

TITLE 130 - ZONING ORDINANCE

PROPOSED AMENDMENTS:

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TITLE 130 - ZONING ORDINANCE

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- 130.12.020 Zoning Map and Zones

130.12.010 Zones Established

This Section identifies the official zones that are established and shown on the zoning maps created in compliance with Section 130.12.020 (Zoning Map and Zones).

A. Official Zones.**1. Residential**

- Residential, Multi-unit (RM)
- Residential, Single-unit (R)
- Residential, One-acre (R1A)
- Residential, Two-acre (R2A)
- Residential, Three-acre (R3A)
- Residential, Estate (RE)

2. Agricultural, Rural, and Resource

- Limited Agricultural (LA)
- Planned Agricultural (PA)
- Agricultural Grazing (AG)
- Timber Production (TPZ)
- Forest Resource (FR)
- Rural Lands (RL)

3. Commercial

- Commercial, Professional Office (CPO)
- Commercial, Limited (CL)
- Commercial, Main Street (CM)
- Commercial, Community (CC)
- Commercial, Regional (CR)
- Commercial, General (CG)
- Commercial, Rural (CRU)

4. Industrial

- Industrial Low (IL)
- Industrial High (IH)
- Research and Development (R&D)

5. Special Purpose

Recreational Facilities, Low-Intensity (RF-L)
 Recreational Facilities, High-Intensity (RF-H)
 Open Space (OS)
 Transportation Corridor (TC)

6. Codified Community Area Plan

Meyers Community Area Plan (MCPMAP)

B. Minimum Lot Size Designation. A designator indicating the minimum lot size shall be applied to all R, RE, PA, LA, RL, FR, and AG zones.

1. For R zones the numeric designator shall represent minimum lot sizes of 6,000 and 20,000 square feet, expressed as “R1” for 6,000 square feet and “R20K” for 20,000 square feet.
2. For RE zones the numeric designator shall represent the minimum lot size expressed in acres. The designator shall be one of the following: -5 and -10.
3. For PA, LA and RL zones the numeric designator shall represent the minimum lot size expressed in acres. The designator shall be one of the following: -10, -20, -40, -80, and -160.
4. For FR zones the numeric designator shall represent the minimum lot size expressed in acres. The designator shall be one of the following: -40, -80, and -160.
5. For AG zones the numeric designator shall represent the minimum lot size expressed in acres. The designator shall be one of the following: -40, -80, and -160.

C. Meyers Community Area Plan Zones. To implement the Meyers Community Area Plan, each of the five subareas shall be designated on the official zoning map as MCPMAP-1, MACP-2, MACP-3, MACP-4, and MACP-5 to reflect the subareas and the variables that each area represents in compliance with Chapter 130.26 (Meyers Community Area Plan (MCPMAP) Zone).**D. Combining Zones.** In addition to the primary zones established by Subsection A (Official Zones) above, the following combining zones are established:

1. Airport Safety (-AA)
2. Avalanche (-AV)
3. Dam Failure Inundation (-DFI)
4. Design Review-Community (-DC)
5. Design Review-Historic (-DH)
6. Design Review-Scenic Corridor (-DS)
7. Manufactured/Mobile Home Park (-MP)
8. Mineral Resource (-MR)

TITLE 130 - ZONING ORDINANCE

PROPOSED AMENDMENTS:

Article 2
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ARTICLE 2 – ZONES, ALLOWED USES, AND ZONING STANDARDS

CHAPTER 130.20 – DEVELOPMENT AND USE APPROVAL REQUIREMENTS

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CHAPTER 130.25 – SPECIAL PURPOSE ZONES

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- 130.26.030 Zone Designations
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CHAPTER 130.20 – DEVELOPMENT AND USE APPROVAL REQUIREMENTS

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- 130.20.010 Contents of Chapter
- 130.20.020 General Requirements for Development and New Uses
- 130.20.030 Allowable Uses and Planning Permit Requirements
- 130.20.040 Exemptions from Planning Permit Requirements
- 130.20.050 Temporary Uses

130.20.010 Contents of Chapter

This Chapter contains the County’s requirements for the approval of proposed development and new uses. Development Standards and permit requirements established by this Ordinance for specific uses are in Chapters 130.21 (Agricultural, Rural Lands, and Resources Zones) through 130.26 (Meyers ~~Community-Area~~ Plan (~~MCPMAP~~) Zone).

130.20.020 General Requirements for Development and New Uses

Each use and/or structure shall be established, constructed, reconstructed, altered, moved or replaced in compliance with the following requirements.

- A. Allowable Use.** Only a use allowed by this Ordinance in the zone applied to the site shall be established. The basis for determining whether a use is allowable is described in Section 130.20.030 (Allowable Uses and Planning Permit Requirements).
- B. Permit and Approval Requirements.** Any planning permit or other approval required by Section 130.20.030 (Allowable Uses and Planning Permit Requirements) shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed in Section 130.20.040 (Exemptions from Planning Permit Requirements).
- C. Development Standards, Conditions of Approval.** Each use and structure shall comply with the development standards of this Chapter, applicable standards and requirements in Article 3 (Site Planning and Project Design Standards) and Article 4 (Specific Use Regulations), applicable site or design requirements identified in other Board adopted manuals, and/or any applicable conditions imposed by a previously granted planning permit.
- D. Legal Lot.** The site of a proposed development or new use shall be on a legal lot, as defined in Article 8 (Glossary).

130.20.030 Allowable Uses and Planning Permit Requirements

A. Allowable Uses. The uses allowed by this Ordinance are listed in Chapters 130.21 (Agricultural, Rural Lands, and Resources Zones) through 130.25 (Special Purpose Zones), together with the type of planning permit required for each use. Each use type listed in the tables is defined in Article 8 (Glossary) unless otherwise defined within Article 4 (Specific Use Regulations). Chapter 130.26 (Meyers ~~Community Area~~ Plan (~~MCPMAP~~) Zone) regarding the Meyers ~~Community Area~~ Plan has different use type provisions and definitions as set forth in the TRPA Code of Regulations.

1. Establishment of an Allowable Use.

- a. Any use type identified by Chapters 130.21 (Agricultural, Rural Lands, and Resources Zones) through 130.26 (Meyers ~~Community Area~~ Plan (~~MCPMAP~~) Zone) as being allowable within a specific zone may be established on any lot within that zone, subject to the planning permit requirements of Subsection B (Planning Permit Requirements) below, and compliance with all applicable requirements of this Ordinance.
- b. Where a single lot is proposed for concurrent development of two or more uses listed in the tables, the overall project shall be subject to the permit level required for each individual use under Subsection B (Planning Permit Requirements) below. Consolidation of multiple permits into the one permit application may be allowed, subject to Director approval.

