

**TRPA
APC
PACKETS**

**SEPTEMBER
1987**

Sept 1987
APC

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Advisory Planning Commission of the Tahoe Regional Planning Agency will conduct its regular meeting at 9:30 a.m. on Wednesday, September 9, 1987, at the Chateau, 955 Fairway Boulevard, Incline Village, Nevada. The agenda for said meeting is attached hereto and made a part of this notice.

September 1, 1987

By: W. A. Morgan
William A. Morgan
Executive Director
Tahoe Regional Planning Agency

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

The Chateau, 955 Fairway Boulevard
Incline Village, Nevada

September 9, 1987
9:30 a.m.

AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV PLANNING MATTERS
 - A. Discussion on Recreation Committee Findings
 - B. Status Report on Ordinance Amendments
 - C. Discussion on Proposed Additional Ordinances
 - Chapter 7 - Temporary Uses and Structures and Special Events
 - Chapter 10 - Structures Housing Gaming
 - Chapter 15 - Redevelopment Plans
 - Chapter 24 - Driveway and Parking Standards
 - Chapter 26 - Outdoor Advertising Stancards
 - Chapter 94 - Scenic Highway Corridors
 - Chapter 96 - Road Closures
 - Design Review Guidelines
 - D. Discussion on the Community Planning Process
- V REPORTS
 - A. Staff Presentation on the Individual Parcel Evaluation System
 - B. Legal Counsel
 - C. APC Members
 - D. Public Interest Comments
- VI CORRESPONDENCE
- VII PENDING MATTERS
- VIII ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

195 U.S. Highway 50
Round Hill, Zephyr Cove, NV

(702) 588-4547

MEMORANDUM

September 2, 1987

To: APC

From: Staff

Subject: Discussion on Recreation Committee Findings

Chapter 13 of the Code sets the date of September 1, 1987 for TRPA to complete a study of Subsection 13.5.L, Additional Developed Outdoor Recreation for possible amendments.

The APC and its Recreation Subcommittee undertook the task of preparing the study. The APC Recreation Subcommittee had staff prepare a draft of their findings and recommendations for their August 25 meeting, however, due to a lack of a quorum, it could not make an official recommendation. The group in attendance recommended continuing the study for a month because of the quorum problem and the need to further work on the marina recommendations. It is counsel's opinion that the September 1, 1987 date is directory and not mandatory, but work should continue with due diligence. We recommend that the APC subcommittee complete its work and provide a formal recommendation to the APC with sufficient lead time for staff to prepare its comments for a subsequent APC meeting.

GWB:cs
9/1/87

AGENDA ITEM IV. A.

TAHOE REGIONAL PLANNING AGENCY

195 U.S. Highway 50
Round Hill, Zephyr Cove, NV

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547

MEMORANDUM

September 2, 1987

To: Advisory Planning Commission
From: Agency Staff
Subject: Status Report on Ordinance Amendments

At the August meeting, the TRPA Governing Board considered proposed amendments to Code Chapters 1, 4, 11, 12, 20, 22, 33, 34, 37, 50, 51, 52, 53, 54, 55, 82 and 93. The Board adopted the proposed changes with these exceptions:

- they deferred action on height, Chapter 22, due to concerns regarding the language of the findings in section 22.7, and
- they deferred action on the definition of stream environment zone, SEZ, due to concerns over the exact wording.

The APC will receive copies of the adopted changes to the Code under separate cover. At the September APC meeting, staff will make a brief presentation on the two items, above, and answer questions from the APC.

Please contact Gordon Barrett or Greg George at (702) 588-3296 if you have any questions or comments on this agenda item.

DZ/
9-2-87

AGENDA ITEM IV.B.

TAHOE REGIONAL PLANNING AGENCY

195 U S Highway 50
Round Hill, Zephyr Cove, NV

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547

MEMORANDUM

September 1, 1987

To: APC

From: Staff

Subject: Status Report on Code of Ordinance Amendments

Attached are six draft chapters proposed to be added to the Code of Ordinances and a draft of the Design Review Guidelines. These are rough drafts and are still undergoing internal staff review. They are presented to the APC in this form to obtain early input and to expedite the review.

