety Facilities S Health Care Services S Cultural Facilities A Day Care Centers/Preschools S Government Offices A Hospitals Α Local Assembly and Entertainment A Local Post Office Α Local Public Health and Safety Facilities Α Membership Organizations A Publicly Owned Assembly and Entertainment S Pipelines and Power Transmission S Schools – Kindergarten through Secondary A Social Service Organizations Α Threshold-Related Research Facilities S Transit Stations and Terminals S Transportation Routes S Transmission and Receiving Facilities S Resource Management Reforestation Α Sanitation Salvage Cut S Thinning Α Tree Farms Α

Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
Stream Environment Zone Restoration	A	

^{*}Only allowed when associated with an approved tentative subdivision map of a multifamily structure or structures into air space condominiums. Subdivision of a mixed-use structure or structures shall be subject to additional TRPA mitigation measures. Please see TRPA Ordinance 2023- .

<u>Section 110.220.150 Incline Village Commercial Regulatory Zone Special Policies.</u> The following special policies will be implemented in the Incline Village Commercial Regulatory Zone.

- a. The Incline Village Commercial Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations:*
 - (1) Preferred Affordable Housing Area
 - (2) Scenic Restoration Area
- b. Parking areas should be developed taking access from local streets such as Alder Avenue and Incline Way.
- c. Single family dwellings shall only be allowed in the Incline Village Commercial regulatory zone when they are part of a mixed-use development or when they are affordable housing units.