

APPENDIX A

Development Code Standards

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Introduction

Section 110.220.00 Purpose. The purpose of this article, Article 220, *Tahoe Area*, is to implement the Tahoe Area Plan contained in Volume Two of the Washoe County Master Plan and the other applicable plan elements contained in Volume One of the Washoe County Master Plan. This article is also intended to implement the Tahoe Regional Planning Agency's (TRPA) Regional Plan. This article sets forth special regulations to supplement the general regulations set forth elsewhere throughout the Washoe County Development Code, and to supplement and implement the TRPA's Code of Ordinances.

Section 110.220.05 Applicability of Development Standards. The development standards in this article apply to all development within the Tahoe Planning Area, as described in the Tahoe Area Plan. This article is intended to either match TRPA standards exactly; or, to supplement those standards in cases where TRPA has not adopted standards or when Washoe County desires to have a more restrictive regulatory approach than TRPA has adopted. In those cases when the TRPA Code of Ordinances and this section do not impose regulations, the provisions of the Washoe County Development Code will be applied. If there is a discrepancy between the standards in this article, the Washoe County Development Code, and/or the TRPA Code of Ordinances, the standards for the Tahoe Planning Area shall be the more restrictive standards of either the Tahoe Regional Planning Agency or Washoe County. Land owners in the planning area should be aware that some of the originally platted subdivisions in the planning area have names similar to the names of the zoning districts, yet with different boundaries. Some of these plats have various restrictions that were recorded with the original map. Washoe County does not enforce or otherwise act to implement these deed restrictions.

Section 110.220.10 Land Use Categories. The master plan land use classifications and Regulatory Zones in the Tahoe Planning Area are different from those utilized in Washoe County's other planning areas. Below are the descriptions of the land use classifications and Regulatory Zones specific to the Tahoe Area Plan.

1. **Land Use (Master Plan) Classifications.** There are seven master plan land use classifications applied within the Tahoe Planning Area: Mixed-Use, Tourist, Residential, Conservation, Backcountry, Wilderness, and Recreation. The categories are defined in Policy LU-4.1 of the TRPA Regional Plan. The Washoe County Master Plan Map for the Tahoe Planning Area shows the land use classification for each parcel in the planning area. Amendments to this map require a master plan amendment as described in Washoe County Development Code Article 820, *Amendment of Master Plan*. Additionally, map amendments must undergo conformity review pursuant to TRPA Code of Ordinances Subsection 13.6.6.
2. **Regulatory Zones.** Regulatory Zones in the Tahoe Planning Area are sub districts within the master plan land use classifications described above. These sub districts are referred to as Regulatory Zones. Previously, these sub districts were referred to as community plans and plan area statements (see table 110.220.01 *Land Uses and Regulatory Zones in the Tahoe Planning Area*.) The location of the 27 Regulatory Zones in the Tahoe Planning Area is depicted on the Washoe County Regulatory Zone Map for the Tahoe Planning Area. Amendments to the boundaries of the Regulatory Zones require a Regulatory Zone amendment as described in Article 821, *Amendment of Regulatory Zone*, of the Washoe County Development Code. Amendments to the permissible uses and other regulations

regarding these areas require a development code amendment pursuant to Article 818, *Amendment of Development Code*, of the Washoe County Development Code. Any amendment regarding the boundaries, uses, or other development regulations in the planning area must additionally undergo conformity review pursuant to TRPA Code of Ordinances Subsection 13.6.6.

The land use categories applied in the planning area and their corresponding Regulatory Zones are depicted in Table 110.220.01 *Land Uses and Regulatory Zones in the Tahoe Planning Area*.

Land Use Classification	Regulatory Zones Regulatory Zone	Former Designation: Community Plan*, Plan Area Statement** (P.A.S.) and Number.
Tourist/Mixed-Use		
	Incline Village Commercial	Incline Village Commercial Community Plan.
	Incline Village Tourist	Incline Village Tourist Community Plan.
	Crystal Bay Tourist	North Stateline Community Plan
	Ponderosa Ranch	Ponderosa Ranch Community Plan
Residential		
	Chateau	Chateau/Country Club P.A.S. # 43
	Crystal Bay	Crystal Bay P.A.S. #34
	Crystal Bay Condominiums	Crystal Bay Condominiums P.A.S. #35
	Fairway	Fairway P.A.S. # 44
	Incline Village 1	Incline Village #1 P.A.S. #40
	Incline Village 2	Incline Village #2 P.A.S.# 39
	Incline Village 3	Incline Village #3 P.A.S.# 41
	Incline Village 4	Incline Village #4 P.A.S.# 36
	Incline Village 5	Incline Village #5 P.A.S.# 42
	Incline Village Residential	Incline Village Residential P.A.S.# 46
	Lakeview	Lakeview P.A.S.# 37
	Mill Creek	Mill Creek P.A.S.# 49
	Mt. Shadows	Mt. Shadows P.A.S.# 50

	Stateline	Stateline P.A.S.# 33
	Tyrolean Village	Tyrolean Village P.A.S.# 51
	Wood Creek	Wood Creek P.A.S.# 38
Conservation		
	Marlette	Marlette Lake P.A.S.# 56
	Martis Peak	Martis Peak P.A.S.# 19
	Mount Rose	Mount Rose P.A.S.# 30
	Tunnel Creek	Tunnel Creek P.A.S.# 47
Recreation		
	East Shore	East Shore P.A.S.# 55
	Incline Meadows	Incline Lake P.A.S.# 53
	Incline Ski	Incline Ski P.A.S.# 52

Table 110.220.01 *Land Uses and Regulatory Zones in the Tahoe Planning Area*

*See TRPA Code of Ordinances, Chapter 12, *Community Plans*. **See TRPA Code of Ordinances, Chapter 11, *Plan Area Statements and Plan Area Maps*.

Section 110.220.15 Allowed (Permissible) Uses. The allowable uses in the Tahoe Planning Area are different from those described in Article 302, *Allowed Uses* of the Washoe County Development Code. In the Tahoe Planning Area allowed uses are defined in Chapter 21, *Permissible Uses* and Chapter 81, *Permissible Uses and Structures in the Shorezone and Lakezone* of the TRPA Code of Ordinances. The uses allowed on any given parcel in the Tahoe Planning Area are determined by Regulatory Zone as described in Section 110.220.130, *Regulatory Zone Development Standards*.

Growth Management, Development Rights, and Redevelopment Incentives

Section 110.220.20 Tahoe Regional Planning Agency Growth Management. The TRPA and Washoe County coordinate to implement a growth management system in the Tahoe Planning Area that requires most development to obtain development rights consistent with the use type, size and location of the project. This growth management system is described in four chapters of the TRPA Code of Ordinances: Chapter 50, *Allocation of Development*; Chapter 51, *Banking, Conversion, and Transfer of Development*; Chapter 52, *Bonus Unit Incentive Program*; and Chapter 53, *Individual Parcel Evaluation System* (land coverage, a related component of the growth management system is described in Chapter 30, *Land Coverage*). Washoe County may adopt policies regarding the allocation of a project's needed development rights, including

establishing priorities and fees, and instituting application processes. The following criteria shall be used as the allocation process for the development rights described below.

1. Residential Allocations. A residential allocation and potential residential unit of use or a residential bonus unit is required for each new dwelling pursuant to TRPA Code of Ordinances Chapter 50, *Allocation of Development*. All buildable parcels where a residential use is permitted are eligible for a residential allocation. In addition to any TRPA requirements, Washoe County shall issue residential allocations according to the following considerations:
 - a. Allocations shall be issued on a first come first served basis.
 - b. The fee for allocations is established in the Master Fee Schedule for Washoe County applications accepted by the Planning and Building Division of the Washoe County Community Services Department.
2. Commercial Floor Area. Commercial floor area (CFA) is required for all new commercial development pursuant to TRPA Code of Ordinances Chapter 50, *Allocation of Development*. In addition to any TRPA requirements, Washoe County will issue commercial floor area allocations according to the following considerations.
 - a. The following projects will be issued commercial floor area on a first come first served basis:
 - i. Projects inside the adopted boundaries of a Town Center overlay as defined in Section 110.220.35, *Town Center Overlay*.
 - ii. Projects outside the adopted boundaries of a Town Center that are designed to meet industry recognized standards for building sustainability and greenhouse gas reduction as defined in Section 110.220.415, *Greenhouse Gas Reduction*.
 - b. The fee for allocations is established in the Master Fee Schedule for Washoe County applications accepted by the Planning and Building Division of the Washoe County Community Services Department. Fees for allocations may be waived pursuant to Section 110.220.415.
3. Tourist Accommodation. No person shall construct a project or commence a use that creates additional tourist accommodation units without first receiving an allocation of a tourist accommodation unit (TAU) approved by TRPA or Washoe County pursuant to Chapter 50, *Allocation of Development*. In addition to any TRPA requirements, Washoe County shall issue tourist accommodation units according to the following considerations.
 - a. The following projects will be issued TAUs on a first come first served basis.
 - i. Projects inside the adopted boundaries of a Town Center overlay (see Section 110.220.35 *Town Center Overlay*.)
 - ii. Projects outside the adopted boundaries of a Town Center that are designed to meet industry recognized standards for building

sustainability and greenhouse gas reduction (see Section 110.220.415 *Greenhouse Gas Reduction*.)

- b. The fee for allocations is established in the Master Fee Schedule for Washoe County applications accepted by the Planning and Building Division of the Washoe County Community Services Department.
4. People at One Time. In addition to requirements of TRPA Code of Ordinances Section 50.9, *Regulation of Additional Recreational Facilities*, additional outdoor recreational facilities outside Town Center overlay districts shall be regulated by and shall not exceed the maximum number of People at One Time (PAOT) identified by this document for each Regulatory Zone. If PAOT allowances are not specified in the special policies for the applicable Regulatory Zone, then additional PAOT allocations are not allowed. There are no supplemental limitations for PAOT allocations within Town Center overlay districts.
5. Residential Bonus Units. A residential bonus unit may be used in lieu of potential residential unit of use pursuant to TRPA Code of Ordinances. Residential bonus units may be assigned by TRPA or Washoe County for transfers of development into Town Centers or other bonus unit incentive programs in accordance with Chapters 51, *Banking, Conversion, and Transfer of Development*, and 52, *Bonus Unit Incentive Program*, of the TRPA Code of Ordinances.
6. Land Coverage. Land coverage requirements are set forth in Chapter 30, *Land Coverage*, of the TRPA Code of Ordinances. Projects located within a designated Town Center may obtain up to 70% land coverage in accordance with Chapter 13, *Area Plans*, of the TRPA Code of Ordinances. Lots with existing coverage in excess of 70% must reduce coverage pursuant to Section 110.220.40(3).

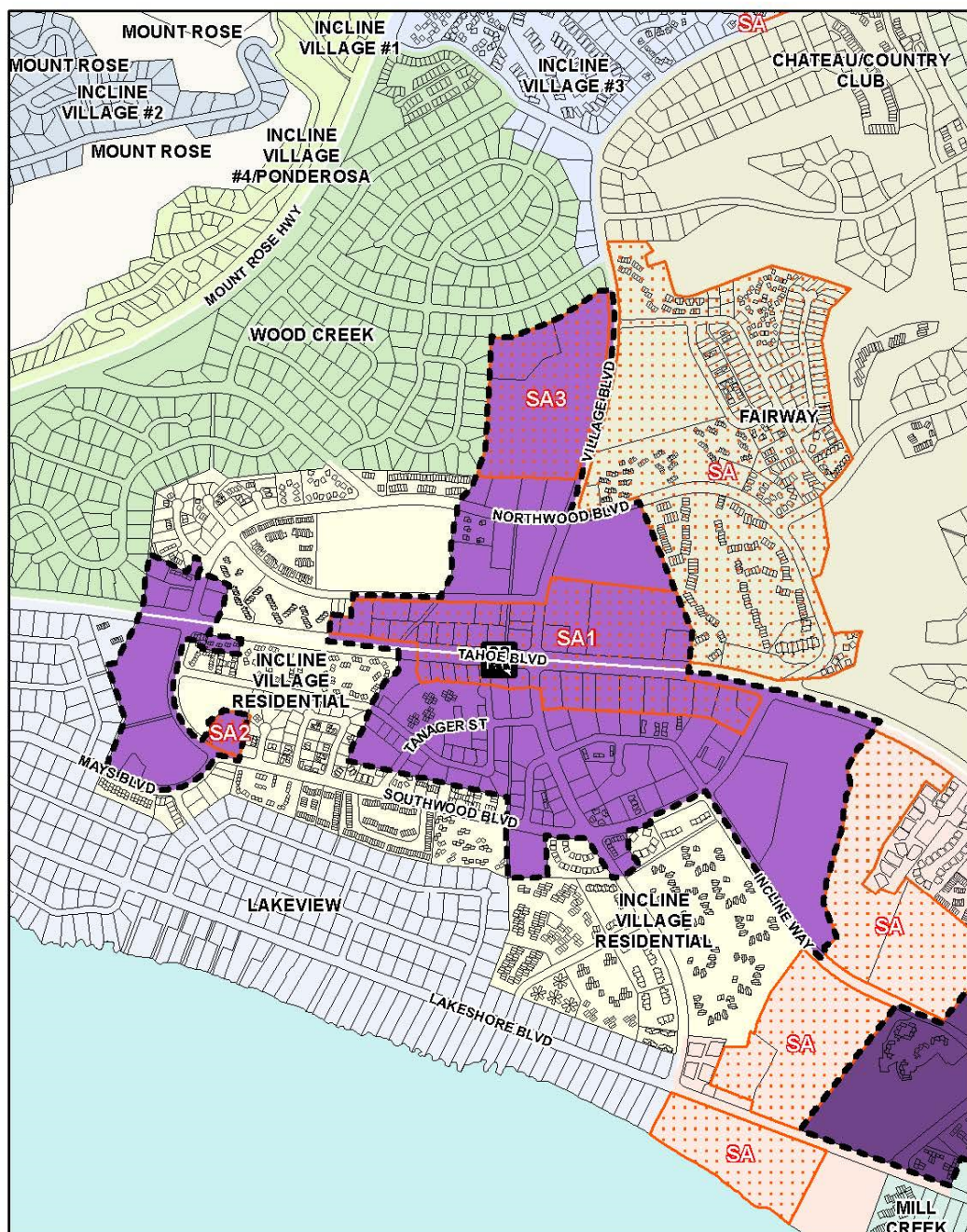
Section 110.220.30 Density. Outside of the Town Center overlay districts, maximum density in the Tahoe Planning Area is regulated by Chapter 31, *Density*, of the TRPA Code of Ordinances. The maximum densities for specific use types are listed in the table of allowed uses for each Regulatory Zone. Additional standards for density in designated Town Centers can be found in Section 110.220.35, *Town Center Overlay*. The maximum density for nursing and personal care and residential care uses within a Town Center is established in Section 110.220.410, *Residential Care / Nursing and Personal Care Density Exceptions*.

Section 110.220.35 Town Center Overlay. There are three areas designated with the Town Center overlay in the Tahoe Planning Area (see Figures 110.220.01, *Incline Village Commercial Town Center*, 110.220.02, *Incline Village Tourist Town Center*, and 110.220.03, *Crystal Bay Tourist Town Center*.) The Town Center overlay districts provide a focus area for the re-development goals of the TRPA Regional Plan and are subject to additional regulation to promote redevelopment. Town Centers are eligible for additional height, density, and land coverage as described in this section.

The following additional regulations apply to development within an adopted Town Center.

1. Height. Development within a designated Town Center is permitted to be 4 stories (56 feet) maximum, when the following conditions are met:
 - a. The project is designed to meet the greenhouse gas reduction standard described in Section 110.220.415, *Greenhouse Gas Reduction*.

- b. The project meets all other applicable design standards for the Town Center.
 - c. The project does not degrade any applicable established scenic threshold as described in the Tahoe Area Plan Conservation Element.
 - d. The following findings in Section 37.7 of the TRPA Code of Ordinances are made as part of project approval:
 - i. Finding 1 (Subsection 37.7.1)
 - ii. Finding 3 (Subsection 37.7.3)
 - iii. Finding 5 (Subsection 37.7.5)
 - iv. Finding 9 (Subsection 37.7.9)
2. Height Transition. Development within Town Center boundaries abutting or adjacent to properties outside of the Town Center shall incorporate a stepped design to create a height transition between the properties inside the boundary and those outside. Structures required to utilize a stepped design are limited to two floors or a maximum of 20 feet at the front setback. Additional height may be added by stepping back the third floor 10 feet from the building façade and an additional fourth floor may be added by stepping back 5 feet from the third floor. The stepped area may be used as roof top gardens, balconies, solar panel arrays or similar uses. Roof top mechanical equipment shall not extend more than 2 feet above the parapet wall and shall be screened from street view.
3. Density. Chapter 31, *Density*, of the TRPA Code of Ordinances shall not apply to residential or mixed-use developments within Town Centers. New residential and mixed-use development within a Town Center shall have a minimum residential density of 15 units per acre and a maximum density of 25 units per acre.
4. Mixed-Use Development. Projects incorporating both residential and non-residential uses on a single parcel are permitted. Mixed-use projects must meet all applicable design and compatibility standards as found in the Article 110.220.1. *Tahoe Planning Area Design Standards*, and Division 4, *Development Standards*, of the Washoe County Development Code.
5. Design and Compatibility. All development in a Town Center is subject to the design standards found in Article 110.220.1. *Tahoe Planning Area Design Standards*.
6. Land coverage. Development in a Town Center is eligible for up to 70% coverage on high capability lands per Chapter 13 of the TRPA Code of Ordinances.

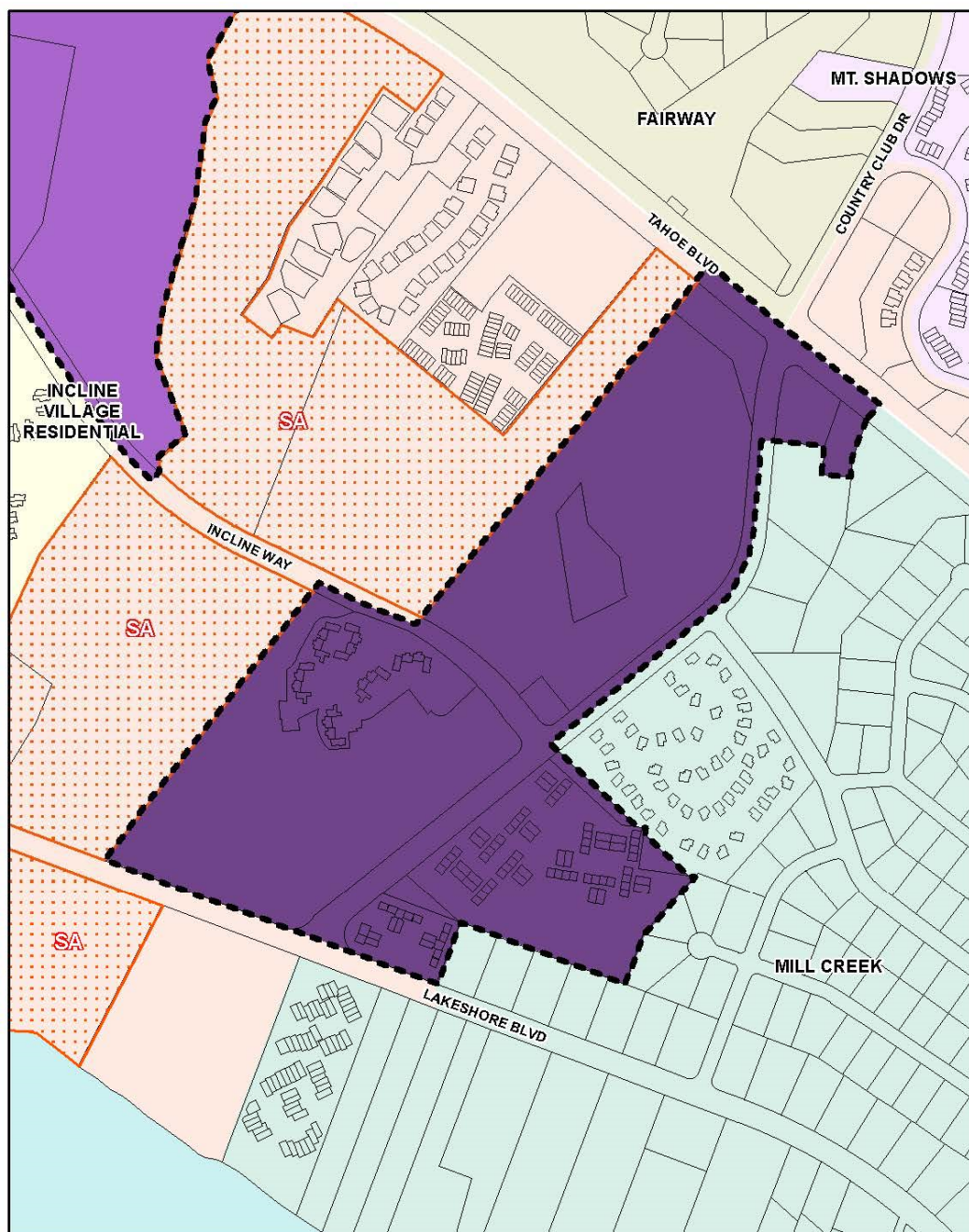


INCLINE VILLAGE COMMERCIAL TOWN CENTER



Washoe County, NV

Figure 110.220.00 Incline Village Commercial Town Center

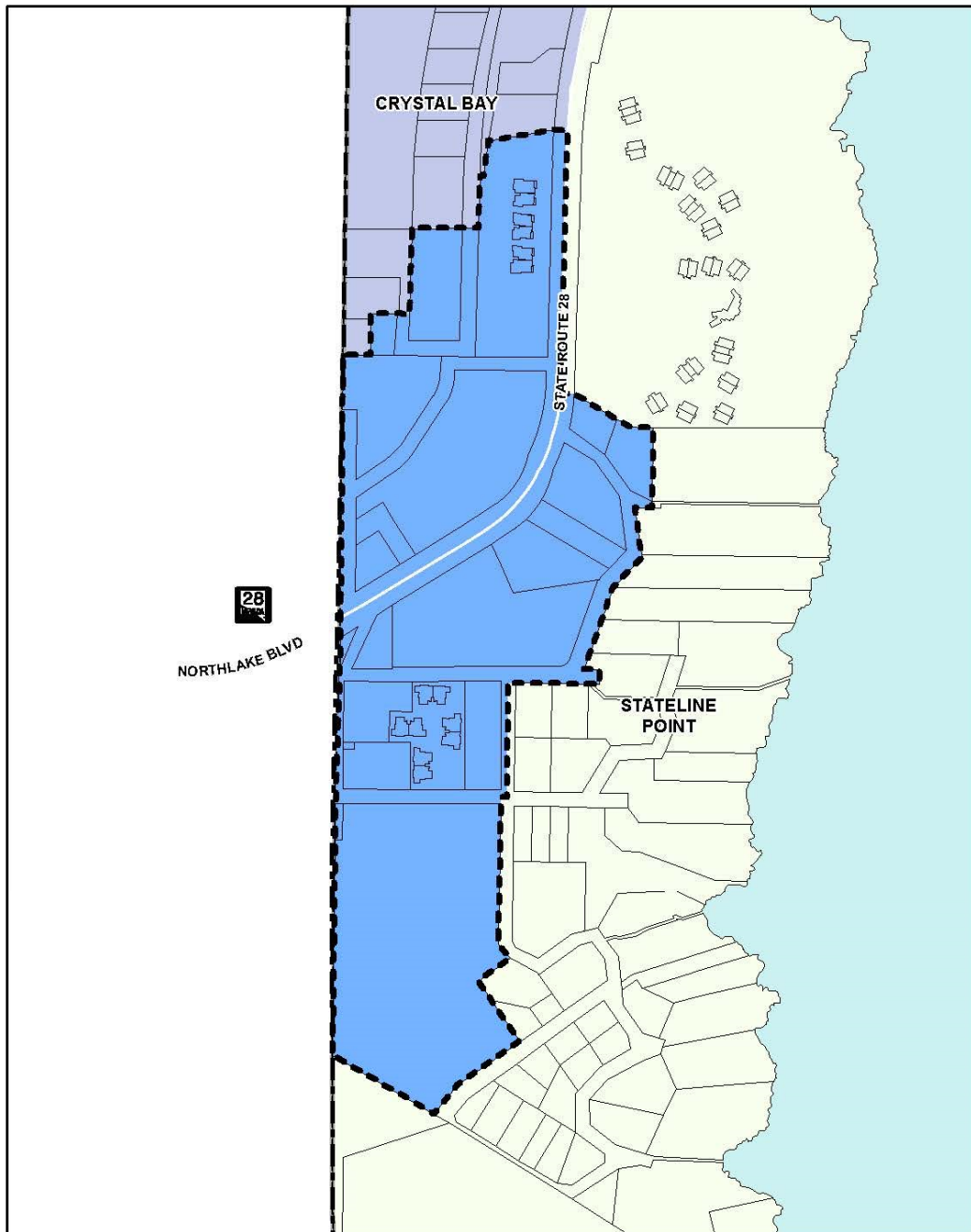


INCLINE VILLAGE TOURIST TOWN CENTER



Washoe County, NV

Figure 110.220.01 Incline Village Tourist Town Center



CRYSTAL BAY TOURIST TOWN CENTER



Washoe County, NV

Figure 110.220.02 Crystal Bay Tourist Town Center

Area Wide Development Standards

Section 110.220.40 Community Design and Land Use Compatibility. To ensure the compatibility of adjacent and neighboring land uses, all development in the planning area is subject to the following site and architectural design standards:

1. **Natural Features.** Existing natural features outside of the building site shall be retained and incorporated into the site design to the greatest extent feasible. Projects shall be designed to avoid disturbance to rock outcrops and stream environment zones and to minimize vegetation removal and maintain the natural slope of the project site.
2. **Disturbed Areas.** Projects shall be designed to use existing disturbed areas rather than undisturbed areas for the siting of all improvements except when:
 - a. The disturbed area is precluded from development by setbacks or other such limitations;
 - b. The disturbed lands are classified as sensitive lands and alternative sites classified as nonsensitive lands exist on the parcel;
 - c. The use of the disturbed lands would require more total disturbance than use of undisturbed lands;
 - d. Avoidance of other development impacts are of more importance than the preservation of undisturbed areas; and/or
 - e. The degree of existing disturbance is minor and the area shall be restored as part of the project.
3. **Coverage Reduction.** Projects containing existing land coverage greater than 70 percent shall reduce on-site coverage as follows:
 - a. Within Town Centers, on-site coverage shall be reduced as follows:
 - i. On sites with up to 75 percent coverage, coverage shall be reduced to no more than 70 percent as part of the project.
 - ii. On sites with more than 75 percent coverage, coverage shall be reduced by 5 percent of the site area as part of the project.
 - b. Outside of Town Centers, coverage shall be reduced by a minimum of five percent or to 70 percent, whichever results in less on-site coverage, as part of the project.
 - c. Land coverage reduction required by this section may be accomplished in compliance with site design standards, BMPs, or other uses that are exempt from coverage requirements pursuant to TRPA Code of Ordinances Chapter 30: *Land Capability System*.
 - d. Parcels or project areas in which excess coverage has already been fully mitigated pursuant to Section 30.6, *Excess Land Coverage Mitigation*

Program, of the TRPA Code of Ordinances shall not be subject to the land coverage reduction standards prescribed above.

