

TOWN OF TRUCKEE
California

PLANNING COMMISSION RESOLUTION 2025-13

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF TRUCKEE
RECOMMENDING APPROVAL OF AMENDMENTS TO THE DEVELOPMENT CODE,
ZONING MAPS, AND GENERAL PLAN LAND USE DIAGRAM**

WHEREAS, the Town Council adopted the 2019-2027 Housing Element on August 13, 2019 thereby establishing goals, policies, and actions to further State and local housing goals;

WHEREAS, the Town Council adopted the 2040 General Plan on May 9, 2023 thereby establishing the Council's policy on future growth, development, and conservation of natural resources; and

WHEREAS, a number of actions and programs in the General Plan and Housing Element are to be implemented through the Development Code and will require amendments to the Development Code; and

WHEREAS, the Council may initiate amendments to the Development Code, zoning maps, and General Plan, and the Planning Commission is an advisory body to the Council on matters concerning land use regulation and the Development Code; and

WHEREAS, the Development Code is reviewed regularly to ensure consistency with state and federal laws; and

WHEREAS, the Commission held a public meeting on the Development Code amendments, zoning map amendments, General Plan clean-up amendments contained in this resolution on October 21, 2025 for the following items:

Development Code Amendment discussion topics

1. Business Innovation Zoning District (Chapter 18.12)
2. Highway Commercial Zoning District (Chapter 18.12)

Development Code Amendment General Plan clean-up items

1. Zoning Districts (Section 18.060.030, Table 2-1)
2. Allowed Uses and Permit Requirements for Residential Zoning Districts (Table 2-2), Allowed Uses and Permit Requirements for Downtown Residential Zoning Districts (Table 2-3), Allowed Uses and Permit Requirements for Downtown Commercial and Manufacturing Districts (Table 2-8), Allowed Uses and Permit Requirements for Mixed Use Districts (Table 2-10), Allowed Uses and Permit Requirements for Special Purpose Districts (Table 2-12).
3. Purposes of Commercial and Manufacturing Zoning Districts (Section 18.12.020)
4. Allowed Uses and Permit Requirements for Downtown Commercial and Manufacturing Zoning Districts (Section 18.12.030, Table 2-8)
5. Downtown Commercial District Development Standards (Section 18.12.050)
6. Purposes of Mixed Use Zoning Districts (Section 18.14.020)

7. Mixed Use District Land Uses and Permit Requirements (Section 18.14.030, Table 2-10)
8. Mixed Use Zoning District Design Standards (Section 18.14.060)
9. Purposes of Special Purpose Zoning Districts (Section 18.16.020)
10. Special Purpose District Land Uses and Permit Requirements (Section 18.16.030, Table 2-12)
11. Special Purpose District General Development Standards (Section 18.16.040, Table 2-13)
12. Commercial Row (-CR) Overlay District (Section 18.20.070)
13. Objective Design Standards (Chapter 18.25)
14. Setback requirements for specific structures and situations (Section 18.30.120.F)
15. Open Space Standards (Section 18.46.050)
16. Accessory Dwelling Units (Section 18.58.025)
17. Animal Raising and Keeping (Section 18.58.060)
18. Supportive Housing (Section 18.58.245)
19. Urban Lot Split and Two-Unit Projects (Chapter 18.95)
20. Bonuses, Incentives and Concessions (Section 18.216.060)
21. Definitions/Glossary (Chapter 18.220)

Zoning Map Amendments

1. Update the zoning map to ensure zoning is consistent with the 2040 General Plan land use designations.

General Plan Clean-up Amendments

1. General Plan Land Use Diagram (Figure LU-2) Clean-up Amendments

Development Code Amendment clean-up items

1. Zoning District Regulations (18.06.040)
2. Allowed Uses and Permit Requirements for Residential Zoning District (Section 18.08.030)
3. Residential District General Development Standards (Section 18.08.040, Table 2-4)
4. Minimum and Maximum Density (Section 18.08.050)
5. Maximum Gross Floor Area for Single-Family Residential Uses (Section 18.08.070)
6. Setback Requirements and Exceptions (Section 18.30.120)
7. Accessory Dwelling Units (Section 18.58.025)
8. Residential Accessory Uses and Structures (Section 18.58.220)
9. Temporary Uses and Events (Section 18.62.040)
10. Development Permits (Chapter 18.74)
11. Applicability of Historic Design Review (Section 18.77.020)
12. Changes to an Approved Project (18.84.070)
13. Definitions/Glossary (Chapter 18.220)
14. Throughout Code (Government Code references)

WHEREAS, the Community Development Department duly noticed the Planning Commission public hearing; and

WHEREAS, the Commission finds the amendments may be approved because all findings required by Section 18.160.060 of the Development Code can be made.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF TRUCKEE, the Commission hereby recommends to the Town Council that the Council take the following actions:

1. Determine that the Development Code amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the Town. The amendments are not subject to CEQA because the adoption of this ordinance is not a “project” pursuant to Sections 15060(c)(2) and 15060(c)(3) of Title 14 of the California Code of Regulations. Moreover, under Section 15061(b)(3) of the State CEQA Guidelines, the amendments are exempt from the requirements of CEQA because it can be seen with certainty that the provisions contained herein would not have the potential for causing a significant effect on the environment; and
2. Approve the amendments to the Development Code as set forth in Exhibit A, the Zoning Map amendments as set forth in Exhibit B, and the General Plan Land Use Diagram (Figure LU-2) cleanup amendments as set forth in Exhibit C, attached hereto and incorporated herein.

BE IT FURTHER RESOLVED, the Commission hereby recommends to the Town Council that the Council adopt the following findings in support of approval of the amendments:

1. The proposed amendments directly implement and are internally consistent with the goals, policies, and actions of all elements of the 2040 General Plan.
2. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town.
3. With the proposed amendment, adequate and available sites remain to mitigate the loss of any residential density to accommodate the Town of Truckee’s fair share regional housing need in compliance with State law (Government Code Section 65863[b]).
4. There is adequate capacity available in the community sewer and water systems to serve the potential development, and the site is physically suitable for the requested zoning designation(s) and anticipated land use development(s). Factors considered to evaluate suitability shall include access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints.
5. The proposed amendments ensure and maintain internal consistency with other applicable provisions of the Development Code, California state law, and federal law.

PASSED AND ADOPTED by the Town of Truckee Planning Commission on this 21st day of October 2025 by the following vote:

AYES:

NOES:

ABSENT:

Mitch Clarin, Chair

ATTEST:

Kayley Metroka, Secretary

Attachments

Exhibit A – Development Code Amendments

Exhibit B – Zoning Map Amendments

Exhibit C – Amended General Plan Land Use Diagram (Figure LU-2)

PLANNING COMMISSION RESOLUTION 2025-13

EXHIBIT "A"

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF TRUCKEE
RECOMMENDING APPROVAL OF AMENDMENTS TO THE DEVELOPMENT CODE,
ZONING MAPS, AND GENERAL PLAN LAND USE DIAGRAM**

DEVELOPMENT CODE AMENDMENTS

The Planning Commission hereby recommends the following amendments to the Title 18, Development Code, of the Municipal Code. (Deletions are shown by ~~striketrough~~ type and additions are shown by underlined type.)

**TABLE 2-1
ZONING DISTRICTS**

Zoning Map Symbol	Zoning District Name	General Plan or Downtown Truckee Plan (DTP) Land Use Classification Implemented by Zoning District
Residential Zoning Districts		
RR	Rural Residential	Rural Residential Open Space Recreation
RL	Low Density Residential	Very Low Density Residential Low Density Residential Open Space Recreation Tahoe Donner Plan Area Public (Hospital/Office)
RM	Medium Density Residential	Medium Density Residential Tahoe Donner Plan Area
RH	High Density Residential	Medium High Density Residential High Density Residential Tahoe Donner Plan Area
DRL	Downtown Low Density Residential	DTP – Downtown Low Density Residential
DRM	Downtown Medium Density Residential	DTP – Downtown Medium Density Residential
DRH	Downtown High Density Residential	DTP – Multifamily Downtown High Density Residential
Commercial and Manufacturing Zoning Districts		
CN	Neighborhood Commercial	Tahoe Donner Plan Area Public (Hospital/Office)
CG	General Commercial	Commercial Industrial Public (Hospital/Office) DTP – Downtown Commercial
CH	Highway Commercial	Commercial
CS	Service Commercial	Industrial Commercial
M	Manufacturing/Industrial	Industrial
BI	Business Innovation	Business Innovation
DC	Downtown Commercial	DTP - Downtown Commercial
DM	Downtown Manufacturing/Industrial	Industrial
Mixed Use Zoning Districts		
CMU	Corridor Mixed Use	Corridor Mixed Use
DMU	Downtown Mixed Use	DTP – Downtown Mixed Use
NMU	Neighborhood Mixed Use	Neighborhood Mixed Use

**TABLE 2-1
ZONING DISTRICTS (Continued)**

Zoning Map Symbol	Zoning District Name	General Plan or Downtown Truckee Plan (DSP) Land Use Classification Implemented by Zoning District
Special Purpose Zoning Districts		
RC	Resource Conservation	Resource Conservation/Open Space National Forest
OS	Open Space	All
REC	Recreation	Open Space Recreation Residential Tahoe Donner Plan Area Resource Conservation/Open Space
PF	Public Facilities	Public Public (Hospital/Office) Tahoe Donner Plan Area DTP - Public
PC ¹	Planned Community	Planned Community 1, 2 and 3 Special Study Area
MP ¹	Downtown Master Plan	DTP - Master Plan
RTC	Rail Transportation Corridor	DTP – All Rail Transportation Corridor
Overlay Zoning Districts		
-AO	Airport Operations	All
-HP	Historic Preservation	All
-RP	River Protection	All
-SA	Snow Avalanche	All
CRCC	Commercial Row Core	DTP - Downtown Mixed Use <u>and Downtown Commercial</u>

18.06.040 - Zoning District Regulations

- A. Purpose.** Chapters 18.08 through 18.20 determine which land uses are allowed in each zoning district established by Section 18.06.020 (Zoning Districts Established), what land use permit is required to establish each use, and the basic development standards that apply to allowed land uses in each zoning district.
- B. Determination of allowable land uses and permit requirements.** The uses of land allowed by this Development Code in each zoning district are identified in Chapters 18.08, 18.12 and 18.16, together with the type of land use permit required for each use.
- 1. Permit requirements.** Tables 2-2, 2-3, 2-6, 2-7 and 2-9 provide for land uses that are subject to all applicable provisions of this Development Code, and:
- a. Permitted subject to first obtaining:
 - (1) A Zoning Clearance (Chapter 18.72) for projects involving:
 - (a) For non-residential projects, new structures or additions to existing structures with a total gross floor area of less than 7,500 square feet (less than 5,000 square feet in Downtown Residential and Downtown Commercial and Manufacturing zoning districts); or
 - (b) For projects of a single-family dwelling, accessory dwelling unit, and/or residential accessory structure, a change in land use, creation of a timeshare, new structures or additions to existing structures with a total gross floor area of less than 7,500 square feet (less than 5,000 square feet in Downtown Residential and Downtown Commercial and Manufacturing zoning districts) ; or
 - ~~(b)~~(c) For non-residential projects involving a change in land use within an existing permitted structure; or
 - ~~(e)~~(d) For multifamily residential projects, a change in land use, new structures or additions to existing structures with 10 or less residential units; and/or
 - ~~(d)~~(e) For all projects, a change in land use, new structures, additions to existing structures, new improvements or additions to existing improvements with site disturbance (grading, impervious surfaces and/or the removal of natural vegetation) of less than 26,000 square feet.
 - (2) A Development Permit (Chapter 18.74) for projects, including incremental or phased projects per Section 18.74.020.B, involving:

- (a) For non-residential projects, new structures or additions to existing structures with a gross floor area of 7,500 square feet or more (5,000 square feet or more in Downtown Residential and Downtown Commercial and Manufacturing zoning districts); or
- ~~(a)~~(b) For projects of a single-family dwelling, accessory dwelling unit, and/or residential accessory structure, a change in land use, creation of a timeshare, new structures or additions to existing structures with a total gross floor area of more than 5,000 square feet in Downtown Residential and Downtown Commercial and Manufacturing zoning districts); or
- ~~(b)~~(c) For multifamily residential projects, a change in land use, new structures or additions to existing structures with eleven or more residential units; and/or
- ~~(c)~~(d) For all projects, a change in land use, new structures, additions to existing structures, new improvements or additions to existing improvements with site disturbance (grading, impervious surfaces and/or the removal of natural vegetation) of 26,000 square feet or more

These are shown as "P" uses in the tables;

- b. Allowed subject to the approval of a Minor Use Permit (Chapter 18.76) and shown as "MUP" uses in the tables;
- c. Allowed subject to the approval of a Use Permit (Chapter 18.76) and shown as "UP" uses in the tables.

All uses shall also obtain Building and/or Grading Permits where required by the Municipal Code.

2. **Uses not listed.** Land uses that are not listed in the tables or are not shown in a particular zoning district are not allowed, except as otherwise provided by Section 18.03.020.E (Rules of Interpretation – Allowable Uses of Land), or Section 18.02.030 (Exemptions from Land Use Permit Requirements).
- C. **Standards for parcels with multiple zoning districts.** The following standards apply to the proposed development, use or subdivision of parcels that are or may be designated with more than one zoning district:
1. **Existing parcel in multiple zoning districts.** Where an existing parcel is zoned in two or more zoning districts, each portion of the parcel in a separate district shall be developed/used in compliance with the requirements of the applicable district.