Schedule

The staff plans to have the subject items adopted at the December Governing Board meeting. This is required by the settlement ordinance and the TRPA work program. In order to accomplish this task, meet hearing requirements, and environmental documentation requirements it is estimated that drafts for public circulation must be released by September 25.

The schedule calls for early consultation with the APC and other interested parties before the package of drafts and the related environmental document are released on September 25. After the September release, there will be APC hearings and workshops in October and November to further refine the drafts. In December the APC will make recommendations to the Governing Board on the package.

Requested APC Comments

In general, the staff is requesting APC comments in order to prepare the September 25 drafts. The intent is not to rewrite these ordinances or guidelines at the APC meeting but to receive comments which can be incorporated into the September 25 draft which in turn will be reviewed in detail at the October and November APC meetings. Written comments would be most welcome.

Chapter 7 -- Temporary Uses and Structures and Special Events: The staff and an APC committee are currently working on this draft and will be meeting for a second time on September 11.

GWB:cs
9/1/87

AGENDA ITEM IV. C.

Status Report on Code of Ordinance Amendments
Page Two

Chapter 10 -- Structures Housing Gaming: Drafts have been mailed to individuals who deal with gaming issues with a request for comments by the APC meeting. Further drafting will occur based on the individual comments and APC comments.

Chapter 15 -- Redevelopment Plans: A group of individuals from the South Lake Tahoe Redevelopment group is preparing a draft. It was not completed at the time of this mailing. Staff may prepare a draft or delete this item from the package.

Chapter 24 -- Driveway and Parking Standards: The driveway portion is adopted. Therefore, only the parking standards are in draft. This portion has been drafted by staff with some consultation with local agencies.

Chapter 26 -- Outdoor Advertising: This is staff's first draft based on the TRPA scenic consultant recommendations and a comparison of other sign ordinances (summary sheet attached). It is our intent for this ordinance to be a model ordinance which may be adopted and implemented by local governments.

Chapter 94 -- Scenic Highway Corridors: This chapter is a staff first draft and has had little outside input.

Chapter 96 -- Road Closures: This is staff's draft to deal with traffic problems occurring during peak periods due to road closures. This needs input from the state highway departments, and drafts are being sent to them for comments.

Design Review Guidelines: The first draft based on a scenic consultant's recommendation was given to the APC in the Spring. Staff is meeting with local design review groups and is incorporating their comments into this second draft. Comments from Douglas and Incline are not included but will be included after meetings scheduled this month. The intent of this document is similar in purpose to the outdoor advertising ordinance.

If you have any questions, please contact Gordon Barrett at 588-4547.

CHAPTER 7

TEMPORARY USES AND STRUCTURES AND SPECIAL EVENTS

Chapter Contents

- 7.0 Purpose
- 7.1 Applicability
- 7.2 Definitions
- 7.3 Temporary Uses Limitations
- 7.4 Temporary Structures Limitations
- 7.5 Special Events Limitations
- 7.6 TRPA Approved Construction Projects
- 7.7 Review Standards
- 7.8 Existing Temporary Uses and Structures and Special Events

7.0 Purpose: This chapter sets forth regulations for projects of limited duration and impact, such as temporary uses, temporary structures, special events, and temporary construction-related activities.

7.1 Applicability: All projects considered temporary as set forth below shall comply with the provisions of this Chapter.

7.2 Definitions:

7.2.A Temporary Use: A temporary use is a primary use listed in the Table of Primary Uses in Chapter 18 and the uses set forth in Chapter 51 or an accessory use, approved as a nonpermanent use for a period of operation not to exceed twelve months.

7.2.B Temporary Structure: A temporary structure is a structure or improvement approved to exist for a period not to exceed twelve months or in the case of a special event, the time limit set forth in the permit.

7.2.C Special Event: A special event is an organized activity which does not occur more than four times in a calendar year, does not exceed ten days in duration and has sufficient impact to be classified as a project pursuant to Section 4.6.

7.3 Temporary Uses Limitations: A temporary use may be approved by TRPA for a period not to exceed six months except that TRPA may extend the original period for an additional six months. Temporary uses shall be considered special uses pursuant to Chapter 18 and 51 and may be permitted anywhere in the Region.