4. Development Standards. Commercial, tourist accommodation, public service, and multi-residential projects shall meet the following requirements:
 - a. Onsite parking areas shall be provided with landscaped perimeters. Onsite parking areas greater than one-quarter acre in size shall be provided with landscaped islands.
 - b. An active transportation circulation system shall be incorporated into the site plan to assure that all active transportation users can move safely and easily both on the site and between properties and activities within the Regulatory Zone year-round.
 - c. Entities responsible for the construction and maintenance of all projects containing active transportation facilities are required to submit a Maintenance Responsibilities Chart and Plan prior to permit issuance. These plans must clearly identify responsibilities for capital improvements and annual infrastructure operation and maintenance. Additionally, they must identify funding needs and sources. This information must be included in approved permits.
 - d. Adequate access shall be provided for emergency vehicles and for those persons attempting to render emergency services.
 - e. Screening of service yards, maintenance yards, warehousing, outdoor storage and trash and refuse collection areas shall be accomplished by the use of walls, fencing, landscape plantings, or some combination thereof. Screening shall be effective in both winter and summer.
 - f. Service yards, maintenance yards, warehousing, and outdoor storage areas shall be located in areas that are not highly visible from major transportation corridors, scenic turnouts, public recreation areas, or the waters of lakes in the region.
 - g. Parking areas shall be sloped at least two percent to prevent ponding and icing.
 - h. Projects shall provide, within the project area, snow storage areas of a size adequate to store snow removed from parking, driveway, and pedestrian access areas or have arrangements by means of recorded easements or equivalent arrangements to remove and store accumulated snow offsite.
 - i. All new on-site utilities shall be placed underground as part of project approval.
5. Unanticipated Cultural Resources. In the event that cultural resources are encountered during grading or construction activities, a professional archaeologist shall be consulted to assess the resources and prepare appropriate mitigation measures.

6. TRPA Standards. All land use and development proposals shall be reviewed for conformance with the standards TRPA Code of Ordinances, including, as applicable:
- a. Chapter 2, *Applicability of the Code of Ordinances*
 - b. Chapter 3, *Environmental Documentation*
 - c. Chapter 4, *Required Findings*
 - d. Chapter 5, *Compliance*
 - e. Chapter 30, *Land Coverage*
 - f. Chapter 32, *Basic Services*
 - g. Chapter 33, *Grading and Construction*
 - h. Chapter 35, *Natural Hazard Standards*
 - i. Chapter 39, *Subdivisions*
 - j. Chapter 50, *Allocation of Development*
 - k. Chapter 51, *Banking, Conversion, and Transfer of Development*
 - l. Chapter 52, *Bonus Unit Incentive Program*
 - m. Chapter 53, *Individual Parcel Evaluation System*
 - n. Chapter 60, *Water Quality*
 - o. Chapter 61, *Vegetation and Forest Health*
 - p. Chapter 62, *Wildlife Resources*
 - q. Chapter 63, *Fish Resources*
 - r. Chapter 64, *Livestock Grazing*
 - s. Chapter 65, *Air Quality and Transportation*
 - t. Chapter 66, *Scenic Resources*
 - u. Chapter 67, *Historic Resource Protection*
 - v. Chapter 68, *Noise Limitations*
 - w. Chapters 80-84, *Shorezone*
7. Mixed-Use and Tourist Regulatory Zones. In addition to standards articulated in this article, all development inside the Crystal Bay Tourist, Incline Village Commercial, Incline Village Tourist, and Ponderosa Ranch Regulatory Zones, as well as the Town Center overlay districts is subject to the standards articulated in Washoe County Development Code Article 110.220.1, *Tahoe Planning Area Design Standards*.
8. Outside of Mixed-Use and Tourist Regulatory Zones. Development outside of the mixed-use and tourist Regulatory Zones are subject to the standards established in this article, in Division Four of the Washoe County Development Code, and the following chapters of the TRPA Code of Ordinances:
- a. Chapter 34, *Driveway and Parking Standards*
 - b. Chapter 36, *Design Standards*
 - c. Chapter 37, *Height*
 - d. Chapter 38, *Signs*
9. Development Guidelines. The following guidelines should be followed to ensure attractive and compatible development:
- a. Building placement and design should be compatible with adjacent properties and designed in consideration of solar exposure, climate, noise, safety, fire protection, and privacy.

- b. The scale of structures should be compatible with existing and planned land uses.
- c. Viewsheds should be considered in all new construction. Emphasis should be placed on lake views from major transportation corridors.
- d. Native vegetation should be used whenever possible, consistent with defensible space requirements.
- e. Vegetation should be used to screen parking, give privacy, reduce glare and heat, deflect wind, muffle noise, prevent erosion, and soften the line of architecture where feasible.
- f. Exterior lighting should be minimized to protect dark sky views, yet adequate to provide for public safety. Cutoff shields that extend below the lighting element should be used to minimize light pollution and stray light. Overall lighting levels should be compatible with the Regulatory Zone light level. Emphasis should be placed on a few, well-placed, low-intensity lights. Lights should not blink, flash, or change intensity except for temporary public safety signs.

The intent of Washoe County's standards is to achieve compatibility through integrative site design that primarily utilizes landscaping, architecture and an integrated non-motorized transportation network to achieve compatibility goals.

Section 110.220.45 Parking. The intent of Washoe County's parking standards is to ensure the design of parking facilities provides adequate and accessible parking in a manner that facilitates pedestrian and non-motorized traffic within and between adjacent properties. Parking standards in the Tahoe Planning Area are established in Article 110.220.1, *Tahoe Area Design Standards* for mixed-use and tourist Regulatory Zones and in Washoe County Development Code Article 410, *Parking and Loading*, for all other areas. All discretionary permits granted by Washoe County that may have an impact on parking and accessibility must implement a parking and accessibility plan that mitigates the expected impacts of the permitted activity regarding parking, accessibility and safety through the development and implementation of a parking plan. Parking plans, at a minimum, must address vehicular and pedestrian traffic flow, and vehicular and pedestrian safety. Off-site parking agreements are permitted in order to accommodate expected demand, provided pedestrian safety is maintained. Whenever necessary, the approval of discretionary permits in the planning area will be conditioned to ensure the adequacy and safety of the proposed parking plan.

Section 110.220.50 Height of Structures. The maximum building height for structures is established by the TRPA's height standards found in Chapter 37, *Height*, of the TRPA Code of Ordinances. Development within Town Centers may exceed the height limits of Chapter 37 and instead use the maximum height established in Section 110.220.35, *Town Center Overlay*. Additional regulations regarding height are found in Sections 110.220.80, *Accessory Structures and Uses* and 110.220.85, *Accessory Dwellings*.

Section 110.220.55 Yard and Lot Standards. Required yards for structures, minimum parcel area and minimum parcel width are determined by parcel size and use type according to Table 110.220.03, *Tahoe Area Yard and Lot Standards*. The use types are defined under TRPA Code of Ordinances Chapter 21, *Permissible Uses*. Standards for

development in Town Center overlay districts are found in Section 110.220.35, *Town Center Overlay* and Article 110.220.1, *Tahoe Area Design Standards*. Structures fronting State Routes 28 and 431 shall be set back a minimum of 20 feet from the right-of-way, unless an exception is granted pursuant to TRPA Code of Ordinances Subsection 36.5.4, *Setback Standards*.

Use Type and Parcel Size	Required Setback			Minimum Parcel Width	Minimum Parcel Size
	Front (Feet)	Side (Feet)	Rear (Feet)	(Feet)	(Square Feet)
Residential					3,700 sf.
Greater Than 2.5 Acres	30	15	30	80 ft.	
35,000 Square Feet to 2.5 Acres	30	12	30	80 ft.	
12,000 Square Feet to 34,999.99 Square Feet	20	8	20	60 ft.	
5,000 Square Feet to 11,999.99 Square Feet	20	5	20	60 ft.	
Less Than 5,000 Square Feet	15	5	10	60 ft.	
Commercial	10	10	10	75 ft.	10,000 sf.
Tourist Accommodation	20	10	10	75 ft.	10,000 sf.
Public Service	20	15	20	N/A	N/A
Recreation	20	15	20	N/A	N/A
Wildlife Management					
Structures 12' or Greater in Height	15	15	15	N/A	N/A
Structures 12' or Less in Height	5	5	5	N/A	N/A

Table 110.220.03 *Tahoe Area Yard and Lot Standards*

Section 110.220.60 Siting on Corner Lots and Sloped Lots. The following standards apply to any primary building or accessory structure on a corner lot or lot with slopes meeting the thresholds established below.

1. The front yard setback for accessory structures may be extended to the front property line on any corner lot when built no closer than sixty (60) feet from the corner, and on any interior or through lot where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) for every ten (10) feet above (or below) the established street grade. The structure shall conform to the height and story limits provided within this section. When a primary building or accessory structure is placed within the front yard setback as described in this section, all the following shall apply:
 - a. The Engineering Division must be able to determine that county right-of-way maintenance and road work operations will not be impeded or sufficient measures have been incorporated in the structure's design to mitigate an impediment to county right-of-way maintenance and road work operations. The county may also require that the county be held harmless

from liability resulting from its right-of-way maintenance and road work operations;

- b. The Engineering Division must be able to determine that the speed of traffic and the volume of traffic on the street is such that the placing of the garage within the front yard setback will not cause a safety problem for vehicles using the street; and
 - c. The Engineering Division must be able to determine that the placement of the structure within the front yard setback will not impede the ability of the county to widen the street in accordance with the adopted Capital Improvements Program, or in accordance with a possible widening of the street as shown in the adopted master plan.
 - d. The placement of the structure is not sited closer than fifteen (15) feet from the edge of pavement of the abutting street.
 - e. The maximum square footage of the portion of the structure designed to encroach on the established setback shall not exceed 25% of the size of the primary structure.
 - f. Structures proposed within 20 feet of the rights-of-way of State Routes 28 or 431 may only be approved pursuant to Subparagraph 36.5.4.A.2 of the TRPA Code of Ordinances.
2. Proposals to establish primary structures utilizing the same development standards for accessory structures found above shall be reviewed pursuant to the administrative review process in WCC section 110.306.25 for the approval of detached accessory dwellings. However, appeals of administrative reviews for extending the front setback for primary structures to the property line shall be held before the Board of County Commissioners.

Section 110.220.65 Siting of Below Grade Parking Decks, Walkways and Decks. On any downslope lot, a parking deck, walkway or deck with handrails may be constructed within the front setback provided:

1. A parking deck, not utilized as a driveway to a garage, begins at the edge of pavement and has no greater upslope than one (1) percent;
2. A parking deck, utilized as a driveway to a garage, may begin at the edge of pavement and have no greater upslope than fourteen (14) percent; or
3. A walkway or entry deck is no higher than eighteen (18) inches above grade at the edge of pavement.

Section 110.220.70 Construction Below a Parking Deck. On a downslope lot, the area below an allowed parking deck may be utilized for habitable space within the front setback provided:

1. The Engineering Division is able to determine that:
 - a. County right-of-way maintenance and road work operations will not be impeded or sufficient measures have been incorporated in the structure's design to mitigate an impediment to county right-of-way maintenance and

road work operations and/or the county has been held harmless from liability resulting from its right-of-way maintenance and road work operations; and

- b. Construction of the habitable space below the parking deck in the front yard will not impede the ability of the county to widen the street in accordance with the adopted Capital Improvements Program, or in accordance with a possible widening of the street as shown in the adopted master plan.
2. Electrical and mechanical rooms as accessory to the main dwelling unit may be established.
3. The habitable space contains no plumbing fixtures.

Section 110.220.75 Conformance of Setbacks on Existing Residences. Existing setbacks for a home legally constructed prior to 2020 that do not meet the standards established in Section 110.220.55, *Yard and Lot Standards*, shall be deemed the legal and conforming setbacks for said parcel.

Proposals for new structures or expansions of existing structures may utilize the existing setbacks when the following conditions are present:

1. The building pad is not delineated on the final subdivision map;
2. The home was constructed with all required permits prior to 2020;
3. No further intrusion into the setback is requested;
4. Development will occur no closer than 20 feet to the rights-of-way of State Routes 28 or 431; and
5. The Engineering Division is able to determine that county right-of-way maintenance and road work operations will not be impeded and/or the county has been held harmless from liability resulting from its right-of-way maintenance and road work operations.

Section 110.220.80 Accessory Structures and Uses. Accessory structures and uses in the Tahoe Planning Area are regulated pursuant to the standards established in Section 21.3, *Accessory Uses*, of the Tahoe Regional Planning Agency Code of Ordinances. In addition to these standards Washoe County will apply the following additional development regulations to all accessory structures:

1. **Property Line Setback.** Accessory structures one (1) story in height, with maximum ten (10) feet high walls (measured from grade level to top plate) and a maximum roof pitch of 7/12, shall maintain a five (5) foot minimum setback from the rear and side property line. When the height of an accessory structure exceeds this height limitation, the structure shall maintain the yard setbacks for the main dwelling units stipulated in this article, Section 110.220.55 *Yard and Lot Standards*. Accessory structures may only be approved within 20 feet of the rights-of-way of State Routes 28 or 431 pursuant to TRPA Code of Ordinances Subparagraph 36.5.4.A.2.
2. **Height and Story Limit.**

- a. The maximum building height for any accessory structure shall be calculated by Chapter 37, *Height*, of the Tahoe Regional Planning Agency Code of Ordinances.
- b. An accessory structure within the front yard shall not exceed one (1) story.
- c. An accessory structure may be two (2) stories in height when the main dwelling unit is two (2) stories, the structure is erected outside the required yard setbacks, and the slope of the front half of the lot is greater than a two (2) foot rise (or fall) for every ten (10) feet above (or below) the established street grade.
- d. Below Grade Story. When the structure is at or below street grade, a first story may be constructed below grade providing the ceiling height is no greater than nine-and-one-half (9.5) feet.
- e. Building Setback. An accessory structure shall be located not closer than ten (10) feet to any main building on an adjoining parcel.

Section 110.220.85 Accessory Dwellings. In the Tahoe Planning Area accessory dwellings are regulated pursuant to the standards established under Section 21.3.2, *Secondary Residence*, of the TRPA Code of Ordinances. In addition to these standards Washoe County will apply the following additional development regulations to all accessory dwellings (secondary residence):

1. When the primary use is residential, all accessory dwellings must obtain a detached accessory dwelling administrative review, as described in Washoe County Development Code Section 110.306.25(i);
2. When the primary use is residential, the accessory dwelling (secondary residence) shall be limited to 50% of the size of the main dwelling or 1,500 square feet, whichever is smaller;
3. When the primary use is non-residential, the accessory dwelling shall be limited to 1,500 square feet;
4. All accessory dwellings must provide a minimum of one off-street parking space (tandem parking is allowed) in addition to the parking required for the primary use;
5. Additional requirements as defined in Washoe County Development Code Article 306, *Accessory Uses and Structures*; and,
6. The parcel on which the accessory dwelling will be located is a minimum of 1 acre in size.
7. Detached accessory dwellings are subject to the standards for detached accessory structures as found above in Section 110.220.80, *Accessory Structures and Uses*.

Section 110.220.90 Requirements for the Construction of a Garage. An enclosed garage shall not be required to be constructed in accordance with Washoe County Development Code Article 410, *Parking and Loading*, when an existing dwelling unit is enlarged and one (1) of the following conditions exist:

1. There is no Tahoe Regional Planning Agency land coverage available for purchase within the land capability necessary for transfer;
2. Within a common open space subdivision or multi-family project, there is no new coverage or no relocation of coverage; or
3. Within a single-family dwelling, there is no new coverage or no relocation of coverage.

Section 110.220.95 Removal of Abandoned Foundation or Structure. Prior to the issuance of a building permit for a new structure, any existing abandoned or unfinished foundation or structure, not being incorporated into the new structure, shall be removed. Any portion of an existing foundation incorporated into the new structure shall be certified for structural integrity by a civil or structural engineer registered in the State of Nevada.

Section 110.220.100 Transmission and Receiving (Communication) Facilities. Transmission and receiving facilities are subject to the provisions of Washoe County Development Code Article 324, *Communication Facilities*. Transmission and receiving facilities that are required to obtain a special use permit are subject to the following additional standards:

1. Any required screening of the facility must be constructed of wood, stone or other natural material and designed to be blend in with and be compatible with the forested and alpine character of the planning area. Chain-link type fencing with slats inserted as a visual barrier is prohibited.
2. Buildings permitted as part of the facility must be constructed of wood, masonry/stone, or other material designed to be compatible with the forested and alpine character of the planning area.
3. As part of any special use permit approval, the Board of Adjustment includes a finding that the overall design of the facility is compatible with the forested and alpine character of the planning area.
4. New communication poles or towers shall not exceed a maximum height of 75 feet unless the Board of Adjustment makes a finding that additional height is necessary for the maintenance of the public's health, safety or welfare.

Section 110.220.105 Scenic Threshold Achievement. All permits must comply with Chapter 66, *Scenic Quality*, of the TRPA Code of Ordinances. Consistent with Section 66.1. of the TRPA Code of Ordinances, permits approved in the planning area must provide a finding that the project will not degrade numerical scenic threshold scores. The scenic thresholds and scenic travel units are identified and described in the Tahoe Area Plan Conservation Element.

Section 110.220.110 Temporary Uses. The permitting of temporary uses in the planning area is regulated by Chapter 22, *Temporary Uses, Structures, and Activities*, of the TRPA Code of Ordinances; by Washoe County Development Code Article 310, *Temporary Uses and Structures*; and by Washoe County Code Chapter 25, *Business Licenses, Permits and Regulations*. Approved TRPA master plans in the planning area may also provide for temporary uses (see Section 110.220.405, *TRPA Approved Master Plans*).

Section 110.220.115 Urban Bears and Other Wildlife Issues. All permitted development and permitted activities in the planning area must comply with the most current Washoe County Urban Bear Strategy and other relevant regulations and policies regarding co-existence with wildlife in developed areas.

Section 110.220.120 Urban Forestry. *Reserved.*

Section 110.220.125 Natural Hazards. All development in the planning area must comply with Washoe County codes and policies for development and building in areas prone to floods, earthquakes, avalanches, wildfire and other natural hazards. The Potential Natural Hazards Map (Figure 110.220.03) identifies areas potentially subject to these hazards. Development located in an identified potential hazard zone may be subject to additional design, construction, and review requirements as discussed below.

1. **Flood.** All development in the plan area that is subject to floods must meet the design and development standards established in Washoe County Development Code Article 416, *Flood Hazards*.
2. **Seismic.** The building codes adopted by Washoe County require all development to meet building standards based on the identified seismic zone. The currently adopted codes are the 2018 International Building Code and the 2018 International Residential Code, with the Northern Nevada Amendment package.
3. **Avalanche.** All development within an identified avalanche hazard area must complete an appropriate geo-technical study as determined by the Washoe County Community Services Department and comply with the study's final recommendations.
4. **Wildfire.** All development in the plan area is subject to additional standards for protection from potential wildfire hazards. The current required standards are those of the 2018 International Wildland Urban Interface Code.
5. **Landslide.** Development on slopes of 15% or greater may require an appropriate geo-technical study and to comply with the final recommendations of the study. The county engineer will determine when a study is appropriate. Additionally, Washoe County Building Codes require all development to meet building standards based on soil type. The currently adopted codes are the 2018 International Building Code and the 2018 International Residential Code, with the Northern Nevada Amendment package.
6. **Tsunami/Seiche.** In the Tahoe basin all land below 6,259' is within the potential tsunami/seiche inundation zone. Washoe County will inform all applicants for development within the identified inundation zone that the property is within the identified zone.

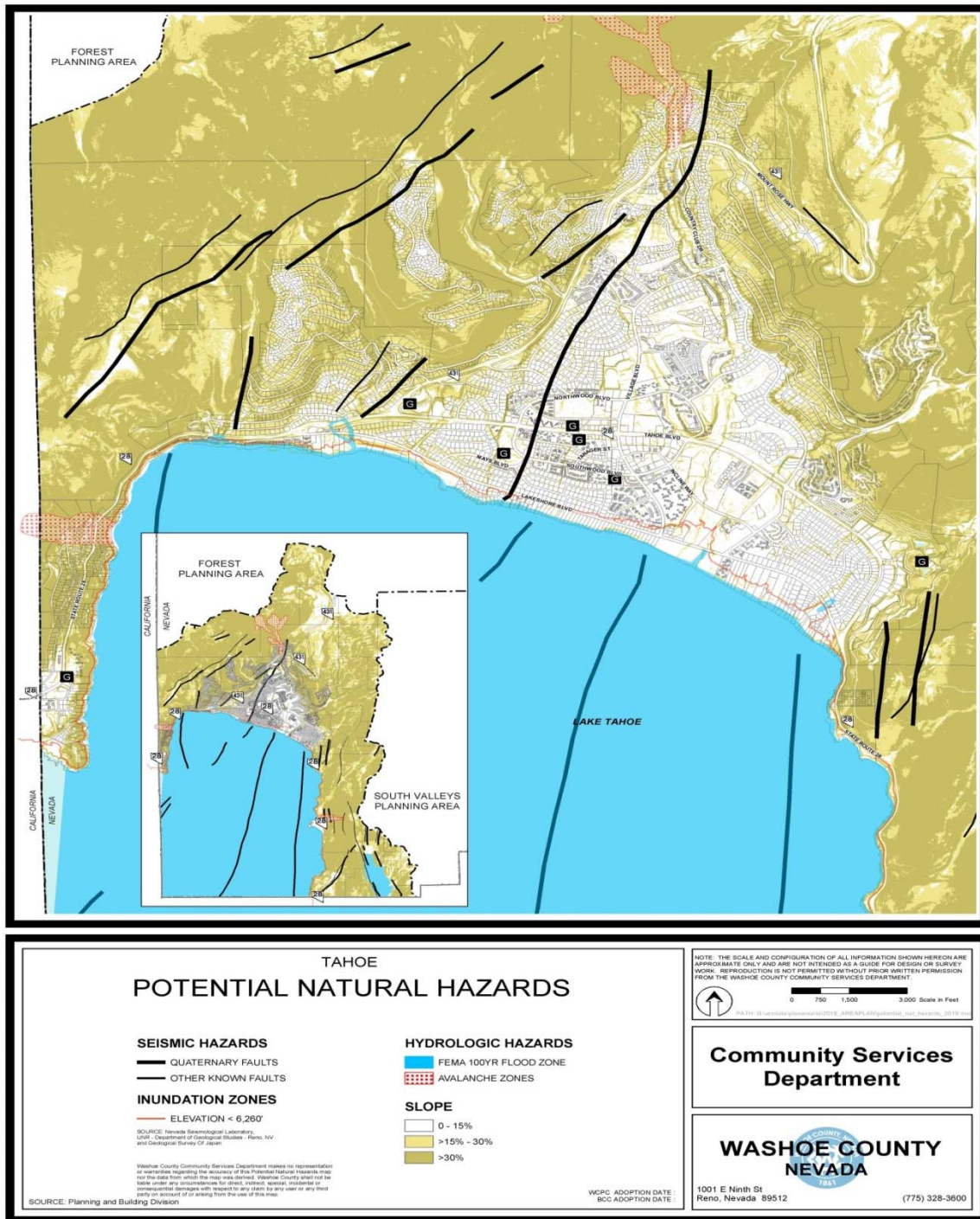


Figure 110.220.03 Potential Natural Hazards

Regulatory Zone Development Standards

Section 110.220.130 Regulatory Zone Development Standards. The following sections provide details on the allowed uses, density and special area regulations, and other development standards within the Regulatory Zones. Existing uses not listed shall be considered nonconforming uses within the Regulatory Zone. The establishment of new uses not listed in the tables provided below shall be prohibited. Where listed, A = Allowed subject to an administrative permit pursuant to Article 808, *Administrative Permits* of this chapter; S = Board of Adjustment Special Use Permit pursuant to Article 812, *Special Use Permits* of this chapter. For projects not subject to delegated permitting under an MOU, permitted by right ("A") uses shall be processed as TRPA allowed uses in accordance to TRPA Code of Ordinance section 21.2.1 and special uses ("S") shall be processed as TRPA special use in accordance to TRPA Code of Ordinances Section 21.2.2. Land uses are defined in Table 21.4-A and Chapter 81 of the TRPA Code of Ordinances.