**TABLE 2-2 – ALLOWED USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONING DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT				See standards in Section:
	BY DISTRICT				
	RR	RL	RM	RH	
RESIDENTIAL USES					
Accessory dwelling units	P	P	P	P	18.58.025
Animal raising and keeping of household pets and backyard chickens, accessory to a primary residential use	P	P	MUP	MUP	18.58.060
Detached living areas	P	P	P	P	18.58.220
Emergency shelters			UP	UP	
Employee housing	P(3)	P(3)			
Farmworker housing, up to 12 units or 36 beds in group quarters	UP(4)				
Junior Accessory Dwelling Units	P	P			18.58.025.O
Manufactured home	P	P	P(5)	P(5)	18.58.170
Mobile home, tiny home or recreational vehicle as a temporary residence during construction	P	P	P	P	18.58.160
Mobile home parks	UP	UP	UP	UP	18.25
Multifamily dwellings, 2 to 10 units			P	P	18.25
Multifamily dwellings, 11 and more units			DP	DP	18.25
Multifamily dwellings, individual ownership, 10 or less units		UP	P	P	18.25
Multifamily dwellings, individual ownership, 11 or more units		UP	DP	DP	18.25
Residential care facilities, 1 to 6 clients	P	P	P	P	
Residential care facilities, 7 to 12 clients	UP	UP	UP	UP	
Rooming and boarding houses			UP	UP	
Senior citizen congregate care/congregate care housing			UP	UP	18.58.240
Single-family dwellings-(6)	P	P	P(6)	P(6)	18.25
Supportive housing	P(3)	P(3)	P(3)	P(3)	18.58.255
Transient rental, single-family dwellings	P	P	P	P	
Transitional housing	P(3)	P(3)	P(3)	P(3)	
RETAIL TRADE USES					
Accessory retail uses			UP	UP	18.58.030

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 7,500 sq. ft. of floor area, less than 26,000 sq. ft. of site disturbance, and multifamily residential projects with 10 or less units; Development Permit required for permitted projects with 7,500 sq. ft. or more of floor area, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
UP	Conditional use, Minor Use Permit approval required.	18.74
MUP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.76
	Use not allowed. See 18.03.020.E regarding uses not listed.	18.80

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) Section 18.58.060 (Animal Raising and Keeping) may require a Minor Use Permit for certain animals and household pets, the raising and keeping of animals or household pets over a certain number, and/or raising and keeping of animals on small parcels.
- (3) Employee, supportive, and transitional housing are subject to the same regulations that apply to other residential uses of the same type in that zone.
- (4) Farmworker housing is subject to the same regulations that apply to other agricultural uses in the same zone.
- (5) Manufactured homes within the multifamily residential zone shall meet the requirements of the “Dwelling, Multifamily definition.
- (6) Small lot single-family subdivisions that comply with all requirements of Gov. Code, § 66499.40 are permitted in zoning districts that allow multifamily residential uses.

**TABLE 2-3 ALLOWED USES AND PERMIT REQUIREMENTS
FOR DOWNTOWN RESIDENTIAL ZONING DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT			See standards in Section:
	DRL	DRM	DRH	
RESIDENTIAL USES				
Accessory dwelling units	P	P	P	18.58.025
Animal raising and keeping of household pets and backyard chickens, accessory to a primary residential use	P	P	MUP	18.58.060
Detached living areas	P	P	P	18.58.220
Emergency shelters			UP	
Employee housing	P(2)			
Junior Accessory Dwelling Units	P			18.58.025.O
Live/work units	MUP	UP	UP	18.58.130
Manufactured Home	P	P(3)	P(3)	18.58.170
Mobile home, tiny home or recreational vehicle as a temporary residence during construction	P	P	P	18.58.160
Mobile home parks	UP	UP	UP	18.58.150
Multifamily dwellings, 10 or less units	UP	P	P	18.25
Multifamily dwellings, 11 and more units	UP	DP	DP	18.25
Multifamily dwellings, individual ownership, 10 or less units	UP	P	P	18.25
Multifamily dwellings, individual ownership, 11 or more units	UP	DP	DP	18.25
Residential care facilities, 1 to 6 clients	P	P	P	
Residential care facilities, 7 to 12 clients	UP	UP	UP	
Rooming and boarding houses			UP	
Senior citizen congregate care/congregate care housing		UP	UP	18.58.240
Single-family dwellings (4)	P(2)	P(2)		18.25
Supportive housing	P(2)	P(2)	P(2)	18.58.255
Transient rental, single family dwellings	P	P	P	-
Transitional housing	P(2)	P(2)	P(2)	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 5,000 sq. ft. of floor area, less than 26,000 sq. ft. of site disturbance, and multifamily residential projects with 10 or less units; Development Permit required for permitted projects with 5,000 sq. ft. or more of floor area, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) Employee, supportive, and transitional housing are subject to the same regulations that apply to other residential uses of the same type in that zone.
- (3) Manufactured homes within the multifamily residential zone shall meet the requirements of the “Dwelling, Multifamily definition and the standards of other multifamily residential dwellings of the same type in the same zone.
- (4) Small lot single-family subdivisions that comply with all requirements of Gov. Code, § 66499.40 are permitted in zoning districts that allow multifamily residential uses.

Continues on next page.

**TABLE 2-4
RESIDENTIAL DISTRICT GENERAL DEVELOPMENT STANDARDS (Continued)**

Development Feature	Requirement by Zoning District			
	RR	RL	RM	RH
Clustered units	Required for all development in compliance with Chapter 18.46 (Open Space/Cluster Requirements).			
Floor Area Ratio (FAR)	0.50 maximum for parcels adjacent to Donner Lake; no maximum FAR requirement elsewhere.			
Site coverage (5)	40% maximum <u>or the maximum allowed site disturbance, whichever is less</u> ; 50% maximum on lots of 10,000 sq. ft. or smaller.		50% maximum	
Site disturbance	In compliance with 18.30.080.D (Maximum site disturbance for single-family residential uses).		Reviewed as part of the land use permit.	
Open space	For individual lots, none required other than provided by setback areas and maximum site coverage requirements.		30% or in compliance with 18.46 (Open Space/Cluster Requirements), whichever is greatest.	
Height limit (6)	35 ft. or 3 stories, whichever is less. See 18.30.090 (Height Measurement and Height Limit Exceptions) for exceptions.			
Landscaping	None required.		See Chapter 18.40.	
Parking	As required by Chapter 18.48 (Parking and Loading Standards).			

Notes:

- (1) Clustered residential projects, condominiums, townhome or planned development projects may be subdivided with smaller parcel sizes for ownership purposes with narrower lot widths, increased site coverage and decreased setbacks for new parcels, with these requirements determined through the subdivision review process.
- (2) Measured at the front setback line.
- (3) Maximum number of dwelling units allowed for each specified unit of land, except where a different density is established by 18.08.050 (Minimum Lot Area and Maximum Density). The approval of a Tentative Map, Planned Development, Development Permit, Minor Use Permit or Use Permit may result in fewer dwelling units being allowed than the maximum density shown. See also Chapters 18.212 (Density Bonuses, Concessions and Incentives) and 18.214 (Inclusionary Housing) for possible density bonuses.
- (4) Garage may be allowed within front and street-side setbacks, not to exceed one story or 20 feet above driveway grade. May not include second floor storage, habitable space, attics, etc. Storage and habitable space may be allowed below road and driveway grade. See 18.58.220 (Residential Accessory Uses and Structures) for garage setback exception.
- (5) Maximum percentage of net site area that may be covered with structures and pavement. See the definition of site coverage in Chapter 18.220 (Definitions, Glossary).
- (6) Maximum allowable height for structures.

Continues on next page.

TABLE 2-4
RESIDENTIAL DISTRICT GENERAL DEVELOPMENT STANDARDS
 (Continued)

Notes:

- (1) Clustered residential projects, condominiums, townhome or planned development projects may be subdivided with smaller parcel sizes for ownership purposes with narrower lot widths, increased site coverage and decreased setbacks for new parcels, with these requirements determined through the subdivision review process.
- (2) Measured at the front setback line.
- (3) Maximum number of dwelling units allowed for each specified unit of land, except where a different density is established by 18.08.050 (Minimum Lot Area and Maximum Density). The approval of a Tentative Map, Planned Development, Development Permit, Minor Use Permit or Use Permit may result in fewer dwelling units being allowed than the maximum density shown. See also Chapters 18.212 (Density Bonuses, Concessions and Incentives) and 18.214 (Inclusionary Housing) for possible density bonuses.
- (4) Garage may be allowed within front and street-side setbacks, not to exceed one story or 20 feet above driveway grade. May not include second floor storage, habitable space, attics, etc. Storage and habitable space may be allowed below road and driveway grade. See 18.58.220 (Residential Accessory Uses and Structures) for garage setback exception.
- (5) Maximum percentage of net site area that may be covered with structures and pavement. See the definition of site coverage in Chapter 18.220 (Definitions, Glossary).
- (6) Maximum allowable height for structures.

18.08.050 - Minimum and Maximum Density

The minimum and the maximum density of residential development is determined by this Section. In all cases, the approval of a residential project and/or subdivision through the land use permit and Tentative Map process must comply with the allowable density established by this Chapter and the zoning district.

A. RR, RL and DRL districts.

1. The maximum number of dwelling units that may be allowed on a parcel in the RR, RL and DRL districts shall be one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit unless the parcel is subdivided into multiple parcels as may be allowed by the maximum density.
2. Where minimum lot area and density requirements are established by the Zoning Map, a suffix to the zoning district map symbol shall state the minimum and maximum density, expressed as dwelling units per acre, for subdivision of the parcel. For example, RR-1-2 means a minimum of one dwelling unit per acre and a maximum of two dwelling units per acre. The minimum and maximum number of parcels and/or units allowed shall be equivalent to the density established on the Zoning Map. The minimum and maximum density shall be calculated pursuant to Development Code Section 18.03.020.C (Calculations—Rounding). Accessory dwelling units and junior accessory dwelling units shall not count towards the [minimum and](#) maximum allowed density.
3. Where no further subdivision of existing parcels is allowed because the maximum density designated by the General Plan has been achieved through previous subdivisions, unless the further subdivision is allowed pursuant to State law, the Zoning Map symbol shall include an "X" suffix. For example: RL-X.
4. The review body may approve a tentative map proposing parcels 2.5 to 10 acres in size only if all of the following findings can be made:

- a. The subdivision is located within or adjacent to an established rural subdivision or an area developed with similar size parcels; and
- b. Further subdivision of the parcels will not be permitted or a planned development has been adopted for the subdivision which will ensure the orderly subdivision and development of the parcels to sizes less than 2.5 acres.

B. RM, DRM and DRH districts. The number of dwelling units allowed on a parcel within the RM, DRM and DRH zoning districts shall be determined as follows:

- 1. **Map symbol suffix.** The suffix to the zoning district map symbol shall state the minimum and maximum number of dwelling units allowed per acre. For example, RM-10 to 15 means a minimum of 10 dwelling units per acre a maximum of 15 dwelling units per acre. The minimum and maximum density shall be calculated pursuant to Development Code Section 18.03.020.C (Calculations—Rounding). Accessory dwelling units shall not count towards the maximum allowed density.
- 2. **Density based on number of bedrooms.** Within the RM, DRM and DRH zoning districts, [a developer may request that](#) the allowed number of dwelling units ~~may~~ also be based on the number of bedrooms in each unit, as shown in Table 2-5.

**TABLE 2-5
DWELLING UNIT EQUIVALENTS
BASED ON NUMBER OF BEDROOMS**

Number of Bedrooms in Unit	Equivalent Number of Dwelling Units
Studio	0.50 units
1 bedroom	0.67 units
2 bedrooms	0.80 units
3 bedrooms or more	1.00 unit

The maximum number of multifamily dwelling units that may be allowed on a site shall be calculated by multiplying the total site area by the number of units allowed in the zoning district, and then dividing the number of units allowed on the site by the desired equivalent number of dwelling units.

4. Exceptions to Minimum Density Requirements. The review authority may waive the minimum density requirements if one or both of the following findings can be made:
 1. There are special circumstances applicable to the property such as environmental or other site constraints that preclude construction of the minimum number of dwelling units on site;
 2. Requiring the minimum density on-site would be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.
- E. Density Incentives.** The review authority may increase the maximum density requirements established by this section in accordance with Chapter 18.212 (Density Bonuses, Concessions and Incentives).

18.08.060 - Residential Zoning District Performance Standards

All land uses proposed in a Residential Zoning District shall be operated and maintained so as to not be injurious to public health, safety or welfare, and shall comply with the following standards:

- A. Sewer requirement.** No land use shall be approved with on-site sewage disposal. Connection to sewer shall be required.
1. **Exceptions.** Residential subdivisions creating four or less parcels and existing legal single-family lots may use on-site septic systems with the approval of the appropriate health and environmental agencies. For new subdivisions of three or less parcels, the review authority may require connection to sewer if the project is located in close proximity to existing or future sewer lines. Portable toilets (e.g., port-a-potties) may be used on a temporary basis during construction only when the site has an active building permit.

18.08.070 - Maximum Gross Floor Area for Single-Family Residential Uses

- A.** A single-family residential dwelling and any residential accessory structures, including attached and detached garages, but excepting agricultural accessory structures, shall not cumulatively exceed 7,500 s.f. in gross floor area on a parcel. Exemptions for accessory dwelling units may be applied consistent with Section 18.58.025.D.3.b (Deviations for smaller ADUs). Residential accessory structures, including agricultural accessory structures, are subject to the maximum size requirements of Section 18.58.220 (Residential Accessory Uses and Accessory Structures). Projects that comply with ~~this requirement~~[Sections 18.58.025.D.3.b \(Deviations for smaller ADUs\) and 18.58.220 \(Residential Accessory Uses and Accessory Structures\)](#) but ~~may~~ exceed the 7,500 s.f. of gross floor area are not subject to the Development Permit process (Chapter 18.74) for the purposes of gross floor area. The project shall be subject to Chapter 18.72 (Zoning Clearance). [Other applicable land use entitlement processes for other requests beyond the required maximum gross floor area, may be required.](#) ~~and any other applicable land use entitlement processes.~~

CHAPTER 18.12 - COMMERCIAL AND MANUFACTURING ZONING DISTRICTS

Sections:

- 18.12.010 - Purpose of Chapter
- 18.12.020 - Purposes of Commercial and Manufacturing Districts
- 18.12.030 - Commercial and Manufacturing District Land Uses and Permit Requirements
- 18.12.040 - Commercial and Manufacturing District General Development Standards
- 18.12.050 - Floor Area Ratio Criteria
- 18.12.060 - Mixed Use Component
- 10.12.070 - Downtown Commercial District Development Standards
- 18.12.080 - Commercial and Manufacturing District Performance Standards
- 18.12.090 - Retail Trade Uses

18.12.010 - Purpose of Chapter

This Chapter provides regulations applicable to existing development and new land uses in the commercial and industrial zoning districts established by Section 18.06.020 (Zoning Districts Established).

18.12.020 - Purposes of Commercial and Manufacturing Districts

The purposes of the individual commercial and manufacturing/industrial zoning districts and the manner in which they are applied are as follows.