2. Use Not Listed.

- a. A use that is not listed in Chapters 130.21 (Agricultural, Rural Lands, and Resources Zones) through 130.26 (Meyers ~~Community Area~~ Plan (~~MACP~~) Zone), and is determined by the Director to not be included in Article 8 (Glossary) under the definition of a listed use, is not allowed within the County, except as otherwise provided in Subsection A.3 below, or Section 130.20.040 (Exemptions from Planning Permit Requirements).
- b. A use that is not listed in the tables within a particular zone is not allowed within that zone, except as otherwise provided in Subsection A.3 (Similar and Compatible Uses Allowed) below, or Section 130.20.040 (Exemptions from Planning Permit Requirements).

3. Similar and Compatible Uses Allowed. A use not listed in this Article is allowable where the Director or other approval authority makes the following findings:

- a. **Required Findings; Similar and Compatible Use.** A proposed use not listed in this Article is similar to and compatible with a listed use and shall be allowed where the Director or other approval authority makes all of the following findings:

- (1) The characteristics of, and activities associated with the use are similar to one or more of the listed uses, and will not involve a greater intensity than the uses listed in the zone;
- (2) The use will be consistent with the purposes of the applicable zone;
- (3) The use will be consistent with the General Plan and any applicable specific plan; and
- (4) The use will be compatible with the other uses allowed in the zone.

A determination that a use qualifies as a similar and compatible use and the findings supporting the determination shall be in writing. The Zoning Ordinance shall be periodically amended to incorporate those uses not listed in this Article which are found to be similar and compatible.

- b. Applicable Standards and Permit Requirements.** When the Director determines that a proposed but unlisted use is similar and compatible to a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other standards and requirements of this Ordinance apply.
- c. Referral for Determination.** The Director may refer the question of whether a proposed use qualifies as a similar and compatible use directly to the Commission for a determination at a public meeting.
- d. Appeal.** A determination of similar and compatible use may be appealed in compliance with Section 130.52.090 (Appeals).

B. Planning Permit Requirements. Chapters 130.21 (Agricultural, Rural Lands, and Resources Zones) through 130.25 (Special Purpose Zones) provide for uses that are:

1. Allowed by right subject to compliance with all applicable provisions of this Ordinance. Uses allowed by right are exempt from planning permit requirements. These are shown as "P" in each respective matrix of allowed uses;
2. Allowed subject to approval of an Administrative Permit (Section 130.52.010, Administrative Permit, Relief, or Waiver), shown as "A" in each respective matrix of allowed uses;
3. Allowed subject to approval of a Temporary Use Permit (Section 130.52.060, Temporary Use Permit), shown as "TUP" in each respective matrix of allowed uses;
4. Allowed subject to the approval of a Use Permit (Section 130.52.020, Conditional and Minor Use Permits), and shown as "CUP" or "MUP" in each respective matrix of allowed uses;
5. Not allowed in particular zones, shown as "-" in each respective matrix of allowed uses.

6. Where additional provisions are contained in Article 4 (Specific Use Regulations) that address the “by right” or permit requirements, the matrix will cross reference the applicable section.

C. Meyers ~~Community~~-Area Plan Requirements. Chapter 130.26 (Meyers ~~Community~~-Area Plan (~~MCPMAP~~) Zone) provides for uses within the Meyers ~~Community~~-Area Plan and follows the unique permit requirements of Section 130.26.050 (Matrix of Allowed Uses) instead of Subsection 130.20.030.B (Planning Permit Requirements).

D. Multiple Permits May Be Required. A use authorized through the approval of an Administrative Permit, Temporary Use Permit, or Conditional/Minor Use Permit may also require a Design Review Permit, building permit, and/or other permit(s) as required by the County Code of Ordinances.

130.20.040 Exemptions from Planning Permit Requirements

A. General Requirements for Exemption. The uses, structures, and activities identified by Subsection B below are allowed in any zone and are exempt from the planning permit requirements of this Ordinance when:

1. The use, activity or structure is established and operated in compliance with the setback requirements, height limits, and all other applicable standards of this Article 2 (Zones, Allowed Uses and Zoning Standards), and Article 3 (Site Planning and Project Design Standards), Article 4 (Standards for Specific Uses) and, where applicable, Chapter 130.61 (Nonconforming Uses, Structures, and Lots); and
2. Any permit or approval required by regulations other than this Ordinance is obtained (for example, a Building Permit).

B. Exempt Activities and Uses. The following are exempt from the planning permit requirements of this Ordinance when in compliance with Subsection A (General Requirements for Exemption) above.

1. **Allowed Uses.** Uses identified in Chapters 130.21 (Agricultural, Rural Lands, and Resources Zones) through 130.25 (Special Purpose Zones), inclusive, as allowed by right, shown as “P” in the matrices. Allowed Uses include Accessory Structures and Uses, as defined in Section 130.40.030 (Accessory Structures and Uses).
2. **Agricultural Buildings** exempt under Section 110.16.060 of Title 110 (Buildings and Construction) of the County Code of Ordinances.
3. **Decks, Paths and Driveways.** Decks, platforms, on-site paths, and driveways. A building permit or grading permit may be required.
4. **Fences and Walls.** Except as set forth in Section 130.30.050 (Fences, Walls, and Retaining Walls).

CHAPTER 130.26— MEYERS ~~COMMUNITY-AREA~~ PLAN (~~MCPMAP~~) ZONE**Sections:**

- 130.26.010 Zones Established
- 130.26.020 Applicability
- 130.26.030 Zone Designations
- 130.26.040 Uses Allowed by Right or by Conditional Use Permit
- 130.26.050 Matrix of Allowed Uses
- 130.26.060 Development Standards

130.26.010 Zone Established

The ~~MCPMAP~~ Zone is applied to implement the policies of the Meyers ~~Community-Area~~ Plan by setting forth separate and distinct uses and standards which apply to each of the five areas of the Meyers Community. As noted in the Sections which follow, the allowed uses and development standards may vary for each designated area as a means of implementing the policies of the adopted Meyers ~~Community-Area~~ Plan.

130.26.020 Applicability

The regulations set forth in this Chapter shall apply to the Meyers ~~Community-Area~~ Plan (~~MCPMAP~~) Zone. Where applicable, the standards of this Title shall apply. Additionally, the provisions of the Tahoe Regional Planning Agency (TRPA) Code of Ordinances shall apply to all projects within the ~~MCPMAP~~ Zone. Where there is a conflict with the TRPA Code of Ordinances and this Ordinance, the most restrictive standard shall apply.

