



An Informational Presentation on  
**PROPOSED AMENDMENTS TO  
THE CODE OF ORDINANCES**

Addressing Climate Best-Practices, Mixed-Use  
Standards, and Affordable Housing.

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# In This Presentation

- **Climate Best-Practices**

- Background
- Proposal
- Amendments to Preserve Dark Skies

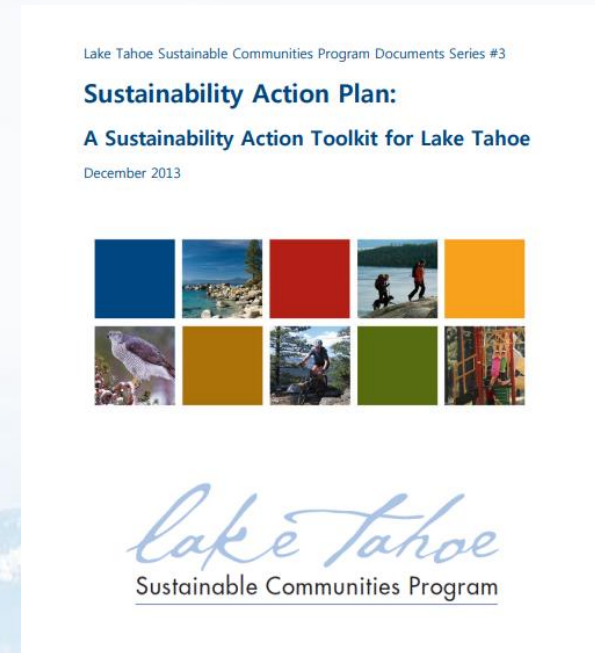
- **Mixed-Use Standards**

- Background
- Proposal
- Affordable Housing in Condominiums



# Background on Climate Best-Practices

- 2013– Sustainability Action Plan
  - 80% of plan actions implemented or underway
  - Direction to implement remaining actions
- Summer 2022– Best-Practices Research
  - Board workshop and direction on priorities
- 2023– Development of Proposal Language
  - UC-Davis graduate student policy clinic
  - Stakeholder input
  - RPC presentation and comment
  - Elements adopted in permitting improvement package
  - Further outreach



# Climate Amendment Proposal

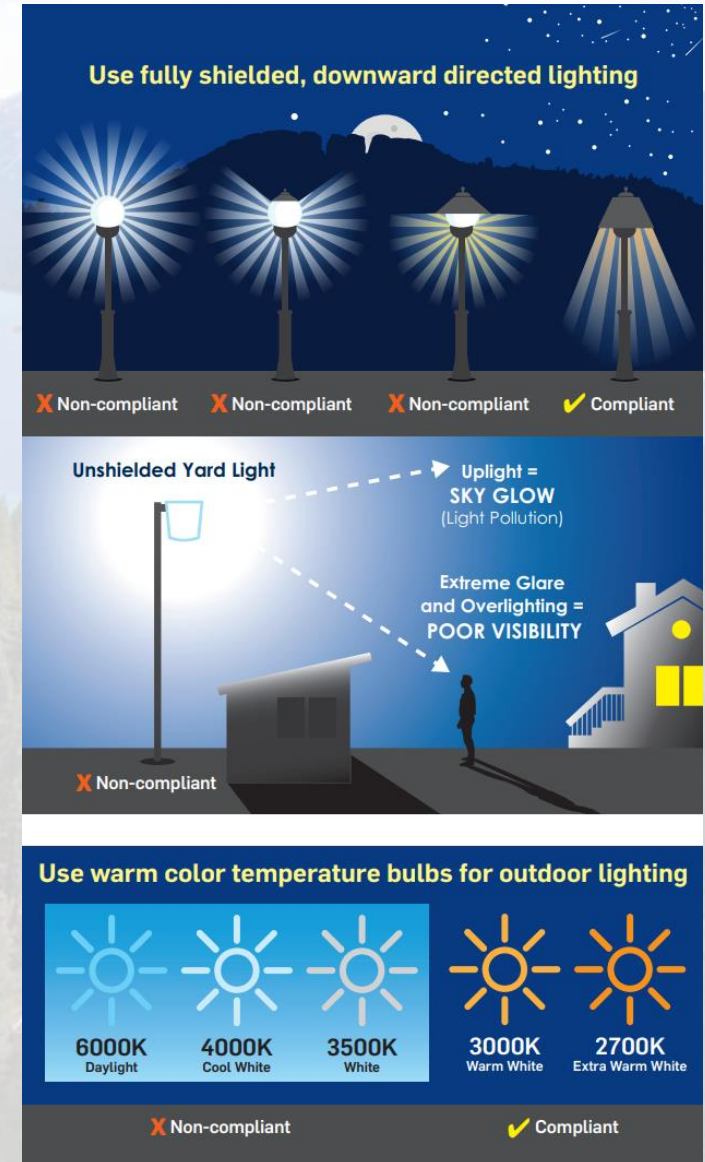
- Draws from:
  - Local codes
  - Staff and applicant experience
  - California Title 24
  - National best-practices including Dark Sky Alliance and LEED
- Traffic mitigation for temporary events
  - Transportation plan for events greater than 500 attendees
- Amendments supporting EV charging
  - Definitions
  - Primary uses
  - Conduit in parking lots of 40 spaces or more
  - Transfer of coverage
- Solar Energy Generation
  - Definitions
  - QE for roof mounted solar
  - Include as an appurtenance