- A. **CN (Neighborhood Commercial) District.** The CN zoning district is applied to areas appropriate for retail sales, offices and services serving the daily needs of nearby residents. This district may also accommodate mixed-use developments with residential and commercial uses. The development standards and permit requirements of the CN district are intended to create a pedestrian-oriented environment. The maximum floor area ratio is 0.25. The CN zoning district is consistent with the Public (Hospital/Office) and Tahoe Donner Plan Area land use classifications of the General Plan.
- B. **CG (General Commercial) District.** The CG zoning district is applied to areas appropriate for a wide range of commercial uses including retail trade and service uses such as restaurant, office and personal service uses. The construction of onsite multifamily residential units is allowed when required to address a project's workforce housing requirements pursuant to Development Code Chapter 18.216. The maximum floor area ratio is 0.25. The CG zoning district is consistent with the Commercial and Public (Hospital/Office) land use classifications of the General Plan and the Downtown Commercial land use classification of the Downtown Truckee Plan.
- C. ~~**CH (Highway Commercial) District.** The CH zoning district is applied to locations along highways and it is intended to provide highway and tourist related services. The maximum floor area ratio for commercial development in the CH zoning district is 0.25. The CH zoning district is consistent with the Commercial land use classification of the General Plan.~~

D.C. CS (Service Commercial) District. The CS zoning district is applied to areas appropriate for more intensive commercial activities than are allowed in other commercial zoning districts. The maximum floor area ratio in the CS zoning district is 0.25. The CS zoning district is consistent with the Commercial and Industrial land use classifications of the General Plan.

E.D. M (Manufacturing/Industrial) District. The M zoning district is applied to areas appropriate for manufacturing/industrial uses including manufacturing, processing, warehousing and distributions. This designation also allows supporting commercial uses, work/live opportunities, and workforce housing. The maximum floor area ratio in the M zoning district is 0.25. The maximum density for residential development is four dwelling units per acre. The M zoning district is consistent with the Industrial land use classification of the General Plan.

E. BI (Business Innovation) District. The BI zoning district is applied to areas appropriate for flex industrial uses and a range of customer-serving industrial and service commercial uses. This designation also allows work/live opportunities and workforce housing. The maximum floor area ratio in the BI zoning district is 0.40. The maximum density for residential development is 12 dwelling units per acre. The BI zoning district is consistent with the Business Innovation land use classification of the General Plan.

F. DC (Downtown Commercial) District. The DC zoning district is applied to areas in the Downtown Study Area appropriate for a wide range of commercial uses in or near the Downtown Core, including retail sales, restaurants and offices. In general, most non-retail related uses are prohibited in ground floor spaces in the Downtown commercial core within this district. There is no maximum floor area ratio. The DC zoning district is consistent with the Downtown Commercial land use classification of the Downtown Truckee Plan.

G. DM (Downtown Manufacturing) District. The DM zoning district is applied to areas in the Downtown area appropriate for manufacturing/industrial uses. The floor area ratio in the DM zoning district is 0.25. The maximum density for residential development is four dwelling units per acre. The DM zoning district is consistent with the Industrial land use classification of the General Plan.

18.12.030 - Commercial and Manufacturing District Land Uses and Permit Requirements

A. General land use permit requirements. Tables 2-6 and 2-7 identify the uses of land allowed by this Development Code in the commercial and manufacturing/industrial zoning districts, and the land use permit required to establish each use, in compliance with Section 18.06.040 (Zoning District Regulations).

Note: Where the last column in the tables (“See Standards in Section”) includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Development Code may also apply.

B. Activities within railroad rights-of-way. Railroad and railroad-related operations, activities and facilities within the Union Pacific railroad right-of-way and operating properties are not subject to the requirements of this Development Code.

- C. **Mobile Home Park Conversion.** Any affordable units lost in the CG zoning district through conversion of a mobile home park to non-affordable housing or another use that would remove affordable manufactured housing units shall be replaced at a one-for-one replacement to ensure no net loss. Mobile home park conversion is subject to approval of a Use Permit by the review authority in accordance with Chapter 18.76 (Use Permits and Minor Use Permits).

**TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL AND MANUFACTURING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT						See standards in Section:
	CN (2)	CG	CH	CS	M	BI	
AGRICULTURE, RESOURCE & OPEN SPACE USES							
Mining and quarrying					UP		
Nature reserves	P	P	P	P	P	P	
Trails	P	P	P	P	P	P	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 7,500 sq. ft. of floor area, less than 26,000 sq. ft. of site disturbance, and multifamily residential projects with 10 or less units; Development Permit required for permitted projects with 7,500 sq. ft. or more of floor area, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) Use on a site adjacent to a residential zoning district shall comply with the special setback, screening and landscaping standards in Section 18.30.110(E) (Screening between neighborhood commercial and residential land uses) and section 18.40.040(E) (Landscaping requirements between neighborhood commercial and residential land uses).

TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND MANUFACTURING DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT						See standards in Section:
	CN (2)	CG	CH	CS	M	BI	
MANUFACTURING, INDUSTRIAL & PROCESSING USES							
Aggregate processing and batch plants					UP		
Beverage production and food production		UP		UP	P	<u>P</u>	
Chemical products					UP		
Clothing products					P	<u>MUP</u>	
Concrete, gypsum, and plaster products					UP		
Electrical and electronic equipment, instruments					P	<u>MUP</u>	
Food and beverage distribution		UP		UP	P	<u>P</u>	
Furniture and fixtures manufacturing				UP	P	<u>P</u>	
Glass products					P	<u>P</u>	
Handcraft industries, small-scale manufacturing					P	<u>P</u>	
Laundries and dry cleaning plants					P		
Lumber and wood products					P		18.58.200
Machinery manufacturing					P		
Makerspace, Manufacturing					P		18.58.135
Metal fabrication, machine and welding shops					P		
Motor vehicles and transportation equipment					UP		
Paper products					UP		
Paving and roofing materials					UP		
Pharmaceuticals					P		
Plastics and rubber products					UP		
Printing and publishing		P		P	P	<u>P</u>	
Recycling – Composting					UP		18.58.210
Recycling - Large collection facility					P	<u>MUP</u>	18.58.210
Recycling - Reverse vending machines	P	P	<u>UP</u>	P	P	<u>P</u>	18.58.210
Recycling - Scrap and dismantling yards					UP		18.58.210
Recycling - Small collection facility		MUP		MUP	P	<u>MUP</u>	18.58.210
Stone and cut stone products					P	<u>UP</u>	
Structural clay and pottery products					P	<u>UP</u>	
Textile and leather products					P	<u>UP</u>	
Warehousing, wholesaling and distribution					P	<u>P</u>	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure in Section:
P	Permitted use, Zoning Clearance required for projects with less than 7,500 sq. ft. of floor area, less than 26,000 sq. ft. of site disturbance, and multifamily residential projects with 10 or less units; Development Permit required for permitted projects with 7,500 sq. ft. or more of floor area, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) Use on a site adjacent to a residential zoning district shall comply with the special setback, screening and landscaping standards in Section 18.30.110(B) (Screening between neighborhood commercial and residential land uses) and Section 18.40.040(E) (Landscaping requirements between neighborhood commercial and residential land uses).

**TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL AND MANUFACTURING DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT						See standards in Section:
	CN (2)	CG	CH	CS	M	BI	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES							
Community centers	P	P		UP			
Docks and piers, commercial	MUP	MUP					
Health/fitness facilities	UP	P		P		<u>P</u>	
Ice skating rinks		P		P		<u>P</u>	
Indoor recreation centers		P		P		<u>P</u>	
Libraries and museums	P	P				<u>P</u>	
Marina	UP	UP					
Membership organization facilities	MUP	P				<u>P</u>	
Outdoor commercial recreation	MUP	P	<u>MUP</u>			<u>P</u>	
Parks and playgrounds	UP	UP		UP	UP	<u>UP</u>	
Public Assembly Uses	UP	UP		UP	UP	<u>UP</u>	18.58.090
Recreational vehicle (RV) parks			<u>UP</u>				
Schools - Public and private	UP	P	<u>UP</u>			<u>UP</u>	
Schools - Specialized education and training		P	-	UP	UP	<u>UP</u>	
Studios for art, dance, music, photography, etc.	P	P	-	P	P	<u>P</u>	
Theaters and event spaces	UP	UP	-				
RESIDENTIAL USES							
Accessory dwelling units	P(4)	P(4)		P	P		18.58.025
Caretaker housing					MUP		
Emergency shelters	UP	P	<u>UP</u>	P			
Multifamily dwellings, in commercial/industrial project			-		P		18.25, 18.58.140
Senior citizen congregate care/congregate care housing	UP		-				18.58.240
Single-family dwelling(6)(7)			-				18.25
Supportive housing	P(3)	P(3)		P(3)	P(3)		18.58.255
Transitional housing	P(3)	P(3)		P(3)	P(3)		
Transitional Living Center	UP	UP		UP			
Workforce housing required pursuant to Chapter 18.216	P	P	<u>P</u>	P	P	<u>P</u>	18.216

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 7,500 sq. ft. of floor area, less than 26,000 sq. ft. of site disturbance, and multifamily residential projects with 10 or less units; Development Permit required for permitted projects with 7,500 sq. ft. or more of floor area, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) Use on a site adjacent to a residential zoning district shall comply with the special setback, screening and landscaping standards in Section 18.30.110(E) (Screening between neighborhood commercial and residential lands uses) and Section 18.40.040(E) (Landscaping requirements between neighborhood commercial and residential land uses).
- (3) Supportive and transitional housing are subject to the same regulations that apply to other residential uses of the same type in that zone.
- (4) Accessory Dwelling Units associated with multifamily residential project.
- (5) Standalone residential uses shall be subject to the development standards of the RM zoning district and Chapter 18.25 (Objective Design Standards)
- (6) Time-share uses are allowed within existing legal nonconforming single-family residences in the CG and CN zoning districts.
- (7) Small lot single-family subdivisions that comply with all requirements of Gov. Code, § 66499.40 are permitted in zoning districts that allow multifamily residential uses.

**TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL AND MANUFACTURING DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT						See standards in Section:
	CN (2)	CG	CH	CS	M	BI	
RETAIL TRADE USES (3)							
Accessory retail uses	P	P	UP	P	P	P	18.58.030
Adult entertainment businesses			-		UP		18.58.050
Alcoholic beverage sales, other than beer and wine	MUP	MUP	UP	MUP		MUP	
Auto, mobile home and vehicle sales		UP	-	UP			
Auto parts sales	P	P	UP	P		P	
Bars and drinking establishments	UP	UP	-				
<u>Breweries</u>					MUP	P	
Building material sales			-	UP	P	P	18.58.200
Cannabis delivery services		UP		UP	UP	UP	18.58.075
Convenience stores	MUP	MUP	UP			MUP	
Furniture, furnishings and equipment stores	P	P	-	P		P	
Grocery stores	P	P	-				
Outdoor dining and seating areas	P	P	UP	P		P	18.58.190
Outdoor sales and displays of merchandise, large	MUP	MUP	MUP	MUP	P	MUP	18.58.190
Outdoor sales and displays of merchandise, small and medium	P	P	P	P	P	P	18.58.190
Outdoor storage of merchandise	MUP	MUP	MUP	MUP	P	MUP	18.58.190
Plant nurseries and garden supply sales		MUP	-	MUP		MUP	18.58.190
Restaurants, fast food	P	P	UP	P		P	
Restaurants, table service	P	P	UP			P	
Retail stores, general merchandise	P	P	UP	P		P	
Second hand stores		P	-	P		P	
Warehouse retail stores				P	P	P	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 7,500 sq. ft. of floor area, less than 26,000 sq. ft. of site disturbance, and multifamily residential projects with 10 or less units; Development Permit required for permitted projects with 7,500 sq. ft. or more of floor area, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) Use on a site adjacent to a residential zoning district shall comply with the special setback, screening and landscaping standards in Section 18.30.110(E) (Screening between neighborhood commercial and residential land uses) and Section 18.40.040(E) (Landscaping requirements between neighborhood commercial and residential land uses).
- (3) Retail trade businesses shall comply with the floor space standards in Section 18.12.090 (Retail Trade Uses).

**TABLE 2-7 – ALLOWED USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL AND MANUFACTURING DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT						See standards in Section:
	CN (2)	CG	CH	CS	M	BI	
SERVICE USES							
Automated teller machines (ATMs)	P	P	UP			P	
Banks and financial services	P	P	UP			P	
Bed and breakfast inns	MUP	P	MUP				18.58.070
Bikeshares	P	P	P	P	P	P	18.58.072
Business support services		P	-	P		P	
Car wash	UP	UP	UP(3)	UP			
Card lock fueling facilities			-	UP	P		
Child day care centers	P	P	-		UP	UP	18.58.080
Child day care, large family day care homes	P		-				18.58.080
Construction contractor's yard			-	UP	P		
Hotels and motels	UP	P	UP	UP			
Laundromat	P	P	-	P	P	P	
Makerspace, Craft	P	P		P		P	18.58.135
Medical services - Clinics and laboratories	P	P	-			P	
Medical services - Extended care	UP	P	-				
Medical services - Hospitals	UP(5)	P(5)	-				
Medical services – Hospital emergency facilities	P	P					
Mortuaries		P	-				
Offices, accessory to primary use	P	P	P	P	P	P	
Offices, business and professional	P	P	-	P		P	
Outdoor storage and work areas			-	UP	P	UP	
Personal services	P	P	-	P		P	
Public buildings and structures	UP(4)	UP(4)	UP(4)	UP (4)	UP(4)	UP	
Public safety and utility facilities	UP	UP	UP	UP	UP	UP	
Repair/maintenance - Consumer products	P	P	-	P		P	
Repair/maintenance - Vehicle		UP	UP	P	P	P	
Research and development (R&D)	P	P	-	P	P	P	
Service stations							
Snow removal business	UP	UP	UP	UP	P		
Storage, personal storage facilities (mini-storage)							
Veterinary clinics, animal hospitals, kennels, boarding	UP	P	-		P	P	
Visitor center	P	P	UP				
Work/live units	MUP	MUP		MUP	MUP	MUP	18.58.130

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 7,500 sq. ft. of floor area, less than 26,000 sq. ft. of site disturbance, and multifamily residential projects with 10 or less units; Development Permit required for permitted projects with 7,500 sq. ft. or more of floor area, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) Use on a site adjacent to a residential zoning district shall comply with the special setback, screening and landscaping

Commercial and Manufacturing Districts

18.12

Section 18.40.040(E) (Landscaping requirements between neighborhood commercial and residential land uses).

- (3) Use allowed only appurtenant to service station.
- (4) Permitted if the public agency use (e.g. office, outdoor storage, etc.) is permitted in zoning district; UP otherwise.
- (5) Use allowed only within the Public Hospital/Office General Plan land use designation.

**TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL AND MANUFACTURING DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT						See standards in Section:
	CN (2)	CG	CH	CS	M	BI	

TEMPORARY USES

Commercial filming	TUP	TUP	TUP	TUP	TUP	TUP	18.62
Off-site contractor's construction yard	TUP	TUP	TUP	TUP	TUP	TUP	18.62
Offices, temporary	TUP	TUP	TUP	TUP	TUP	TUP	18.62
On-site material processing		TUP	TUP	TUP	TUP	TUP	18.62
On-site soil remediation activities	TUP	TUP	TUP	TUP	TUP	TUP	18.62
Outdoor retail sales, temporary	TUP	TUP	TUP	TUP	TUP	TUP	18.62
Seasonal sales lot	TUP	TUP	TUP	TUP	TUP	TUP	18.62
Temporary events, non-profit organization	TUP	TUP	TUP	TUP	TUP	TUP	18.62
Temporary work trailers	TUP	TUP	TUP	TUP	TUP	TUP	18.62

TRANSPORTATION, INFRASTRUCTURE & COMMUNICATIONS USES

Broadcasting studios		P		P		P	
Commercial parking and vehicle storage				UP	UP	UP	
Electrical utility facilities	UP	UP	UP	UP	UP	UP	18.58.114
Pipelines	UP	UP	UP	UP	UP	UP	
Railroad and railroad-related operations (3)			-				
Tow yard			-	UP	P		18.58.200
Transit stations and terminals		UP	UP	UP		UP	
Transit stops shelters	P	P	P	P	P	P	
Truck stops			-		UP		
Utility lines	P	P	P	P	P	P	
Vehicle and freight terminals			-		UP	UP	
Wireless Communication Facility (4)	P	P	P	P	P	P	18.58.270

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 7,500 sq. ft. of floor area, less than 26,000 sq. ft. of site disturbance, and multifamily residential projects with 10 or less units; Development Permit required for permitted projects with 7,500 sq. ft. or more of floor area, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) Use on a site adjacent to a residential zoning district shall comply with the special setback, screening and landscaping standards in Section 18.30.110(E) (Screening between neighborhood commercial and residential land uses and Section 18.40.040(E) (Landscaping requirements between neighborhood commercial and residential land uses).
- (3) Railroad and railroad-related operations, activities and facilities within the Union Pacific Railroad right-of-way and operating properties are not subject to the land use permit and development standards of the Development Code.
- (4) Permit requirements vary by type of facility. See Section 18.58.270 (Wireless Communications Facilities).

TABLE 2-8 ALLOWED USES AND PERMIT REQUIREMENTS FOR DOWNTOWN COMMERCIAL AND MANUFACTURING DISTRICTS

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT		See standards in Section:
	DC	DM	
AGRICULTURE, RESOURCE & OPEN SPACE USES			
Nature reserves	P (2)	P	
Trails	P (2)	P	
MANUFACTURING, INDUSTRIAL & PROCESSING USES			
Beverage production and food production	UP (2)	UP	
Chemical products		UP	
Clothing products		P	
Concrete, gypsum and plaster products		UP	
Electrical and electronic equipment, instruments		P	
Food and beverage distribution	UP (2)	UP	
Furniture and fixtures manufacturing		P	
Glass products	UP (2)	P	
Handcraft industries, small-scale manufacturing	UP (2)	P	
Laundries and dry cleaning plants		P	
Lumber and wood products		P	18.58.200
Machinery manufacturing		P	
Makerspace, Manufacturing	UP (2)	P	18.58.135
Metal fabrication, machine and welding shops		P	
Motor vehicles and transportation equipment		P	
Paper products		P	
Paving and roofing materials		UP	
Pharmaceuticals		P	
Plastics and rubber products		UP	
Printing and publishing	P (2)	P	
Recycling - Composting		P	18.58.210
Recycling - Large collection facility		P	18.58.210
Recycling - Reverse vending machines	P (2)	P	18.58.210
Recycling - Small collection facility	MUP (2)	P	18.58.210
Stone and cut stone products		P	
Structural clay and pottery products	P (2)	P	
Textile and leather products		P	
Warehousing, wholesaling and distribution		P	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 5,000 sq. ft. of floor area, less than 26,000 sq. ft. of site disturbance, and multifamily residential projects with 10 or less units; Development Permit required for permitted projects with 75,000 sq. ft. or more of floor area, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

(1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).

(2) [These uses are prohibited on ground floor spaces in the Downtown commercial core. See Section 18.20.070.](#)

TABLE 2-8 - ALLOWED USES AND PERMIT REQUIREMENTS FOR DOWNTOWN COMMERCIAL AND MANUFACTURING DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT		See standards in Section:
	DC	DM	
RESIDENTIAL USES			
Accessory dwelling units	P (4)	P	18.58.025
Animal raising and keeping of household pets and backyard chickens, accessory to a primary residential use			18.58.060
Caretaker housing		MUP	
Detached living areas			18.58.220
Emergency shelters/transitional living centers	UP		
Emergency shelters, accessory to a church/place of worship			
Employee housing			
Junior Accessory Dwelling Units			
Live/work units			18.58.130
Manufactured home			18.58.170
Multifamily dwellings, 2 to 10 units			18.25
Multifamily dwellings, 11 and more units			18.25
Multifamily dwellings, individual ownership, 2 to 10 units			18.25
Multifamily dwellings, individual ownership, 11 or more units			18.25
Multifamily dwellings, in commercial/industrial project	P (4)	P	18.25, 18.58.140
Residential care homes, 7 to 12 clients			
Senior citizen congregate care/congregate care housing			18.58.240
Single-family dwellings(3)			18.25
Single-room occupancy (SRO) housing			
Supportive housing	P (2)	P (2)	18.58.255
Transient rental, single-family dwellings			
Transitional housing	P(2)	P(2)	
Workforce housing required pursuant to Chapter 18.216	P (4)	P	18.216

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 5,000 sq. ft. of floor area, less than 26,000 sq. ft. of site disturbance, and multifamily residential projects with 10 or less units; Development Permit required for permitted projects with 5,00 sq. ft. or more of floor area, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) Employee, supportive, and transitional housing are subject to the same regulations that apply to other residential uses of the same type in that zone.
- (3) Small lot single-family subdivisions that comply with all requirements of Gov. Code, § 66499.40 are permitted in zoning districts that allow multifamily residential uses.
- (4) [These uses are prohibited on ground floor spaces in the Downtown commercial core. See Section 18.20.070.](#)

TABLE 2-8 – ALLOWED USES AND PERMIT REQUIREMENTS FOR DOWNTOWN COMMERCIAL AND MANUFACTURING DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT		See standards in Section:
	DC	DM	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES			
Community centers	P (2)		
Health/fitness facilities	P (2)		
Ice skating rinks	P (2)	P	
Indoor recreation centers	P (2)		
Libraries and museums	P (2)		
Membership organization facilities	P (2)		
Outdoor commercial recreation	P (2)		18.58.090
Parks and playgrounds	UP (2)	UP	
Public Assembly Uses	UP (2)	UP	18.58.090
Schools – Public and private	P (2)		
Schools – Specialized education and training	P (2)		
Studios for art, dance, music, photography, etc.	P (2)	P (2)	
Theaters and event spaces	P		

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 5,000 sq. ft. of floor area, less than 26,000 sq. ft. of site disturbance, and multifamily residential projects with 10 or less units; Development Permit required for permitted projects with 5,000 sq. ft. or more of floor area, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) [These uses are prohibited on ground floor spaces in the Downtown commercial core. See Section 18.20.070.](#)

Table continues on next page.

TABLE 2-8 - ALLOWED USES AND PERMIT REQUIREMENTS FOR DOWNTOWN COMMERCIAL AND MANUFACTURING DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT		See standards in Section:
	DC	DM	
RETAIL TRADE USES (2)			
Accessory retail uses	P	P	18.58.030
Adult entertainment businesses		UP	18.58.050
Alcoholic beverage sales, other than beer and wine	MUP	MUP	
Auto parts sales	P		
Bars and drinking establishments	P		
Building material sales		P	18.58.200
Cannabis delivery services		UP	18.58.075
Convenience stores	P		
Furniture, furnishings and equipment stores	P		
Grocery stores	P		
Outdoor dining and seating areas	P		18.58.190
Outdoor sales and displays of merchandise, large	MUP	MUP	18.58.190
Outdoor sales and displays of merchandise, small and medium	P	P	18.58.190
Outdoor storage of merchandise	MUP	MUP	18.58.190
Plant nurseries and garden supply sales	MUP	MUP	18.58.190
Restaurants, fast food	P		
Restaurants, table service	P		
Retail stores, general merchandise	P		
Second hand stores	P		
Warehouse retail stores		P	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 5,000 sq. ft. of floor area, less than 26,000 sq. ft. of site disturbance, and multifamily residential projects with 10 or less units; Development Permit required for permitted projects with 5,00 sq. ft. or more of floor area, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) Retail trade businesses shall comply with the floor space standards in Section 18.12.090 (Retail Trade uses).

Table continues on next page.

**TABLE 2-8 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR DOWNTOWN COMMERCIAL AND MANUFACTURING DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT		See standards in Section:
	DC	DM	
SERVICE USES			
Automated teller machines (ATMs)	P		
Banks and financial services	P (3)		
Bed and breakfast inns	P (3)		18.58.070
Bikeshares	P	P	18.58.072
Business support services	P (3)		
Car wash		UP	
Card lock fueling facilities		UP	
Child day care centers	P		18.58.080
Child day care, large family day care homes			18.58.080
Construction contractor's yard		UP	
Hotels and motels	P (3)		
Laundromats	P	P	
Makerspace, Craft	P (3)		18.58.135
Medical services - Clinics and labs	P (3)		
Medical services - Extended care	P (3)		
Mortuaries	UP (3)		
Offices, accessory to primary use	P (3)	P	
Offices, business and professional	P (3)		
Outdoor storage and work areas		MUP	18.58.200
Personal services	P (3)		
Public buildings and structures	UP(2)	UP(2)	
Public safety and utility facilities	UP	UP	
Repair/maintenance – Consumer products	P (3)	P	
Repair/maintenance – Vehicle		P	
Research and development (R&D)	P (3)	P	
Residential care facilities	P (3)		
Service stations			
Snow removal business		UP	
Storage, personal storage facilities (mini-storage)			
Veterinary clinics, animal hospitals, kennels, boarding	P (3)	P	
Visitor center	P		
Work/live units	MUP (3)	MUP	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 5,000 sq. ft. of floor area, less than 26,000 sq. ft. of site disturbance, and multifamily residential projects with 10 or less units; Development Permit required for permitted projects with 5,00 sq. ft. or more of floor area, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) Permitted if the public agency use (e.g. office, outdoor storage, etc.) is permitted in zoning district; UP otherwise.
- (3) These uses are prohibited on ground floor spaces in the Downtown commercial core. See Section 18.20.070.

TABLE 2-8 - ALLOWED USES AND PERMIT REQUIREMENTS FOR DOWNTOWN COMMERCIAL AND MANUFACTURING DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT		See standards in Section:
	DC	DM	

TEMPORARY USES

Commercial filming	TUP	TUP	18.62
Off-site contractor's construction yard	TUP (4)	TUP	18.62
Offices, temporary	TUP	TUP	18.62
On-site material processing	TUP	TUP	18.62
On-site soil remediation activities	TUP (4)	TUP	18.62
Outdoor retail sales, temporary	TUP	TUP	18.62
Seasonal sales lot	TUP (4)	TUP	18.62
Temporary events, non-profit organization	TUP	TUP	18.62
Temporary work trailers	TUP (4)	TUP	18.62

TRANSPORTATION, INFRASTRUCTURE & COMMUNICATIONS USES

Broadcasting studios	P (4)		
Commercial Parking and vehicle storage	UP (4)	UP	
Electrical utility facilities	UP (4)	UP	18.58.114
Pipelines	UP	UP	
Railroad and railroad-related operations (2)			
Tow yard		UP	18.58.200
Transit stations and terminals	P		
Transit stop shelters	P	P	
Utility lines	P	P	
Vehicle and freight terminals		UP	
Wireless Communications Facilities (3)	P	P	18.58.270

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 5,000 sq. ft. of floor area, less than 26,000 sq. ft. of site disturbance, and multifamily residential projects with 10 or less units; Development Permit required for permitted projects with 5,00 sq. ft. or more of floor area, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) Railroad and railroad-related operations, activities, and facilities within the Union Pacific Railroad right-of-way and operating properties are not subject to the land use permit and development standards of the Development Code.
- (3) Permit requirements vary by type of facility. See Section 18.58.270 (Wireless Communications Facilities).
- (4) [These uses are prohibited on ground floor spaces in the Downtown commercial core. See Section 18.20.070.](#)

18.12.040 - Commercial and Manufacturing District General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed and/or established in compliance with the requirements in Table 2-8, in addition to any other applicable requirements of this Chapter, and the development standards (e.g., landscaping, parking and loading, etc.) in Article III (Site Planning and General Development Standards).

**TABLE 2-9
COMMERCIAL AND MANUFACTURING DISTRICT
GENERAL DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District		
	CN	CG	CH
Setbacks required	None, except as may be required through land use permit conditions of approval to address screening, landscaping, design guidelines and other land use and visual compatibility issues.		
Floor Area Ratio (FAR)	0.25		
Site coverage (1)	70% maximum.		
Open space	20% or in compliance with 18.46 (Open Space/Cluster Requirements), whichever is greatest.		
Height limit (2)	50 ft. or 3 stories, whichever is less.		
Landscaping	As required by Chapter 18.40 (Landscape Standards).		
Outdoor activities	All sales, displays and storage shall be conducted within an enclosed building, unless outdoor activities are approved in compliance with 18.58.190 (Outdoor Display and Sales Standards) and 18.58.200 (Outdoor Storage and Work Areas).		
Parking and loading	As required by Chapter 18.48 (Parking and Loading Standards).		
Signs	As required by Chapter 18.54 (Signs).		

Notes:

- (1) Maximum percentage of net site area that may be covered with structures and pavement. See the definition of site coverage in Chapter 18.220 (Definitions, Glossary).
- (2) Maximum allowable height for structures. See 18.30.090 (Height Measurement and Height Limit Exceptions).

Continues on next page.

**TABLE 2-9
COMMERCIAL AND MANUFACTURING DISTRICT
GENERAL DEVELOPMENT STANDARDS (Continued)**

Development Feature	Requirement by Zoning District		
	CS	M	BI
Setbacks required	None, except as may be required through land use permit conditions of approval to address screening, landscaping, design guidelines and other land use and visual compatibility issues.		
Floor Area Ratio (FAR)	0.25		<u>0.40</u>
Site coverage (1)	70% maximum.		
Open space	20% or in compliance with 18.46 (Open Space/Cluster Requirements), whichever is greatest.		
Height limit (2)	50 ft. or 3 stories, whichever is less.		
Landscaping	As required by Chapter 18.40 (Landscape Standards).		
Outdoor activities	All sales, displays and storage shall be conducted within an enclosed building, unless outdoor activities are approved in compliance with 18.58.190 (Outdoor Display and Sales Standards) and 18.58.200 (Outdoor Storage and Work Areas).		
Parking and loading	As required by Chapter 18.48 (Parking and Loading).		
Signs	As required by Chapter 18.54 (Signs).		