- 7.4 Temporary Structure Limitations: A temporary structure related to an existing or temporary use may be approved for a period not to exceed six months except that TRPA may extend the original approval for an additional six months. A temporary structure for a special event shall be limited to the time specified in the permit. All temporary structures shall be subject to the development standards set forth in Section 7.7.
- 7.5 Special Events Limitations: Special events may be approved for a period not to exceed ten days and not more often than once every 90 days. Special events may be approved as a series of events not to span a period of three years. All special events shall be subject to the development standards set forth in Section 7.7.
- 7.6 TRPA-Approved Projects: Temporary structures and uses necessary for the construction of a TRPA-approved project may be permitted provided the structures and uses are removed within the time limits set forth in the project approval.
- 7.7 Review Standards: All temporary structures and uses and special events shall be reviewed pursuant to the following standards:
- 7.7.A Land Coverage: Permanent additional land coverage or land disturbance shall not be permitted.
- 7.7.B Parking: The parking requirements of TRPA shall apply to the preparation of a parking analysis and plan, where a parking plan is considered necessary by TRPA.
- 7.7.C BMPs: Chapter 25 shall apply except permanent BMPs shall not be required.
- 7.7.D Outdoor Advertising: The outdoor advertising limitations of Chapter 26 shall apply.
- 7.7.E Noise: The noise limitations of Chapter 23 shall apply. Applicants for special events shall submit a noise impact report if the event may exceed the CNELs for the plan area.
- 7.7.F No Permanent Impacts: Impacts, mitigated or otherwise, resulting from the temporary use, temporary structure or special event shall be limited to the approved period. Temporary uses or structures or special events shall not be approved if significant adverse impacts may occur after the approved period. Permanent structures or uses shall not result from the approval of a temporary use or structure, or special event. All temporary uses and structures, and special events shall provide adequate security to TRPA to assure removal of any structures and improvements and implementation of required mitigation.
- 7.7.G Allocations: Temporary projects are exempt from the allocation limitations set forth in Chapter 33.

7.7.H Mitigation Fees: Temporary projects are exempt from the mitigation fee requirements of Chapters 20 Land Coverage, Chapter 56 Mitigation Fee Requirements, Chapter 82 Water Quality Mitigation, and Chapter 93 Traffic and Air Quality Mitigation.

7.8 Permanent and Seasonal Structures and Uses Distinguished: Uses, structures and events not meeting the definitions of this chapter are considered permanent and are subject to the provisions found else where in the Code. Permanent uses operated periodically on a yearly basis are considered seasonal uses. Uses and structures operated and maintained for more than one year are not considered temporary except for special events which may occur on a yearly basis within the limitations set forth in Section 7.5.

7.9 Existing Temporary Uses and Structures and Special Events: A temporary use or structure legally commenced prior to the effective date of the Regional Plan may be continued pursuant to the limitations set forth in the applicable permit, if any was required, or three years from the effective date of the Regional Plan which ever is lesser. A special event established prior to the effective date of the Regional Plan may continue for one year from the effective date of the Regional Plan provided the special event remains substantially the same in scale, location, timing, and duration.

Chapter 4 amendments to establish what temporary uses and structures and special events are exempt from TRPA review:

Add Section 4.6 to read as follows:

4.6 Temporary Activities: The following temporary activities are exempt from review and approval by TRPA.

4.6.A Temporary Uses and Structures: Temporary uses and structures shall be determined exempt pursuant to the standards set forth for permanent uses and structures as set forth in this chapter.

4.6.B Special Events (without MOU): Individual special events not covered by the MOU in Subsection 4.6.C are exempt provided a statement is filed in accordance with Section 4.3 above and the activity complies with the criteria set forth below:

- (1) The special event provides adequate parking and does not require parking in areas not designed for parking;
- (2) The special event does not require the closure of a traffic lane or intersection of a highway requiring TRPA review pursuant to Chapter 96;
- (3) The special event does not discharge pollutants affecting attainment of air or water quality standards;
- (4) The special event does not create noise levels which may exceed the CNEL limits;
- (5) The special event does not create land or vegetation disturbance; and
- (6) The special event does not exceed ten days duration and does not occur on a project area more than four times in a calendar year.

4.6.C Special Events (MOU): Special events listed on a TRPA approved list submitted annually by local jurisdictions in conformance with the criteria in 4.6.B(1) through (5) and pursuant to an approved MOU.