130.26.030 Zone Designations

In order to differentiate the variable uses and development standards required for each area, the ~~MCPMAP~~ Zone will be designated on the official zone map as follows:

- A. ~~MCPMAP-1 Yanks Station Use District~~ Meyers Community Center District (Center)
- B. ~~MCPMAP-2 Lake Valley Use District~~ Meyers Industrial District (Ind)
- C. ~~MCPMAP-3 West Meyers Use District~~ Upper Truckee Residential/Tourist District (Res/T)
- D. ~~MCPMAP-4 Industrial Tract Use District~~ Meyers Recreation District (Rec)
- E. ~~MCPMAP-5 Upper Truckee River Corridor Use District~~ (River)

130.26.040 Uses Allowed by Right or by Conditional Use Permit

- A. The resource management uses of timber, wildlife/fisheries, vegetation protection and watershed improvements are allowed uses in any of the ~~MCP~~ MAP zones as long as such practices are consistent with the Meyers Community Area Plan.
- B. TRPA Code of Ordinances, Chapter 1821, Section 1821.4, ~~Definition of List of Primary Uses~~, is adopted by reference for the uses listed under Table 130.26.050 (Allowed, Conditional Uses, and Prohibited Uses).

130.26.050 Matrix of Allowed Uses

Uses are allowed in the following zones subject to the requirements of this Title as designated in Table 130.26.050 (Allowed, Conditional Uses, and Prohibited Uses) below:

Table 130.26.050 – Allowed, Conditional Uses, and Prohibited Uses

Only those uses listed on the following table and otherwise noted in this Section shall be allowed by right or by Conditional Use Permit within the zones specified. The table has the following designations:

- “P” Allowed use;
- “CUP” Conditional Use Permit required (Section 130.52.020);
- (—) Use not allowed in zone.

<u>USE</u>	<u>MAP 1 (Center)</u>	<u>MAP-2 (Ind)</u>	<u>MAP-3 (Res/T)</u>	<u>MAP-4 (Rec)</u>	<u>MAP-5 (River)</u>
<u>Residential</u>					
<u>Employee Housing</u>	<u>CUP⁽³⁾</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>—</u>
<u>Multiple Family Dwelling</u>	<u>P⁽⁶⁾</u>	<u>—</u>	<u>P</u>	<u>—</u>	<u>—</u>
<u>Multiple Person Dwelling (i.e., dormitories, etc.)</u>	<u>CUP</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>Nursing and Personal Care</u>	<u>CUP</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>Single Family Dwelling</u>	<u>P⁽⁴⁾⁽⁶⁾</u>	<u>—</u>	<u>P</u>	<u>—</u>	<u>—</u>
<u>Tourist Accommodation</u>					
<u>Time-share units</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>Bed and Breakfast Facilities</u>	<u>P</u>	<u>—</u>	<u>P</u>	<u>—</u>	<u>—</u>
<u>Hotels/Motels</u>	<u>CUP</u>	<u>—</u>	<u>CUP⁽⁷⁾</u>	<u>—</u>	<u>—</u>
<u>Commercial (Retail)</u>					
<u>Auto/Mobile Homes/Vehicle Dealers</u>	<u>—</u>	<u>CUP</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>Building Materials/Hardware</u>	<u>P</u>	<u>P</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>Eating and Drinking Places</u>	<u>P</u>	<u>P</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>Food and Beverage Sales</u>	<u>P</u>	<u>P</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>Furniture/Home Furnishings/Equipment</u>	<u>P</u>	<u>P</u>	<u>—</u>	<u>—</u>	<u>—</u>

<u>General Merchandise Stores</u>	<u>P</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Mail Order and Vending</u>	<u>P</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Nursery</u>	<u>P</u>	<u>P</u>	<u>==</u>	<u>CUP</u>	<u>==</u>
<u>Outdoor Retail Sales</u>	<u>CUP</u>	<u>CUP</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Service Stations</u>	<u>CUP</u>	<u>CUP</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Commercial (Entertainment)</u>					
<u>Amusements and Recreation Services</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>CUP</u>	<u>==</u>
<u>Privately Owned Assembly and Entertainment</u>	<u>CUP</u>	<u>==</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Outdoor Amusements</u>	<u>CUP</u>	<u>==</u>	<u>==</u>	<u>CUP</u>	<u>==</u>
<u>Commercial (Services)</u>					
<u>Animal Husbandry Services</u>	<u>CUP</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Broadcasting Studios</u>	<u>P</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Business Support Services</u>	<u>P</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Contract Construction Services</u>	<u>CUP</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Financial Services</u>	<u>P</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Health Care Services</u>	<u>P</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Personal Services</u>	<u>P</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Professional Offices</u>	<u>P</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Repair Services</u>	<u>CUP</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Schools-Business and Vocational</u>	<u>CUP</u>	<u>==</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Sales Lots</u>	<u>==</u>	<u>CUP</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Secondary Storage</u>	<u>CUP⁽¹⁾</u>	<u>CUP</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Auto Repair and Service</u>	<u>CUP</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>==</u>

<u>USE</u>	<u>MAP - 1 (Center)</u>	<u>MAP-2 (Ind)</u>	<u>MAP-3 (Res/T)</u>	<u>MAP-4 (Rec)</u>	<u>MAP-5 (River)</u>
<u>Laundries and Dry Cleaning</u>	<u>CUP</u>	<u>CUP</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Commercial (Light Industrial)</u>					
<u>Food and Kindred Products</u>	<u>CUP⁽⁶⁾</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Fuel and Ice Dealers</u>	<u>==</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Industrial Services</u>	<u>==</u>	<u>CUP</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Printing and Publishing</u>	<u>CUP⁽⁶⁾</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Commercial (Wholesale/Storage)</u>					
<u>Recycling and Scrap</u>	<u>==</u>	<u>CUP</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Small Scale Manufacturing</u>	<u>CUP⁽⁶⁾</u>	<u>CUP</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Storage Yards</u>	<u>==</u>	<u>CUP</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Vehicle/Freight Terminals</u>	<u>==</u>	<u>CUP</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Vehicle Storage and Parking</u>	<u>CUP⁽⁶⁾</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Warehousing</u>	<u>CUP⁽⁶⁾</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Wholesale and Distribution</u>	<u>CUP⁽⁶⁾</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Public Services (General)</u>					
<u>Churches</u>	<u>P</u>	<u>==</u>	<u>CUP</u>	<u>==</u>	<u>==</u>
<u>Collections Stations</u>	<u>CUP⁽⁶⁾</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Child Day Care Facilities and Preschools</u>	<u>P</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>==</u>
<u>Government Offices</u>	<u>P</u>	<u>CUP</u>	<u>CUP</u>	<u>==</u>	<u>==</u>
<u>Hospitals</u>	<u>CUP</u>	<u>==</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Local Assembly and Entertainment</u>	<u>P</u>	<u>CUP</u>	<u>CUP</u>	<u>P</u>	<u>==</u>
<u>Local Post Office</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Local Public Health and Safety Facilities</u>	<u>P</u>	<u>P</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>
<u>Membership Organizations</u>	<u>P</u>	<u>==</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Publicly Owned Assembly and Entertainment</u>	<u>CUP</u>	<u>==</u>	<u>==</u>	<u>CUP</u>	<u>==</u>
<u>Public Utility Centers</u>	<u>CUP⁽⁶⁾</u>	<u>CUP</u>	<u>==</u>	<u>CUP</u>	<u>CUP</u>
<u>Regional Public Health and Safety Facilities</u>	<u>CUP</u>	<u>CUP</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Social Service Organizations</u>	<u>P</u>	<u>CUP</u>	<u>CUP</u>	<u>==</u>	<u>==</u>
<u>Schools (K-12)</u>	<u>CUP</u>	<u>==</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Cultural Facilities</u>	<u>P</u>	<u>CUP</u>	<u>P</u>	<u>P</u>	<u>==</u>
<u>Schools/Colleges</u>	<u>CUP</u>	<u>==</u>	<u>==</u>	<u>==</u>	<u>==</u>
<u>Public Service (Linear Facilities)</u>					
<u>Pipelines and Power Transmission</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>
<u>Transit Stations and Terminals</u>	<u>P</u>	<u>P</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>
<u>Transportation Routes</u>	<u>CUP⁽⁵⁾</u>	<u>CUP⁽⁵⁾</u>	<u>CUP⁽⁵⁾</u>	<u>CUP⁽⁵⁾</u>	<u>CUP⁽⁵⁾</u>
<u>Transmission and Receiving Facilities</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>
<u>Recreation</u>					
<u>Cross Country Ski Courses</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Day Use Areas</u>	<u>P</u>	<u>==</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Golf Courses</u>	<u>==</u>	<u>==</u>	<u>==</u>	<u>CUP</u>	<u>==</u>