Standards for Mixed-Use and Tourist Regulatory Zones.

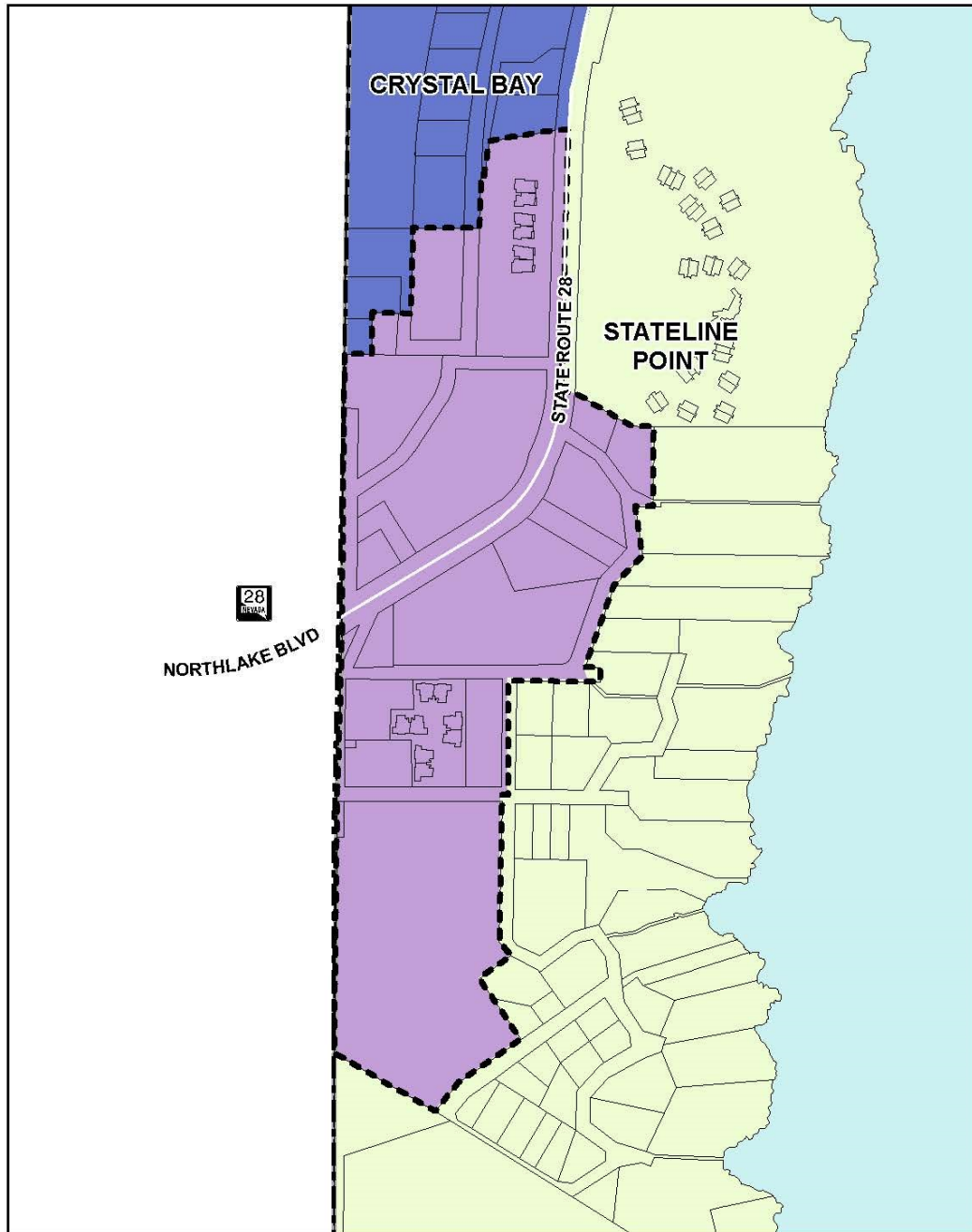
Section 110.220.135 Crystal Bay Tourist Regulatory Zone.

CRYSTAL BAY TOURIST REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Add'l Regs.
Residential		
Employee Housing	S	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
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Tourist Accommodations		
Bed and Breakfast Facilities	A	5 units per site 10 units per acre
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
Commercial		
Eating and Drinking Places	A	
Food and Beverage Retail Sales	A	
Service Stations	S	
General Merchandise Stores	S	
Amusements and Recreation Services	S	
Gaming Non-restricted	A	
Privately Owned Assembly and Entertainment	S	
Outdoor Amusements	S	
Broadcasting Studios	A	
Business Support Services	A	
Financial Services	A	

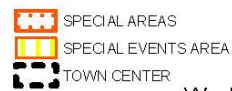
Health Care Services	A	
Personal Services	A	
Professional Offices	A	
Repair Services	S	
Schools – Business and Vocational	S	
Vehicle Storage and Parking	S	
Public Service		
Churches	S	
Cultural Facilities	S	
Day Care Centers/Preschools	A	
Local Assembly and Entertainment	A	
Local Post Office	A	
Local Public Health and Safety Facilities	A	
Publicly Owned Assembly and Entertainment	S	
Regional Public Health and Safety Facilities	S	
Pipelines and Power Transmission	S	
Public Utility Centers	S	
Transit Stations and Terminals	S	
Transportation Routes	S	
Transmission and Receiving Facilities	S	
Recreation		
Day Use Areas	A	
Participant Sports Facilities	S	
Sport Assembly	S	
Outdoor Recreation Concessions	A	
Visitor Information Center	S	
Resource Management		
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	

Section 110.220.140 Crystal Bay Tourist Regulatory Zone Special Policies. The following special policies will be implemented in the Crystal Bay Tourist Regulatory Zone.

1. The Crystal Bay Tourist Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:
 - a. Preferred Affordable Housing Area
 - b. Scenic Restoration Area
2. Wassou Road should be clearly defined and delineated as separate from the Biltmore parking lot.
3. Protect and enhance views to the lake from the commercial areas
4. Notwithstanding the setback standards in Section 110.220.55, any structure with an existing non-conforming setback from a property line that runs concurrent with the state line may maintain such existing non-conformity as part of a reconstruction or redevelopment project.



CRYSTAL BAY TOURIST
Regulatory Zoning



Washoe County, NV

Figure 110.220.04 Crystal Bay Tourist Regulatory Zone Location Map

Section 110.220.145 Incline Village Commercial Regulatory Zone.

NCLINE VILLAGE COMMERCIAL REGULATORY 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 Accommodation		
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	
General Merchandise Stores	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	
Auto 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	
Professional Offices	A	
Repair Services	A	
Sales Lot	S	
Schools – Business and Vocational	A	
Secondary Storage	S	
Food and Kindred Products	S	
Fuel and Ice dealers	S	
Industrial Services	S	
Printing and Publishing	A	
Small Scale Manufacturing	S	
Storage Yards	S	
Vehicle and Freight Terminals	S	
Vehicle Storage and Parking	S	
Warehousing	S	
Wholesale and Distribution	S	
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	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	
Pipelines and Power Transmission	S	
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 Management		
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 REGULATORY ZONE SPECIAL AREA 1		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Multiple Family Dwelling	A	15 units per acre miniumum 25 units per acre
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		
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	

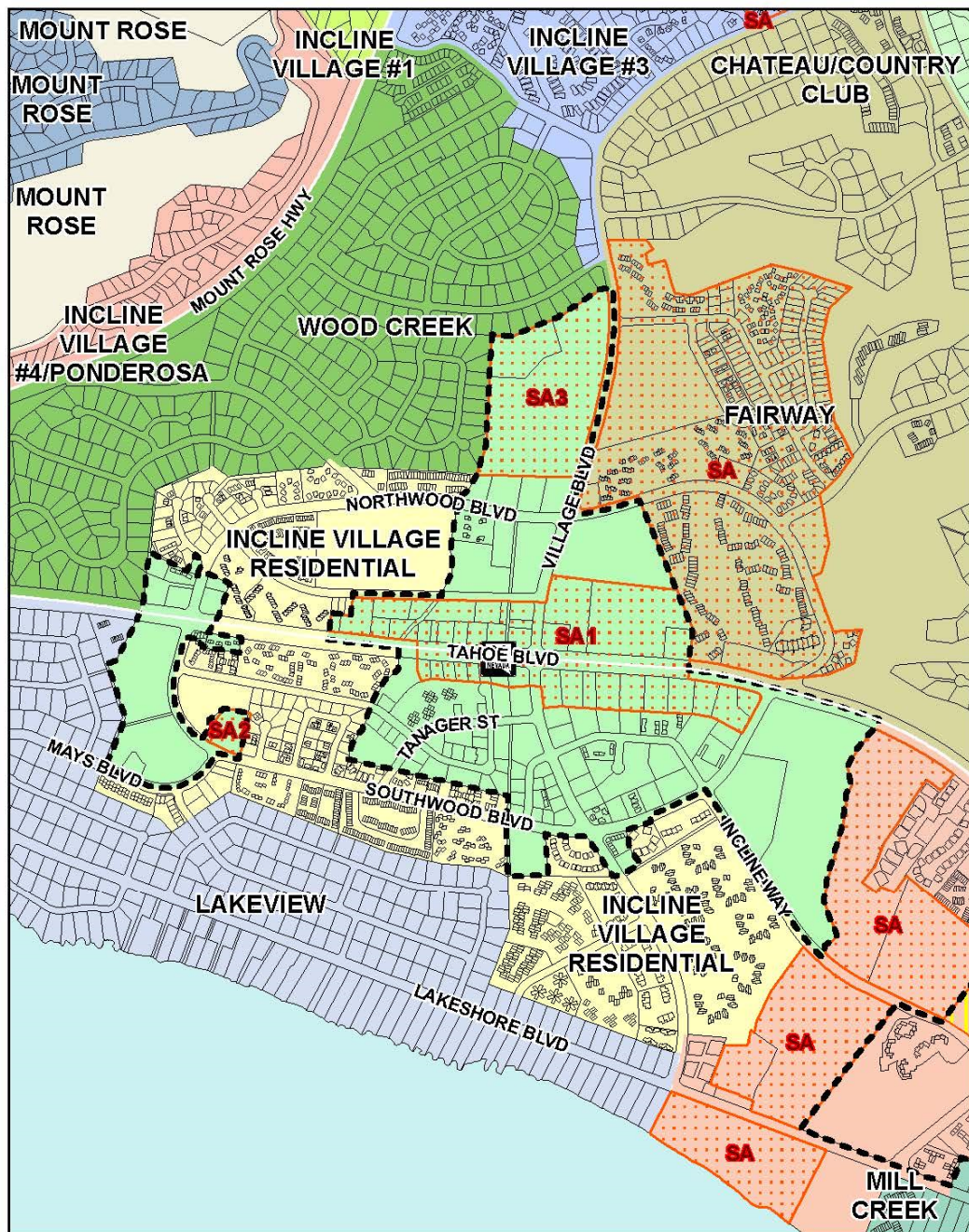
Day Care Centers/Preschools	A	
Government Offices	A	
Local Assembly and Entertainment	A	
Local Post Office	A	
Local Public Health and Safety Facilities	A	
Membership Organizations	A	
Publicly Owned Assembly and Entertainment	S	
Regional Public Health and Safety Facilities	A	
Social Service Organizations	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 Permit	Density
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 Permit	Density
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	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	
Pipelines and Power Transmission	S	
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	
Resource Management		

Reforestation	A	
Sanitation Salvage Cut	S	
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	

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.

1. The Incline Village Commercial Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:
 - a. Preferred Affordable Housing Area
 - b. Scenic Restoration Area
2. Parking areas should be developed taking access from local streets such as Alder Avenue and Incline Way.



INCLINE VILLAGE COMMERCIAL Regulatory Zoning



Figure 110.220.005 Incline Village Commercial Regulatory Zone Location Map

Section 110.220.155 Incline Village Tourist Regulatory Zone.

INCLINE VILLAGE TOURIST REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Employee Housing	S	Based on other residential use densities
Multiple Family Dwelling	S	15 units per acre minimum 25 units per acre maximum
Within the Town Center		
Outside of the Town Center		
Multi-Person Dwelling	S	25 people per acre
Nursing and Personal Care within the Town Center (Section 110.220.410)	S	40 people per acre
Other Nursing and Personal Care		25 people per acre
Residential Care within the Town Center (Section 110.220.410)	S	40 people per acre
Other Residential Care		25 people per acre
Single Family Dwellings	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Tourist Accommodation		
Bed and Breakfast Facilities	A	5 units per site
Hotels, Motels and Other Transient Dwelling Units	A	40 units per acre
Within the Town Center		
Outside of the Town Center, with less than 10% of units with kitchens		
Outside of the Town Center, with 10% or more of units with kitchens		15 units per acre
Timeshare (Residential Design)	S	Based on hotel, motel and other transient use densities set forth above
Timeshare (Hotel/Motel Design)	S	Based on hotel, motel and other transient use densities set forth above
Commercial		
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	S	
Outdoor Retail Sales	S	
Service Stations	S	
Amusements and Recreation Services	S	
Gaming - Non-restricted	A	
Privately Owned Assembly and Entertainment	S	
Outdoor Amusements	S	

Broadcasting Studios	A	
Business Support Services	A	
Financial Services	A	
Health Care Services	A	
Personal Services	A	
Professional Offices	A	
Schools – Business and Vocational	S	
Vehicle Storage and Parking	S	
Public Service		
Cemeteries	S	
Churches	S	
Collection Stations	A	
Cultural Facilities	A	
Day Care Centers/Preschools	A	
Government Offices	A	
Hospitals	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	S	
Schools – College	S	
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	
Recreation		
Beach Recreation	A	
Boat Launching Facilities	S	
Cross Country Skiing Courses	S	
Day Use Areas	A	
Golf Courses	S	
Marinas	S	
Outdoor Recreation Concessions	A	
Participant Sports Facilities	S	
Recreation Centers	S	
Riding and Hiking Trails	A	
Sport Assembly	S	
Visitor Information Centers	A	
Resource Management		
Reforestation	A	
Regeneration Harvest	S	
Sanitation Salvage Cut	A	
Special Cut	S	
Thinning	A	
Timber Stand Improvements	S	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	

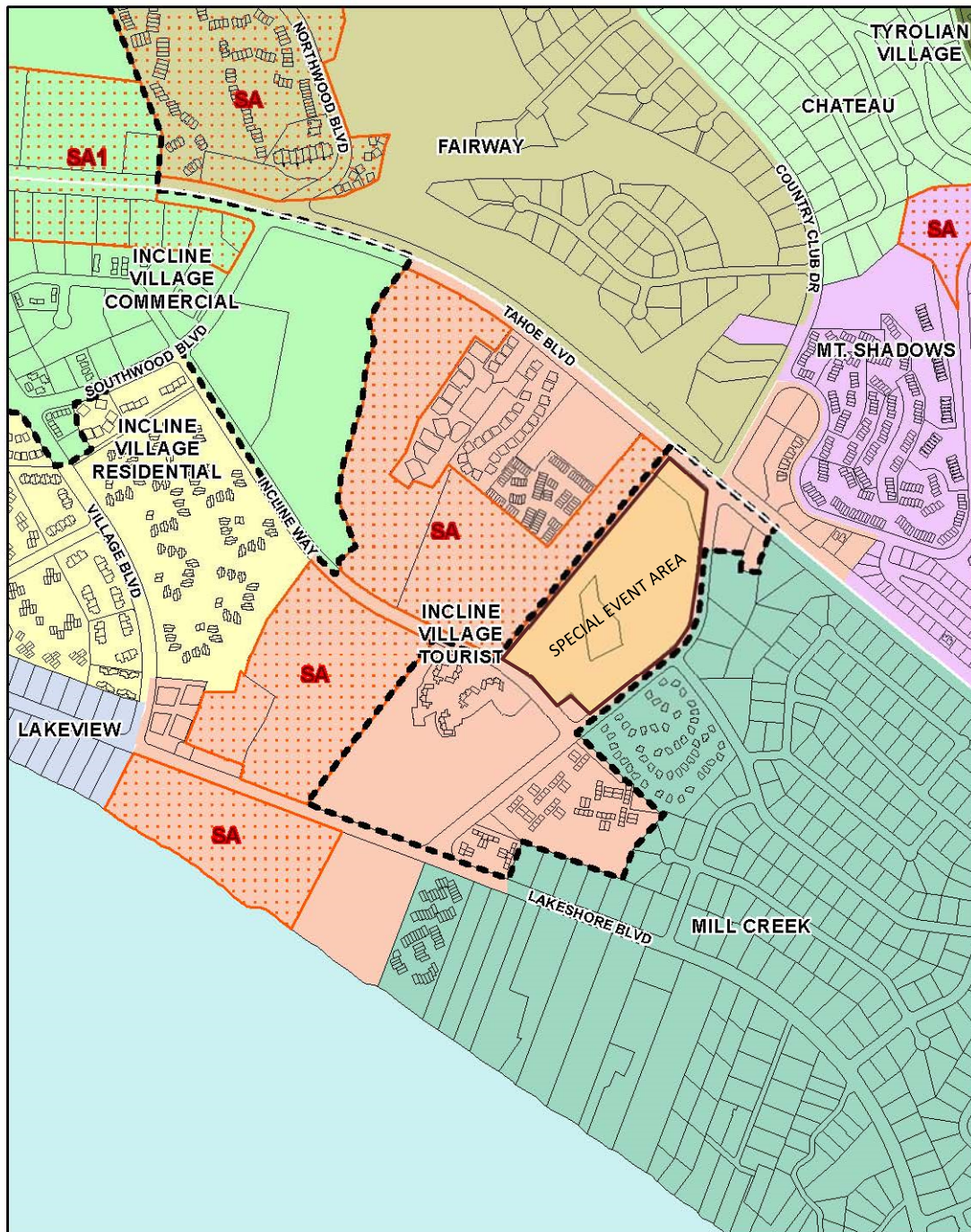
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
Stream Environment Zone Restoration	A	
INCLINE VILLAGE TOURIST REGULATORY ZONE SPECIAL AREA		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Public Service		
Cemeteries	S	
Churches	S	
Collection Stations	A	
Cultural Facilities	A	
Day Care Centers/Preschools	A	
Government Offices	A	
Hospitals	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	S	
Schools – College	S	
Social Service Organizations	A	
Pipelines and Power Transmission	S	
Transit Stations and Terminals	S	
Transportation Routes	S	
Transmission and Receiving Facilities	S	
Recreation		
Beach Recreation	A	
Boat Launching Facilities	S	
Cross Country Skiing Courses	S	
Day Use Areas	A	
Golf Courses	S	
Marinas	S	
Outdoor Recreation Concessions	A	
Participant Sports Facilities	S	
Recreation Centers	S	
Riding and Hiking Trails	A	
Sport Assembly	S	
Visitor Information Centers	A	
Resource Management		
Reforestation	A	
Regeneration Harvest	S	

Sanitation Salvage Cut	A	
Special Cut	S	
Thinning	A	
Timber Stand Improvements	S	
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/Management	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	
SHOREZONE – TOLERANCE DISTRICT 7		
The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel.		
Allowable Land Uses	Land Use Permit	Density
Primary Use		
Water-Oriented Outdoor Recreation	A	
Beach Recreation	A	
Water Borne Transit	S	
Tour Boat Operations	S	
Safety and Navigation Facilities	A	
Salvage Operations	S	
Marinas	S	
Boat Launching Facilities	S	
Accessory Structure		
Buoys	A	
Piers	A	
Fences	S	
Boat Ramps	A	
Breakwaters or Jetties	S	
Floating Docks and Platforms	A	
Shoreline Protective Structures	S	
Water Intake Lines	A	

Section 110.220.160 Incline Village Tourist Regulatory Zone Special Policies. The following special policies will be implemented in the Incline Village Tourist Regulatory Zone.

1. The following location is established as a Special Event Area in accordance with TRPA Code of Ordinances Subsection 22.6.3, *Special Event Areas*:

- a. Sierra Nevada College and the UC Davis Tahoe Environmental Research Center, as encompassed by 2020 Assessor Parcel Numbers 127-040-04, 127-040-09, and 127-040-10 and indicated in Figure 110.220.006.
- 2. The Incline Village Tourist Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:
 - a. Preferred Affordable Housing Area



INCLINE VILLAGE TOURIST NEIGHBORHOOD

- TOWN CENTER
- SPECIAL AREAS
- SPECIAL EVENT AREA



Figure 110.220.006 Incline Village Tourist Regulatory Zone Location Map

Section 110.220.165 Ponderosa Ranch Regulatory Zone.

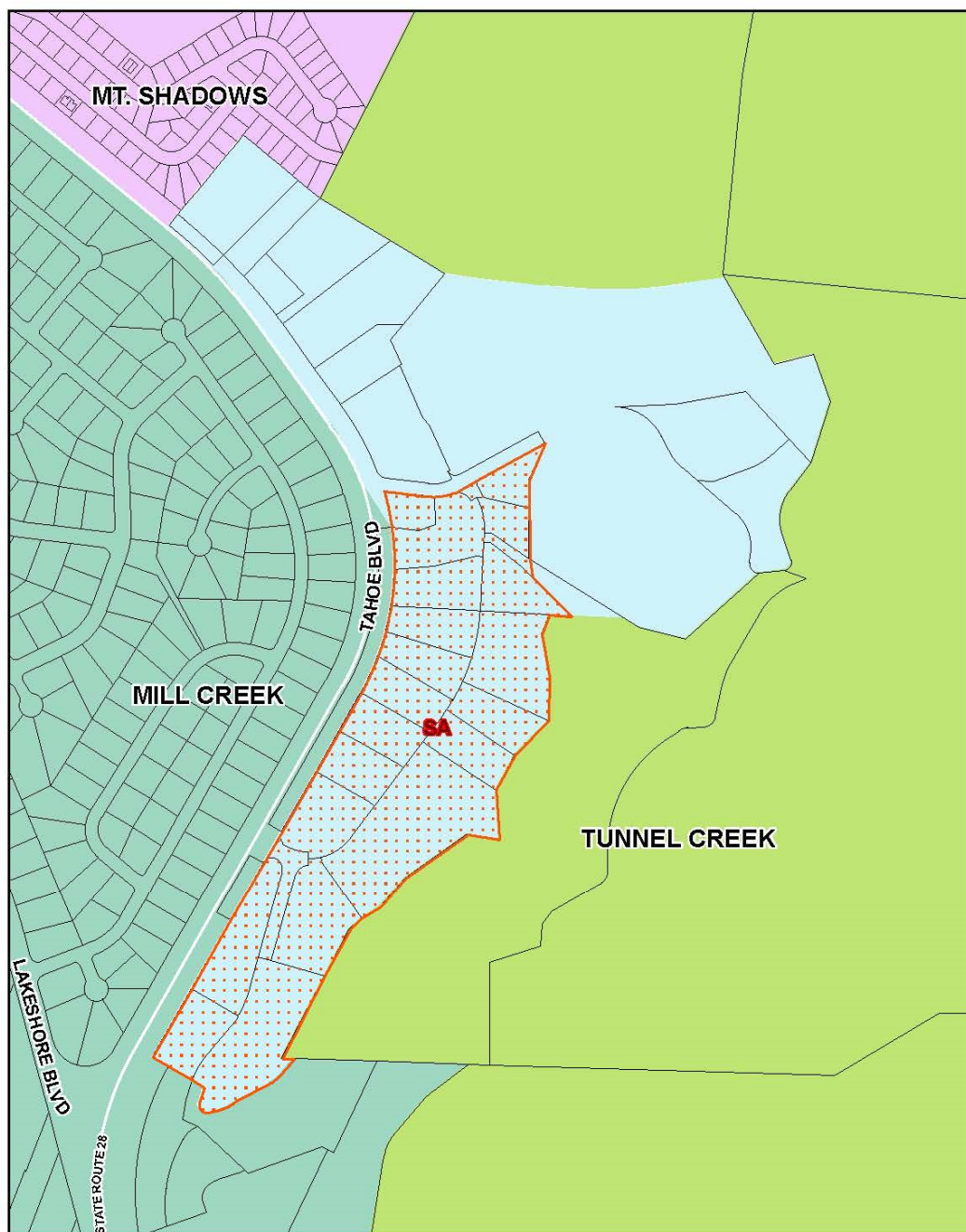
PONDEROSA RANCH REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Commercial		
Auto, Mobile Home and Vehicle Dealers	S	
Building Materials and Hardware	A	
Eating and Drinking Places	A	
Food and Beverage Retail Sales	A	
Furniture, Home Furnishings and Equipment	A	
General Merchandise Stores	A	
Mail Order and Vending	A	
Nursery	A	
Animal Husbandry Services	A	
Auto Repair and Service	A	
Broadcasting Studios	A	
Business Support Services	A	
Contract Construction Services	A	
Laundries and Dry Cleaning Plant	A	
Repair Services	A	
Sales Lot	A	
Secondary Storage	S	
Batch Plants	S	
Food and Kindred Products	S	
Fuel and Ice dealers	S	
Industrial Services	S	
Printing and Publishing	A	
Recycling and Scrap	S	
Small Scale Manufacturing	A	
Storage Yards	A	
Vehicle and Freight Terminals	A	
Vehicle Storage and Parking	A	
Warehousing	A	
Wholesale and Distribution	A	
Public Service		
Collection Stations	S	
Day Care Centers/Preschools	A	
Local Post Office	A	
Local Public Health and Safety Facilities	S	
Public Utility Centers	S	
Regional Public Health and Safety Facilities	S	
Social Service Organizations	S	
Pipelines and Power Transmissions	S	
Transit Stations and Terminals	A	
Transportation Routes	S	
Transmission and Receiving Facilities	S	
Recreation		
Cross Country Ski Courses	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	

Regeneration Harvest	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	
Thinning	A	
Timber Stand Improvement	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	
Fuels Treatment/Management	S	
Insect and Disease Suppression	S	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
Stream Environment Zone Restoration	A	
PERMISSIBLE USES – PONDEROSA RANCH REGULATORY ZONE SPECIAL AREA		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Employee Housing	A	15 units per acre
Nursing and Personal Care	S	25 people per acre
Residential Care	S	25 people per acre
Tourist Accommodations		
Hotels, Motels and Other Transient Dwelling Units Less than 10% of units with kitchens 10% or more of units with kitchens	A	40 units per acre 15 units per acre
Commercial		
Eating and Drinking Places	A	
Amusements and Recreation Services (Limited, See Ponderosa Ranch Special Policies)	A	
Business Support Services (Limited - See Ponderosa Ranch Special Policies)	A	
Professional Offices	A	
Animal husbandry (Limited – See Ponderosa Ranch Special Policies)	A	
Financial Services	A	
Vehicle Storage and Parking	S	
Public Service		
Same as General List with the Addition of Cultural Facilities	A	
Recreation		
Cross Country Ski Courses	S	
Day Use Areas	A	
Group Facilities	S	
Outdoor Recreation Concessions	A	
Riding and Hiking Trails	A	

Rural Sports	A	
Undeveloped Campgrounds	S	
Visitor Information Centers	S	
Resource Management		
Same as General List with the Addition of Farm/Ranch Accessory Structures	A	

Section 110.220.170 Ponderosa Ranch Regulatory Zone Special Policies. The following special policies will be implemented in the Ponderosa Ranch Regulatory Zone.