Notes:

- (1) Maximum percentage of net site area that may be covered with structures and pavement. See the definition of site coverage in Chapter 18.220 (Definitions, Glossary).
- (2) Maximum allowable height for structures. See 18.30.090 (Height Measurement and Height Limit Exceptions).

Continues on next page.

**TABLE 2-9
COMMERCIAL AND MANUFACTURING DISTRICT
GENERAL DEVELOPMENT STANDARDS (Continued)**

Development Feature	Requirement by Zoning District	
	DC	DM
Setbacks required	Minimum setbacks required unless otherwise shown on the Zoning Map, Subdivision Map or Planned Development. See 18.30.120 (Setback Requirements and Exceptions) for setback measurement, allowed projections into setbacks and exceptions to required setbacks.	
Front	Edge of the existing or future sidewalk improvement as determined by the Town Engineer.	25 ft.
Sides (each)	None required.	None required.
Street-side	Edge of the existing or future sidewalk improvement as determined by the Town Engineer.	Edge of the existing or future sidewalk improvement as determined by the Town Engineer.
Rear	None required.	
Floor Area Ratio (FAR)	No maximum FAR requirement.	0.25
Site coverage (1)	No maximum.	75% maximum.
Height limit (2)	50 ft. or 3 stories, whichever is less.	
Landscaping	As required by Chapter 18.40 (Landscaping Standards).	
Outdoor activities	All sales, displays and storage shall be conducted within an enclosed building, unless outdoor activities are approved in compliance with 18.58.190 (Outdoor Display and Sales Standards) and 18.58.200 (Outdoor Storage and Work Areas).	
Parking and loading	As required by Chapter 18.48 (Off-Street Parking and Loading).	
Signs	As required by Chapter 18.54 (Signs).	

Notes:

- (1) Maximum percentage of net site area that may be covered with structures and pavement. See the definition of site coverage in Chapter 18.220 (Definitions, Glossary).
- (2) Maximum allowable height for structures. See 18.30.090 (Height Measurement and Height Limit Exceptions).

18.12.050 - Downtown Commercial District Development Standards

- A. **In-lieu parking fees.** Unless a project is exempted from providing required parking by state law, parking impact fee may be paid at the discretion of the Director for uses in the DMU and DC districts in lieu of complying with Section 18.48.040 (Number of Parking Spaces Required). The amount of the impact fee per parking space shall be set by Town Council resolution.
- B. **Commercial ~~Row-core~~ land use limitations.** In general, most non-retail related uses are prohibited in ground floor spaces along Commercial Row and in the Downtown commercial core (on the south side of Donner Pass Road from Bridge Street to the McIver Roundabout; north of Jibboom Street between Bridge Street and Spring Street; and on the north side of

Donner Pass Road from Bridge Street to the Railyard boundary), but are allowed in second and third floor spaces. These limitations are further outlined under Section 18.20.070 (Commercial Row-Core Overlay District.)

18.12.060 - Commercial and Manufacturing Zoning District Performance Standards

All land uses proposed in the Commercial and Manufacturing zoning districts shall be operated and maintained so as to not be injurious to public health, safety or welfare, and shall comply with the following standards.

- A. Air emissions.** No approved land use shall generate or cause any visible dust, gasses or smoke to be emitted into the atmosphere, except in accordance with the air quality regulations of the Northern Sierra Air Quality Management District and the California Air Resources Board or for the operation of motor vehicles on the site.
- B. Glare and heat.** No direct or sky-reflected glare or heat, whether from floodlights or from high temperature processes (including combustion or welding or otherwise), shall be visible or felt at the property line.
- C. Ground vibration.** No approved land use shall generate ground vibration perceptible without instruments at any point along or outside of the property line of the use, except for motor vehicle operations.
- D. Odor.** No approved land use shall generate or emit any obnoxious odor or fumes perceptible at the property line.
- E. Sewer requirement.** No land use shall be approved with on-site sewage disposal. Connection to sewer shall be required. Any new land use established on a site must provide access to onsite restrooms that are connected to the sewer system. Uses that utilize a septic system, portable toilets or offsite restrooms for a permanent land use shall be prohibited.
 - 1. **Exceptions.** Portable toilets (e.g., port-a-potties) may be used on a temporary basis during construction only when the site has an active building permit.

18.12.070 - Retail Trade Uses

A single retail trade use as listed in Tables 2-6 and 2-7 shall not exceed 20,000 square feet of gross floor space. For the purpose of calculating the maximum square footage, the gross floor area of adjacent stores shall be aggregated in cases where the stores (1) are engaged in the selling of similar or related goods, wares or merchandise and operate under common ownership or management; (2) share checkstands, a warehouse, or a distribution facility; or (3) otherwise operate as associated, integrated or co-operative business enterprises. This restriction on the maximum gross floor space of a retail trade use shall not be adjusted or modified by the approval of a planned development, specific plan or master plan.

CHAPTER 18.14 – MIXED USE ZONING DISTRICTS

Sections:

- 18.14.010 - Purpose of Chapter
- 18.14.020 - Purposes of Mixed Use Districts
- 18.14.030 – Mixed Use Land Uses and Permit Requirements
- 18.14.040 – Mixed Use District General Development Standards
- 18.14.060 - Mixed Use Component
- 18.12.090 - Retail Trade Uses

18.14.010 - Purpose of Chapter

This Chapter provides regulations applicable to existing development and new land uses in the mixed use zoning districts established by Section 18.06.020 (Zoning Districts Established).

18.14.020 - Purposes of Mixed Use Districts

The purposes of the individual mixed use zoning districts and the manner in which they are applied are as follows.

- A. **DMU (Downtown Mixed Use) District.** The DMU zoning district is applied to areas in the Downtown Truckee Plan Area appropriate for a combination of commercial, office, lodging and residential land uses. The development standards and permit requirements of the DMU district are intended to create a pedestrian-oriented mixed-use environment. In general, most non-retail related uses are prohibited in ground floor spaces along Commercial Row [and in the Downtown commercial core](#) within this district. For a complete list of allowed uses, see Table 2-7 in Chapter 18.12. There is no maximum floor area ratio. The density for residential development is 12-24 dwelling units per acre. The DMU zoning district is consistent with the Mixed Use land use classification of the Downtown Truckee Plan
- B. **CMU (Corridor Mixed Use) District.** The CMU zoning district is applied to areas in the Gateway Area appropriate for a combination of multifamily residential, retail, office, service commercial, and public uses. The development standards and permit requirements of the CMU district are intended to create a pedestrian-oriented mixed-use environment with residential and commercial uses. Horizontal and vertical mixed-use development are allowed. Stand-alone residential is not permitted. Residential uses are prohibited on the ground floor on the front of the building. Retail trade and service uses are prioritized on the ground floor spaces within this district. Prioritization is done by allowing retail trade and service uses by right rather than through a discretionary process. For a complete list of allowed uses, see Table 2-7 in Chapter 18.12. The maximum floor area ratio is 1.0. The density for residential development in a mixed-use project is a maximum of 24 dwelling units per acre and a maximum of 18 dwelling units per acre for parcels on the north side of Donner Pass Road between Frates Lane and the I-80 offramp by the McIver roundabout. The CMU zoning district is consistent with the Corridor Mixed Use land use classification of the General Plan.
- C. **NMU (Neighborhood Mixed Use) District.** The NMU zoning district is applied to areas appropriate for restaurants, retail sales, offices and services serving the daily needs of nearby

residents. The development standards and permit requirements of the NMU district are intended to create a pedestrian-oriented, neighborhood-serving mixed-use environment with residential and commercial uses. Parcels within the NMU zoning district which are designated with the “NMU-R” suffix are properties which have the option to redevelop as mixed-use projects under the provisions of this chapter but may also continue to operate as residential uses subject to compliance with the RL zoning district standards (for properties developed with an existing or proposed single-family dwelling) and RM zoning district standards (for an existing or proposed multifamily residential project). Parcels within the NMU zoning district which are designated with the “NMU-C” suffix are subject to the mixed-use provisions of this chapter. Horizontal and vertical mixed-use developments are allowed. Stand-alone residential is not permitted on NMU-C parcels. The maximum floor area ratio is 0.6. The density for standalone residential development is 6-8 dwelling units per acre. The density for residential development in a mixed-use project is a maximum of 8 dwelling units per acre. Properties developed with existing residential units are subject to the housing unit “no net loss” provisions of this chapter. The NMU zoning district is consistent with the Neighborhood Mixed Use land use classification of the General Plan.

18.14.030 – Mixed Use District Land Uses and Permit Requirements

- A. General land use permit requirements.** Table 2-10 identifies the uses of land allowed by this Development Code in the mixed use zoning districts, and the land use permit required to establish each use, in compliance with Section 18.06.040 (Zoning District Regulations).

Note: Where the last column in the tables (“See Standards in Section”) includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Development Code may also apply.

- B. Activities within railroad rights-of-way.** Railroad and railroad-related operations, activities and facilities within the Union Pacific railroad right-of-way and operating properties are not subject to the requirements of this Development Code.
- C. Mobile Home Park Conversion.** Any affordable units lost in the CMU and NMU zoning districts through conversion of a mobile home park to non-affordable housing or another use that would remove affordable manufactured housing units shall be replaced at a one-for-one replacement to ensure no net loss. Mobile home park conversion is subject to approval of a Use Permit by the review authority in accordance with Chapter 18.76 (Use Permits and Minor Use Permits).

TABLE 2-10 ALLOWED USES AND PERMIT REQUIREMENTS FOR MIXED USE DISTRICTS

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT				See standards in Section:
	CMU	DMU	NMU-C	NMU-R	

AGRICULTURE, RESOURCE & OPEN SPACE USES

Nature reserves		P (2)			
Trails		P (2)			

MANUFACTURING, INDUSTRIAL & PROCESSING USES

Beverage production and food production	UP	UP (2)			
Food and beverage distribution		UP (2)			
Handcraft industries, small-scale manufacturing		UP (2)			
Makerspace, Manufacturing		UP (2)			18.58.135
Printing and publishing	P	P (2)	P	P	
Recycling - Reverse vending machines	P	P (2)			18.58.210
Recycling – Small collection facility		MUP (2)			
Structural clay and pottery products		P (2)			

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 7,500 sq. ft. of floor area outside of the Downtown zoning districts and less than 5,000 sq. ft. of floor area within the Downtown zoning districts, less than 26,000 sq. ft. of site disturbance, and multifamily projects with 10 or less units; Development Permit required for permitted projects with more than 7,500 sq. ft. or floor area outside of the Downtown zoning districts and more than 5,000 sq. ft. of floor area within the Downtown zoning districts, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) These uses are prohibited on ground floor spaces along Commercial Row [and in the Downtown commercial core](#). See Section 18.20.070.

**TABLE 2-10 – ALLOWED USES AND PERMIT REQUIREMENTS
FOR MIXED USE DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT				See standards in Section:
	CMU	DMU	NMU-C	NMU-R	
RESIDENTIAL USES					
Accessory dwelling units	P	P (2)(3)	P	P	18.58.025
Animal raising and keeping of household pets and backyard chickens, accessory to a primary residential use	P (4)	P (4)	P (4)	P (4)	18.58.060
Caretaker housing	MUP	MUP (3)	MUP	MUP	
Detached living areas		P (3)			
Emergency shelters/transitional living centers	UP				
Emergency shelters, accessory to a church/place of worship		MUP (3)			
Employee housing		P (5)			
Junior Accessory Dwelling Units		P		P	18.58.025.O
Live/work units	MUP	MUP (3)	MUP	MUP	18.58.130
Manufactured home		P (2)(3)(6)			18.58.170
Multifamily dwellings, 2 to 10 units		P (2)(3)		P (8)	18.25
Multifamily dwellings, 11 and more units		DP (2)(3)		DP (8)	18.25
Multifamily dwellings, individual ownership, 2 to 10 units		P (2)(3)		P (8)	18.25
Multifamily dwellings, individual ownership, 11 or more units		DP (2)(3)		DP (8)	18.25
Multifamily dwellings, in a mixed-use project	P	P (3)	P	P	18.25, 18.58.140
Residential care homes, 7 to 12 clients	UP	UP (3)			
Senior citizen congregate care/congregate care housing	UP	UP (3)	UP	UP	18.58.240
Single-family dwellings (7)		P (2)(3)		P (9)	18.25
Single-room occupancy (SRO) housing	UP	UP (3)	UP	UP	
Supportive housing	P (5)	P (5)	P (5)	P (5)	18.58.255
Transient rental, single family dwellings		P (3)		P	
Transitional housing	P (5)	P (5)	P (5)	P (5)	
Workforce housing required pursuant to Chapter 18.216	P	P	P	P	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 7,500 sq. ft. of floor area outside of the Downtown zoning districts and less than 5,000 sq. ft. of floor area within the Downtown zoning districts, less than 26,000 sq. ft. of site disturbance, and multifamily projects with 10 or less units; Development Permit required for permitted projects with more than 7,500 sq. ft. or floor area outside of the Downtown zoning districts and more than 5,000 sq. ft. of floor area within the Downtown zoning districts, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) Stand-alone residential projects must comply with residential development standards of DRM zoning district.
- (3) These uses are prohibited on ground floor spaces along Commercial Row [and in the Downtown commercial core](#). See Section 18.20.070.
- (4) Section 18.58.060 (Animal Raising and Keeping) may require a Minor Use Permit for certain animals and household pets, or the raising and keeping of animals or household pets over a certain number, and/or the raising and keeping of animals on small parcels.
- (5) Employee, supportive, and transitional housing are subject to the same regulations that apply to other residential uses of the same type in that zone.
- (6) Excludes sites listed on the National Register of Historic Places.