<u>Group Facilities</u>	<u>CUP</u>	<u>=</u>	<u>CUP</u>	<u>P</u>	<u>=</u>
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<u>USE</u>	<u>MAP-1 (Center)</u>	<u>MAP-2 (Ind)</u>	<u>MAP-3 (Res/T)</u>	<u>MAP-4 (Rec)</u>	<u>MAP-5 (River)</u>
<u>Outdoor Recreation Concessions</u>	<u>P</u>	<u>CUP</u>	<u>CUP</u>	<u>P</u>	<u>—</u>
<u>Participant Sport Facilities</u>	<u>CUP</u>	<u>CUP</u>	<u>—</u>	<u>P</u>	<u>—</u>
<u>Recreation Centers</u>	<u>P</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>—</u>
<u>Riding and Hiking Trails</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Rural Sports</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>P</u>	<u>CUP</u>
<u>Snowmobile Courses</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>CUP</u>	<u>—</u>
<u>Sport Assembly</u>	<u>CUP</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>Visitor Information Center</u>	<u>P</u>	<u>—</u>	<u>CUP</u>	<u>P</u>	<u>—</u>
<u>Developed Campgrounds</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>P</u>	<u>CUP</u>
<u>Undeveloped Campgrounds</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>P</u>	<u>CUP</u>
<u>Recreational Vehicle Parks</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>CUP</u>	<u>—</u>

- (1) Applies only to parcels on Santa Fe Road.
- (2) Maintenance facilities not allowed within any new transit facilities.
- (3) One employee housing unit allowed without a CUP per commercial building with at least 1000 sq. ft. of CFA.
- (4) Single family dwellings in Meyers Community Center limited to condominiums or townhouses with at least 3 attached units.
- (5) Non-motorized public trails are a permitted use.
- (6) These uses are not allowed within the portion of the ground floor of a structure that faces the primary entry point for projects adjacent to US 50. This restriction may be waived if the Meyers Advisory Council and the Planning Commission find that the use is otherwise consistent with the intent of the Meyers Area Plan.
- (7) Hotels/motels are only allowed in the Town Center portion of MAP-3.

<u>USE</u>	<u>MCP-1</u>	<u>MCP-2</u>	<u>MCP-3</u>	<u>MCP-4</u>	<u>MCP-5</u>
<i>Residential</i>					
<u>Employee Housing</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>—</u>	<u>—</u>
<u>Multiple Unit Dwelling</u>	<u>CUP</u>	<u>—</u>	<u>CUP</u>	<u>—</u>	<u>—</u>
<u>Multiple Person Dwelling (i.e., dormitories, etc.)</u>	<u>CUP</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>Nursing and Personal Care</u>	<u>P</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>Single Family Dwelling</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>—</u>	<u>P</u>
<i>Tourist Accommodation</i>					
<u>Time-share units</u>	<u>CUP</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>Bed and Breakfast Facilities</u>	<u>CUP</u>	<u>P</u>	<u>CUP</u>	<u>—</u>	<u>CUP</u>
<u>Hotels/Motels</u>	<u>CUP</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<i>Commercial (Retail)</i>					
<u>Auto/Mobile Homes/Vehicle Dealers</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>CUP</u>	<u>—</u>
<u>Building Materials/Hardware</u>	<u>P</u>	<u>—</u>	<u>CUP</u>	<u>P</u>	<u>—</u>
<u>Eating and Drinking Places</u>	<u>P</u>	<u>—</u>	<u>P</u>	<u>P</u>	<u>—</u>

Food and Beverage Sales	P	—	P	CUP	—
Furniture/Home Furnishings/Equipment	P	—	P	CUP	—
General Merchandise Stores	P	—	P	CUP	—
Mail Order and Vending	CUP	—	CUP	P	—
Nursery	P	—	CUP	P	—
Outdoor Retail Sales	CUP	CUP	—	CUP	—
Service Stations	CUP	—	CUP	—	—
Commercial (Entertainment)					
Amusements and Recreation Services	P	CUP	P	—	—
Privately Owned Assembly and Entertainment	CUP	CUP	CUP	—	—
Outdoor Amusements	CUP	CUP	CUP	—	—
Commercial (Services)					
Animal Husbandry Services	P	—	CUP	P	—
Broadcasting Studios	P	—	P	P	—
Business Support Services	P	—	P	P	—
Contract Construction Services	CUP	—	—	P	—
Financial Services	P	—	P	CUP	—
Health Care Services	P	—	P	CUP	—
Personal Services	P	P	P	CUP	—
Professional Offices	P	—	P	CUP	—
Repair Services	CUP	—	CUP	P	—
Schools Business and Vocational	CUP	—	CUP	—	—
Sales Lots	—	—	—	CUP	—
Secondary Storage	CUP ⁽⁴⁾	—	—	CUP	—
Auto Repair and Service	CUP	—	—	CUP	—
Laundries and Dry Cleaning	—	—	CUP	CUP	—
Commercial (Light Industrial)					
Food and Kindred Products	CUP	—	CUP	P	—
Fuel and Ice Dealers	—	—	—	P	—
Industrial Services	—	—	—	CUP	—