1. In the Special Area, certain allowed uses are further limited to the following specific use-type examples.
 - a. Amusement and recreational use-type is limited to indoor movie theater, athletic clubs, sauna/spa/hot tubs.
 - b. Animal husbandry use-type is limited to animal hospitals and veterinary offices.
 - c. Business support services use-type is limited to blue printing, commercial art and design, and computer/IT support.
2. The Ponderosa Ranch Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, Special Designations:
 - a. Preferred Affordable Housing Area, within the Special Area only
 - b. Scenic Restoration Area
 - c. Preferred Industrial Area, outside of the Special Area only
3. Additional development on the visible narrow benches above the parking lot in the Ponderosa Ranch Regulatory Zone shall include adequate mitigation measures to mitigate scenic impacts caused by the development when viewed from scenic threshold travel routes.



PONDEROSA RANCH Regulatory Zoning



Figure 110.220.007 Ponderosa Ranch Regulatory Zone Location Map

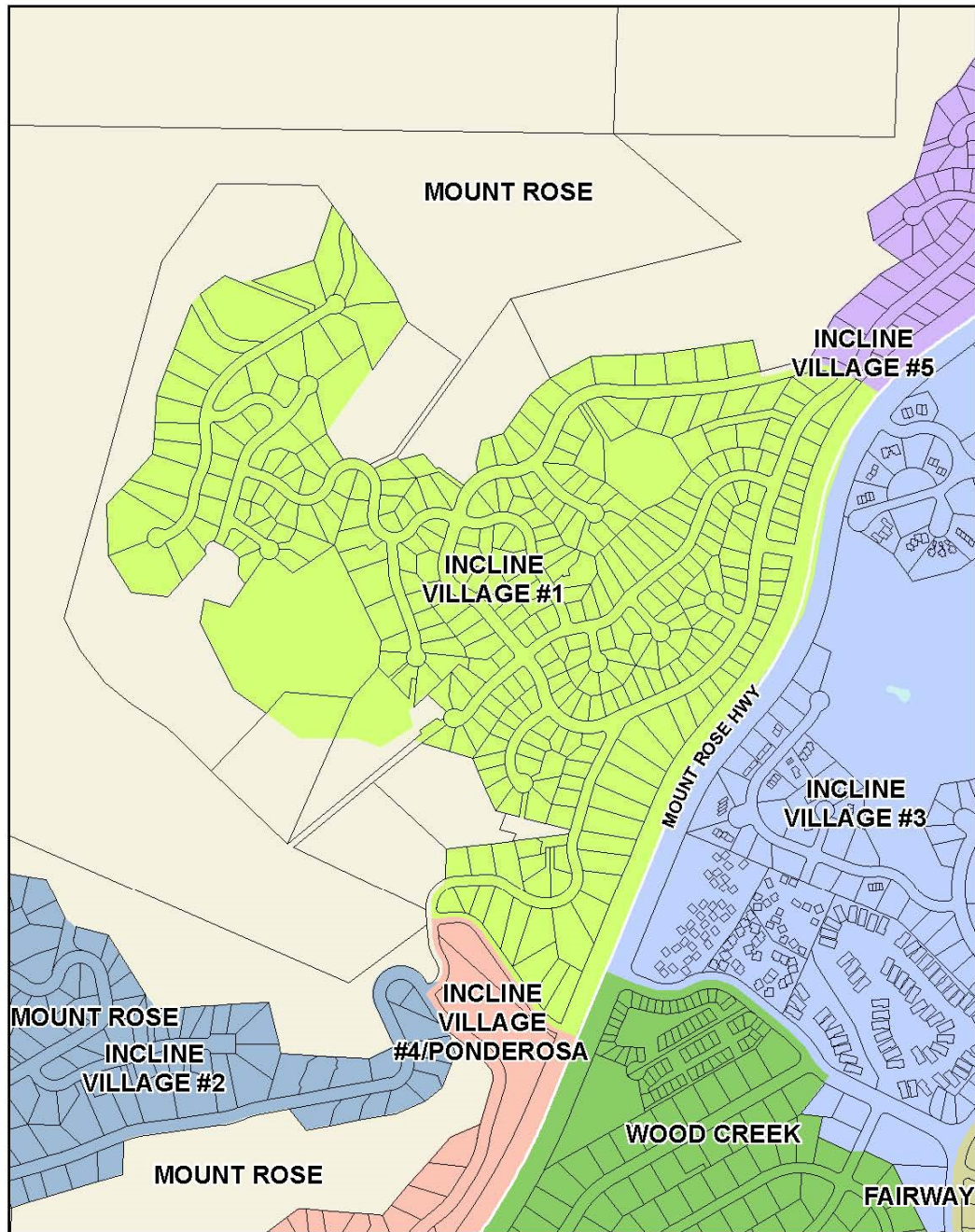
Development Standards for Residential Regulatory Zones.

Section 110.220.175 Incline Village 1 Regulatory Zone.

INCLINE VILLAGE 1 REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Local Post Offices	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

Section 110.220.180 Incline Village 1 Regulatory Zone Special Policies. The following special policies will be implemented in the Incline Village 1 Regulatory Zone.

1. Projects which may be developed on Assessor's Parcel Numbers 125-211-06 and 125-211-07 shall utilize TRPA's Visual Magnitude / Contrast Rating System to minimize impacts to shorezone scenic resources thresholds. Projects which may be developed on these parcels shall also correct drainage problems on Ida Court by implementing Best Management Practices to the satisfaction of TRPA.



INCLINE VILLAGE #1 Regulatory Zoning



SPECIAL AREAS
SPECIAL EVENTS AREA



NORTH



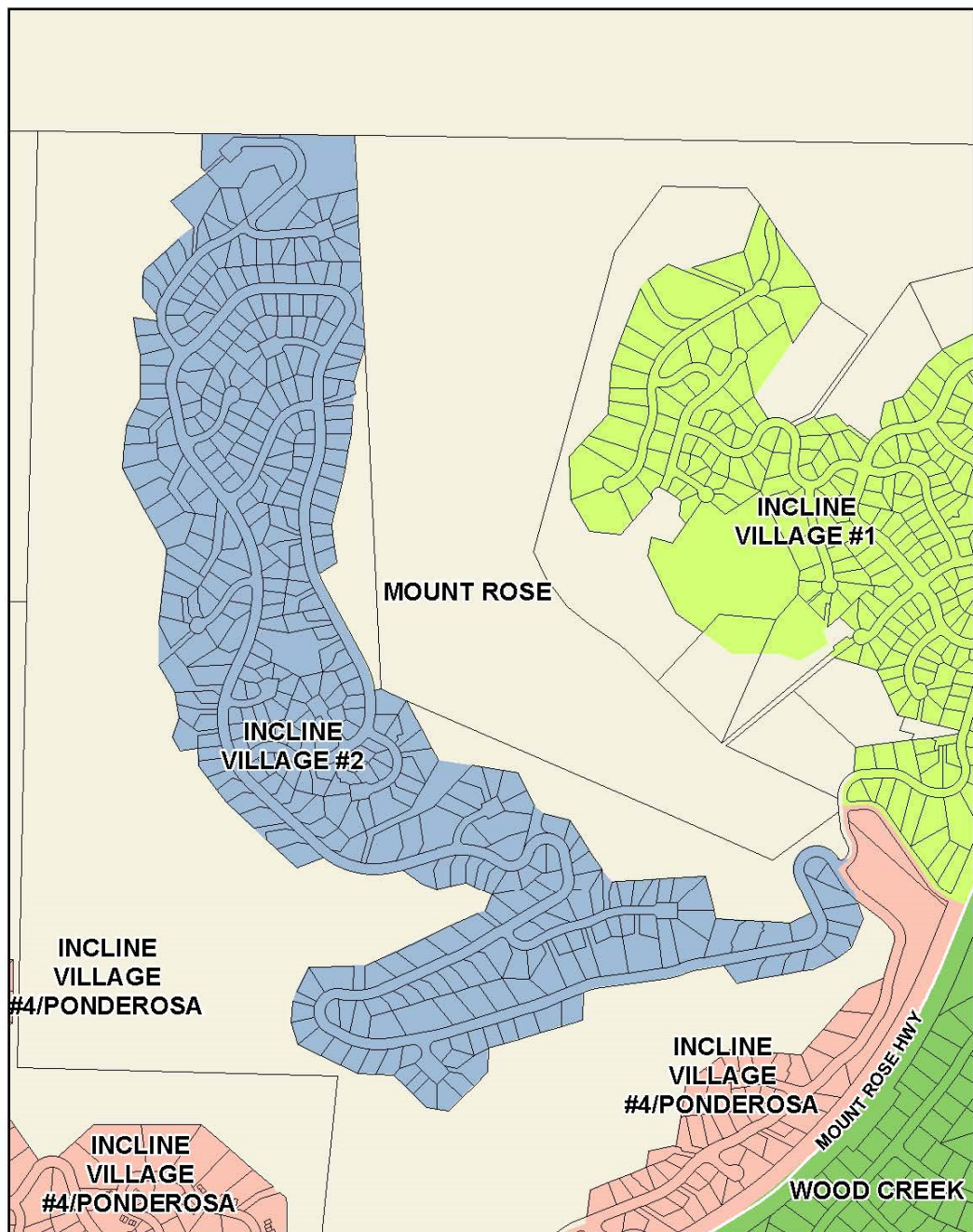
Washoe County, NV

Figure 110.220.008 Incline Village 1 Regulatory Zone Location Map

Section 110.220.185 Incline Village 2 Regulatory Zone.

INCLINE VILLAGE 2 REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Local Post Offices	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

Section 110.220.190 Incline Village 2 Regulatory Zone Special Policies. Reserved.



INCLINE VILLAGE #2 Regulatory Zoning



Figure 110.220.009 Incline Village 2 Regulatory Zone Location Map

Section 110.220.195 Incline Village 3 Regulatory Zone.

INCLINE VILLAGE 3 REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Multiple Family Dwellings	A	Per Special Policy 2
Mobile Home Dwellings	A	8 units per acre
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Churches	S	
Schools – College	A	
Local Post Offices	S	
Day Care Centers/Pre-Schools	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Outdoor Recreation Concessions	A	
Golf Courses	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	
PERMISSIBLE USES – INCLINE VILLAGE 3 REGULATORY ZONE SPECIAL AREA		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Multiple Family Dwelling	S	8 units per acre
Single Family Dwellings	A	1 unit per parcel
Employee Housing	A	Based on other residential use

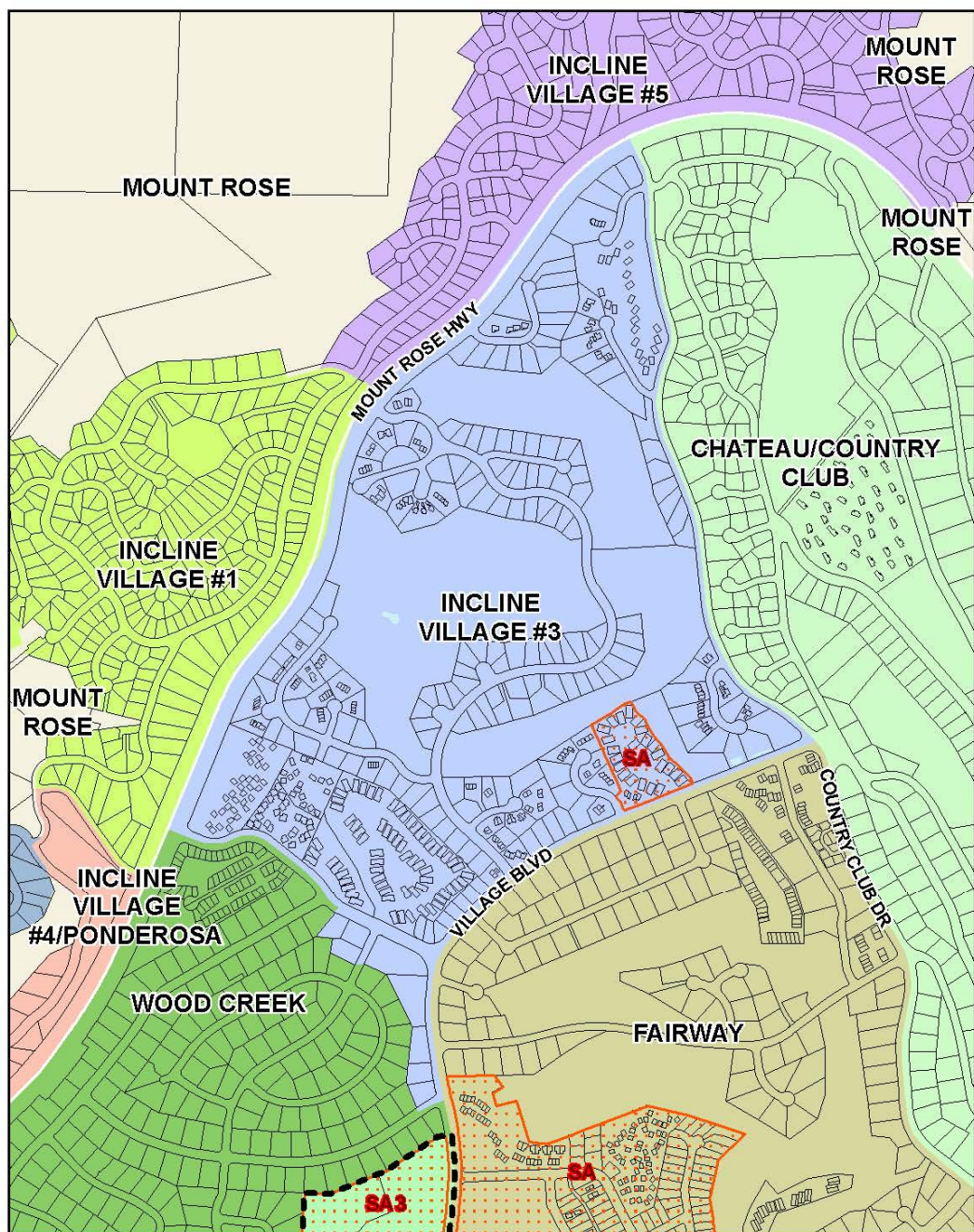
		densities
Public Service		
Same as General List		
Recreation		
Same as General List		
Resource Management		
Same as General List		

Section 110.220.200 Incline Village 3 Regulatory Zone Special Policies. The following special policies will be implemented in the Incline Village 3 Regulatory Zone.

1. The existing golf course is recognized as appropriate and conforming uses.
2. Multi-family residential development shall be restricted to those lots designated as eligible for multi-density under the approved subdivision map for Incline Village Unit #3. The following table identifies lots eligible for multi-family residential density based on the recorded map for Incline Village #3 (Washoe County Tract No. 1117):

Block	Lots	Maximum Density
A	1-12	4 units ea.
A	17-24	4 units ea.
B	1-6	2 units ea,
B	7	4 units
B	8-9	2 units ea.
B	10-11	4 units ea.
B	12-13	2 units ea.
C	1	4 units
C	2-3	2 units ea.
C	4-5	4 units ea.
C	6-12	2 units ea.
D	All	4 units ea.
G	12-17	4 units ea.
H	1-5	4 units ea.
J	1	4 units
L	1-4	4 units ea.
L	19-26	4 units ea.
Q	1-2	2 units ea.
Q	3-9	4 units ea.
Q	10	2 units
Q	11-12	4 units ea.

3. Multi-family residential development in the Special Area shall have a minimum density of 5.47 units per acre and a maximum density of 8 units per acre.



INCLINE VILLAGE #3 Regulatory Zoning



Figure 110.220.010 Incline Village 3 Location Map

Section 110.220.205 Incline Village 4 Regulatory Zone.

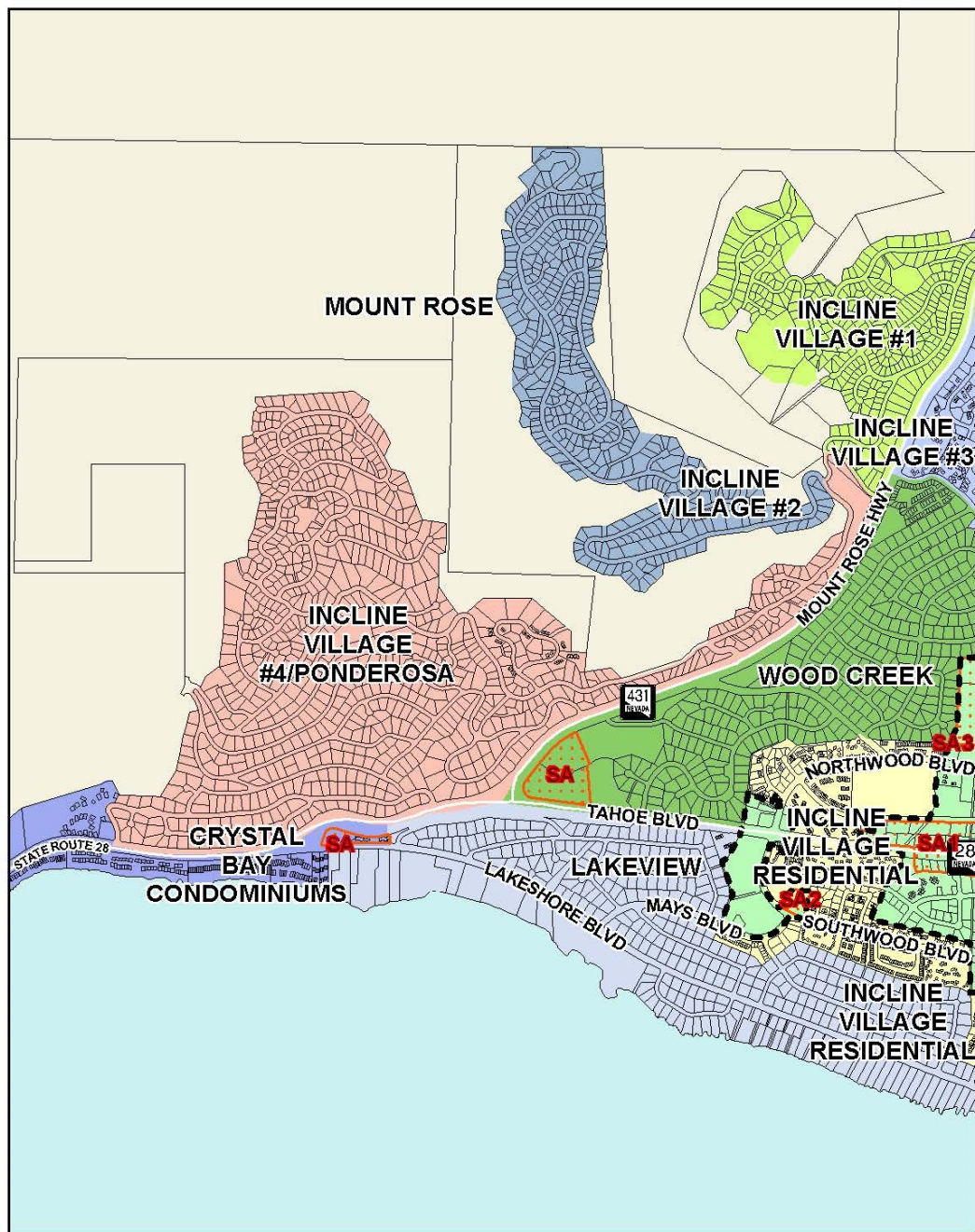
INCLINE VILLAGE 4 REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Multiple Family Dwellings	A	See Special Policy 1
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmissions	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Local Post Offices	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

Section 110.220.210 Incline Village 4 Regulatory Zone Special Policies. The following special policies will be implemented in the Incline Village 4 Regulatory Zone.

1. The lots in Incline Village #4 designated as eligible for multiple units under the approved subdivision map shall be eligible for such density with transfer of development rights. The following table identifies lots eligible for multi-family residential density based on the recorded map for Incline Village #4 (Washoe County Tract No. 1136):

Block	Lots	Maximum Density
-------	------	-----------------

Block	Lots	Maximum Density
B	7-11	4 units ea.
C	1	4 units
C	2	2 units
C	3-9	4 units ea.
D	1	4 units
D	7-9	4 units ea.
D	11-18	4 units ea.



INCLINE VILLAGE #4 Regulatory Zoning



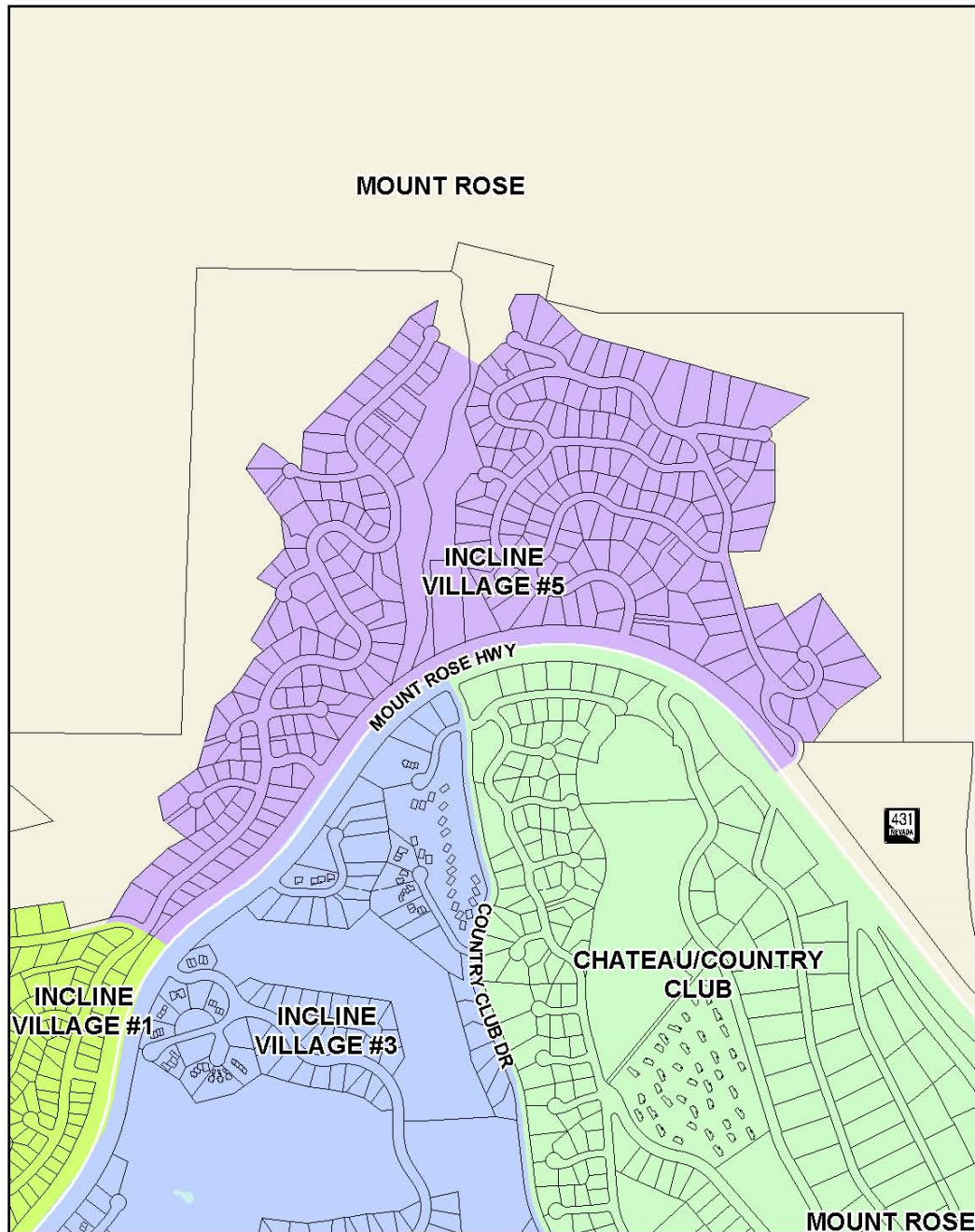
Figure 110.220.011 Incline Village 4 Regulatory Zone Location Map

Section 110.220.215 Incline Village 5 Regulatory Zone.