**TABLE 2-10 – ALLOWED USES AND PERMIT REQUIREMENTS
FOR MIXED USE DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT				See standards in Section:
	CMU	DMU	NMU-C	NMU-R	
RESIDENTIAL USES					
Accessory dwelling units	P	P (2)(3)	P	P	18.58.025
Animal raising and keeping of household pets and backyard chickens, accessory to a primary residential use	P (4)	P (4)	P (4)	P (4)	18.58.060
Caretaker housing	MUP	MUP (3)	MUP	MUP	
Detached living areas		P (3)			
Emergency shelters/transitional living centers	UP				
Emergency shelters, accessory to a church/place of worship		MUP (3)			
Employee housing		P (5)			
Junior Accessory Dwelling Units		P		P	18.58.025.O
Live/work units	MUP	MUP (3)	MUP	MUP	18.58.130
Manufactured home		P (2)(3)(6)			18.58.170
Multifamily dwellings, 2 to 10 units		P (2)(3)		P (8)	18.25
Multifamily dwellings, 11 and more units		DP (2)(3)		DP (8)	18.25
Multifamily dwellings, individual ownership, 2 to 10 units		P (2)(3)		P (8)	18.25
Multifamily dwellings, individual ownership, 11 or more units		DP (2)(3)		DP (8)	18.25
Multifamily dwellings, in a mixed-use project	P	P (3)	P	P	18.25, 18.58.140
Residential care homes, 7 to 12 clients	UP	UP (3)			
Senior citizen congregate care/congregate care housing	UP	UP (3)	UP	UP	18.58.240
Single-family dwellings (7)		P (2)(3)		P (9)	18.25
Single-room occupancy (SRO) housing	UP	UP (3)	UP	UP	
Supportive housing	P (5)	P (5)	P (5)	P (5)	18.58.255
Transient rental, single-family dwellings		P (3)		P	
Transitional housing	P (5)	P (5)	P (5)	P (5)	
Workforce housing required pursuant to Chapter 18.216	P	P	P	P	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 7,500 sq. ft. of floor area outside of the Downtown zoning districts and less than 5,000 sq. ft. of floor area within the Downtown zoning districts, less than 26,000 sq. ft. of site disturbance, and multifamily projects with 10 or less units; Development Permit required for permitted projects with more than 7,500 sq. ft. or floor area outside of the Downtown zoning districts and more than 5,000 sq. ft. of floor area within the Downtown zoning districts, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) Stand-alone residential projects must comply with residential development standards of DRM zoning district.
- (3) These uses are prohibited on ground floor spaces along Commercial Row [and in the Downtown commercial core](#). See Section 18.20.070.
- (4) Section 18.58.060 (Animal Raising and Keeping) may require a Minor Use Permit for certain animals and household pets, or the raising and keeping of animals or household pets over a certain number, and/or the raising and keeping of animals on small parcels.
- (5) Employee, supportive, and transitional housing are subject to the same regulations that apply to other residential uses of the same type in that zone.
- (6) Excludes sites listed on the National Register of Historic Places.

- (7) Small lot single-family subdivisions that comply with all requirements of Gov. Code, § 66499.40 are permitted in zoning districts that allow multifamily. These uses are prohibited on ground floor spaces along Commercial Row [and in the Downtown commercial core](#). See Section 18.20.070.
- (8) Stand-alone residential projects must comply with residential development standards of RM zoning district.
- (9) Stand-alone residential projects must comply with residential development standards of RL zoning district.

Table continues on next page.

**TABLE 2-10 – ALLOWED USES AND PERMIT REQUIREMENTS
FOR MIXED USE DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT				See standards in Section:
	CMU	DMU	NMU-C	NMU-R	
RETAIL USES					
Accessory retail uses	P	P	P	P	18.58.030
Alcoholic beverage sales, other than beer and wine	MUP	MUP	MUP	MUP	
Auto parts sales	P	P	P	P	
Bars and drinking establishments	UP	UP	UP	UP	
Convenience stores	MUP	P	MUP	MUP	
Furniture, furnishings and equipment stores	P	P	P	P	
Grocery stores	P	P	P	P	
Outdoor dining and seating areas	P	P	P	P	18.58.190
Outdoor sales and displays of merchandise, large	MUP	MUP	MUP	MUP	18.58.190
Outdoor sales and displays of merchandise, small and medium	P	P	P	P	18.58.190
Outdoor storage of merchandise	MUP	MUP	MUP	MUP	18.58.190
Plant nurseries and garden supply sales	MUP	MUP			18.58.190
Restaurants, fast food	P	P	P	P	
Restaurants, table service	P	P	P	P	
Retail stores, general merchandise	P	P	P	P	
Secondhand stores	P	P	P	P	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 7,500 sq. ft. of floor area outside of the Downtown zoning districts and less than 5,000 sq. ft. of floor area within the Downtown zoning districts, less than 26,000 sq. ft. of site disturbance, and multifamily projects with 10 or less units; Development Permit required for permitted projects with more than 7,500 sq. ft. or floor area outside of the Downtown zoning districts and more than 5,000 sq. ft. of floor area within the Downtown zoning districts, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) Retail trade businesses shall comply with the floor space standards in Section 18.12.090 (Retail Trade uses)

Table continues on next page.

**TABLE 2-10 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR MIXED USE DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT				See standards in Section:
	CMU	DMU	NMU-C	NMU-R	
SERVICE USES					
Automated teller machines (ATMs)	P	P	P	P	
Banks and financial services	P	P (3)	P	P	
Bed and breakfast inns		MUP (3)	MUP	MUP	18.58.070
Bikeshares	P	P	P	P	18.58.072
Business support services	P	P (3)			
Child day care centers	P		P	P	18.58.080
Child day care, large family day care homes	P	UP (3)	P	P	18.58.080
Hotels and motels	P	UP (3)			
Laundromats	P		P	P	
Makerspace, Craft	P	P (3)	P	P	18.58.135
Medical services - Clinics and labs	P	P (3)	P	P	
Medical services - Extended care	P	UP (3)	UP	UP	
Mortuaries	UP	UP (3)			
Office Support Service	P	P	P	P	
Offices, accessory to primary use	P	P (3)	P	P	
Offices, business and professional	P	P (3)	P	P	
Personal services	P	P (3)	P	P	
Public buildings and structures	UP (2)	UP (2)	UP (2)	UP (2)	
Public safety and utility facilities	UP	UP	UP	UP	
Repair/maintenance – Consumer products	P	P (3)	P	P	
Repair/maintenance – Vehicle	UP				
Research and development (R&D)	P	P (3)	MUP	MUP	
Residential care facilities	P	UP (3)			
Snow removal business	UP		UP	UP	
Veterinary clinics, animal hospitals, kennels, boarding	MUP	UP (3)	MUP	MUP	
Visitor center	P	P			
Work/live units	MUP	MUP (3)	MUP	MUP	18.58.130

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 7,500 sq. ft. of floor area outside of the Downtown zoning districts and less than 5,000 sq. ft. of floor area within the Downtown zoning districts, less than 26,000 sq. ft. of site disturbance, and multifamily projects with 10 or less units; Development Permit required for permitted projects with more than 7,500 sq. ft. or floor area outside of the Downtown zoning districts and more than 5,00 sq. ft. of floor area within the Downtown zoning districts, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- Permitted if the public agency use (e.g. office, outdoor storage) is permitted in zoning district; UP otherwise
- These uses are prohibited on ground floor spaces along Commercial Row [and in the Downtown commercial core](#). See Section 18.20.070.

Table continues on next page.

**TABLE 2-10 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR MIXED USE DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT				See standards in Section:
	CMU	DMU	NMU-C	NMU-R	

TEMPORARY USES

Commercial filming	TUP	TUP	TUP	TUP	18.62
Off-site contractor's construction yard	TUP	TUP (3)	TUP	TUP	18.62
Offices, temporary	TUP	TUP	TUP	TUP	18.62
On-site soil remediation activities	TUP (3)	TUP (3)	TUP	TUP	18.62
Outdoor retail sales, temporary	TUP	TUP	TUP	TUP	18.62
Seasonal sales lot	TUP (3)	TUP (3)	TUP	TUP	18.62
Temporary events, non-profit organization	TUP	TUP	TUP	TUP	18.62
Temporary work trailers	TUP (3)	TUP (3)	TUP	TUP	18.62

TRANSPORTATION, INFRASTRUCTURE & COMMUNICATIONS USES

Broadcasting studios	P	P (3)			
Commercial Parking and vehicle storage		UP (3)			
Electrical utility facilities	UP	UP (3)	UP	UP	18.58.114
Pipelines	UP	UP			
Railroad and railroad-related operations (2)					
Transit stations and terminals	UP	P			
Transit stop shelters	P	P	P	P	
Utility lines	P	P	P	P	
Wireless Communications Facilities (4)	P	P			18.58.270

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 7,500 sq. ft. of floor area outside of the Downtown zoning districts and less than 5,000 sq. ft. of floor area within the Downtown zoning districts, less than 26,000 sq. ft. of site disturbance, and multifamily projects with 10 or less units; Development Permit required for permitted projects with more than 7,500 sq. ft. or floor area outside of the Downtown zoning districts and more than 5,00 sq. ft. of floor area within the Downtown zoning districts, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) Railroad and railroad-related operations, activities, and facilities within the Union Pacific Railroad right-of-way and operating properties are not subject to the land use permit and development standards of the Development Code.
- (3) These uses are prohibited on ground floor spaces along Commercial Row [and in the Downtown commercial core](#). See Section 18.20.070
- (4) Permit requirements vary by type of facility. See Section 18.58.270 (Wireless Communications Facilities).

18.14.060 – Mixed Use Zoning District Design Standards

Projects proposed in the mixed-use zoning districts are required to comply with the following design standards:

- A. **Building orientation.** Buildings shall be oriented to the street and parking shall be provided in the rear or on the side of the building to create a pedestrian-oriented environment. On project sites less than 10,000 square feet in size in the NMU-C zoning district, the Community Development Director may waive this requirement if the Director finds that that strict application of this standard would preclude development of the site with a mixed-use project and that the deviation is the minimum necessary departure to grant relief to the applicant.
- B. **Ground-floor commercial requirement.** Mixed-use developments shall have commercial spaces on the ground floor on the front of the building and residential uses and other nonresidential uses located above or behind the commercial use. For building frontages within 20 feet of the Donner Pass Road right-of-way, a maximum of 10% of the building frontage shall be dedicated for residential entrances.
- C. **Multifamily unit size.** Multifamily residential units for projects in the CMU zoning district are limited to a maximum average living area of 1,000 square feet.
- D. **Streamlined Residential Review.** For projects with at least two-thirds of the gross square footage of the development designated for residential use, consistency with development standards, including the Objective Design Standards (Chapter 18.25), may be administratively determined through the Streamlined Residential Review (Chapter 18.79).

18.14.070 – Mixed Use Zoning District Performance Standards

All land uses proposed in the mixed use zoning districts shall be operated and maintained so as to not be injurious to public health, safety or welfare, and shall comply with the following standards.

- A. **Air emissions.** No approved land use shall generate or cause any visible dust, gasses or smoke to be emitted into the atmosphere, except in accordance with the air quality regulations of the Northern Sierra Air Quality Management District and the California Air Resources Board or for the operation of motor vehicles on the site.
- B. **Glare and heat.** No direct or sky-reflected glare or heat, whether from floodlights or from high temperature processes (including combustion or welding or otherwise), shall be visible or felt at the property line.
- C. **Ground vibration.** No approved land use shall generate ground vibration perceptible without instruments at any point along or outside of the property line of the use, except for motor vehicle operations.
- D. **Odor.** No approved land use shall generate or emit any obnoxious odor or fumes perceptible at the property line.
- E. **Sewer requirement.** No land use shall be approved with on-site sewage disposal. Connection to sewer shall be required. Any new land use established on a site must provide

CHAPTER 18.16 - SPECIAL PURPOSE ZONING DISTRICTS

Sections:

- 18.16.010 - Purpose of Chapter
- 18.16.020 - Purposes of Special Purpose Zoning Districts
- 18.16.030 - Special Purpose District Land Uses and Permit Requirements
- 18.16.040 - Special Purpose District General Development Standards
- 18.16.050 - RC (Resource Conservation) District Development Standards
- 18.16.060 - PC (Planned Community) District Development Standards
- 18.16.070 - REC (Recreation) District Development Standards
- 18.16.080 - DMP (Downtown Master Plan) District Development Standards
- 18.16.090 - Special Purpose District Performance Standards

18.16.010 - Purpose of Chapter

This Chapter regulates development and new land uses in the special purpose zoning districts established by Section 18.06.020 (Zoning Districts Established).

18.16.020 - Purposes of Special Purpose Zoning Districts

The purposes of the individual special purpose zoning districts and the manner in which they are applied are as follows:

- A. OS (Open Space) District.** The OS zoning district is applied to areas of the Town with significant natural resources, including forest land, rangeland, mineral resources and areas suitable for passive recreational uses. The intent of this zoning district is to: designate areas for permanent protection of open space; maintain environmentally sensitive areas; preserve wildlife habitat and corridors, and scenic views. The OS zoning district is consistent with all land use classifications of the General Plan.
- B. RC (Resource Conservation) District.** The RC zoning district is applied to areas appropriate for protection as open space because of significant environmental resources, but where limited development may be appropriate if clustered. Land uses in this zoning district include open space, passive recreational uses and single-family homes. Development will be clustered and/or integrated with the natural environment to minimize site disturbances, and to preserve open space and other significant natural resources. The RC zoning district is consistent with the Resource Conservation/Open Space (RC/OS) land use classification of the General Plan.
- C. REC (Recreation) District.** The REC zoning district is applied to areas appropriate for active recreational activities that would be compatible with natural resource areas. Allowed uses include camping, skiing, golfing, clustered lodging, residences and support services. The REC zoning district is consistent with the Open Space Recreation (OSR), Resource Conservation/Open Space (RC/OS), Residential (RES) and Tahoe Donner Plan Area land use classifications of the General Plan.
- D. PF (Public Facilities) District.** The PF zoning district is applied to areas appropriate for public, institutional and auxiliary uses that are established in response to the recreational,

safety, cultural and welfare needs of the Town. Allowable land uses may include public parks and facilities, schools, hospitals and government offices, and other appropriate uses for public agencies. [In general, most non-retail related uses are prohibited in ground floor spaces in the Downtown commercial core within this district.](#) The PF zoning district is consistent with the Public and Public, Hospital/Offices land use classifications of the General Plan and on public lands in other land use classifications.

- E. PC (Planned Community) District.** The PC zoning district applies to specific subareas identified in the General Plan that define the type, amount and mixture of land uses allowed. The subareas include development of residential, commercial, recreational, mixed use and industrial uses. The PC zoning district is consistent with the Special Study Area and PC-1, PC-2 and PC-3 land use classifications of the General Plan.
- F. DMP (Downtown Master Plan) District.** The Downtown Master Plan zoning district applies to specific subareas identified in the Downtown Truckee Plan that define the type, amount and mixture of land use allowed. The subareas include development of residential, commercial and mixed uses. The intent of this zoning district is to provide for development in Master Plan Areas consistent with the applicable policies and land uses identified for the Master Plan Areas in the Specific Plan. The DMP zoning district is consistent with the Master Plan Area land use classification of the Downtown Truckee Plan.
- G. [RTC \(Rail Transportation Corridor\) District.](#)** [The Rail Transportation Corridor zoning district allows railroad operations and facilities, surface and subsurface utility lines, and land uses allowed immediately adjacent to the railroad right-of-way. This zoning district includes all areas within the Union Pacific Railroad right-of way. The RTC zoning district is consistent with the Rail Transportation Corridor land use classification of the General Plan.](#)

18.16.030 - Special Purpose District Land Uses and Permit Requirements

- A. General requirements.** Table 2-9 identifies the uses of land allowed by this Development Code in each special purpose zoning district and the land use permit required to establish each use, in compliance with Section 18.06.040.B (Zoning District Regulations).