Printing and Publishing	CUP	—	CUP	P	—
Commercial (Wholesale/Storage)					
Recycling and Scrap	—	—	—	CUP	—
Small Scale Manufacturing	CUP	—	—	CUP	—
Storage Yards	—	—	—	CUP	—
Vehicle/Freight Terminals	—	—	—	CUP	—
Vehicle Storage and Parking	CUP	—	CUP	P	—
Warehousing	CUP ⁽⁴⁾	—	CUP	P	—
Wholesale and Distribution	CUP	—	CUP	P	—
Public Services (General)					
Churches	CUP	CUP	CUP	—	—
Collections Stations	CUP	—	CUP	P	—
Child Day Care Facilities and Preschools	P	P	P	CUP	CUP
Government Offices	P	P	P	CUP	—
Hospitals	CUP	CUP	—	—	—
Local Assembly and Entertainment	CUP	P	CUP	CUP	—
Local Post Office	CUP	CUP	P	—	—
Local Public Health and Safety Facilities	CUP	CUP	CUP	P	CUP
Membership Organizations	P	P	P	—	—
Publicly Owned Assembly and Entertainment	CUP	CUP	CUP	—	—
Public Utility Centers	CUP	CUP	CUP	CUP	—
Regional Public Health and Safety Facilities	CUP	CUP	CUP	CUP	—
Social Service Organizations	P	P	CUP	—	—
Schools (K-12)	CUP	—	—	—	—
Cultural Facilities	CUP	P	P	CUP	CUP
Schools/Colleges	CUP	—	—	—	—
Public Service (Linear Facilities)					
Pipelines and Power Transmission	CUP	CUP	CUP	CUP	CUP
Transit Stations and Terminals	CUP	CUP(2)	P	P	CUP
Transportation Routes	CUP	CUP	CUP	CUP	CUP
Transmission and Receiving Facilities	CUP	CUP	CUP	CUP	CUP

Recreation					
Cross-Country Ski Courses	P	P	P	P	CUP
Day-Use Areas	P	P	P	—	CUP
Golf Courses	—	—	—	—	—
Group Facilities	—	—	—	—	—
Outdoor Recreation Concessions	CUP	P	P	CUP	—
Participant Sport Facilities	CUP	CUP	P	CUP	—
Recreation Centers	CUP	P	P	—	—
Riding and Hiking Trails	P	P	P	P	CUP
Rural Sports	—	—	—	CUP	—
Snowmobile Courses	—	—	—	—	—
Sport Assembly	CUP	—	—	—	—
Visitor Information Center	CUP	CUP	P	—	CUP
Developed Campgrounds	—	—	—	—	—
(†) Applies only to lots on Santa Fe Road.					
(‡) Maintenance facilities not allowed within any new transit facilities.					

130.26.060 Development Standards

- A. The following provisions shall apply in all **MCP-MAP** zones unless a variance is obtained in compliance with Section 130.52.070 (Variance), or a modification is approved by the Advisory Committee for the front yard setback as further described herein.

The following table sets forth the applicable lot area, lot width and setback requirements for each **MACP** zone. Land coverage, building height, development density, and sign standards are further regulated under the TRPA Code of Ordinances and **Appendix B Attachment A** of the Meyers **Community Area** Plan.

Table 130.26.060 – Meyers **Community Area Plan Development Standards**

		<u>MAP-1</u> <u>(Center)</u> <small>(6)</small>	<u>MAP-2</u> <u>(Ind)</u>	<u>MAP-3</u> <u>(Res/T)</u>	<u>MAP-4</u> <u>(Rec)</u>	<u>MAP-5</u> <u>(River)</u>
Height and Density	<u>Maximum Height (Ft.)</u> ⁽⁸⁾	42	<u>TRPA Code Chapter 37</u>	<u>42, TRPA Code Sec. 37.4</u> ⁽⁹⁾	<u>TRPA Code Sec. 37.4</u>	<u>TRPA Code Sec. 37.4</u>

		<u>MAP-1</u> <u>(Center)</u> <small>(6)</small>	<u>MAP-2</u> <u>(Ind)</u>	<u>MAP-3</u> <u>(Res/T)</u>	<u>MAP-4</u> <u>(Rec)</u>	<u>MAP-5</u> <u>(River)</u>
	<u>Density, Single Family Residential</u>	<u>NA</u>	<u>NA</u>	<u>1 unit/ parcel (parcels less than 1 acre); 2 units if greater than one acre</u>	<u>NA</u>	<u>NA</u>
	<u>Density, Multiple Family</u> ⁽⁴⁾	<u>20 units/ acre</u>	<u>NA</u>	<u>15 units/ acre</u>	<u>NA</u>	<u>NA</u>
	<u>Density, Multi-person/ Nursing & personal care</u>	<u>25 persons/ acre</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
	<u>Density, Bed and Breakfast</u>	<u>10 units/ acre</u>	<u>NA</u>	<u>10 units/acre</u>	<u>NA</u>	<u>NA</u>
	<u>Density, all other Tourist accommodation</u>	<u>30 units/ acre</u>	<u>NA</u>	<u>30 units/ acre</u> ⁽⁷⁾	<u>NA</u>	<u>NA</u>
	<u>Density, Group facilities</u>	<u>25 persons/ acre</u>	<u>NA</u>	<u>25 persons/ acre</u>	<u>25 persons/ acre</u>	<u>NA</u>
	<u>Density, Campgrounds & Recreational Vehicle Parks</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>8 sites/ acre for camp-grounds, 10 sites/ acre for RV Parks</u>	<u>8 sites/ acre for camp grounds</u>
<u>Setbacks and Lot Sizes for All Non-residential Uses</u>	<u>Minimum Lot Size (Sq. Ft.)</u>	<u>5,000</u>	<u>10,000</u>	<u>5,000</u>	<u>NA</u>	<u>NA</u>
	<u>Minimum Lot Frontage (Ft.)</u>	<u>50</u>	<u>100</u>	<u>50</u>	<u>NA</u>	<u>NA</u>
	<u>Front Setback (Ft.)</u>	<u>20</u> ⁽³⁾	<u>20</u> ⁽¹⁾	<u>20</u> ⁽¹⁾	<u>20</u> ⁽¹⁾	<u>20</u>
	<u>Side Setback (Ft.)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>Rear (Ft.)</u>	<u>0</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>Setback Adjacent to residential (Ft.)</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>0</u>
<u>Setbacks and Lot Sizes for All Residential Uses</u>	<u>Minimum Lot Size (Sq. Ft.)</u>	<u>6,000</u>	<u>NA</u>	<u>6,000</u>	<u>NA</u>	<u>NA</u>
	<u>Minimum Lot Frontage (Ft.)</u>	<u>60</u>	<u>NA</u>	<u>60</u>	<u>NA</u>	<u>NA</u>
	<u>Front Setback (Ft.)</u>	<u>20</u> ⁽³⁾	<u>NA</u>	<u>20</u> ⁽²⁾	<u>NA</u>	<u>NA</u>
	<u>Side Setback (Ft.)</u>	<u>5</u>	<u>NA</u>	<u>5</u>	<u>NA</u>	<u>NA</u>