4.6.D Accessory Special Events: Events accessory to a primary use such as sporting events at a school, a golf tournament at a golf course, a ski race at a ski area, a sale at a store, and a garage sale at a residence are exempt from Agency review and approval if the event and its impacts are contained on the project site and meet the criteria above in Subsection 4.6.B.

CHAPTER 10

STRUCTURES HOUSING GAMING

Chapter Contents

- 10.0 Purpose
 - 10.1 Applicability
 - 10.2 Regulation Of Structures Housing Gaming Under A Nonrestricted License As Permitted And Conforming Uses
 - 10.3 Reconstruction Of Structures Housing Gaming
 - 10.4 Regulation Of Modification, Remodeling, Change In Use, Or Repair Of A Structure Housing Nonrestricted Gaming
 - 10.5 Regulation Of Restricted Gaming
 - 10.6 Regulation Of Activities Outside Structures Housing Gaming
 - 10.7 Coordination With NTRPA
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- 10.0 Purpose: Structures containing restricted and nonrestricted gaming are subject to special regulations as set forth in Article VI(d) through (i) of the Compact. This chapter implements those provisions and coordinates regulation with the Nevada Tahoe Regional Planning Agency.
 - 10.1 Applicability: Structures containing licensed restricted gaming or licensed nonrestrictive gaming shall be regulated pursuant to the provisions of this chapter.
 - 10.2 Regulation Of Structures Housing Gaming Under A Nonrestricted License As Permitted And Conforming Uses: TRPA shall recognize structures housing gaming under a nonrestricted license as permitted and conforming uses:
 - 10.2.A Prohibition Of New Structures Housing Gaming: The construction of, change of use to, or expansion in cubic volume of any structure to house gaming under a nonrestrictive license not existing or approved on May 4, 1979, is prohibited.
 - 10.2.B Existing Structures Housing Gaming: The following are permitted and conforming uses and shall be considered allowed uses pursuant to Chapter 18:
 - (1) Every structure housing gaming under a nonrestricted license which existed as a licensed gaming establishment on May 4, 1979 or whose construction was approved by Tahoe Regional Planning Agency affirmatively or deemed approved before that date.
 - (2) Every other nonrestricted gaming establishment whose use was seasonal and whose license was issued before May 4, 1979, for the same season and for the number and type of games and slot machines on which taxes and fees were paid in the calendar year 1978.

10.3 Reconstruction Of Structures Housing Gaming: Any structure housing licensed gaming as a primary use may be rebuilt or replaced to size not to exceed the cubic volume, area open to the public, height, and land coverage existing or approved on May 4, 1979 without the review and approval of TRPA or other regulatory authority of the state of Nevada whose review would be required for a new structure. Any remodel, modification or other change from the original structure shall be regulated pursuant to Section 10.4.

10.4 Regulation Of Modification, Remodeling, Change In Use, Or Repair Of A Structure Housing Nonrestricted Gaming: TRPA review of modification, remodeling, change in use, or repair shall be pursuant to the following provisions:

10.4.A External Modification: Any external modification of the structure which requires a permit from local government and is not exempt from TRPA review pursuant to Chapter 4 shall require TRPA review and approval.

(1) TRPA Review: TRPA review of an external modification is limited to determining whether the modification will do any of the following:

- (a) Enlarge the cubic volume of the structure;
- (b) Increase the total square footage of area open to one approved for public use on May 4, 1979;
- (c) Convert an area devoted to the private use of guest to an area open for public use;
- (d) Increase the public area open to public use which is used for gaming beyond the limits contained in subparagraph 10.4.C(1); and
- (e) Conflict with or be subject to the provisions of the Code applicable through out the Region.

If an external modification is determined to have any of the effects enumerated in subparagraphs (a) through (c) above, the modification is prohibited. If the external modification is determined to have any of the effects enumerated in subparagraph (d) or (e) it is subject to the provisions of the Code. If the external modification is determined to have none of the above effects, it is not subject to the provisions of this Code.

(2) Time Limits For Determination: TRPA shall make this determination within 60 days after a complete application is delivered to TRPA unless the applicant has agreed to an extension. A report describing the activity and the NTRPA action shall be required as part of a complete application for submittal to the TRPA.