Note: Where the last column in the tables (“See Standards in Section”) includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Development Code may also apply.

- B. Requirements for the PC (Planned Community) District.** In advance of Specific Plan approval, interim uses within the PC zoning district shall be limited to those allowed by this Chapter within the RC zoning district except golf courses and clubhouses, subject to the same land use permit requirements as the uses within the RC district. PC-1 (Coldstream Specific Plan), PC-2 (Gray’s Crossing Specific Plan), and PC-3 (Joerger Ranch Specific Plan) have been adopted and are the governing documents for the designated areas.
- C. Requirements for the DMP (Downtown Master Plan) District.** In advance of Master Plan approval, the following interim uses within the DMP zoning district shall be permitted uses:
1. A single-family dwelling on an existing parcel not owned by Union Pacific Railroad;
 2. Improvements and land uses necessary for railroad operations on railroad owned property;

3. Operation of existing legally approved uses, subject to the non-conforming use provisions set forth in Chapter 18.130 (Nonconforming Uses, Structures and Parcels);
 4. Public parking lots and appurtenant uses; and
 5. Expansion of up to 25 percent of the floor area of existing non-residential land uses.
- D. Activities within railroad rights-of-way.** Railroad and railroad-related operations, activities and facilities within the Union Pacific railroad right-of-way and operating properties are not subject to the requirements of this Development Code.

TABLE 2-12 - ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE DISTRICTS

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See standards in Section:
	OS	RC	REC	PF	RTC	

AGRICULTURE, RESOURCE & OPEN SPACE USES

Agricultural accessory structures	P	MUP				18.58.060
Agricultural processing uses		UP				
Animal raising and keeping of livestock, other large animals, fowl and other small animals and birds, accessory to a primary use		P (2)	P (2)			18.58.060
Crop production	P	P				
Fisheries and game reserves	P	P	P	P (4)		
Mining and quarrying		UP		UP (4)		
Nature reserves	P	P	P	P (4)		
Trailhead and recreational area parking (3)			P	P (4)		
Trails	P	P	P	P (4)		

MANUFACTURING & PROCESSING USES

Recycling - Composting				UP (4)		18.58.210
Recycling - Large collection facility				UP (4)		18.58.210
Recycling - Reverse vending machines				UP (4)		18.58.210
Recycling - Small collection facility				UP (4)		18.58.210

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 7,500 sq. ft. of floor area outside of the Downtown zoning districts and less than 5,000 sq. ft. of floor area within the Downtown zoning districts, less than 26,000 sq. ft. of site disturbance, and multifamily projects with 10 or less units; Development Permit required for permitted projects with more than 7,500 sq. ft. or floor area outside of the Downtown zoning districts and more than 5,00 sq. ft. of floor area within the Downtown zoning districts, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
DP	Development Permit required for 7,500 sq. ft. or more of floor area outside of the Downtown zoning districts, 5,000 sq. ft. or more of floor area inside the Downtown zoning districts, and projects within both areas causing 26,000 sq. ft. or more of site disturbance.	18.74
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) Section 18.58.060 (Animal Raising and Keeping) may require a Minor Use Permit for certain animals and household pets, the raising and keeping of animals or household pets over a certain number, and/or the raising and keeping of animals on small parcels.
- (3) Zoning Clearance required when operated by a public agency; otherwise, Use Permit required.
- (4) [These uses are prohibited on ground floor spaces in the Downtown commercial core. See Section 18.20.070](#)

Continues on next page.

TABLE 2-12 - ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See standards in Section:
	OS	RC	REC	PF	RTC	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
Campgrounds			UP			
Community centers			UP	UP (4)		
Docks and piers, commercial		MUP	MUP	P (2)		
Equestrian facilities, commercial or public			UP			18.58.060
Golf courses and country clubs		UP	UP	UP (2)		
Golf driving range			UP			
Health/fitness facilities			UP			
Hunting and fishing clubs	MUP	MUP	UP			
Ice skating rinks			UP	P		
Libraries and museums				P (3) (4)		
Marina		MUP	UP	P (2)		
Outdoor commercial recreation			UP	P (2) (4)		
Parks and playgrounds	MUP		P	P (2) (4)		
Private residential recreational facilities			UP			
Public Assembly Uses		UP	UP	UP (4)		18.58.090
Recreational vehicle (RV) parks			UP			
Religious retreats and organizational camps			UP			
Schools - Public and private				P (2) (4)		
Schools - Specialized education and training				P (2) (4)		
Seasonal park caretaker				P		
Ski lift facilities and ski runs			UP			
Sport facilities/outdoor entertainment				P (2)		
Theaters and event spaces				P (2)		

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 7,500 sq. ft. of floor area outside of the Downtown zoning districts and less than 5,000 sq. ft. of floor area within the Downtown zoning districts, less than 26,000 sq. ft. of site disturbance, and multifamily projects with 10 or less units; Development Permit required for permitted projects with more than 7,500 sq. ft. or floor area outside of the Downtown zoning districts and more than 5,00 sq. ft. of floor area within the Downtown zoning districts, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) Use must be operated by a public agency.
- (3) Use must be operated by a public agency or nonprofit approved by the Town that operates similar to a public agency.
- (4) [These uses are prohibited on ground floor spaces in the Downtown commercial core. See Section 18.20.070.](#)

Continues on next page.

TABLE 2-12 - ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See standards in Section:
	OS	RC	REC	PF	RTC	
RESIDENTIAL USES (3)						
Accessory dwelling units		P	P			18.58.025
Animal raising and keeping of household pets and backyard chickens, accessory to a primary residential use		P (2)	P (2)			18.58.060
Caretaker housing			P			
Detached living areas		MUP	P			18.58.220
Employee housing		MUP (4)	P (4)			
Farmworker housing, up to 12 units or 36 beds in group quarters	P (5)	P (5)				
Junior Accessory Dwelling Units		P	P			18.58.025.O
Manufactured home		MUP	P			18.58.170
Mobile home as temporary construction residence		P	P			
Residential care homes, 7 to 12		UP				
Single-family dwellings		MUP	P			18.25
Student and employee housing				P (6)		
Supportive housing		MUP (4)	P (4)			18.58.255
Transient rental, single family dwellings	-	P	P	-	-	-
Transitional housing		MUP (4)	P (4)			
Workforce housing required pursuant to Chapter 18.216				P(6)		18.216

RETAIL TRADE USES

Accessory retail uses			MUP			18.58.030
Alcoholic beverage sales, other than beer and wine			MUP			
Bars and drinking establishments			MUP			
Convenience stores			MUP			
Restaurants, table service			UP			

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 7,500 sq. ft. of floor area outside of the Downtown zoning districts and less than 5,000 sq. ft. of floor area within the Downtown zoning districts, less than 26,000 sq. ft. of site disturbance, and multifamily projects with 10 or less units; Development Permit required for permitted projects with more than 7,500 sq. ft. or floor area outside of the Downtown zoning districts and more than 5,00 sq. ft. of floor area within the Downtown zoning districts, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
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TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) Section 18.58.060 (Animal Raising and Keeping) may require a Minor Use Permit for certain animals and household pets, the raising and keeping of animals or household pets over a certain number, and/or the raising and keeping of animals on small parcels.
- (3) Retail trade businesses shall comply with the floor space standards in Section 18.12.090 (retail trade Uses).
- (4) Employee, supportive, and transitional housing are subject to the same regulations that apply to other residential uses of the same type in that zone.
- (5) Farmworker housing is subject to the same regulations that apply to other agricultural uses in the same zone.
- (6) [Residential projects must comply with the residential development standards of the RM zoning district.](#)

TABLE 2-12 - ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See standards in Section:
	OS	RC	REC	PF	RTC	

SERVICE USES

Bed and breakfast inns		UP	UP			18.58.070
Bikeshares	P	P	P	P	P	18.58.072
Cemeteries and columbariums				UP (2)		
Child day care centers				P		18.58.080
Child day care, large family day care homes		MUP				18.58.080
Hotels and motels			UP			
Medical services - Clinics and labs				P (2) (5)		
Medical services - Extended care				P (2) (5)		
Medical services - Hospitals				P (2) (5)		
Offices, accessory to primary use			P	P (2) (5)		
Public buildings and structures				P		
Public safety and utility facilities		MUP (3)	MUP	P		
Residential care facilities				P (2) (5)		

TEMPORARY USES

Commercial filming	TUP	TUP	TUP	P		18.62
Temporary events, public property				P		18.62

TRANSPORTATION, INFRASTRUCTURE & COMMUNICATIONS USES

Bikeshare Maintenance and Storage Yards				P		
Commercial parking and vehicle storage				P (5)		
Electrical utility facilities	UP	UP	UP	UP (5)	UP (5)	18.58.114
Heliport				UP (5)		
Pipelines	UP	UP	UP	UP	UP	
Railroad and railroad related operations (3)					P	
Utility lines	MUP	P	P	P	P	
Wireless Communications Facilities (4)			P	P	P	18.58.270

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 7,500 sq. ft. of floor area outside of the Downtown zoning districts and less than 5,000 sq. ft. of floor area within the Downtown zoning districts, less than 26,000 sq. ft. of site disturbance, and multifamily projects with 10 or less units; Development Permit required for permitted projects with more than 7,500 sq. ft. or floor area outside of the Downtown zoning districts and more than 5,00 sq. ft. of floor area within the Downtown zoning districts, 26,000 sq. ft. or more of site disturbance, and/or 11 or more multifamily residential units.	18.72
MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) Use must be operated by a public agency.
- (3) Railroad and railroad-related operations, activities, and facilities within the Union Pacific Railroad right-of-way and operating properties are not subject to the land use permit and development standards of the Development Code.
- (4) Permit requirements vary by type of facility. See Section 18.58.270 (Wireless Communications Facilities).
- (5) [These uses are prohibited on ground floor spaces in the Downtown commercial core. See Section 18.20.070.](#)

18.16.040 - Special Purpose District General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed and/or established in compliance with the requirements in Table 2-10, in addition to any other applicable requirements of this Chapter and the development standards (e.g., landscaping, parking and loading, etc.) in Article III (Site Planning and General Development Standards).

**TABLE 2-13
SPECIAL PURPOSE DISTRICT GENERAL DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District	
	OS	RC
Minimum lot size	Determined through the subdivision process.	80 acres
Residential density (1)	None allowed.	1 single-family unit per lot, one accessory dwelling unit, and one junior accessory dwelling unit in compliance with 18.58.025 (Accessory Dwelling Units).
Setbacks required	Minimum setbacks required unless otherwise shown on the Zoning Map, Subdivision Map or Planned Development. See 18.30.120 (Setback Requirements and Exceptions) for setback measurement, allowed projections into setbacks and exceptions to required setbacks.	
Front	30 ft.	30 ft.
Sides (each)	30 ft.	30 ft.; 10 ft. on parcels less than 3 acres
Street-side	Same as front.	
Rear	30 ft.	30 ft.; 20 ft. on parcels less than 3 acres
Clustered development	Required in compliance with 18.46 (Open Space/Cluster Requirements).	
Site coverage (2)	5% maximum.	20% maximum; 40% maximum on parcels less than 3 acres.
Open space	Permanent open space shall be provided in compliance with 18.46 (Open Space/Cluster Requirements).	
Height limit (3)	24 ft.	35 ft. or 3 stories, whichever is less.
Landscaping	As required by Chapter 18.40 (Landscape Standards).	
Parking and loading	As required by Chapter 18.48 (Parking and Loading Standards).	

Notes:

- (1) Maximum number of dwelling units allowed.
- (2) Maximum percentage of net site area that may be covered with structures and pavement. See the definition of site coverage in Chapter 18.220 (Definitions, Glossary).
- (3) Maximum allowable height for structures. See 18.30.090 (Height Measurement and Height Limit Exceptions).

TABLE 2-13
SPECIAL PURPOSE DISTRICT GENERAL DEVELOPMENT STANDARDS (Continued)

Development Feature	Requirement by Zoning District	
	REC	PF ⁽⁵⁾
Minimum lot size (1)	3 acres. The total number of lots that may be allowed is one lot per 10 acres in area.	Determined through land use permit process. 12-24 dwelling units per acre for student and employee housing projects.
Residential density (2)	1 single-family unit per lot, one accessory dwelling unit, and one junior accessory dwelling unit in compliance with 18.58.025 (Accessory Dwelling Units).	Determined through land use permit process. 12-24 dwelling units per acre for student and employee housing projects.
Setbacks required	Minimum setbacks required unless otherwise shown on the Zoning Map. See 18.30.120 (Setback Requirements and Exceptions) for setback measurement, allowed projections into setbacks and exceptions to required setbacks.	
Front	20 ft.; 30 ft. on lots of 3 acres or larger.	
Sides (each)	20 ft; 30 ft. on lots of 3 acres or larger.	Determined through land use permit process.
Street-side	15 ft.; 30 ft. on lots of 3 acres or larger.	
Rear	20 ft.; 30 ft. on lots of 3 acres or larger	
Clustered development	Required in compliance with 18.46 (Open Space/Cluster Requirements).	
Site coverage (3)	40%, maximum.	
Site Disturbance	In compliance with 18.30.080.D (Maximum site disturbance for single-family residential uses).	
Floor Area Ratio	Average 0.20-FAR for non-open space land	0.80 FAR maximum (average FAR 0.20 for public hospital/office)
Open space	Permanent open space shall be provided in compliance with 18.46 (Open Space/ Cluster Requirements).	
Height limit (4)	35 ft. or 3 stories, whichever is less.	
Landscaping	As required by Chapter 18.40 (Landscaping).	
Parking and loading	As required by Chapter 18.48 (Off-Street Parking and Loading).	
Signs	As required by Chapter 18.54 (Signs).	