INCLINE VILLAGE 5 REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	S	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Recreation		
Participant Sports	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

Section 110.220.220 Incline Village 5 Regulatory Zone Special Policies. The following special policies will be implemented in the Incline Village 5 Regulatory Zone.

1. Until this Regulatory Zone has been classified as to avalanche danger, all development shall be subject to a special use permit.



INCLINE VILLAGE #5 Regulatory Zoning



Figure 110.220.012 Incline Village 5 Regulatory Zone Location Map

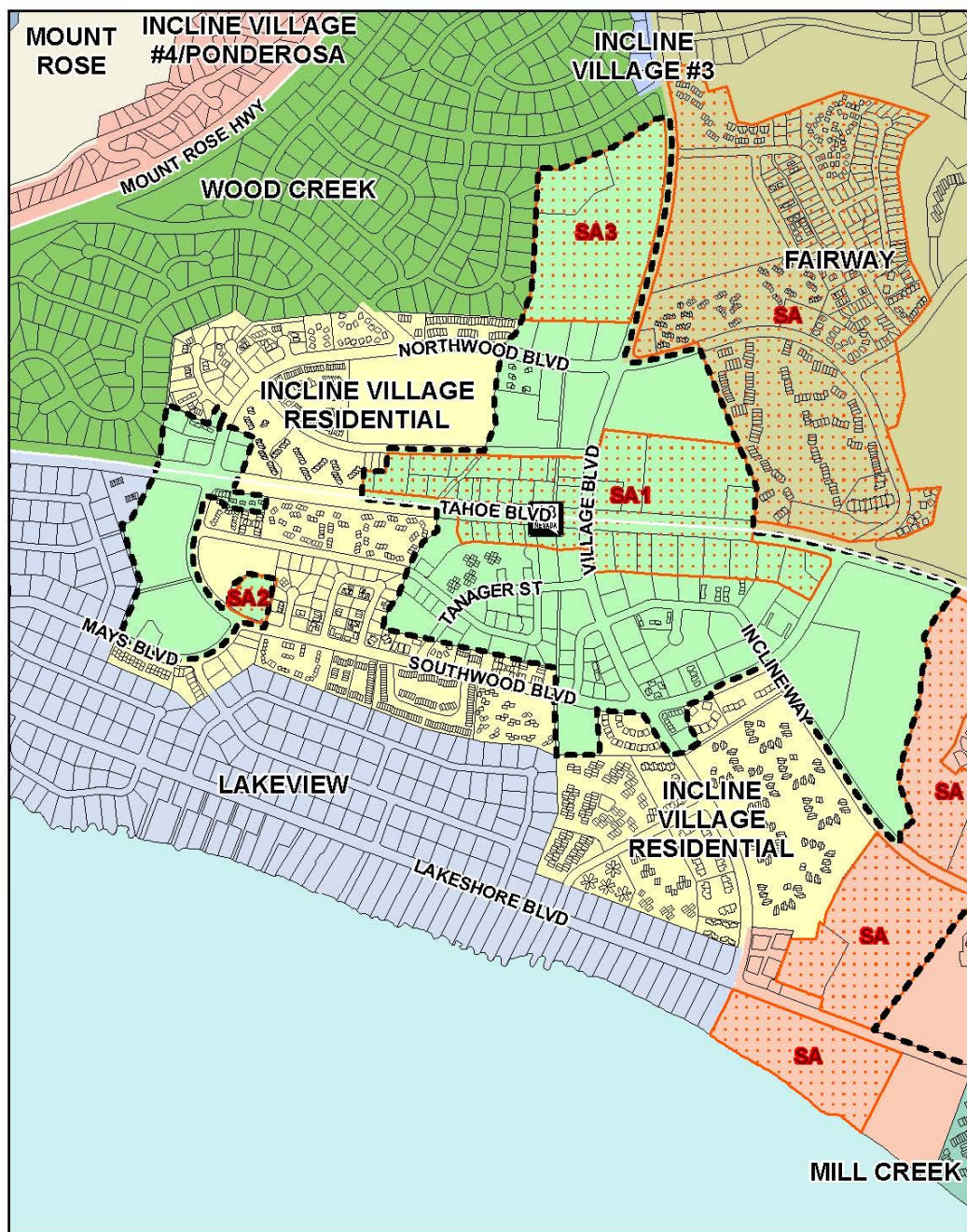
Section 110.220.225 Incline Village Residential Regulatory Zone.

INCLINE VILLAGE RESIDENTIAL REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	S	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Multiple Family Dwellings	A	15 units per acre
Multi-Person Dwellings	S	20 persons per acre
Employee Housing	S	Based on other residential use densities
Nursing and Personal Care	S	20 persons per acre
Residential Care	S	20 persons per acre
Tourist Accommodation		
Timeshare (Residential Design)	S	15 units per acre
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Churches	S	
Local Post Offices	S	
Schools – Pre-schools	A	
Cultural Facilities	S	
Publicly Owned Assembly and Entertainment	S	
Schools – Kindergarten through Secondary	S	
Day Care Centers/Pre-schools	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Sports Assembly	S	
Rural Sports	S	
Outdoor Recreation Concessions	S	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management		
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	

Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

Section 110.220.30 Incline Village Residential Regulatory Zone Special Policies. The following special policies will be implemented in the Incline Village Residential Regulatory Zone.

1. The Incline Village Residential Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:
 - a. Preferred Affordable Housing Area
 - b. Scenic Restoration Area



INCLINE VILLAGE RESIDENTIAL Regulatory Zoning




-  SPECIAL AREAS
-  SPECIAL EVENTS AREA
-  TOWN CENTER



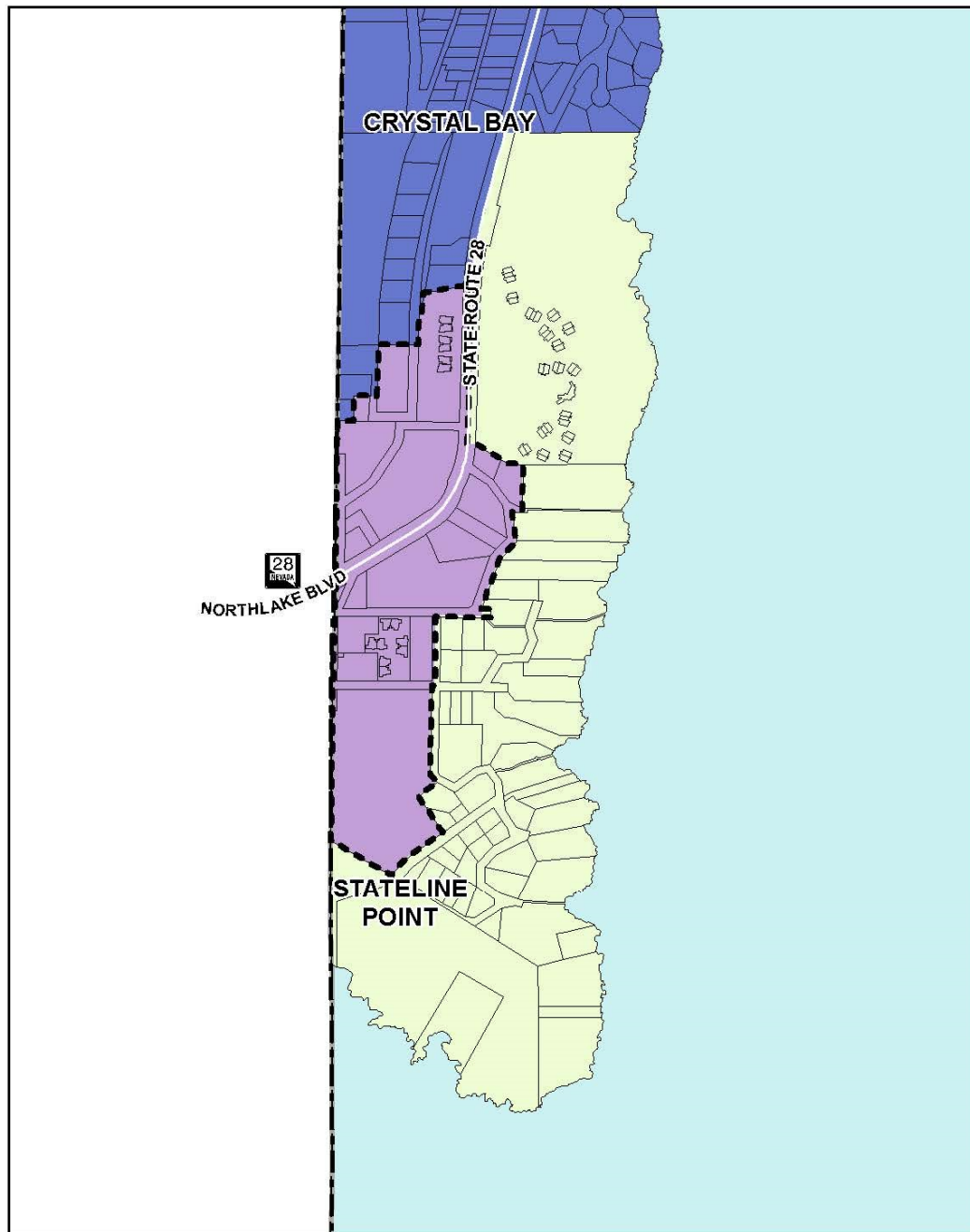
Figure 110.220.013 Incline Village Residential Regulatory Zone Location Map

Section 110.220.235 Stateline Point Regulatory Zone.

STATELINE POINT REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	
SHOREZONE – TOLERANCE DISTRICT 3		
The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel.		
Allowable Land Uses	Land Use Permit	Density
Primary Use		
Salvage Operations	A	
Safety and Navigation Devices	A	
Accessory Structure		
Buoys	A	
Piers	A	
Floating Docks and Platforms	A	
Fences	S	
Boat Ramps	S	
Breakwaters or Jetties	S	

Shoreline Protective Structures	S	
Water Intake Lines	S	

Section 110.220.240 Stateline Point Regulatory Zone Special Policies. Reserved.



STATELINE POINT
Regulatory Zoning



Figure 110.220.014 Stateline Point Location Map

Section 110.220.245 Crystal Bay Regulatory Zone

CRYSTAL BAY REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	S	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Recreation		
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Management/Treatment	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	
SHOREZONE – TOLERANCE DISTRICT 3		
The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel.		
Allowable Land Uses	Land Use Permit	Density
Primary Use		
Salvage Operations	A	
Safety and Navigation Devices	A	
Accessory Structure		
Buoys	A	
Piers	A	
Floating Docks and Platforms	A	
Fences	S	
Boat Ramps	S	

Breakwaters or Jetties	S	
Shoreline Protective Structures	S	
Water Intake Lines	S	

Section 110.220.250 Crystal Bay Regulatory Zone Special Policies. The following special policies will be implemented in the Crystal Bay Regulatory Zone.

1. Due to the environmental sensitivity of the area, limited emergency access, and geologic hazards, all further development in this Regulatory Zone shall be subject to a special use permit.
2. Further encroachment permits onto Highway 28 should be discouraged.
3. Due to the sensitivity of the area and the public safety issues, all further development will be considered a special use.
4. Further study of the avalanche danger is required to resolve the avalanche problem and to ensure that new and existing development is consistent with the findings of that study.

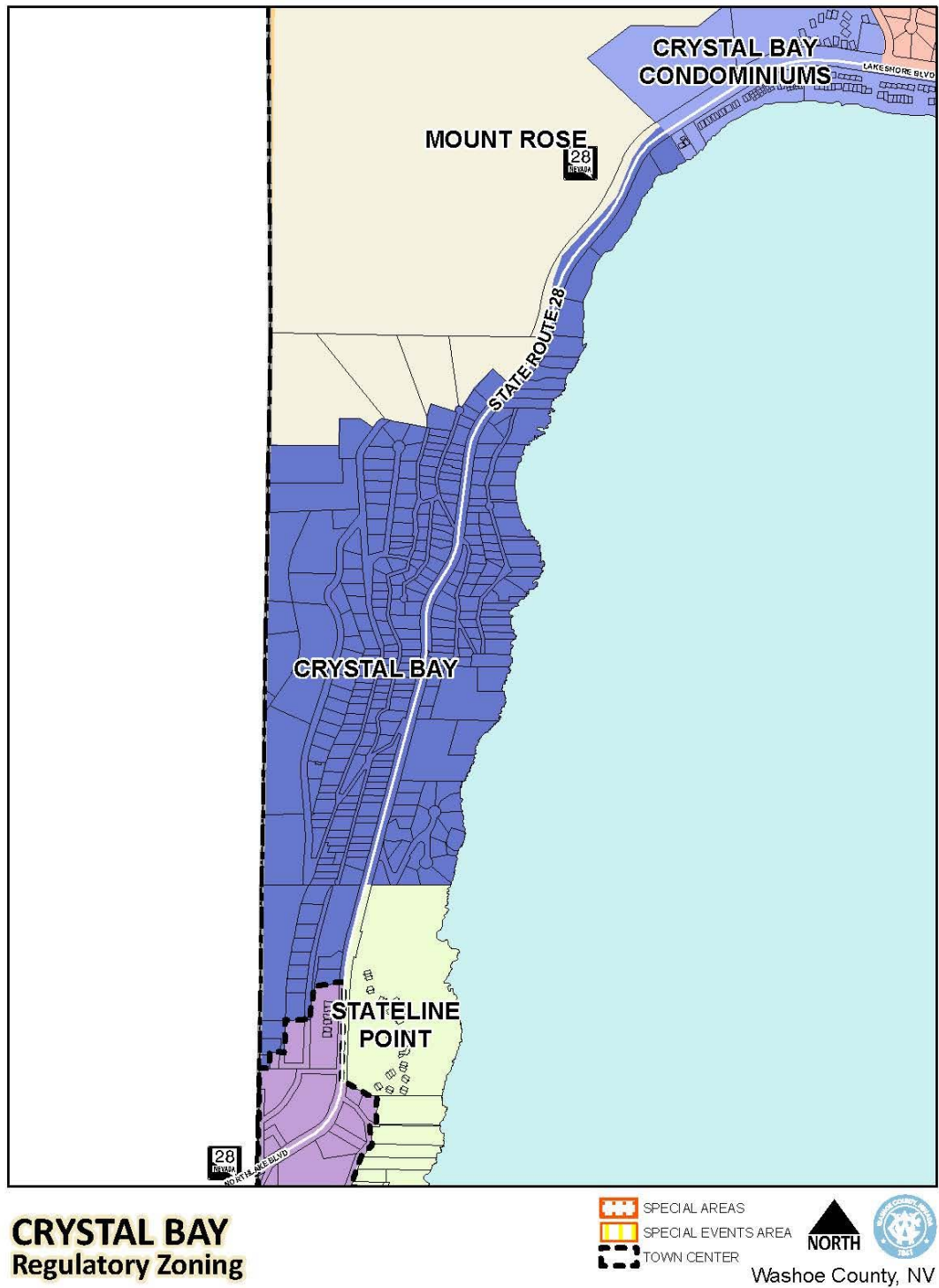


Figure 110.220.015 Crystal Bay Regulatory Zone Location Map

Section 110.220.255 Crystal Bay Condominiums Regulatory Zone.

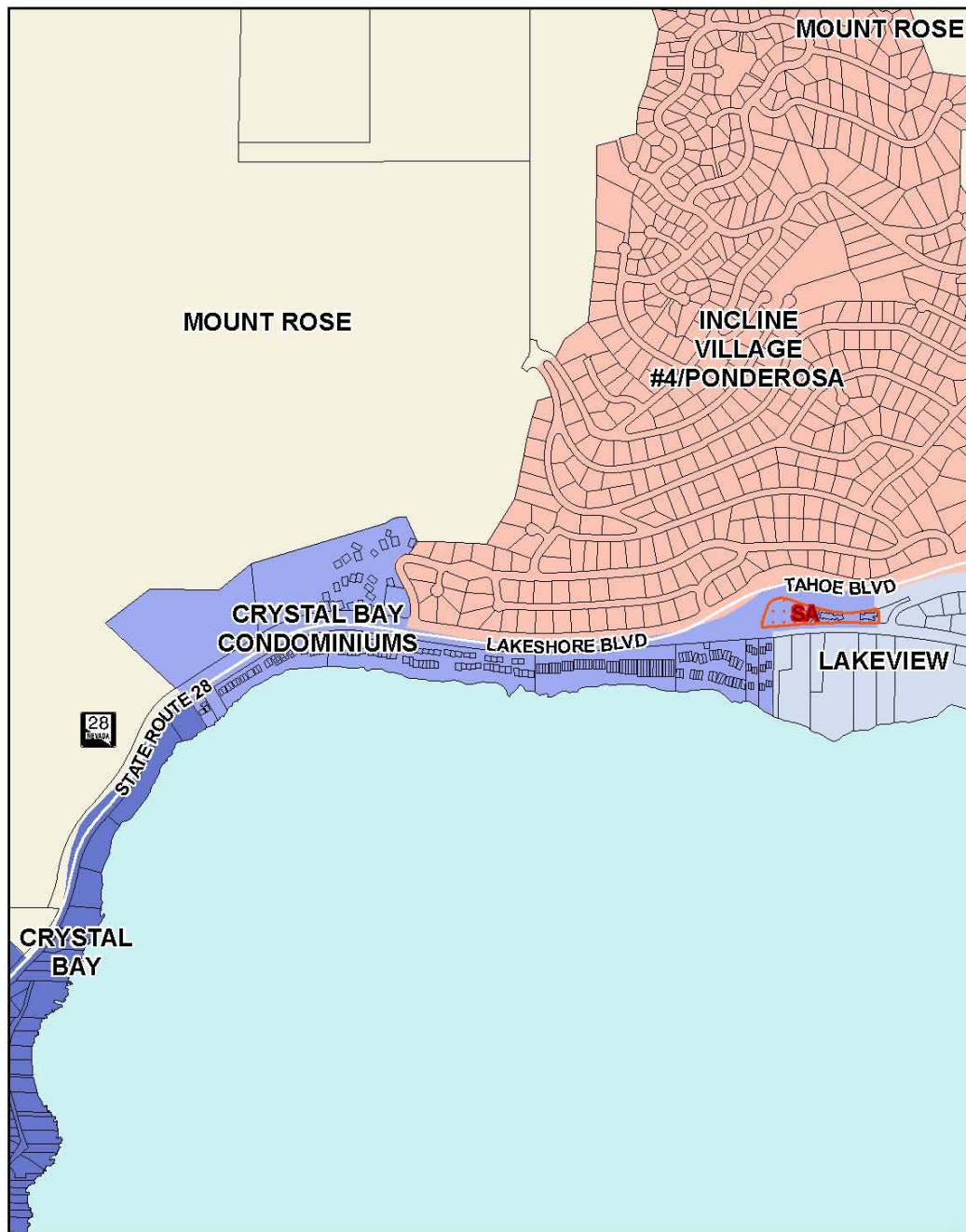
CRYSTAL BAY CONDOMINIUMS REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	
PERMISSIBLE USES – CRYSTAL BAY CONDOMINIUMS REGULATORY ZONE SPECIAL AREA		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single Family Dwelling	A	Same as above
Multiple Family Dwellings	A	4 units per acre
Commercial		
Eating and drinking Places	A	

Food and Beverage Retail Sales	A	
Service Station	A	
Outdoor Retail Sales	S	
Professional Offices	S	
Furniture, Home Furnishings and Equipment	S	
General Merchandising Stores	S	
Public Service		
Same as General List		
Recreation		
Same as General List		
Resource Management		
Same as General List		
SHOREZONE – TOLERANCE DISTRICT 2 AND 3		
The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel.		
Allowable Land Uses	Land Use Permit	Density
Primary Use		
Salvage Operations	A	
Safety and Navigation Devices	A	
Accessory Structure		
Buoys	A	
Piers	A	
Floating Docks and Platforms	A	
Fences	S	
Boat Ramps	S	
Breakwaters or Jetties	S	
Shoreline Protective Structures	S	
Water Intake Lines	S	

Section 110.220.260 Crystal Bay Condominium Regulatory Zone Special Policies.

The following special policies will be implemented in the Crystal Bay Condominiums Regulatory Zone.

1. The Crystal Bay Condominiums Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:
 - a. Scenic Restoration Area



CRYSTAL BAY CONDOMINIUMS Regulatory Zoning



Figure 110.220.016 Crystal Bay Condominiums Regulatory Zone Location Map

Section 110.220.265 Lakeview Regulatory Zone.

LAKEVIEW REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Tourist Accommodation		
Bed and Breakfast Facilities	S	5 units per parcel
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Local Post Offices	S	
Recreation		
Participant Sports	S	
Temporary Events	A	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	
SHOREZONE – TOLERANCE DISTRICT 7		
The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel.		
Allowable Land Uses	Land Use Permit	Density
Primary Use		
Beach Recreation	A	
Salvage Operations	A	
Safety and Navigation Devices	A	

Accessory Structure		
Buoys	A	
Piers	A	
Floating Docks and Piers	A	
Fences	S	
Boat Ramps	A	
Breakwaters or Jetties	S	
Shoreline Protective Structures	S	
Water Intake Lines	A	
TOLERANCE DISTRICT 2		
Primary Uses		
Safety and Navigation Devices	A	
Salvage Operations	A	
Accessory Structures		
Buoys	A	
Piers	A	
Floating Docks and Piers	A	
Fences	S	
Boat Ramps	S	
Breakwaters or Jetties	S	
Shoreline Protective Structures	S	
Water Intake Lines	A	

Section 110.220.270 Lakeview Regulatory Zone Special Policies. The following special policies will be implemented in the Lakeview Regulatory Zone.