-	<u>MAP-1 (Center) (6)</u>	<u>MAP-2 (Ind)</u>	<u>MAP-3 (Res/T)</u>	<u>MAP-4 (Rec)</u>	<u>MAP-5 (River)</u>
<u>Rear Setback (Ft.)</u>	<u>15</u>	<u>NA</u>	<u>15</u>	<u>NA</u>	<u>NA</u>
<u>Maximum Transferred Land Coverage (see TRPA Code Sec. 30.4 for additional detail)</u>	<u>70% of high capability land</u>	<u>See TRPA Code Ch. 30</u>	<u>70% of high capability in Town Center overlay; see TRPA Code Ch. 30 for outside of Town Center (5)</u>	<u>70% of high capability in Town Center overlay; see TRPA Code Ch. 30 for outside of Town Center</u>	<u>See TRPA Code Ch. 30</u>

(1) The front setback may be reduced as part of the design review when such reduction supports the policies of the Meyers Area Plan and does not reduce the numerical scenic rating of the roadway unit.

(2) Second story cantilever living space not more than 4 feet into front yard.

(3) For parcels adjacent to the US 50 ROW in MAP-1 the minimum front setback can be reduced to 1 ft. from property line if the resulting setback is a minimum of 70 ft. from the centerline of US 50 and 35 feet from the centerline of the Pat Lowe multi-use trail.

(4) Multiple family density applies to apartments, condominiums, and townhomes.

(5) Detached single family dwellings limited to no more than 30% coverage per TRPA Code Sec. 30.4.

(6) The maximum density for parcels in the Meyers Community Center Zoning District proposed for a mixture of land uses shall be calculated as a proportional share of the maximum densities used for different project land uses. These densities shall be combined together and rounded to the next lowest whole number. For example, if a 3 acre parcel proposes that 2 acres be used primarily for multiple family (20 units/acre) and 1 acre be used primarily for tourist accommodation other than bed and breakfast (30 units/acre), then the maximum density allowed for the project would be 30 tourist accommodation units and 40 multiple family units.

(7) Hotels/motels are only allowed in the Town Center portion of the MAP-3 Zoning District.

(8) For building height above the maximum height of 26 feet, the findings in TRPA Code Sec. 37.7 shall apply.

(9) A maximum building height of 42 feet is only allowed in the Town Center portion of the MAP-3 Zoning District. For building height above the maximum height of 26 feet, the findings in TRPA Code Sec. 37.7 shall apply.

-	<u>MAP-1</u> <u>(Center)</u> <small>(6)</small>	<u>MAP-2</u> <u>(Ind)</u>	<u>MAP-3</u> <u>(Res/T)</u>	<u>MAP-4</u> <u>(Rec)</u>	<u>MAP-5</u> <u>(River)</u>
Commercial/Industrial	MCP-1	MCP-2	MCP-3	MCP-4	MCP-5
Lot Area (Sq. Ft.)	5,000	5,000	5,000	10,000	5,000
Lot Frontage (Ft.)	50	50	50	100	50
Setbacks:					
Front (Ft.)	20 ¹	20 ¹	20 ¹	20 ¹	20 ¹
Side (Ft.)	0	0	0	0	0
Rear (Ft.)	0	0	0	10	0
Adjacent to residential	25	25	25	25	25
Residential					
Lot Area (Sq. Ft.)	6,000	6,000	6,000	NA	6,000
Lot Frontage (in feet)	0	60	60	NA	60
Setbacks: (in feet)					
Front	20 ²	20 ²	20 ²	NA	20 ²
Side	5	5	5	NA	5
Rear	15	15	15	NA	15
Notes:					
¹ - The front setback may be reduced upon review by the Advisory committee as part of the design review application when such reduction supports the policies of the Meyers Community Area Plan.					
² - Second story cantilever living space not more than 4 feet into front yard.					

- B.** Any new development, additions to existing development, change in use, or exterior modifications to existing development shall be subject to a Design Review Permit in compliance with Section 130.52.030 (Design Review Permit).

130.27.050 Design Review - Community (-DC) Combining Zone

- A. Combining Zone Established.** This Section implements the General Plan by establishing a Design Review – Community (–DC) Combining Zone which includes standards and site review procedures.
- B. Applicability.** This Section shall apply to all areas designated Design Review-Community Combining Zone (-DC) that are adjacent to or visible from designated State Scenic Highway corridors or located within community design review areas established by the Board. Prior to the application of the –DC Combining Zone design guidelines and standards shall be adopted by the Board.

The requirements of this Section shall be combined with the provisions of the base zone as designated on the zoning map.

- C. Design Review Permit Application.** Prior to development of any multi-unit residential, commercial, mixed-use, or industrial zoned property within a -DC Combining Zone, a Design Review Permit application shall be processed in compliance with Section 130.52.030 (Design Review Permit).

1. The requirements for a Design Review permit as set forth by this Subsection are in addition to, and not a substitute for, the requirements pertaining to building permits.
2. If the development requires a discretionary permit, such as a Conditional Use or Development Plan Permit, said discretionary permit will satisfy the Design Review Permit requirement.

- D. Exemptions.** With the exception of the Meyers ~~Community Area~~ Plan Design Review Area (See Subsection E, Meyers ~~Community Area~~ Plan Design Review Exemptions and Requirements, below), the following structures shall be exempt from the design review process required in this Section, but must still comply with all other applicable provisions of this Title and adopted community design guidelines and standards:

1. Structures and site development within a research and development zone that is combined with a -DC designation, if said base zone has been expanded to include architectural style and site design requirements which are more specific in nature and satisfy the intent of the design review concept;
2. Wall signs;
3. Change in text on existing signs;
4. Internal changes within an existing structure, including changes in the use of the existing structure, where no external changes or alterations are proposed;
5. Minor additions to existing structures wherein the total floor area increase is ten percent or less, and where compliance to the appearance of the existing structure is

demonstrated, providing the existing structure has been reviewed and approved under a previous Design Review Permit or other discretionary application;

6. Fencing;
7. Detached single-unit residences and accessory structures;
8. Structures accessory to temporary uses in compliance with Section 130.52.060 (Temporary Use Permit); and
9. Modifications to bring a structure into conformance with the Americans with Disabilities Act.

