

**Tahoe Regional Planning Agency  
Regional Plan Implementation Committee**



# **Tahoe Area Plan Amendment**

**Amends Appendix A – Development Code Standards**

**Article 220, IV-C Regulatory Zone, SA-1 &**

**Incline Village Commercial Regulatory Zone Special Policies**

**February 22, 2023**

# Tahoe Area Plan Amendment Request



Amend Appendix A - Development Code Standards, Article 220 (Tahoe Area), Section 110.220.145 (Incline Village Commercial Regulatory Zone Special Area 1) to add single family dwellings, limited to air space condominiums, as an allowed use in Incline Village Commercial Regulatory Zone Special Area 1; and to amend Section 110.220.150 (Incline Village Commercial Regulatory Zone Special Policies) referring to land use to add Tahoe Area Plan Policy LU2-9 *[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]* as a special policy

# Background



- **January 2021** - BCC adopted Article 220 Tahoe Area Plan and Article 220.1 Tahoe Area Design Standards
- **May 2021** - TRPA Governing Board adopted the Washoe County Tahoe Area Plan and amendments as necessary to the TRPA Code of Ordinances
- **July 2022** - Applicant submitted a development code amendment application (WDCA22-0002) to add single family dwellings, limited to condominiums, as an allowable use in the Incline Village Commercial (IV-C)- Special Area 1 regulatory zone subject to Land Use Policy LU2-9, requiring “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”.
- **November 2022** – Planning Commission reviewed the proposed amendments to Washoe County Code Chapter 110 (Development Code), Article 220, Tahoe Area, and voted unanimously to recommend approval of Development Code Amendment WDCA22-0002 to the Board.
- **December 13, 2022.** BCC introduced and conducted a first reading for Bill 1888, an ordinance amending Washoe County Code Chapter 110 (Development Code), Article 220, Tahoe Area.
- **January 17, 2023.** BCC held a public hearing and conducted a second reading for Bill 1888 and adopted an ordinance amending Washoe County Code Chapter 110 (Development Code), Article 220, Tahoe Area.

- The DCA applicant held a Community Meeting on August 22, 2022
  - A total of 3,264 individual email recipients received the meeting invitation.
  - Thirty-four people were in attendance.
- Public comment included a mix of both support and opposition for the proposed amendment. Many of the comments focused on a specific project, known as “Nine 47 Tahoe”.



# Area Plan Text Amendment



Stream Environment Zone Restoration	A	
INCLINE VILLAGE COMMERCIAL REGULATORY ZONE SPECIAL AREA 1		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
<b>Single Family Dwelling*</b>	<b>A</b>	<b>1 unit per parcel</b>
Multiple Family Dwelling	A	15 units per acre minimum 25 units per acre
Employee Housing	A	Based on other residential use densities
Nursing and Personal Care (Section 110.220.410)	S	

**\*Only when associated with an approved tentative subdivision map of multifamily into air space condominiums**



**Section 110.220.150 Incline Village Commercial Regulatory Zone Special Policies.** 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.**

# Thank you

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