1. Special consideration should be given to protecting public views from Lakeshore Boulevard.



LAKEVIEW Regulatory Zoning



Figure 110.220.017 Lakeview Regulatory Zone Location Map

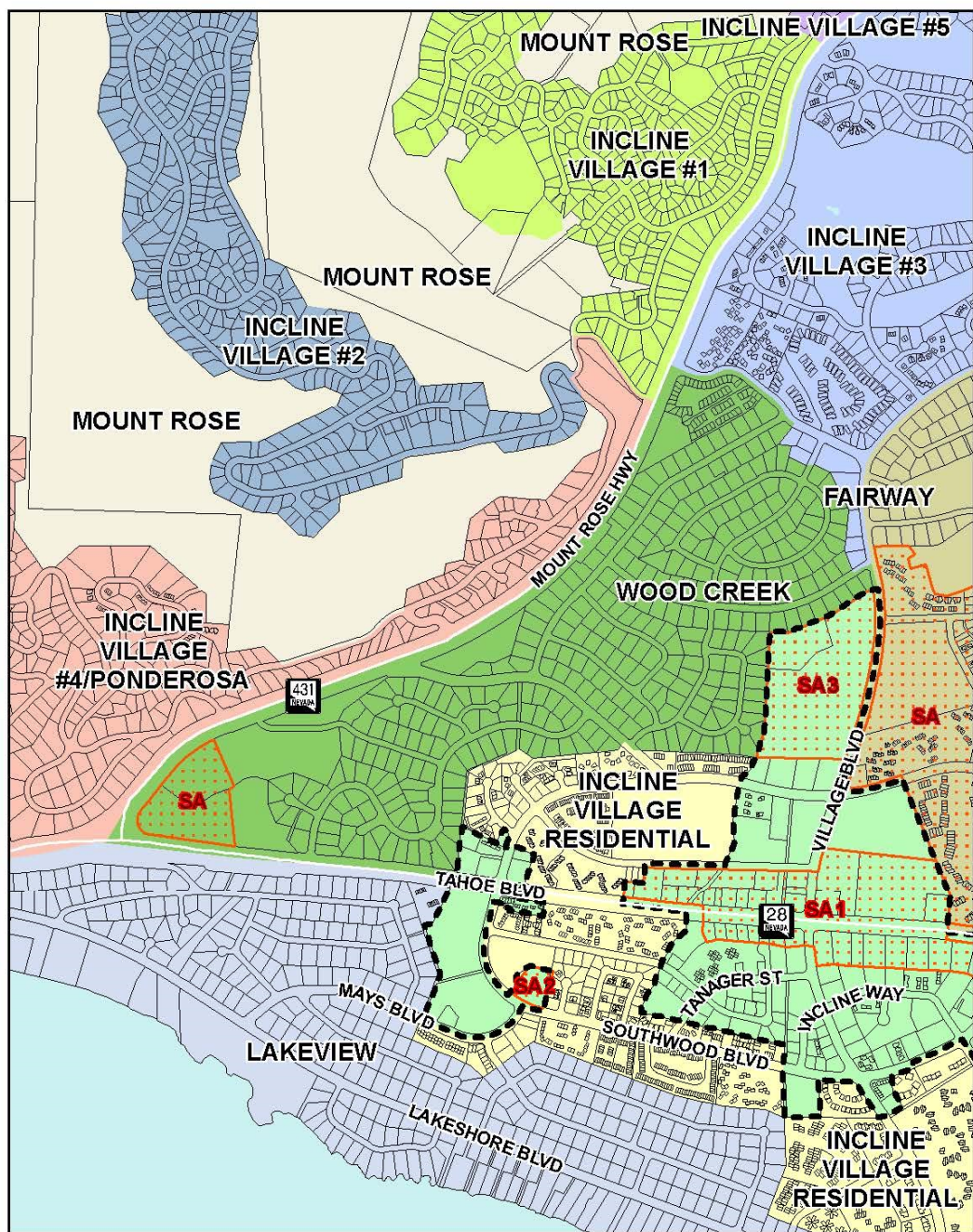
Section 110.220.275 Wood Creek Regulatory Zone.

WOOD CREEK REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Tourist Accommodation		
Bed and Breakfast Facilities	S	5 units per parcel
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Churches	S	
Day Care Centers/Pre-Schools	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	
WOOD CREEK REGULATORY ZONE SPECIAL AREA		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Commercial		
Privately Owned Assembly and Entertainment	S	
Public Service		
Same as General List, Plus:		
Regional Public Health and Safety Facilities	S	
Cultural Facilities	S	
Government Offices	S	
Local Assembly and Entertainment	S	

Recreation		
Same as General List, Plus:		
Sport Assembly	S	
Outdoor Recreation Concessions	A	
Rural Sports	S	
Visitor Information Center	S	
Resource Management		
Same as General List		

Section 110.220.280 Wood Creek Regulatory Zone Special Policies. The following special policies will be implemented in the Wood Creek Regulatory Zone.

1. A rehabilitation program should be implemented for the county/state maintenance yard in the Special Area. Such types of uses shall be limited to this area.



WOOD CREEK Regulatory Zoning



 SPECIAL AREAS
 SPECIAL EVENTS AREA
 TOWN CENTER
 NORTH
 Washoe County, NV

Figure 110.220.018 Wood Creek Regulatory Zone Location Map

Section 110.220.285 Chateau Regulatory Zone.

CHATEAU REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Recreation		
Participant Sports	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

Section 110.220.290 Chateau Regulatory Zone Special Policies. Reserved.

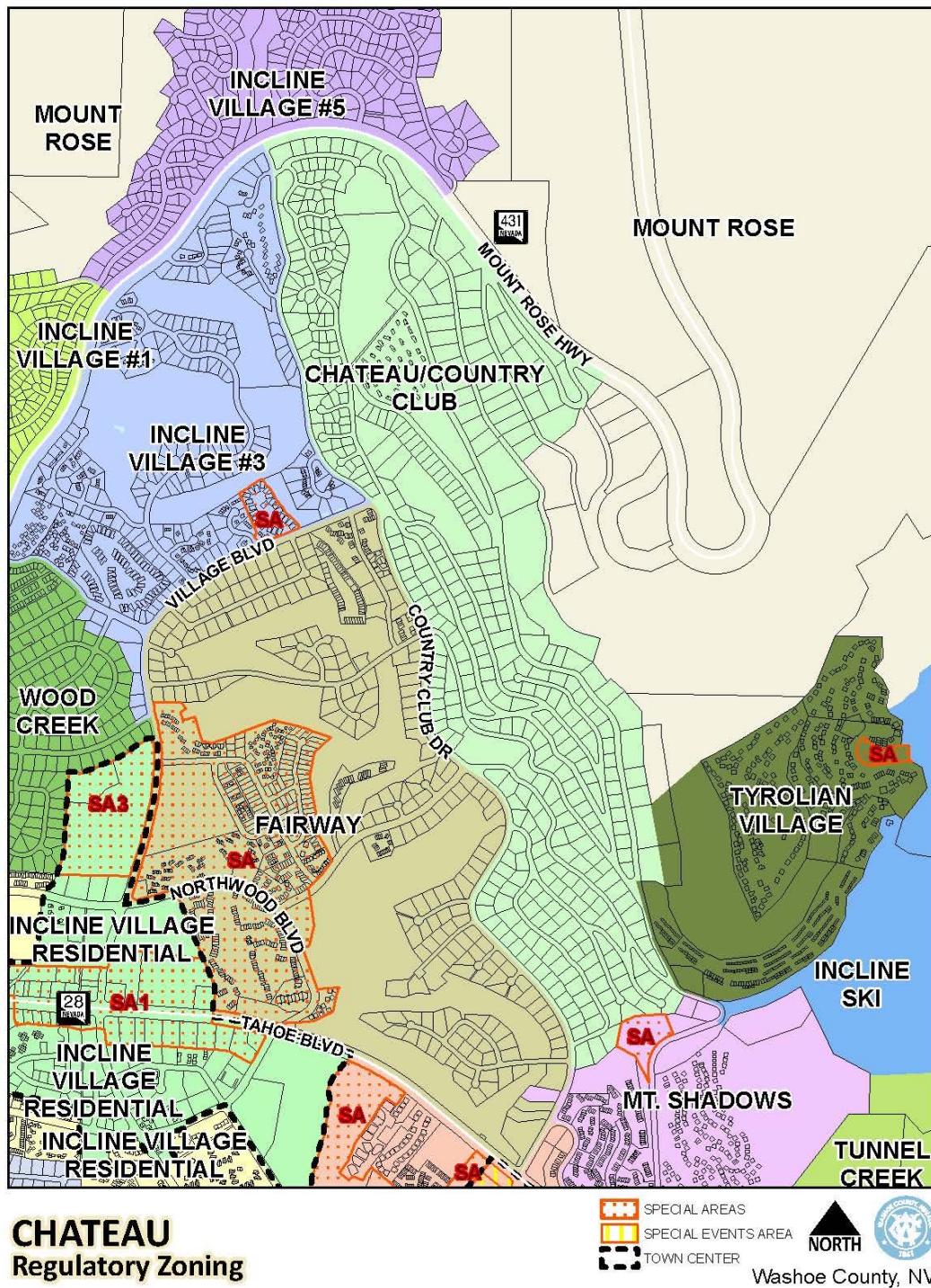


Figure 110.220.019 Chateau Regulatory Zone Location Map

Section 110.220.295 Fairway Regulatory Zone.

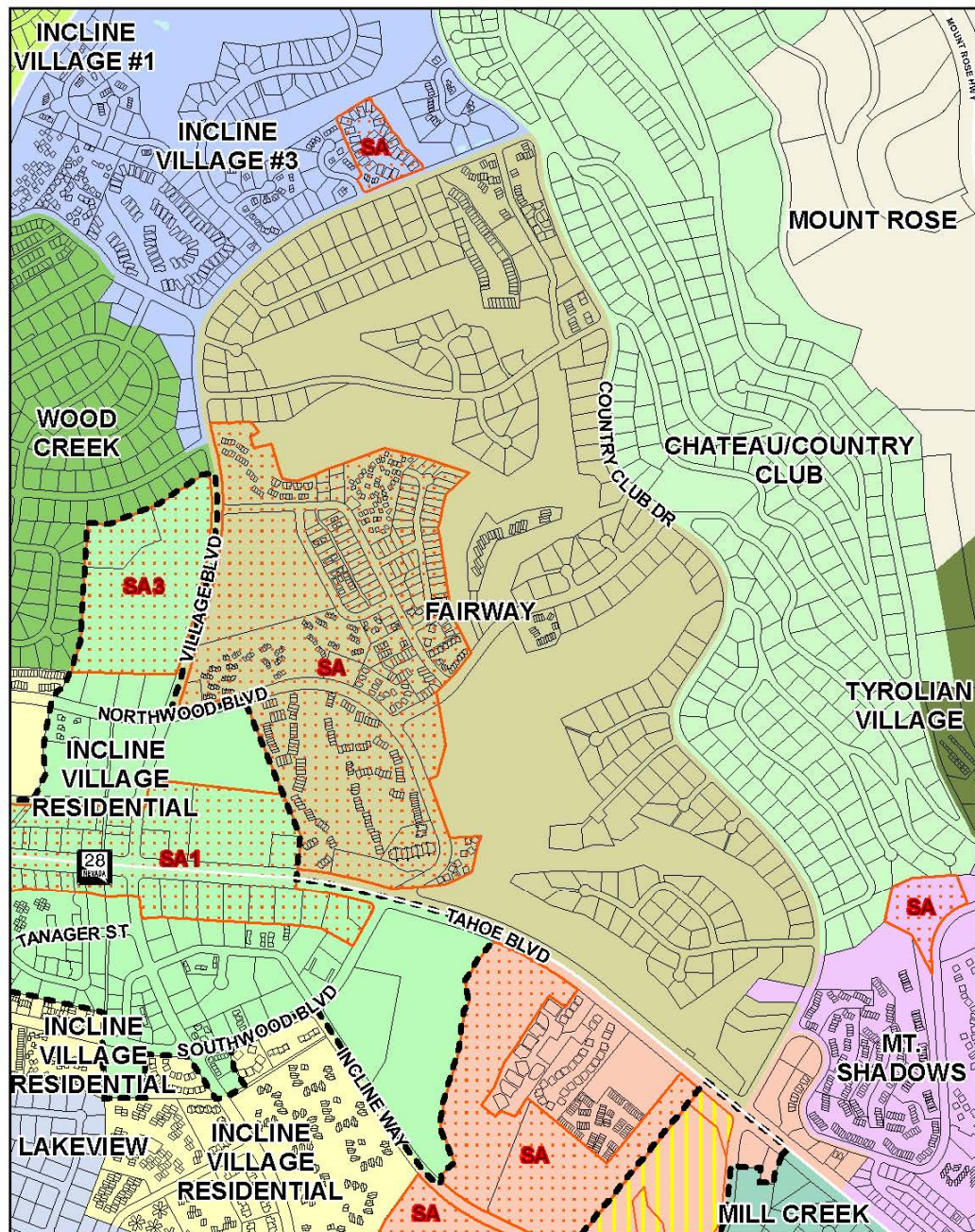
FAIRWAY REGULATORY ZONE

Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Public Service		
Churches	S	
Cultural Facilities	S	
Local Public Health and Safety Facilities	S	
Public Utility Centers	S	
Pipelines and Power Transmission	S	
Transit stations and terminals	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Publicly Owned Assembly and Entertainment	S	
Day Care Centers/Pre-schools	S	
Recreation		
Cross Country Skiing Courses	A	
Day Use Areas	A	
Golf Courses	A	
Resource Management		
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	
SEZ Restoration	A	
Runoff Control	A	
PERMISSIBLE USES – FAIRWAY REGULATORY ZONE SPECIAL AREA		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Employee Housing	A	Based on other residential use densities
Multiple Family Dwellings	A	15 units per acre
Nursing and Personal Care	A	25 persons per acre
Residential Care	A	25 persons per acre

Single Family Dwelling	A	Same as above
Tourist Accommodation		
Hotel, Motels, and Other Transient Dwelling Units Less than 10% of units with kitchens 10% 5 or more units with kitchens	S	40 units per acre 15 units per acre
Timesharing (Hotel/Motel Design)	S	As per the limitations set forth in this table
Timesharing (Residential Design)	S	As per the limitations set forth in this table
Commercial		
Eating and Drinking Places	S	
Food and Beverage Retail Sales	S	
General Merchandise Stores	S	
Nursery	S	
Amusements and Recreation Services	S	
Financial Services	S	
Health Care Services	S	
Personal Services	S	
Professional Offices	S	
Public Service		
Government Offices	S	
Membership Organizations	S	
Public Assembly and Entertainment Facilities	S	
Schools – Kindergarten through Secondary	S	
Social Service Organizations	S	
Recreation		
Participant Sports Facilities	S	
Sport Assembly	S	
Resource Management		
Same as General List		

Section 110.220.300 Fairway Regulatory Zone Special Policies. The following special policies will be implemented in the Fairway Regulatory Zone.

1. The development of commercial facilities on vacant parcels in the Special Area shall be limited to the parcels abutting Northwood Boulevard.
2. Multi-residential units permitted in the Special Area may be converted to residential timeshare uses. The conversion of such units shall not be counted under the tourist accommodation allocation limitations if they were originally counted under the residential allocation limitations.
3. The Special Area should be considered for future inclusion in the Incline Village Commercial Regulatory Zone and the Town Center.



FAIRWAY Regulatory Zoning

SPECIAL AREAS
 SPECIAL EVENTS AREA
 TOWN CENTER
 NORTH
 Washoe County, NV

Figure 110.220.020 Fairway Regulatory Zone Location Map

Section 110.220.305 Mill Creek Regulatory Zone.

MILL CREEK REGULATORY ZONE

Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Tourist Accommodation		
Bed and Breakfast Facilities	S	5 units per parcel
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Churches	S	
Local Post Offices	S	
Day Care Centers/Pre-schools	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	
SHOREZONE – TOLERANCE DISTRICT 7		
The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel.		
Allowable Land Uses	Land Use Permit	Density
Primary Use		
Beach Recreation	A	
Salvage Operations	A	
Safety and Navigation Devices	A	

Accessory Structure		
Buoys	A	
Piers	A	
Floating Docks and Piers	A	
Fences	S	
Boat Ramps	S	
Breakwaters or Jetties	S	
Shoreline Protective Structures	S	
Water Intake Lines	S	
SHOREZONE TOLERANCE DISTRICT 3		
Primary Uses		
Safety and Navigation Devices	A	
Salvage Operations	A	
Accessory Structures		
Buoys	A	
Piers	A	
Floating Docks and Piers	A	
Fences	S	
Boat Ramps	S	
Breakwaters or Jetties	S	
Shoreline Protective Structures	S	
Water Intake Lines	S	

Section 110.220.310 Mill Creek Regulatory Zone Special Policies. The following special policies will be implemented in the Mill Creek Regulatory Zone.

1. The Mill Creek Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:
 - a. Scenic Restoration Area

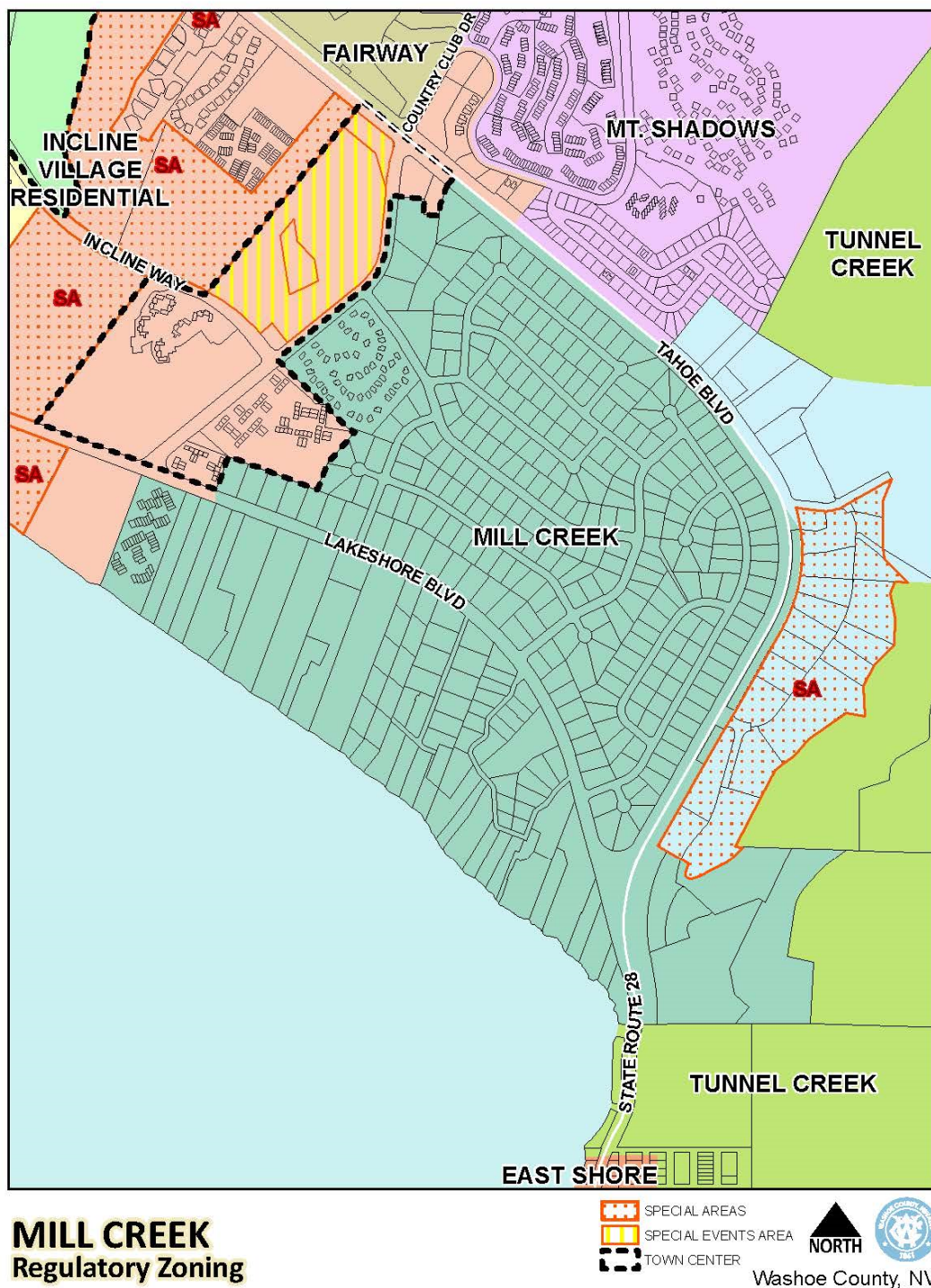


Figure 110.220.021 Mill Creek Regulatory Zone Location Map.

Section 110.220.315 Mt. Shadows Regulatory Zone.

MT. SHADOWS REGULATORY ZONE		
Allowable Land Uses by Land use Classification	Land Use Permit	Density
Residential		
Single Family Dwellings	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Multiple Family Dwellings	S	15 units per acre
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Government Offices	S	
Churches	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	
PERMISSIBLE USES – MT. SHADOWS REGULATORY ZONE SPECIAL AREA		
Allowable land uses by land use classification	Land Use Permit	Density
Commercial		
Eating and Drinking Places	A	
Food and Beverages Retail Sales	S	
Personal Services	A	
Professional Offices	A	

Section 110.220.320 Mt. Shadows Regulatory Zone Special Policies. The following special policies will be implemented in the Mt. Shadows Regulatory Zone.

1. Landscaping improvements and slope stabilization shall be required for Highway 28 road cuts in this area.
2. The off-street parking plan and building site location for Tyrolian Unit #7 should be reevaluated.
3. The Mt. Shadows Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:
 - a. Scenic Restoration Area

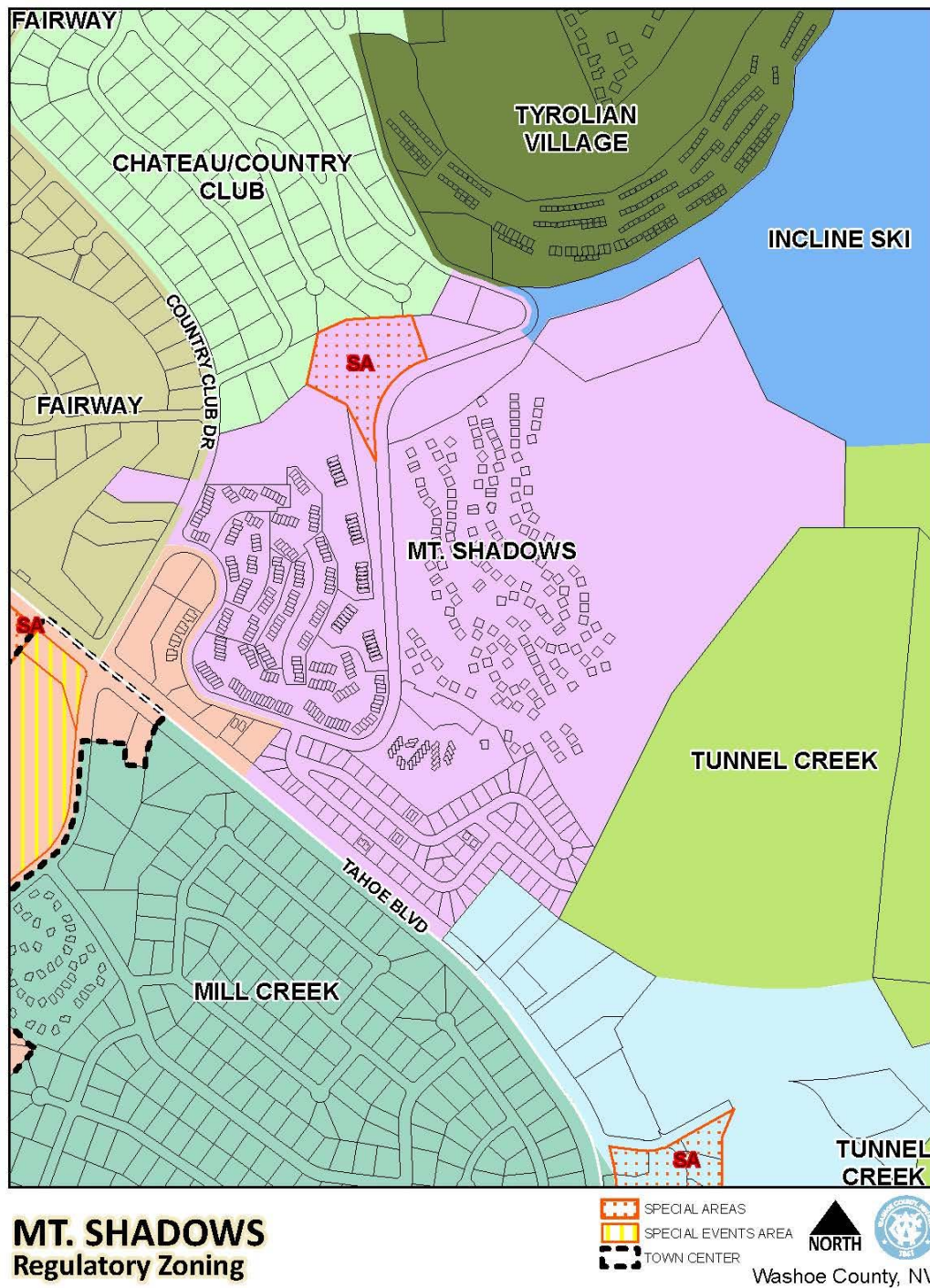


Figure 110.220.022 Mt. Shadows Regulatory Zone Location Map.