E. Meyers ~~Community Area~~ Plan Design Review Exemptions and Requirements.

1. Any new development or additions and modifications to existing development on properties designated **-DC** on the Zoning Map within the Meyers ~~Community Area~~ Plan, shall be processed as a Design Review Permit. All design review applications shall be subject to applicable zone provisions and to the Meyers ~~Community Area~~ Plan Design Guidelines as noted within ~~Appendix A Attachment A~~ of the Meyers ~~Community Area~~ Plan. The following activities, however, are exempt from the design review process:
 - a. Internal changes within an existing structure where no external changes or alterations are proposed;
 - b. Change in text on existing signs;
 - c. Those activities listed as being "exempt" or "qualified exempt" in Chapters ~~4-2 and 26~~ of the TRPA Code of Ordinances;
 - d. Modifications to bring a structure into conformance with the Americans with Disabilities Act;
 - e. Fencing six feet or less in height if not located in a front yard setback.
2. The following minor use permit applications are also exempt from the procedures provided in this Subsection, but are subject to applicable zone regulations and the Design Guidelines as noted in ~~Appendix Attachment A~~ of the Meyers ~~Community Area~~ Plan, and shall be reviewed and approved, conditionally approved, or denied by the Department based on those provisions:
 - a. Wall signs;
 - b. Internal changes within an existing structure where such changes require additional parking;
 - c. Fencing greater than six feet in height;

- d. Freestanding and monument signs;
 - e. Minor increases to existing floor area that do not exceed five percent of the existing floor area or 500 square feet, whichever is less; and
 - f. Those projects which are located within a -DC Combining Zone but are located on lots which do not have frontage on either U.S. Highway 50 or State Route 89, or are so situated on the site that the project will not be visible from either highway.
3. All activities subject to this Subsection, which are not exempt as noted therein, shall be processed as a Design Review Permit in compliance with this Section. The Department shall review the application for compliance with the Design Guidelines for Meyers ~~Community Area~~ Plan and applicable zone regulations, and shall forward recommendations to the Commission. The Commission shall approve, conditionally approve, or deny the application based on the Design Guidelines and applicable zone regulations.

F. Establishment of Community Design Review Areas; Guidelines and Standards.

1. The Board, following consideration by the Commission, may establish new community design review areas upon making the following findings:
 - a. It is the desire of the majority of residents in the affected community to impose such guidelines and standards; and
 - b. The establishment of a community design review area would enhance the character of the community by establishing a community identity that would protect property values while promoting economic development.
2. Upon creation of a new community design review area, the Board shall adopt by resolution the boundaries of the area, shall designate the members of the design review committee, and delineate the procedural requirements for design review in the community for which it is adopted.
3. The following procedures shall be followed in adopting community design guidelines and standards for both existing and newly created design review areas:
 - a. The design review committee designated by the Board, whether an advisory committee, community service district, or some other entity recognized by the County, shall draft a document containing design guidelines and standards based on their establishment of a community identity through public outreach and consensus, and shall submit said draft to the Director. The design guidelines and standards shall be objective and measurable, rather than subjective and vague.
 - b. The Director shall review the draft community design guidelines and standards, and provide comments as to its consistency with the standards

- C. Compliance with State Law.** All mobile home parks shall comply with the minimum standards of the Mobile Home Parks Act (Health and Safety Code 18200 et seq.) and the applicable Mobile Home Parks Regulations adopted by the Department of Housing and Community Development (Code of Regulations, Title 25) to include, but not be limited to lot size and setback standards, infrastructure requirements, operations, maintenance, and inspections within a mobile home park.
- D. Development Standards.** New mobile home parks shall comply with the standards found in the site planning and design manual.

130.27.100 Airport Noise Contour (-NC) *Reserved*

130.27.110 *Reserved*

130.27.120 Tahoe Basin (-T) Combining Zone

- A. Combining Zone Established.** The Tahoe Basin (-T) Combining Zone identifies lands under the jurisdiction of both the County and the Tahoe Regional Planning Agency (TRPA), and provides for the coordination of planning and permitting activities between both agencies.
- B. Applicability.** The Tahoe Basin Combining Zone (-T) shall apply to all lands within the Lake Tahoe drainage basin, except for those zoned Meyers ~~Community Area~~ Plan (MA~~CP~~).
- C. Development Review.** In addition to the standards required under the base zone, all use and development shall be subject to any additional permitting requirements, development standards, and regulations adopted by the TRPA Plan Area Statement and other TRPA regulations, as amended from time to time.
- D. Development Standards.** The following development standards in Table 130.27.120.A (Tahoe Basin Combining Zone Development Standards) below shall supersede the development standards of the base zone for all lots within the -T Combining Zone. Where a dash (—) is designated, the standard shall comply with the base zone.

Table 130.27.120.A – Tahoe Basin Combining Zone Development Standards

Development Attribute	RM	R1	R1A	RE	TPZ	CC	I
Min. Lot Width	60 ft, only	—	—	—	—	—	—
Setbacks	2 nd floor cantilevered living space can extend 4 ft into the front yard. No zero lot lines for common walls.	2 nd floor cantilevered living space can extend 4 ft into the front yard.	Residential: Front = 20ft Side = 10ft Rear = 30ft 2 nd floor cantilevered living space can extend 4 ft into the front yard.	Residential: Front = 20ft Side = 10ft Rear = 30ft	—	—	—
Parking¹		Requirements under Table 130.35.030.1 (Schedule of Off-Street Vehicle Parking Requirements) may be in tandem.					
Lot Coverage	Subject to: Bailey Use Scoring System (Development prior to 7/1/87); or Individual Parcel Evaluating System (IPES)						
Max. Height	25 feet at natural grade. Additional height subject to: TRPA Code of Ordinances, Chapter 22-37						
NOTES: ¹ Subject to Chapter 130.35 (Parking and Loading), except where noted.							

TITLE 130 - ZONING ORDINANCE

PROPOSED AMENDMENTS:

Article 3
(selected pages)

CHAPTER 130.30 – GENERAL DEVELOPMENT STANDARDS**Sections:**

- 130.30.010 Applicability
- 130.30.020 Minimum Size and Width of Lots
- 130.30.030 Setback Requirements and Exceptions
- 130.30.040 Height Limits and Exceptions
- 130.30.050 Fences, Walls, and Retaining Walls
- 130.30.060 Hillside Development Standards; 30 Percent Slope Restriction
- 130.30.070 Gates
- 130.30.080 *Reserved*

130.30.010 Applicability

This Chapter identifies development standards that apply to all zones in order to provide consistent application of development standards throughout the county. Standards pertaining to the creation of new lots, new projects or the modification of existing lots are found in the Design and Improvement Standards Manual (DISM)/Land Development Manual (LDM), or successor document as applicable.