(3) Project Review: If the external modification is determined to have the effects enumerated in Subparagraphs 10.5.A(1)(d) and (e), TRPA shall process it as a project pursuant to the regulations of TRPA.

10.4.B External Repair, Change In Use, And Remodel: External repair, change in use, and remodel shall be reviewed and approved pursuant to the provisions for external modifications as set forth above.

10.4.C Internal Modification, Remodeling, Change In Use, Or Repair: Internal modification, remodeling, change in use, or repair is not a project and does not require TRPA review or approval except as follows:

(1) Internal modification, remodeling, change in use or repair of areas open to public use within a structure housing gaming under a nonrestricted license which alone or in combination with any other such modification, remodeling, change in use or repair will increase the total portion of those areas which is actually used for gaming by more than the product of the total base area, as defined below, in square feet existing on or approved before August 4, 1980, multiplied by 15 percent constitutes a project and is subject to all of the provisions of this compact relating to projects. For purposes of this paragraph and the determination required by Article VI(g), base area means all of the area within a structure housing gaming under a nonrestricted license which may be open to public use, whether or not gaming is actually conducted or carried on in that area, except retail stores, convention centers and meeting rooms, administrative offices, kitchens, maintenance and storage areas, rest rooms, engineering and mechanical rooms, accounting rooms and counting rooms.

(2) Internal modifications related to an external modification, remodel, change in use, or repair may be subject to TRPA review and approval. In order to mitigate impacts associated with a proposed combination external - internal project, the structure housing gaming may elect to submit to internal review and approval.

10.5 Regulation Of Restrictive Gaming: The review of gaming conducted pursuant to a restricted license shall be as follows:

- 10.5.A Use: Gaming conducted pursuant to a restricted gaming license issued before May 4, 1979, to the extent permitted on that date, shall be a permitted and conforming use and shall be considered an allowed use pursuant to Chapter 18. New establishments with restricted gaming as a primary use shall be prohibited.
- 10.5.B Modification, Remodel, Change In Use, And Repair: Such projects shall be reviewed and approved pursuant to the standards of the Code applicable through out the Region.
- 10.6 Regulation Of Activities Outside Structures Housing Gaming: Activities noncontiguous and outside areas determined to be structures housing nonrestricted gaming by shall be regulated pursuant applicable standards of this Code except as specified in 10.6.A.
- 10.6.A Special Relocation Limitations For Structures Housing Gaming: TRPA shall not permit restaurants, convention facilities, showrooms, or other public areas to be constructed elsewhere in the Region outside the structure in order to replace area existing or approved for public use on May 4, 1979.
- 10.7 Coordination With NTRPA: In order to administer and enforce the provisions of this chapter, the Nevada Tahoe Regional Planning Agency shall:
- 10.7.A Identify all structures housing gaming and require the owner or licensee of structures housing gaming under a nonrestricted license to provide:
- (1) Documents containing sufficient information for NTRPA to establish the following relative to the structure:
 - (a) The location of its external walls;
 - (b) Its total cubic volume;
 - (c) Within its external walls, the area in square feet open or approved for public use and the area in square feet devoted to or approved for the private use of guests on May 4, 1979;
 - (d) The amount of surface area of land under the structure; and
 - (e) The base area as defined in Subparagraph 10.4.B(1) in square feet existing on or approved before August 4, 1980.
 - (2) Certification: NTRPA shall review and certify the information as to accuracy and consistency with the requirements of the Compact. NTRPA shall forward a copy of the certified information to TRPA.

10.7.B Reports On Internal Activities: A report describing the internal modification, remodeling, change in use, or repair which increases the areas open for public use which is used for gaming shall be submitted to TRPA at least one working day before commencement of the activity.

10.7.C Coordinated Review: NTRPA shall review all activities related to structures housing gaming prior to TRPA review. NTRPA, where applicable, consult with TRPA and local government prior to approving any activity. Coordinated review and compliance procedures may be established through a Memorandum of Understanding.

- (1) Internal Activities: NTRPA shall review all internal modifications, remodelings, changes in use, or repairs to determine if it will increase the total portion of areas open to public use used for gaming, increases the area open to public use beyond that existing or approved on May 4, 1987, and if it is consistent with applicable state law.
- (2) External Activities: NTRPA shall review all external modification, remodeling, and repair pursuant to this chapter and applicable state law.