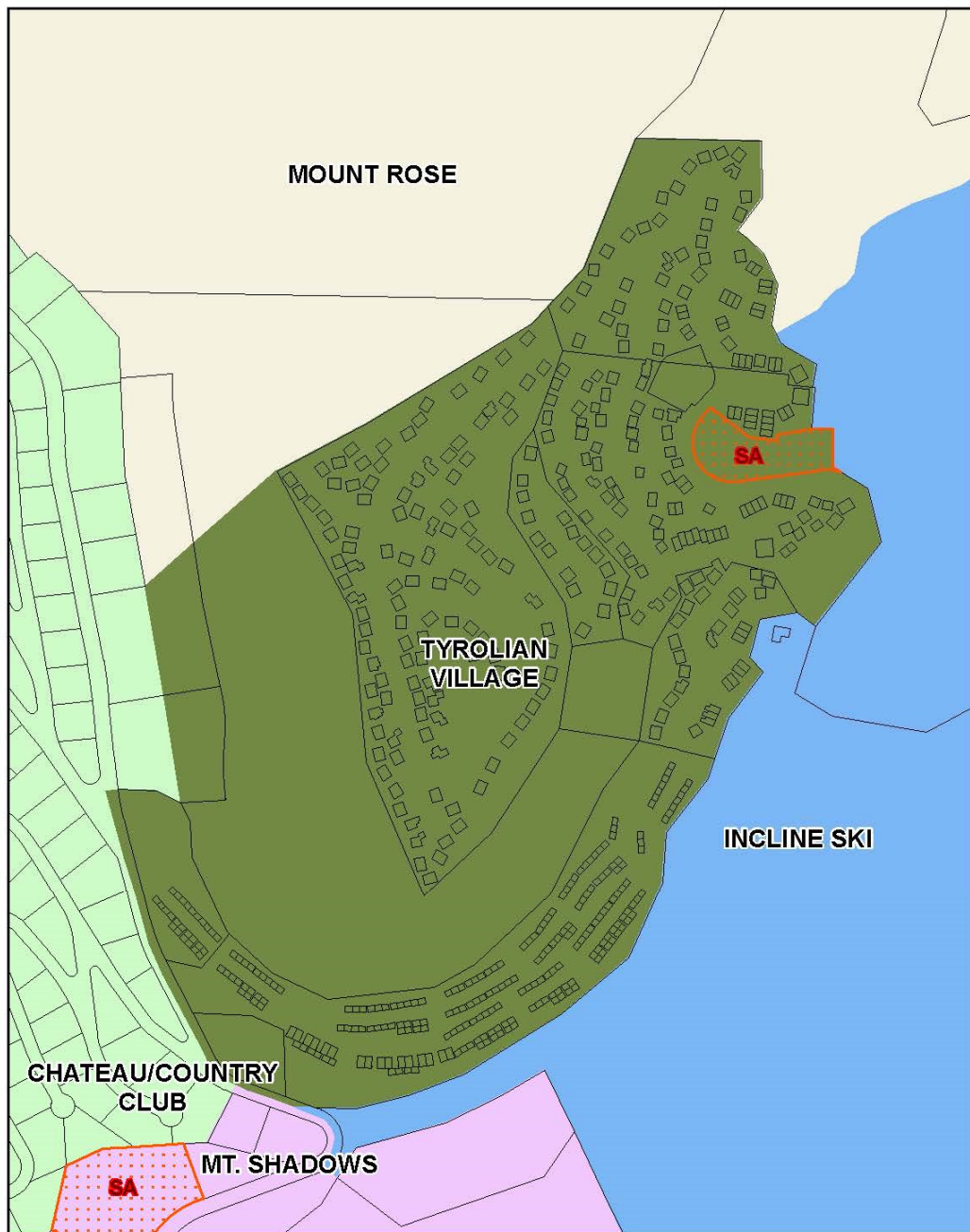
Section 110.220.325 Tyrolian Village Regulatory Zone.

TYROLIAN VILLAGE REGULATORY ZONE

Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwellings	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Recreation		
Participant Sports Facilities	S	
Temporary Events	A	
Day Use Areas	A	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	
PERMISSIBLE USES – TYROLIAN VILLAGE REGULATORY ZONE SPECIAL AREA		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Same as General List		
Tourist Accommodations		
Time Sharing – Residential Design (See Special Policies)	S	15 units per acre
Bed and Breakfast Facilities	S	10 units per acre
Public Service		
Same as General List		
Recreation		
Same as General List		
Resource Management		
Same as General List		

Section 110.220.330 Tyrolian Village Regulatory Zone Special Policies. The following special policies will be implemented in the Tyrolian Village Regulatory Zone.

1. Roofs and eaves may overhang the property line in order to accomplish any necessary design standards.
2. Garages may be constructed in the common parcel, provided the following conditions are met:
 - a. One detached garage, no more than 24 x 24 feet (576 square feet), measured at the foundation line;
 - b. Limited to one story;
 - c. Use of garage is limited to vehicle parking;
 - d. Garage shall not be converted or used for living space, commercial use, work or storage space (excluding parking);
 - e. Homeowner shall enter into a garage license agreement with Tyrolian Village Association, Inc., and abide by the requirements of relevant CC&R provisions, and other governing documents;
 - f. The homeowner is responsible for payment of taxes or assessments due to be paid by reason of the existence of the easement or garage structure;
 - g. The homeowner is solely responsible for maintenance and upkeep of the garage; and
 - h. The homeowner is required to use the garage only in a manner consistent with all laws and regulations of the State of Nevada, Washoe County, TRPA, and any other governmental agency having jurisdiction.
 - i. Transfer/relocation of coverage into the common parcel shall comply with TRPA requirements.
3. Timeshares – Residential Design developed on Parcel “L” of Tyrolian Village Unit No. 1, Washoe County Assessor Parcel Number 126-420-02, shall be limited to a maximum of four structures and a maximum density of eight timeshare units.



TYROLIAN VILLAGE Regulatory Zoning



Figure 110.220.023 Tyrolian Village Regulatory Zone Location Map

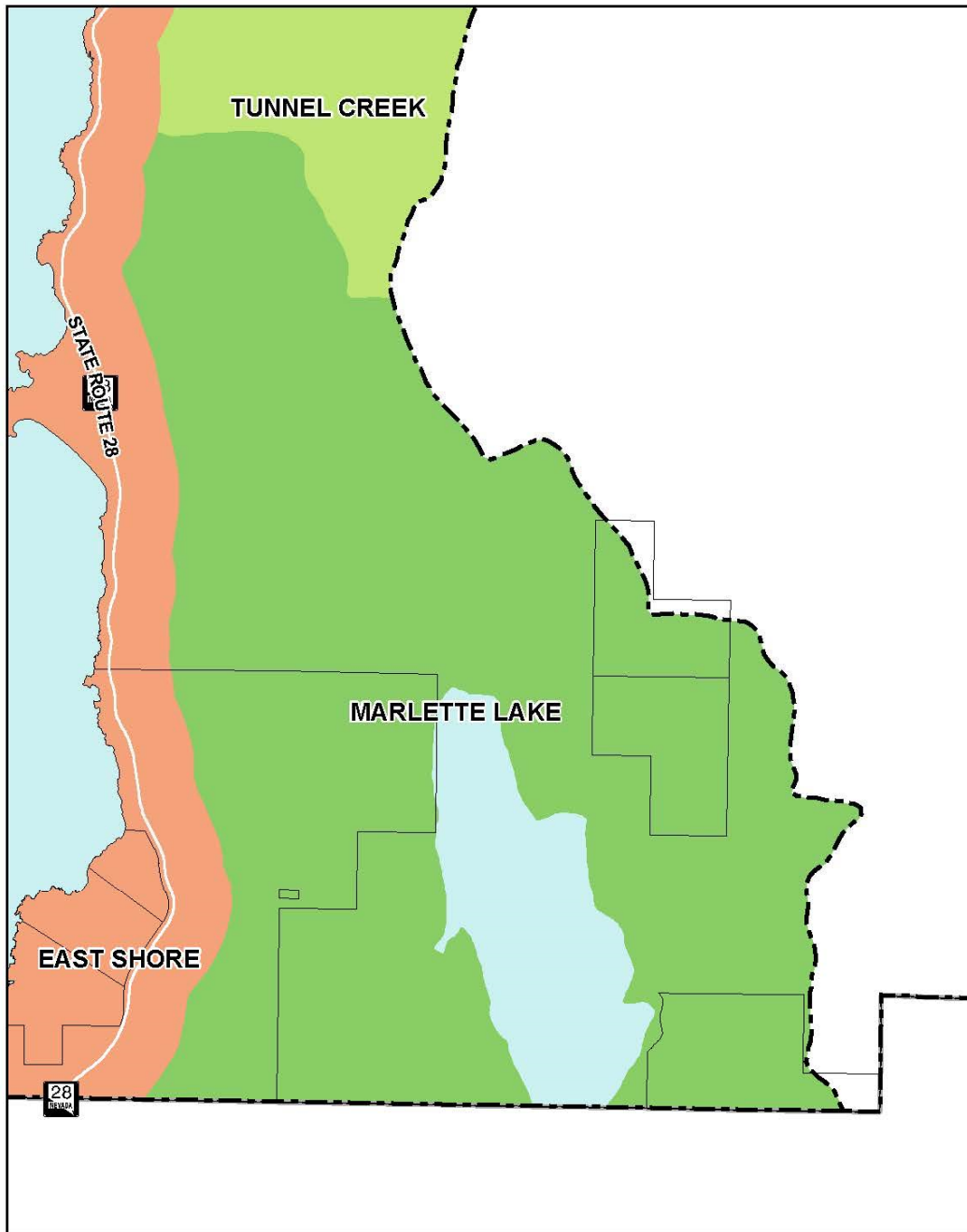
Standards for Conservation Regulatory Zones

Section 110.220.335 Marlette Lake Regulatory Zone.

MARLETTE LAKE REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Summer Homes	S	1 unit per parcel
Public Service		
Local Public and Safety Facilities	S	
Recreation		
Day Use Areas	S	
Cross Country Skiing Courses	S	
Riding and Hiking Trails	A	
Undeveloped Campgrounds	S	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Selection Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

Section 110.220.340 Marlette Lake Regulatory Zone Special Policies. The following special policies will be implemented in the Marlette Lake Regulatory Zone.

1. Vehicle access into this Regulatory Zone shall continue to be restricted. Service roads should continue to have limited use. Service roads should be decommissioned and restored where appropriate.
2. The domestic water supply of the Marlette / Hobart watershed shall be protected.
3. Capacity of undeveloped campsites on Nevada State Parks lands shall not exceed the capacity of trailheads outside of the Regulatory Zone.
4. The existing water transfer / pump system (local public health and safety facility) within this Regulatory Zone may be modified as new and more efficient technology is developed. The system shall be equipped with a fish screen to reduce impacts to fish.
5. Trailhead facilities should be screened from Highway 28 and designed to blend in with the natural character of the area.



MARLETTE LAKE
Regulatory Zoning

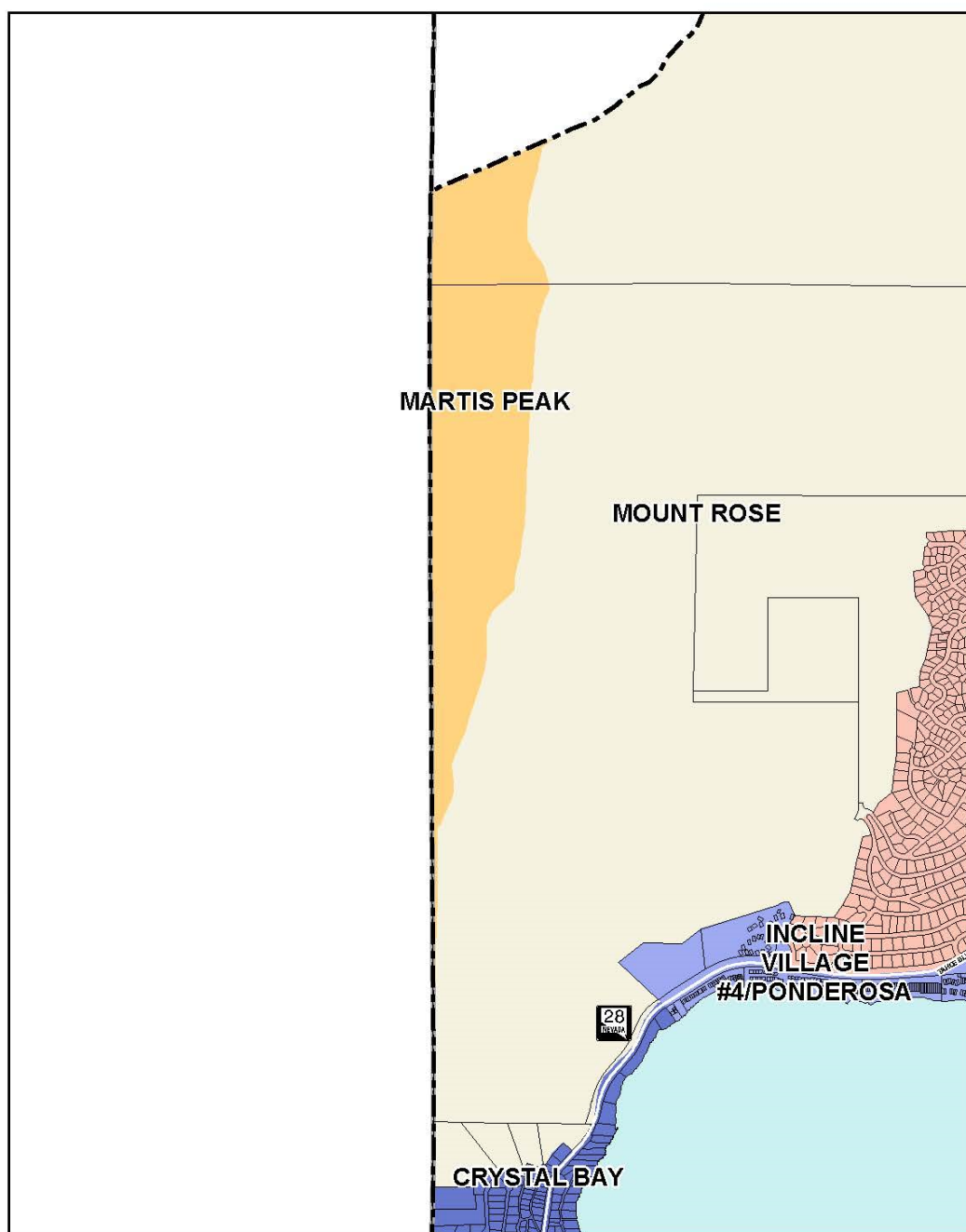


Figure 110.220.024 Marlette Lake Regulatory Zone Location Map

Section 110.220.345 Martis Peak Regulatory Zone.

MARTIS PEAK REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Summer Homes	S	1 unit per parcel
Public Service		
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Pipelines and Power Transmission	S	
Local Public Health and Safety Facilities	S	
Recreation		
Day Use Areas	S	
Developed Campgrounds	S	8 sites per acre
Riding and Hiking Trails	A	
Rural Sports	S	
Off-Road Vehicle Courses	S	
Outdoor Recreation Concessions	S	
Snowmobile Courses	S	
Group Facilities	S	25 persons per acre
Undeveloped Campgrounds	S	
Resource Management		
Reforestation	A	
Regeneration Harvest	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	S	
Thinning	A	
Timber Stand Improvement	A	
Tree Farms	S	
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	
Farm/Ranch Accessory Structures	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Prescribed Fire Management	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

Section 110.220.350 Martis Peak Regulatory Zone Special Policies. Reserved.



MARTIS PEAK Regulatory Zoning



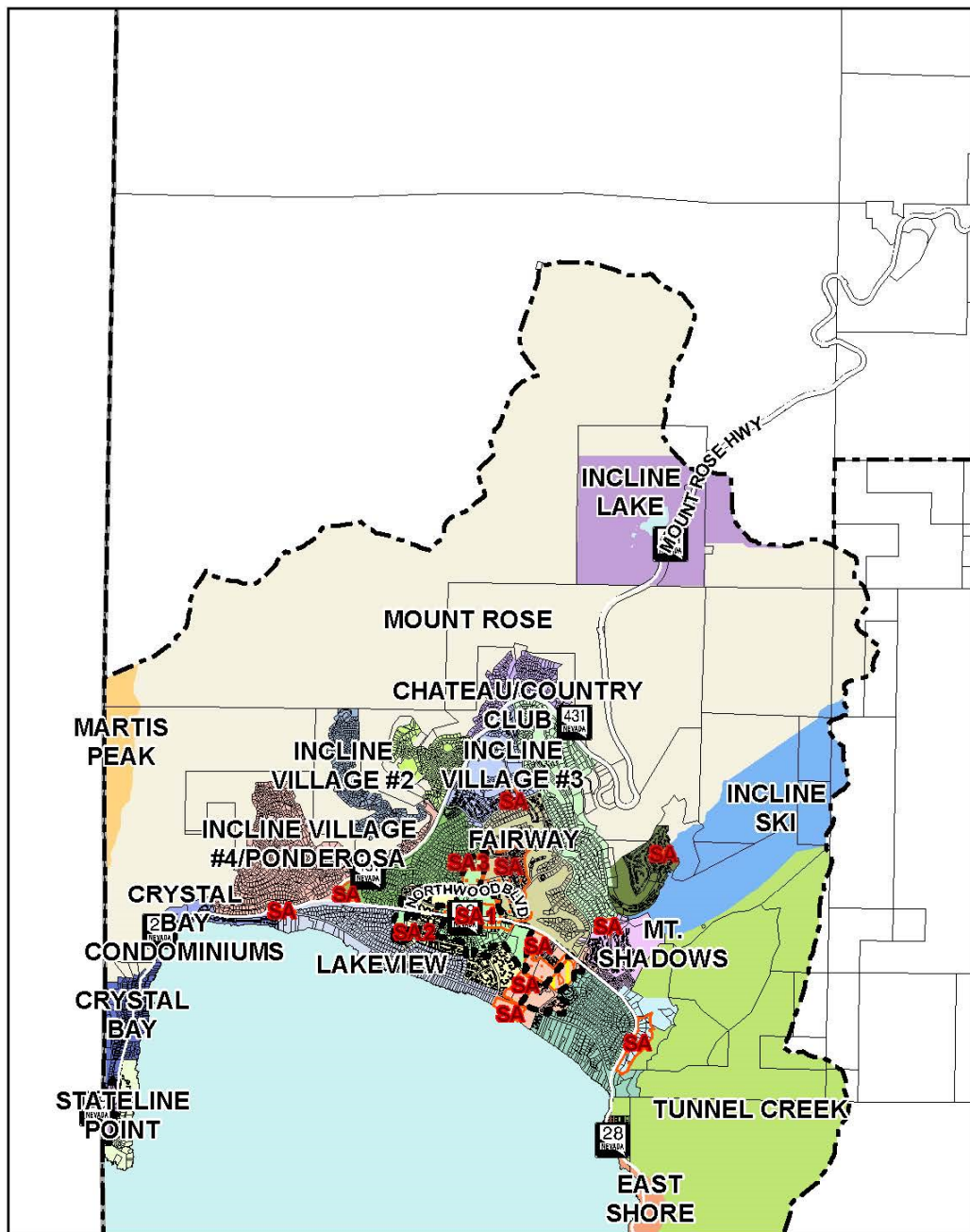
Figure 110.220.025 Martis Peak Regulatory Zone Location Map

Section 110.220.355 Mount Rose Regulatory Zone.

MOUNT ROSE REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Summer Homes	S	1 unit per parcel
Public Service		
Local Public Health and Safety Facilities	S	
Transportation Routes	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Recreation		
Cross Country Ski Courses	S	
Outdoor Recreation Concessions	S	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	
Thinning	A	
Timber Stand Improvement	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	
SEZ Restoration	A	

Section 110.220.360 Mount Rose Regulatory Zone Special Policies. The following special policies will be implemented in the Mount Rose Regulatory Zone.

1. Forest management practices should be limited to those activities that allow control of insect and disease, watershed protection, recreational enhancement, and wildlife habitat improvement. No new highways or roadways should be built in this area.
2. Developed facilities should be limited to those accessible to State Route 431 and should conform to special design criteria so as not to detract from the high-quality views from the roadway.



MOUNT ROSE Regulatory Zoning

 SPECIAL AREAS
 SPECIAL EVENTS AREA
 TOWN CENTER
 NORTH
 Washoe County, NV

Figure 110.220.026 Mount Rose Regulatory Zone Location Map

Section 110.220.365 Tunnel Creek Regulatory Zone.

TUNNEL CREEK REGULATORY ZONE

Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Domestic Animal Raising	S	
Single Family Dwelling	S	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Summer Homes	S	1 unit per parcel
Public Service		
Transmission and Receiving Facilities	S	
Pipelines and Power Transmission	S	
Transportation Routes	S	
Local Public Health and Safety Facilities	S	
Recreation		
Day Use Areas	S	
Cross Country Skiing Courses	A	
Developed Campgrounds	S	8 sites per acre
Outdoor Recreation Concessions	S	
Riding and Hiking Trails	A	
Rural Sports	S	
Undeveloped Campgrounds	S	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	
Thinning	A	
Timber Stand Improvement	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	
Farm/Ranch Accessory Structures	S	
Grazing	S	
Range Pasture Management	A	
Range Improvement	S	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Prescribed Fire Management	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

SHOREZONE – TOLERANCE DISTRICT 3		
The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel.		
Allowable Land Uses	Land Use Permit	Density
Primary Use		
Salvage Operations	S	
Safety and Navigation Devices	A	
Accessory Structure		
Buoys	S	
Floating Docks and Platforms	A	
Piers	A	
Fences	S	
Shoreline Protective Structures	S	
Water Intake Lines	S	

Section 110.220.370 Tunnel Creek Regulatory Zone Special Policies. Reserved.

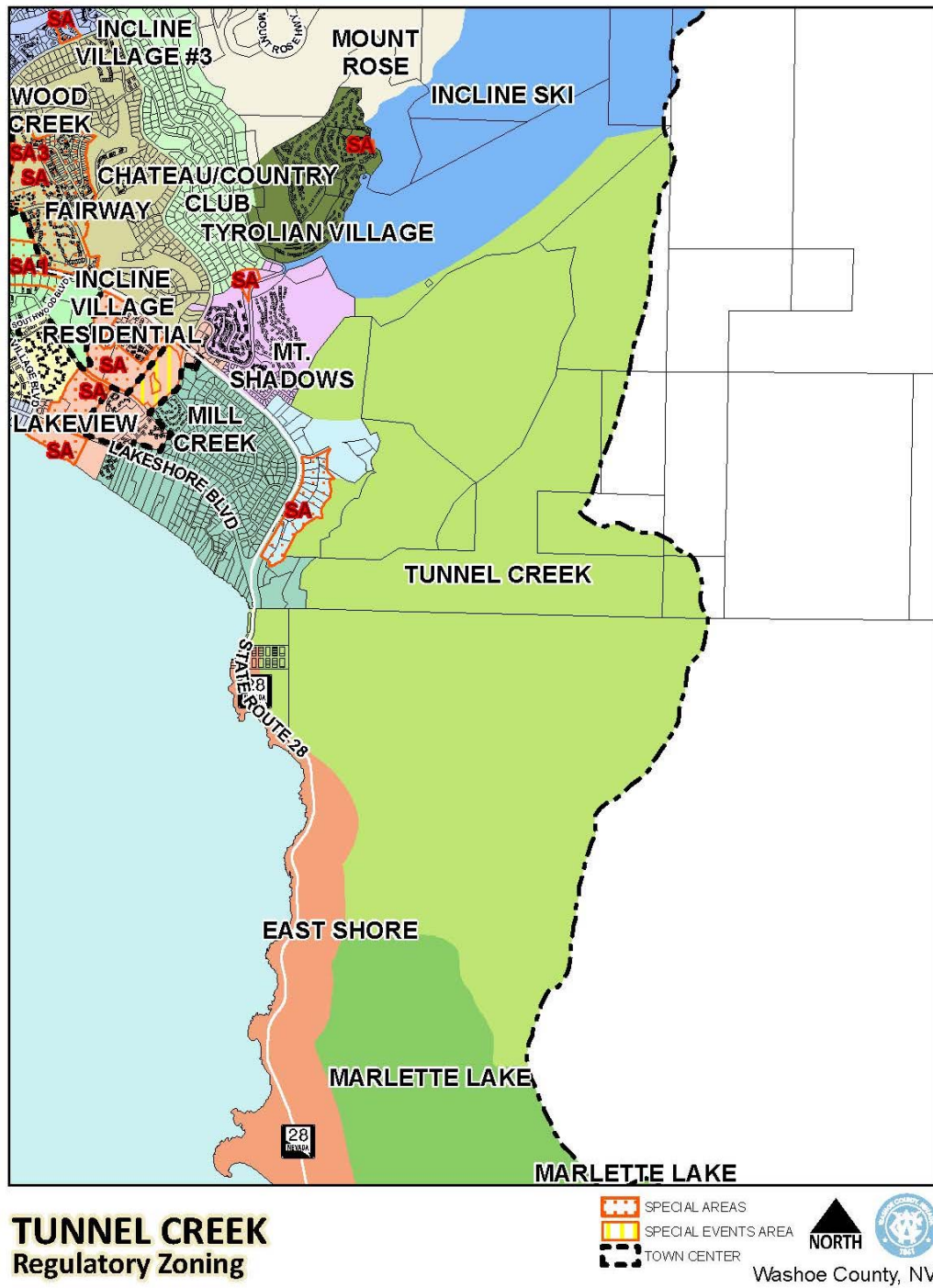


Figure 110.220.027 Tunnel Creek Location Map

Standards for Recreation Regulatory Zones

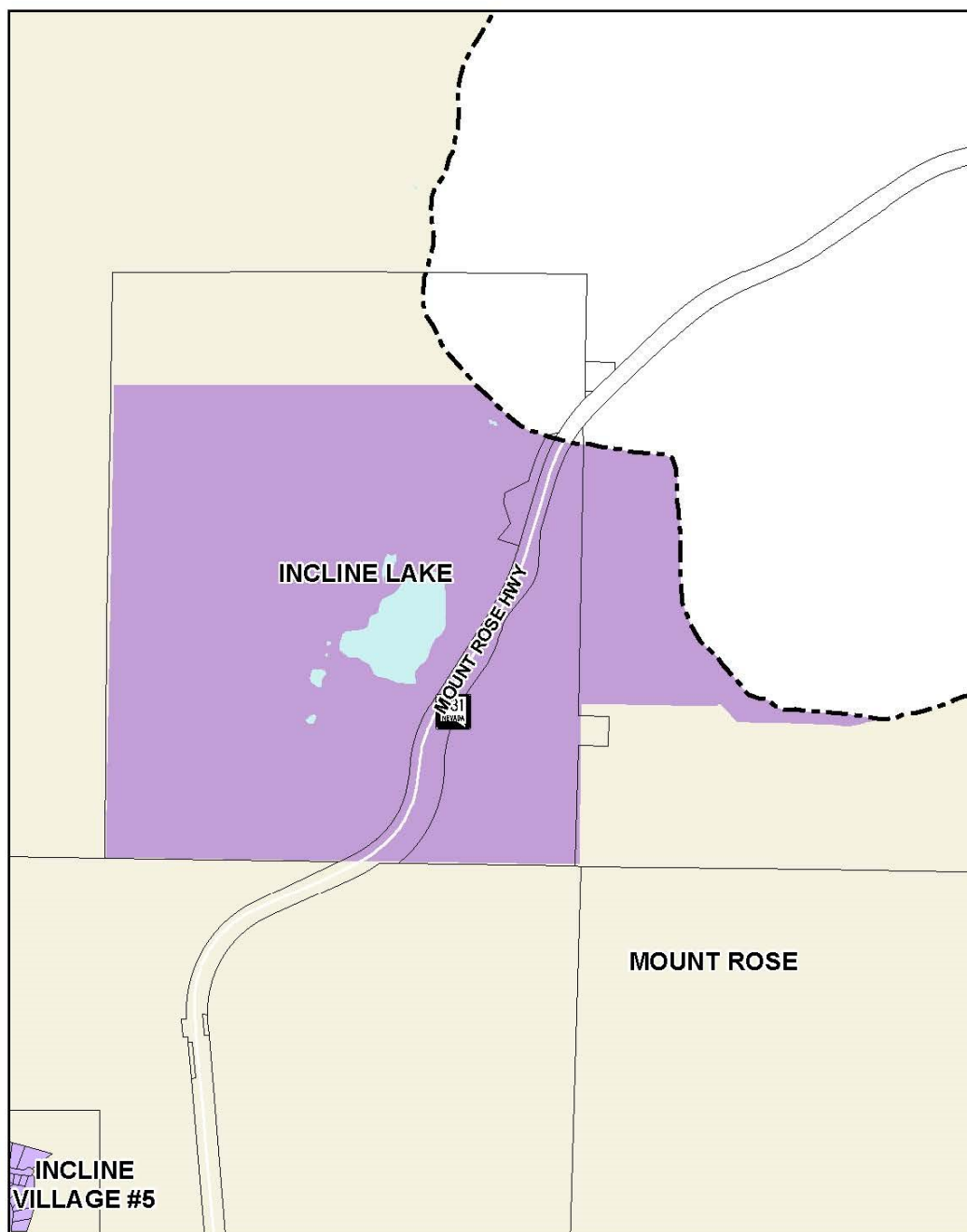
Section 110.220.375 Incline Meadows Regulatory Zone.