130.30.020 Minimum Area and Width of Lots

- A.** The minimum area and width of lots shall be as defined in the Development Standards for each zone as set forth in Chapters 130.21 (Agricultural, Rural Lands, and Resources Zones) through 130.26 (Meyers ~~Community Area~~ Plan (MACP) Zone), inclusive, and Title 120 (Subdivisions) of the County Code of Ordinances.
- B. Measurement of Lot Width.** Lot width shall be measured in accordance with the following:
 - 1. The lot width shall be measured at the front lot line or the edge of the right-of-way or road easement. Where a lot is located at the end of a cul-de-sac or on the outside curve of a road, the lot width shall be measured at the minimum front setback line as established by the development standards of the zone.
 - 2. For a flag lot, the measurement requirements under Subsection B.1 above in this Section shall be taken across that portion of the lot not containing the access strip.

130.30.030 Setback Requirements and Exceptions

All structures and buildings (see Article 8 - Glossary: “Structure”) shall be located on a lot so as to conform to the setback requirements established for the zone in which the lot is located, as set forth in Chapters 130.21 (Agricultural, Rural Lands, and Resources Zones) through 130.26 (Meyers Community Area Plan (MCPMAP) Zone) inclusive, except as provided in this Chapter unless and until a Variance is granted in compliance with Section 130.52.070 (Variance) or standards are modified pursuant to a Development Plan permit in compliance with 130.52.040 (Development Plan Permit).

A. Measurement of Setbacks. Setbacks shall be measured from the closest of either a property line, the edge of a road easement, or the edge of a right-of-way line to the nearest point of the foundation or support of a building or structure, on a line perpendicular to the property line, road easement, or right-of-way line.

1. Setbacks adjacent to existing private roads without defined right-of-way or road easements shall be measured from the edge of the maintained area of the road. Setbacks adjacent to county maintained roadways shall be measured from a distance of 30 feet from the centerline of the road.
2. Where the Board has adopted a future roadway alignment, the minimum setback shall be measured from the edge of the future right-of-way line.
3. Expanded setbacks from major roads identified in the Design and Improvement Standards Manual (DISM)/Land Development Manual (LDM), or successor document shall be applied to protect future right of way for the planned widening of those roads. Proposed development adjacent to these roads shall be increased by the distance shown in the (DISM/LDM, or successor document).
4. Corner Lots. A corner lot with frontage on two or more streets shall have front yard (see Article 8 – Glossary: “Yards”) setback requirements, as identified in the Development Standards Tables in Article 2, along each property line adjacent to a street, subject to the following exceptions:
 - a. Double Frontage Corner Lots. On a corner lot with frontage on two streets, the building permit application shall specify the primary front yard; the remaining street frontage shall be considered the secondary front yard, as shown in Figure 130.30.30.A (Example: Corner Lot Setbacks) below. The yard opposite the primary front yard shall be considered the rear yard. The primary front yard setback shall comply with the front yard setbacks of the zone; the secondary front yard setback shall comply with the secondary front setback applicable to the zone.

Table 130.30.030.H.1 – Specific Riparian Setbacks

Specific Riparian Setbacks	
Lakes and Reservoirs	
Bass Lake	200 Feet
Folsom Lake	200 Feet
Jenkinson Lake (Sly Park)	200 Feet
Slab Creek Reservoir	200 Feet
Stumpy Meadows Reservoir	200 Feet
Rivers	
American River (Middle and South Forks)	100 Feet
Cosumnes River (North, Middle and South Forks)	100 Feet
Rubicon River	100 Feet
Streams and Creeks	
Big Canyon Creek	50 Feet
Deer Creek (South of US Highway 50 only)	50 Feet
Camp Creek	50 Feet
Clear Creek	50 Feet
Martinez Creek	50 Feet
Pilot Creek	50 Feet
Weber Creek	50 Feet

8. Coordination with Other Regulatory Agencies

All required permits from the California Department of Fish and Game, the U.S. Army Corps of Engineers, regional water quality control board(s), California State Water Resources Control Board, or other applicable agencies, shall be obtained prior to commencement of construction. Evidence of approval or pending approval of any such permit shall be provided to the county, including all appropriate supporting materials, environmental documentation, and studies.

130.30.040 Height Limits and Exceptions

All structures and buildings shall conform to the maximum height requirements established for the zone in which the lot is located as set forth in Chapters 130.21 (Agricultural, Rural Lands, and Resources Zones) through 130.26 (Meyers ~~Community Area~~ Plan (MA~~CP~~) Zone) inclusive, subject to the exceptions under Subsection C (Exceptions to Building Height Requirements) below unless a Development Plan or Conditional Use Permit is approved allowing additional height, in compliance with Sections 130.52.060 (Temporary Use Permit) or 130.52.070 (Variance), respectively.

A. Measurement of Building Height. The height of a building is determined by calculating the average finished grade of each building wall, and measuring the height between this average finished grade and the highest point of the building, as shown in Figure 130.30.040.A (Example: Building Height Calculation) below. Where a retaining wall supporting a drop in grade is within a five foot horizontal distance from the exterior wall,

TITLE 130 - ZONING ORDINANCE

PROPOSED AMENDMENTS:

Article 5
(selected pages)

B. Review Authority and CEQA.

1. **Conditional Use Permit.** The Zoning Administrator or the Commission shall have review authority of original jurisdiction for Conditional Use Permit applications. The determination of the review authority shall be made by the Director based on the nature of the application, and the policy issues raised by the project. The approval of a Conditional Use Permit is a discretionary project and is subject to the requirements and procedures of CEQA.

C. Specific Findings for Conditional Use Permits. In addition to findings of consistency with the requirements and standards of this Title, the review authority shall make the following findings before approving a Conditional Use Permit application:

1. The proposed use is consistent with the General Plan; and
2. The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood; and
3. The proposed use is specifically allowed by a conditional use permit pursuant to this Title.

D. If there is any single use that triggers the need for a Conditional Use Permit, the Conditional Use Permit will include and address, as long as it remains active, all existing and subsequent uses allowed by discretionary permit.

130.52.030 Design Review Permit

A. Applicability. The Design Review Permit process is established in specific areas of the county to ensure compatibility with historical, scenic, or community design criteria. This process is applied only to commercial, industrial, mixed-use, and multi-unit residential projects in the following areas:

1. Meyers ~~Community Area~~ Plan-Area.
2. Land adjacent to designated State Scenic Highway Corridors.
3. Other areas where the Design Review-Community (-DC), -Historic (-DH), or Scenic Corridor (-DS) Combining Zones have been applied.
4. Mixed use development projects in Community Regions.

B. Review Authority, Procedure, and CEQA. The Director shall have the review authority of original jurisdiction for those projects not adjacent to or visible from designated state scenic highway corridors. The procedure shall be staff-level with public notice. The Commission shall have the review authority of original jurisdiction for those projects that are adjacent to or visible from designated state scenic highway corridors. The adoption of Design Standards in accordance with Section 130.27.050.F