# Dark Sky Proposal

- Reorganization of Section 36.8
- Standards Preserving Dark Skies
  - Must serve a functional purpose
  - No splay of light offsite
  - Color temperature limit
  - Lumen limit on commercial properties
  - 50% reduction after operating hours
  - Lighting plan

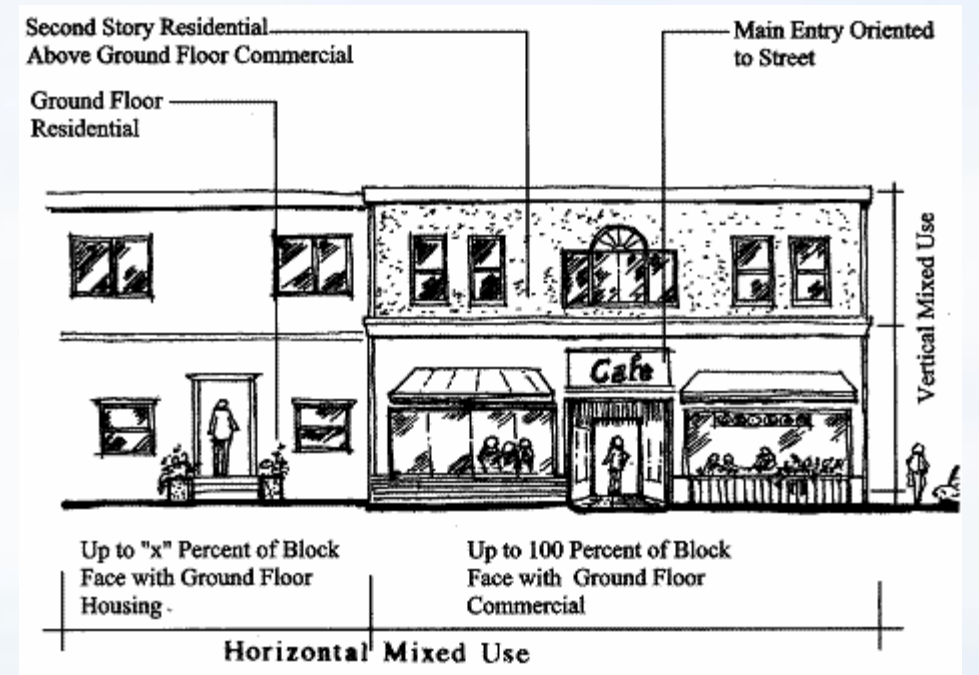


# Background on Mixed-Use Standards

- 2012– Regional Plan Highlights Mixed-Use as a Key Tool for Sustainable Development
- 2021-2023– Projects Highlight the Need for Mixed-Use and Affordable Housing Standards for Condominiums
- 2023– Washoe Area Plan Sets Standards in Incline Village
  - Board direction to develop region-wide standards
  - May RPIC presentation on best-practices
  - Some mixed-use standards adopted for affordable housing projects
  - Stakeholder outreach

# Mixed-Use Proposal

- Non-residential uses on the ground floor broadly defined
- Minimum ground floor area for non-residential uses
  - 60 percent of frontage or ground floor area
- Designed to promote pedestrian circulation
  - Vehicle access located away from frontage whenever possible



# Affordable Housing Proposal

- Modeled on language from Washoe TAP
- Condominium subdivision must include 10 percent deed-restricted affordable- or moderate-housing
  - Can be on- or off-site
  - Must be new units equal to 10% of market-rate residential floor area
  - Can access bonus units for deed-restricted units
- Market-rate units cannot be fully occupied until deed-restricted units are complete
- Jurisdictions with equivalent employee, inclusionary zoning, or similar requirements are exempt



# Next Steps

- We'd like your input!
- April RPC Hearing
- May APC Hearing
- June Governing Board Hearing