8/26/87

CHAPTER 2 DEFINITIONS AMENDMENTS

Add new definitions as follows:

Structure Housing Gaming: Means the entire area within the external walls of a building or buildings joined together in some definite manner and in which gaming under a nonrestricted license is conducted in any part thereof. It includes any structures that existed or were approved as of January 1, 1979. It shall not include appurtenances such as vents, chimneys, elevator housings, cooling and heating units and other mechanical equipment; shall not include appurtenances used to shelter said mechanical equipment or vertical shaft openings in the roof; and public safety appurtenances such as fire escapes.

External Walls: Is any structural wall exposed to the elements.

Areas Open To Public Use (public use areas): Means all of the areas within a structure housing gaming under a nonrestricted license except areas devoted to the private use of guests.

Areas Devoted To Private Use Of Guests (private use areas): Means those portions of a structure housing gaming which are open to public invitees but reserved for their private use. It includes only hotel rooms and hallways to serve hotel room areas, and any parking areas within a structure housing gaming. A hallway is deemed to serve hotel room areas if more than fifty percent (50%) of the areas on each side of said hallway are hotel rooms.

Restricted Gaming License: Has the meaning ascribed to it in Section 4 of Chapter 287 Statutes of Nevada 1979.

Nonrestricted Gaming License: Means a gaming license which is not a restricted license.

External (gaming): Outside the structural aspects of an external wall or roof of a structure housing gaming.

Remodel: To change the appearance of a structure. Remodeling may occur in conjunction with reconstruction, modification or expansion but does not include changes associated with ordinary maintenance and repair.

Internal (gaming): Within and including the structural aspects of an external wall or roof of a structure housing gaming.

CHAPTER 4 AMENDMENTS

Add Section 4.7 to read as follows:

- 4.7 Structures Housing Gaming: The following activities are exempt from TRPA review and approval:
- 4.7.A Internal Modification, Remodel, Change In Use Or Repair: Except for increases in gaming floor area as set forth in Subsection 10.4.B, such activities occurring within structure housing restricted gaming are exempt provided the reporting requirements of Subsection 10.7.B are met.
 - 4.7.B Restricted Gaming As An Accessory Use: Gaming conducted pursuant to a restrictive license is exempt from TRPA review if it is accessory to the primary use within the project area.
 - 4.7.C Ordinarily Exempt: Activities related to structures housing gaming shall be exempt if the other provisions of this chapter exempt the activity generally through out the Region.

CHAPTER 24

DRIVEWAY AND PARKING STANDARDS

Chapter Contents

- 24.0 Purpose
- 24.1 Applicability
- 24.2 Compliance Program
- 24.3 Driveways
- 24.4 Parking Standards
- 24.5 Parking Lot Design

- 24.0 Purpose: This chapter sets forth minimum standards for driveways and parking facilities to minimize interference with traffic flow on the street and highway system of the Tahoe Region.
- 24.1 Applicability: This chapter is applicable to all development that requires or uses vehicular access or parking.
- 24.2 Compliance Program: The standards set forth in Sections 24.3 and 24.4, inclusive, shall be conditions of approval for projects with driveways or parking, and for projects for which TRPA finds that the driveways or parking are not in compliance with the standards set forth in Sections 24.3 and 24.4, inclusive, and are causing significant adverse impacts on traffic, transportation, air quality, water quality, or safety. If TRPA finds that driveways associated with existing development are causing such impacts, TRPA may implement corrective measures pursuant to Chapter 9.
- 24.3 Driveways: To ensure organized and well-designed ingress and egress of vehicles from driveways, TRPA shall review the design of driveways according to the following standards and procedures:
- 24.3.A Driveway Defined: A driveway is a clearly identifiable path of vehicular access from the parking area of a parcel to the public right-of-way or other access road. A driveway may be either one-way or two-way.
- 24.3.B General Standards: Driveways shall comply with the following standards:
- (1) New driveways shall be designed and located so as to cause the least adverse impacts on traffic, transportation, air quality, water quality, and safety.
 - (2) Shared Driveways: In the application of Subsections 24.3.C through 24.3.E, inclusive, TRPA shall encourage shared driveways if TRPA finds that the effect is equal or superior to the effect of separate driveways.