INCLINE MEADOWS REGULATORY ZONE		
Allowable Land Uses by Land use Classification	Land Use Permit	Density
Residential		
Summer Homes	S	1 unit per parcel
Public Service		
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Local Public Safety Facilities	S	
Public Utility Centers	S	
Transportation Routes	S	
Transit Stations and Terminals	S	
Recreation		
Cross Country Skiing Courses	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Undeveloped Campgrounds	S	
Outdoor Recreation Concessions	S	
Snowmobile Courses	S	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	S	
Thinning	A	
Timber Stand Improvement	S	
Tree Farms	S	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	S	
Structural Wildlife Habitat Management	S	
Grazing	S	
Range Pasture Management	A	
Range Improvement	S	
Fire Detection and Suppression	A	
Fuels Treatment	S	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

Section 110.220.380 Incline Meadows Regulatory Zone Special Policies. The following special policies will be implemented in the Incline Meadows Regulatory Zone.

1. Additional development on private lands shall only be permitted if linked to an approved TRPA Master Plan for development of the entire Regulatory Zone.
2. To encourage decreased density in any master plan for development of private lands, Transfer of Development Rights (TDR) credits shall be permitted for all parcels retired from development.

3. Due to distance involved for connection to a traditional sewer system, any master plan for this area should consider the use of alternative sewage disposal systems.
4. Common facilities should be emphasized over individual accessory uses.



INCLINE MEADOWS
Regulatory Zoning



Figure 110.220.028 Incline Meadows Regulatory Zone Location Map

Section 110.220.385 East Shore Regulatory Zone.

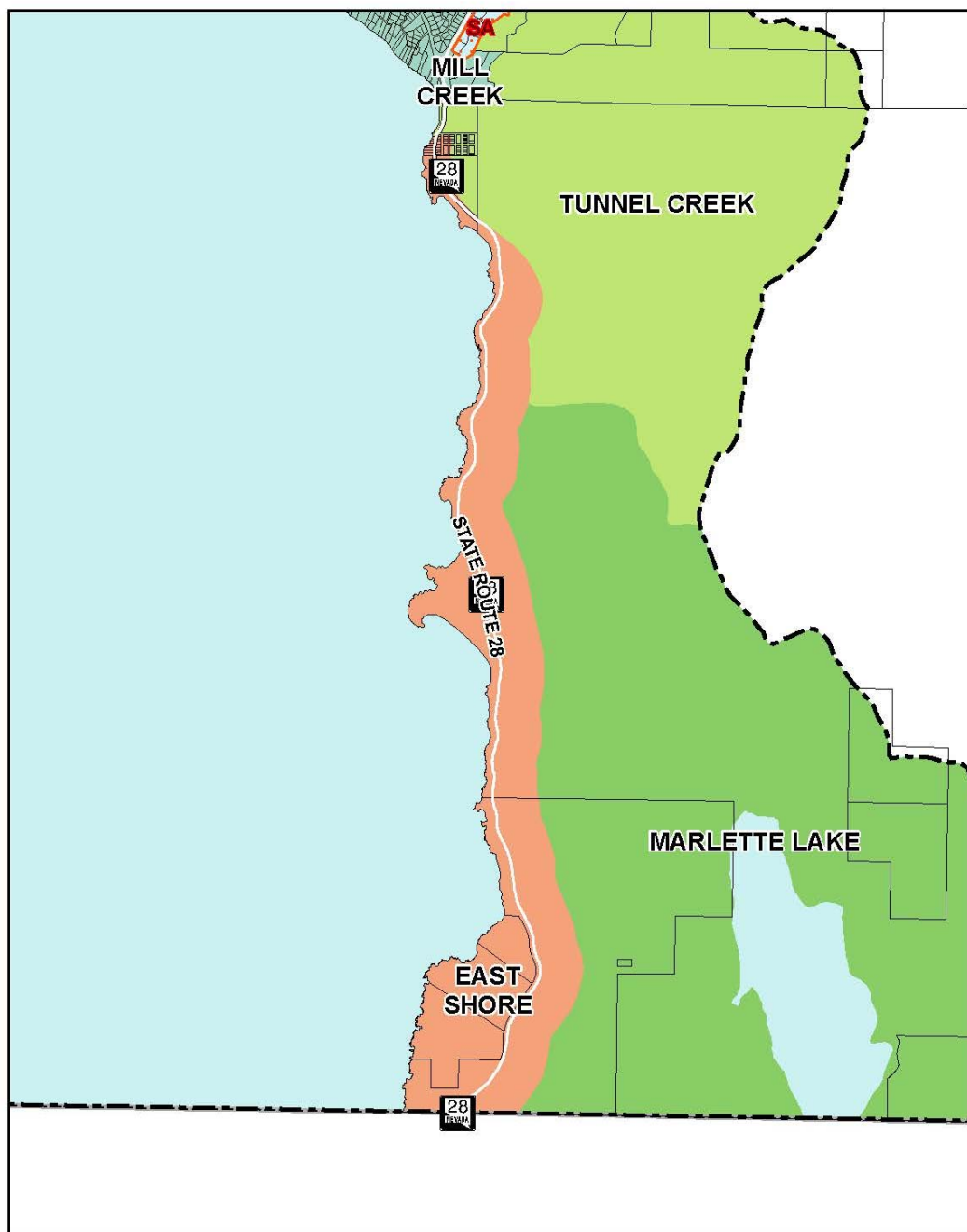
EAST SHORE REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Employee Housing	S	5 units on State Parks Lands
Single Family Dwelling	S	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Summer Homes	S	1 unit per parcel
Public Service		
Pipelines and Power Transmission	S	
Local Public Safety Facilities	S	
Publicly Owned Assembly and Entertainment	S	
Cultural Facilities	S	
Transportation Routes	S	
Government Offices	S	
Transit Stations and Terminals	S	
Recreation		
Marinas	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Undeveloped Campgrounds	A	
Participant Sports	S	
Developed Campgrounds	A	8 sites per acre
Outdoor Recreation Concessions	A	
Rural Sports	S	
Group Facilities	S	25 persons per acre
Beach Recreation	A	
Boat Launching Facilities	S	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	S	
Selection Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	
SHOREZONE – TOLERANCE DISTRICTS 1, 3 and 5		
The following structures may be permitted in the shorezone as an allowed (A) or special (S) use		

only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel.

Allowable Land Uses	Land Use Permit	Density
Primary Use		
Beach Recreation	A	
Water-oriented Recreation Concessions	A	
Safety and Navigation Devices	A	
Tour Boat Operations	S	
Marinas	S	
Waterborne Transit	S	
Boat Launching Facilities	S	
Accessory Structure		
Buoys	A	
Piers	A	
Floating Docks and Piers	A	
Fences	S	
Boat Ramps	A	
Breakwaters or Jetties	S	
Shoreline Protective Structures	S	
Water Intake Lines	A	

Section 110.220.390 East Shore Regulatory Zone Special Policies. The following special policies will be implemented in the East Shore Regulatory Zone.

1. The maximum carrying capacity for activities at Thunderbird Lodge shall be consistent with the Project Description and Capacity Analysis dated May 17, 2001 and submitted to TRPA.
2. Any change in use at Thunderbird Lodge shall require approval by the TRPA Governing Board.
3. Access to the undeveloped portions of the shorezone should be restricted to a developed system of trails.
4. Disturbing activities should be limited in the vicinity of osprey nest sites.
5. Ecologically designed trails should be provided to improve shorezone access.
6. Roadside parking should be replaced by offsite parking in association with transit service and trails connecting to the shorezone. Roadway parking controls should be used to eliminate parking problems.
7. Development should be permitted only where there is sufficient tree cover to visually absorb new structures, road cuts, and other attendant improvements.



EAST SHORE Regulatory Zoning



Washoe County, NV

Figure 110.220.029 East Shore Regulatory Zone Location Map

Section 110.220.395 Incline Ski Regulatory Zone.

INCLINE SKI REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Public Service		
Pipelines and Power Transmission	S	
Public Safety Facilities	S	
Public Utility Centers	S	
Publicly Owned Assembly and Entertainment	S	
Transportation Routes	S	
Transit Stations and Terminals	S	
Transmission and Receiving Facilities	S	
Recreation		
Cross Country Skiing Courses	S	
Day Use Areas	A	
Outdoor Recreation Concessions	S	
Riding and Hiking Trails	A	
Skiing Facilities	S	
Snowmobile Courses	S	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	
Thinning	A	
Timber Stand Improvement	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	
Prescribed Fire Management	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

Section 110.220.400 Incline Ski Regulatory Zone Special Policies. The following special policies will be implemented in the Incline Ski Regulatory Zone.

1. While not exactly coincident, the boundary of the Incline Ski Regulatory Zone closely matches the boundary of the Incline Ski TRPA approved master plan. This plan, which is incorporated by reference, provides more detailed standards and allowable uses and activities. See section 110.220.405 TRPA Approved Master Plans for more information on master plans.
2. The diversion on Incline Creek shall be operated consistent with adopted instream flow standards.

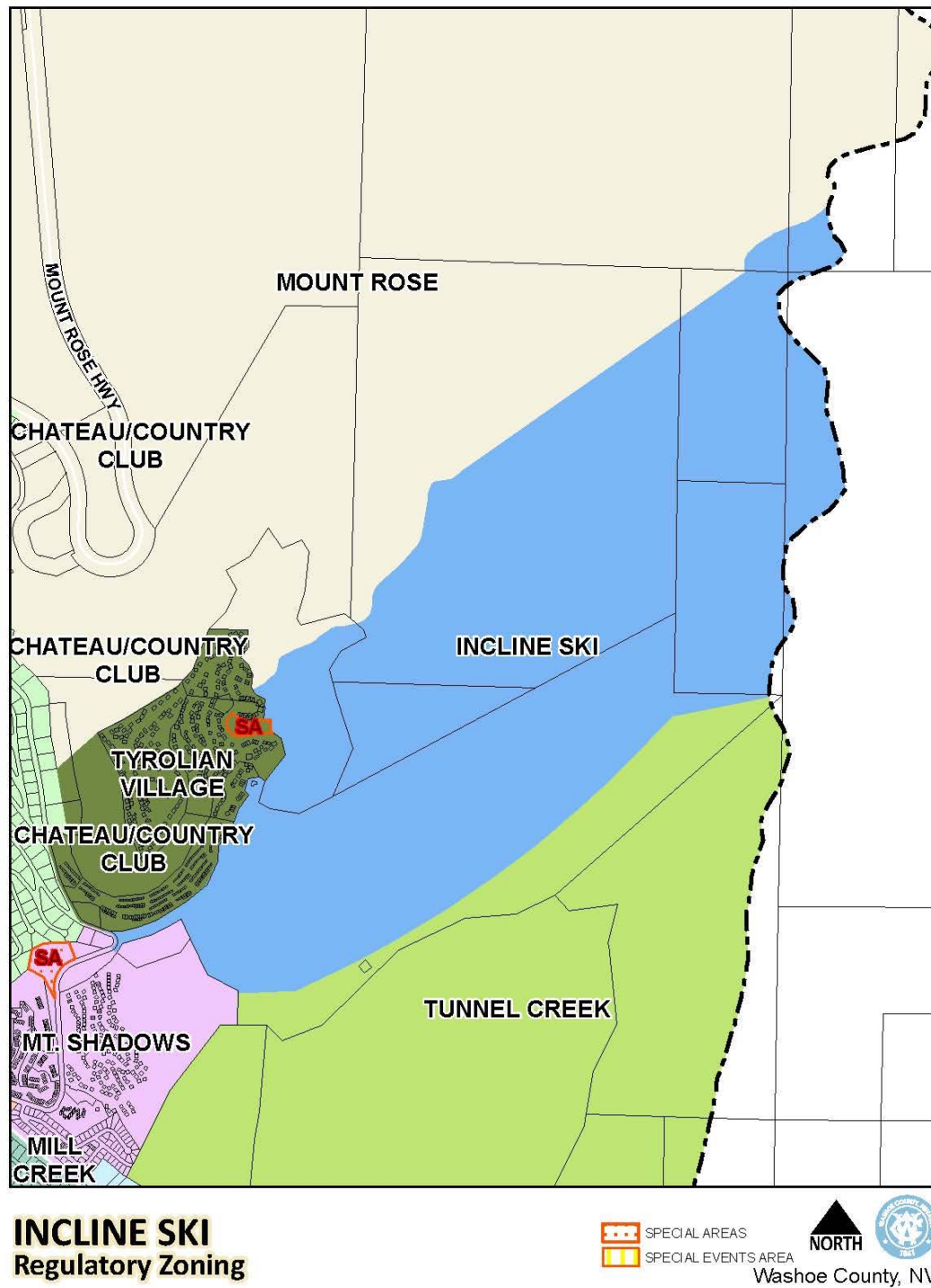


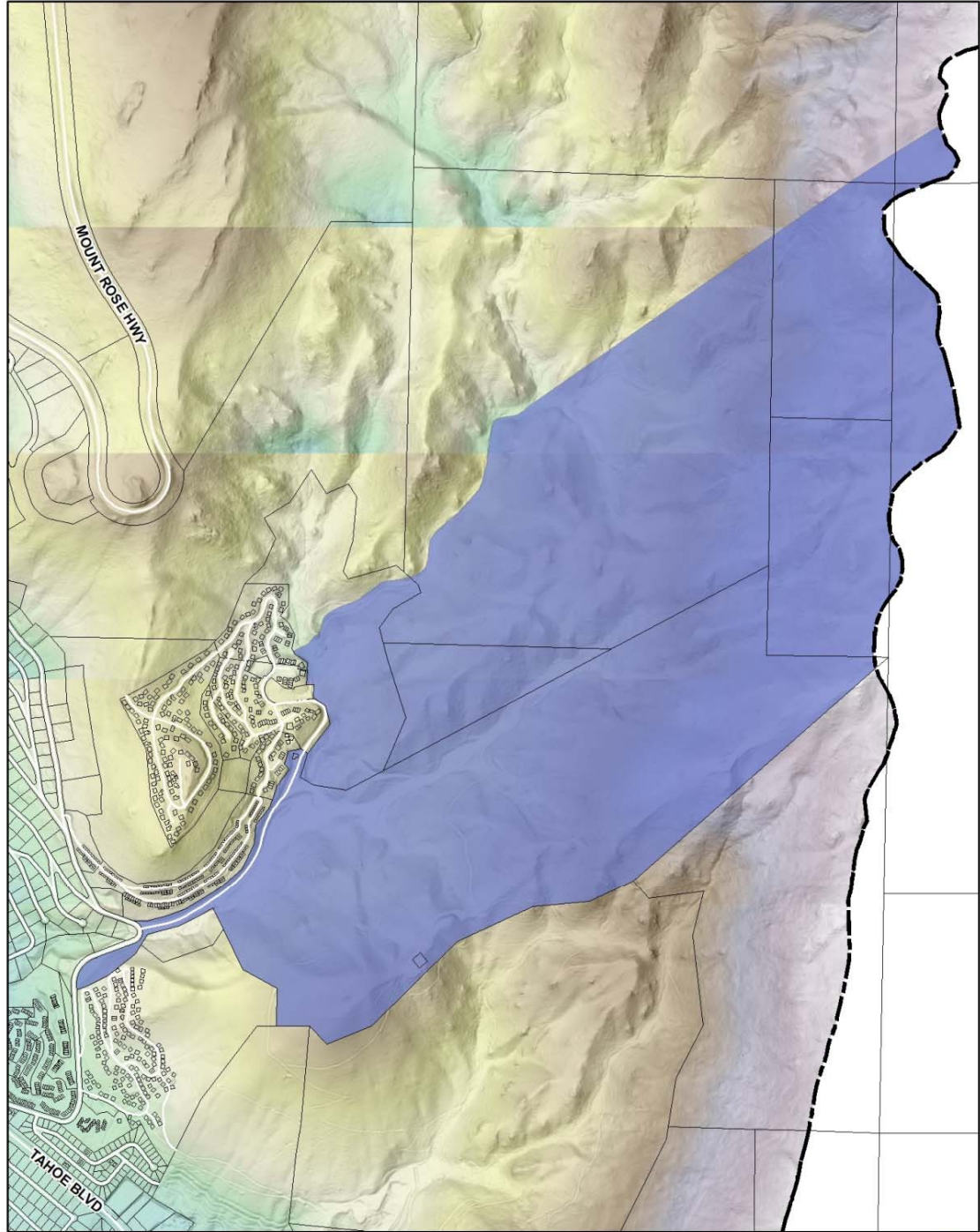
Figure 110.220.030 Incline Ski Location Map

Special Regulations

Section 110.220.405 TRPA Approved Master Plans. TRPA master plans are a planning tool reviewed, approved and amended according to the processes and standards contained in Chapter 14, *Specific and Master Plans*, of the TRPA Code of Ordinances. Master plans function similarly to specific plans, establishing more detailed development plans and standards for specified activities in specified areas. Approved master plans do not require additional discretionary review for uses or structures that are identified and approved as part of the Washoe County Master Plan, under the following conditions:

1. The uses and structures are in substantial compliance with the approved Washoe County Area Plan;
2. Each phase of development includes construction of necessary improvements identified as necessary to mitigate the impacts of the development included in the phase. Typical improvements include but not limited to, parking facilities, housing, and road improvements;
3. Changes to property lines, easement abandonments, variances or other similar actions shall require discretionary approval by Washoe County.

The Diamond Peak Ski Area Master Plan is the only approved master plan in the Tahoe Planning Area (Figure 110.220.120.31 Incline Ski TRPA Master Plan)



INCLINE SKI
TRPA APPROVED MASTER PLAN

 Town Center
 Special Area
 INCLINE SKI


 NORTH
 Washoe County, NV

Figure 110.220.031 Diamond Peak Ski Area Master Plan

Section 110.220.410 Residential Care/Nursing and Personal Care Density Exceptions. The maximum allowed density for any residential care or nursing and personal care permissible use within a Town Center is 40 persons per acre.

Section 110.220.415 Greenhouse Gas Reduction. In order to reduce the amount of greenhouse gas production and increase the overall sustainability of the plan area, certain development activities are subject to the following standards and incentives:

1. **Standards.** All new structures built by Washoe County that will contain habitable space and will be open to the public, such as administration offices, libraries, senior centers, and other projects of a civic nature; and, all new multi-family development must be designed and built to an industry recognized sustainable building construction and greenhouse gas reduction standard, such as Living Building Challenge (LBC), Net Zero Energy Building (NZEB), LEEDS, Energy Star, Green Globes, National Green Building Standard, or other similar standard. The Washoe County Director of Planning and Building Division will determine if a proposal meets this standard. The Director of the Washoe County Planning and Building Division will be responsible for making the determination of compliance with proposed standards, with the exception of projects using the Energy Star standard, which must be certified according to that program's process. Projects may propose to use a combination of different standards; however, the Director must determine that the greenhouse gas reduction and overall sustainability intent of the standards is preserved.
2. **Incentives.** The Washoe County fee for any required residential allocation, commercial floor area, or tourist accommodation unit, as described in Section 110.220.20, *Tahoe Regional Planning Agency Growth Management*, will be waived for projects that meet the above standard as determined by the Director of the Planning and Building Division.

Section 110.220.420 Maximum Community Noise Equivalent Level. The maximum community noise equivalent level (CNEL), as defined by the TRPA Code of Ordinances for the Tahoe Planning Area is determined by the following table:

<u>LOCATION</u>	<u>Maximum CNEL</u>
Highways 431, 267 and 28 corridors.	55
<u>Regulatory Zones</u>	
Ponderosa Ranch (outside of the Special Area)	65
Ponderosa Ranch Special Area, Incline Village Commercial, Crystal Bay Tourist	60
Incline Village Tourist, Crystal Bay Condominiums, Lakeview, Wood Creek, Incline Village 2, Incline Village 3, Incline Village 4, Incline Village Residential, Fairway, Mt. Shadows, Incline Ski	55
Stateline Point, Crystal Bay, Incline Village 1, Incline Village 5, Chateau, Tyrolian Village, Mill Creek, East Shore, Incline Meadows, Marlette Lake,	

Martis Peak	50
Tunnel Creek	45
Mount Rose	40

Section 110.220.425 Performance Standards for Stationary or Industrial Noise Sources. The following performance standards shall apply for stationary or industrial noise sources or projects affected by stationary or industrial noise sources as measured at the property line of a noise-sensitive receiving use:

1. Maximum Hourly L_{eq}: 55 dB daytime (7 a.m. – 7 p.m.)
45 dB nighttime (7 p.m. – 7 a.m.).
2. Maximum Level: 75 dB daytime (7 a.m. – 7 p.m.)
65 dB nighttime (7 p.m. – 7 a.m.).

Section 110.220.430 Uses Requiring Additional Review and Approval. Projects that meet one or more of the following criteria shall require review and approval by TRPA and may not be delegated to Washoe County under the Memorandum of Understanding:

1. Shorezone Development. All development within the Shorezone of Lake Tahoe. The shorezone refers to the area along the Lake Tahoe shoreline that includes the nearshore, foreshore, and backshore as defined in TRPA Code Section 90.2. Development within the shorezone is regulated by Chapters 80–85 of the TRPA Code of Ordinances.
2. Large Developments. Large developments as described below:
 - a. Within a designated Town Center:
 - i. Residential developments with over 50,000 square feet of new building floor area.
 - ii. Commercial and mixed-use developments with floor area over 40,000 square feet of new building floor area.
 - b. Outside of a designated Town Center:
 - i. Residential developments with over 25,000 square feet of new building floor area.
 - ii. Commercial and mixed-use developments with over 12,500 square feet of new building floor area.
3. Development in Backcountry and Wilderness Areas. All development in the portions of the Mount Rose and Martis Peak Regulatory Zones that are within the Backcountry or Wilderness land use categories, as shown in Map 1, *Conceptual Regional Land Use*, of the TRPA Regional Plan.

Section 110.220.435 Appeals. An “aggrieved person” as defined in Article VI(j)(3) of the Tahoe Regional Planning Compact may appeal a final determination on a development permit by the County to TRPA pursuant to Section 13.9, *Appeals* of the TRPA Code of Ordinances. Appellants shall exhaust all administrative remedies provided by Washoe County prior to appealing the decision to TRPA.

Section 110.220.440 Variances. The provisions of Article 804, *Variances* of this chapter shall not apply to any regulations established by the TRPA Code of Ordinances.