Notes:

- (1) Clustered residential projects, condominiums, townhomes or planned development projects may be subdivided with smaller parcel sizes and lot widths for ownership purposes, with the minimum lot area requirement determined through the subdivision review process.
- (2) Maximum number of dwelling units allowed for each specified unit of land, except where a different density is established by 18.08.050 (Minimum Lot Area and Maximum Density). The approval of a Tentative Map, Planned Development, Development Permit, Minor Use Permit or Use Permit may result in fewer dwelling units being allowed than the maximum density shown. See also Chapter 18.212 (Density Bonuses, Concessions and Incentives) for possible density bonuses.
- (3) Maximum percentage of net site area that may be covered with structures and pavement. See the definition of site coverage in Chapter 18.220 (Definitions, Glossary).
- (4) Maximum allowable height for structures. See 18.30.090 (Height Measurement and Height Limit Exceptions).
- (5) [Residential projects must comply with the residential development standards of the RM zoning district.](#)

- b. The Town does not represent, guarantee or warranty the ultimate safety of any construction, use or occupancy of structures constructed to the standards recommended by the engineer and/or required by the Town.

The written statement shall be recorded with the Nevada County Recorder's Office.

- 3. **New subdivisions.** Within the High Hazard or Moderate Hazard Zones, it shall be unlawful to create any new parcel unless the parcel is held in common with units in a planned development or zoned open space. The density allocated to the land area located within the -SA zoning district may be transferred to the remaining property outside the -SA zoning district.
- 4. **Utilities.** Within the High Hazard, Moderate Hazard or Low Hazard Zones, new utilities and new individual service connections shall be installed underground in order to minimize possible avalanche damage to the utilities and injury to persons or property.
- 5. **Dangerous deflection.** Within the High Hazard, Moderate Hazard or Low Hazard Zones, avalanche protective, deflective and preventive structures, devices or earthwork which threaten to deflect avalanches toward property of others, or otherwise threaten to increase the danger to persons or property, shall be prohibited.

18.20.070 – Commercial ~~Row~~ Core (~~-CRCC~~) Overlay District

- A. **Purpose.** The ~~-CR-CC~~ overlay district is intended to safeguard the mix of retail uses along Commercial Row and in Downtown Truckee's commercial core; to inspire a more livable urban and pedestrian-oriented environment; to protect and enhance Commercial Row's the Downtown's attraction to visitors and local residents, thereby stimulating business; and to contribute to the downtown historic community character. Development standards and guidelines for this district address change of use, alterations and additions to existing buildings.
- B. **Applicability.** The ~~-CR-CC~~ overlay district applies to all properties located along the northern side of Donner Pass Road, known as Commercial Row, which is bounded on the west by Spring Street, on the east by Bridge Street, and by the alley to the north; on the south side of Donner Pass Road from Bridge Street to the McIver Roundabout; north of Jibboom Street, between Bridge Street and Spring Street; and on the north side of Donner Pass Road from Bridge Street to the Railyard boundary. The district applies only to ground floor spaces along Commercial Row and in the Downtown commercial core.
- C. **Allowed land uses and permit requirements.** All retail, restaurant and bar uses may be allowed within the ~~-CR-CC~~ overlay district subject to approval of a land use permit by the review authority in accordance with Chapter 18.72 (Zoning Clearance), Chapter 18.74 (Development Permits) or Chapter 18.76 (Use Permits and Minor Use Permits). In general, most non-retail related uses are prohibited in ground floor spaces along Commercial Row and in the Downtown commercial core. For a complete list of allowed uses, see Table 2-7 in Chapter 18.12. In general, retail, restaurant and bar uses are required to be the primary use. Retail, restaurant and bar uses secondary to a prohibited use are not allowed.

- D. Development Standards.** Proposed development and new land uses within the ~~CR-CC~~ overlay district shall comply with the development standards of the primary zoning district, all other applicable provisions of this Development Code and the applicable requirements of Chapter 18.26 (Historic Preservation Design Guidelines).
- E. Nonconforming Uses.** All existing non-retail, non-restaurant, non-bar uses on Commercial Row and in the Downtown commercial core as of the effective date of this section are allowed to remain until a change of or intensification of use. At that time, any proposed use will have to comply with the ~~CR-CC~~ Overlay District. This district does not apply to lease renewals with no change of use. Additional information on non-conforming uses is provided in Chapter 18.130.

CHAPTER 18.25 – OBJECTIVE DESIGN STANDARDS

Sections:

- 18.25.010 – Purpose of Chapter
- 18.25.020 – Applicability
- 18.25.030 – Review Process
- 18.25.040 – Definitions
- 18.25.050 – Multifamily Site Design
- 18.25.060 – Multifamily Massing and Articulation
- 18.25.070 – Multifamily Building Entries and Stairwells
- 18.25.080 – Multifamily Colors and Materials
- 18.25.090 – Multifamily Architectural Elements
- 18.25.100 – Multifamily Utilities and Service Areas
- 18.25.110 – New Single-Family Subdivisions
- 18.25.120 – Residential Mixed-Use Development
- 18.25.130 – Multifamily Residential Projects within the Downtown Visitor Lodging (DVL) Zoning District.

18.25.010 - Purpose of Chapter

The Objective Design Standards identify specific measurable elements of a design that are required for all multifamily residential projects and new single-family residential subdivision projects with five or more residential parcels. The intent of the Objective Design Standards is to set clear expectations that align with the Town’s goals and intended outcomes for multifamily residential projects, as defined in this chapter, while implementing requirements in California State Law. Chapter 18.24 (Design Guidelines) provides additional guidance on design objectives and expectations to help guide future development.

18.25.020 - Applicability

- A. The Objective Design Standards apply to new multifamily residential projects, as defined by this chapter, and new single-family residential subdivisions with five or more residential parcels. These standards do not apply to existing single-family residences or existing single-family subdivisions created prior to October 12, 2023. For the purposes of this section, “multifamily residential projects” are projects with two or more residential units only or a mix of multifamily residential and non-residential uses, with at least two-thirds of the gross square footage of the development designated for residential use. Multifamily residential projects and new single-family residential subdivision projects shall adhere to requirements contained in this Chapter in order to gain administrative approval. The provisions of Chapter 18.24 (Design Guidelines) apply to multifamily residential projects that choose to request a variation to the Objective Design Standards, pursuant to Section 18.25.030.B (Flexible Design Review) and complete a review with the identified review authority in Table 4-1.
1. Multifamily projects are subject to the standards outlined in Sections 18.25.050 – 18.25.100.

2. New single-family subdivision projects are subject to the standards outlined in Section 18.25.110.
 3. Residential mixed-use projects are subject to the standards outlined in Sections 18.25.050 – 18.25.100 and Section 18.25.120.
- B.** For additions to existing multifamily residential buildings, the standards of this chapter shall apply to the entire building, including the existing structure and addition, if the addition requires a demolition of the existing building that is equal to or greater than 50% of the surface area of all existing exterior wall assemblies above finished grade or for additions over 50% of the existing square footage of the building. If the addition requires demolition that is less than 50% of the existing building or the addition is less than 50% of the square footage of the existing building, the Standards shall apply to only the building addition. The design of the addition shall use the same roof form, materials, and color found on the existing building. Category A, B, or C historic resources within the HP Overlay District shall be exempt from this requirement and preservation of the historic structure shall be maintained per the requirements of Chapter 18.77 (Historic Design Review).
- C.** Projects with less than two-thirds of the gross floor area of the development designated for residential use are considered commercial projects and are not subject to this chapter (see Chapter 18.24 – Design Guidelines for commercial projects), except Sections 18.25.050.D (Open Space and Common Outdoor Areas, 18.25.090.B (Balconies, porches, decks, and patios), and 18.25.090.C (Amenities) shall apply to the residential units in any development.
- D.** For mixed-use developments with two-thirds or greater of the gross floor area designated for residential use, the standards shall apply to the entirety of the structure(s) and are not limited to only residential portions.
- E.** These standards are in addition to those in Chapter 18.08 (Residential Zoning Districts), specifically the RM (Medium Density Residential), RH (High Density Residential), DRM (Downtown Medium Density Residential), DRH (Downtown High Density Residential); ~~and~~ Chapter 18.12 (Commercial and Manufacturing Zoning Districts), specifically, CN (Neighborhood Commercial), CG (General Commercial), CS (Service Commercial), DC (Downtown Commercial), M (Manufacturing), DM (Downtown Manufacturing/Industrial), and BI (Business Innovation zoning districts; Chapter 18.14 (Mixed Use Zoning Districts), specifically DMU (Downtown Mixed Use), CMU (Corridor Mixed Use), and NMU (Neighborhood Mixed Use) zoning districts; and Chapter 18.16 (Special Purpose Zoning Districts), specifically the PF (Public Facilities) zoning district ~~DC (Downtown Commercial), M (Manufacturing), and DM (Downtown Manufacturing/Industrial) zoning districts~~, as well as Chapters 18.46 (Open Space/Cluster Requirements), Chapter 18.30 (General Property Development and Use Standards), Chapter 18.40 (Landscape Standards), Chapter 18.48 (Parking and Loading Standards), and Chapter 18.54 (Signs).
- F.** Standards contained within resource protection Chapters, including Chapter 18.34 Floodplain Management, Chapter 18.36 Hillside Development, Chapter 18.38 Lake and River/Stream Corridor Development, Chapter 18.46 Open Space & Cluster Guidelines, and Chapter 18.26 Historic Preservation Design Guidelines shall prevail over standards in this Chapter whenever there is a conflict.

G. Organization. The Objective Design Standards are organized by topic. Descriptive diagrams are provided to help articulate the standards visually. The diagrams should be considered as examples and do not contain specific architectural elements that apply to projects. In the event of a conflict or inconsistency between the text of this document and any illustration, figure, table, heading, caption, or map, the text shall take precedence.

H. Interpretation. The following standards provide direction on interpreting this chapter:

1. Mandatory and Discretionary Terms
 - a. The words “shall,” and “will” are mandatory, establishing a duty or obligation to comply with the specific Standard.
 - b. The words “shall not,” “will not” and “not permitted” are mandatory and represent the prevention of action.
 - c. The words “may,” and “should” are permissive.
2. Unless otherwise specifically indicated, lists or items or examples that use terms such as “for example,” “including,” and “such as,” or similar language are intended to provide examples and are not an exhaustive list of all possibilities.
3. Unless context clearly suggests otherwise, conjunctions must be interpreted as follows:
 - a. “And” indicates that all connected terms, items, condition, provisions, and events apply.
 - b. “Or” indicates that one or more of the connected terms, items, conditions, provisions, or events apply
4. Where features are required in intervals, the measurements shall occur from left to right when viewing the elevation.

18.25.030 - Review Process

A. Streamlined Residential Review. Consistency with development standards, including the Objective Design Standards of this Chapter, shall be determined administratively under a Streamlined Residential Project process, unless a variation is requested. The Streamlined Residential Review (Chapter 18.79) process will result in a determination of approval or denial for compliance with the standards of the Development Code.

1. The allowances under Chapter 18.78 (Planned Development) may not be used in addition to the Streamlined Residential Permit Process.
2. Consistency with this chapter and ~~The Residential Project Streamlined Review process may shall be required be used in conjunction with the provisions of~~ for projects using the allowances of Chapter 18.212 (Density Bonuses, Concessions, and Incentives).

B. Flexible Design Review. Any application that voluntarily requests a flexible approach to architectural design review of the project may apply for the applicable land use application per Article IV and be subject to the criteria set forth in Chapter 18.24 (Design Guidelines). In this [flexible design review](#) process, architectural review is at the discretion of the final review authority and is not subject to the requirements of this chapter, [with the exception of the following requirements](#):

1. ~~except for~~ Sections 18.25.050.D (Open Space and Common Outdoor Areas);
2. ~~Section~~ 18.25.090.B (Balconies, ~~porches~~, decks, and patios); and
3. ~~Section~~ 18.25.090.C (Amenities).

Projects that are also requesting flexibility in development standards, [other than the objective design standards, including standards](#) –listed in Tables 2-4, 2-9, or 2-11, or Sections 18.25.020.E and 18.25.020.F, shall be subject to the requirements of Chapter 18.78 (Planned Developments) and/or Chapter 18.82 (Variances and Historic Variances).

18.25.040 - Definitions

For the purposes of this Chapter, the definitions set forth shall apply:

- A. **Architectural projection.** A building feature that extends from the face of the wall of the primary building. Examples include uncovered balconies, bays, porches, canopies, variations in massing proportions, or similar protrusion of a building.
- B. **Bear box.** An enclosed and lockable metal structure less than 12 square feet and less than four feet in height that is used to store outdoor garbage. The bear box is designed to be animal resistant.
- C. **Building recess.** A building feature that indents from the primary building elevation. Examples include covered balconies, covered porches, open galleries, arcades, loggias, or similar building element that creates a stepping back effect.
- D. **Building wall projection.** A building wall projection creates a horizontal change outward in living area from the primary building elevation and creates a visual difference of light and shadow.
- E. **Crusher screen.** Large panels of interwoven material, typically metal wire.
- F. **Façade.** The exterior face of a building on any side. A façade includes multiple wall planes that make up the overall face of the building. Architectural projections, such as a porch or balcony, are not considered a façade.
- G. **Podium parking.** Sub-grade or at-grade parking structures that are covered by the ground floor of a building and completely enclosed by walls.
- H. **Primary residential building.** In a single-family development, the primary residential

- b. The ground floor building elevation of all new mixed-use buildings facing a street shall have a minimum amount of 65% glass. (Mixed-use developments shall have retail space located on the ground floor with residential uses and commercial located above. See 18.25.120.B (Residential Mixed-Use Development, Allowed Land Uses).
- c. Windows shall be placed a minimum of every 15 feet along street-facing elevations.
- d. For residential buildings, at least 15% of the building facades visible from the public right-of-way or where residential entrances are located must consist of windows or transparent doors unless the building façade is located within 10 feet of a property line shared by a private party.
- e. For mixed-use developments, 15% of the building facades above the ground floor visible from the public right-of-way or where customer or residential entrances are located must consist of windows or transparent doors unless the building façade is located within 10 feet of a property line shared by a private party.
- f. Tinted or reflective glass in any window or door is prohibited.
- g. Vinyl, composite, or other synthetic window frames are prohibited on Category A, B, and C historic resources in the HP Overlay District.
- h. Exterior window frames shall be a dark color. White window frames are permitted in the -HP Overlay District and shall be included in the bright colors total percentage calculation.

2. **Doors.**

- a. For ground floor units, doors shall be placed to provide access to individual units.
- b. Doors shall be recessed into the wall at the frame by a minimum of four inches.
- c. Doors shall not be located closer than 18 inches to the outside corner of a building. For mixed-use developments, chamfered corners are permitted.
- d. For mixed-use developments, ground floor primary retail entries shall be located on the frontage facing the street.

B. Balconies, ~~porches~~, decks, and patios.

- 1. All residential units shall have one private balcony, patio, or deck that is a minimum of 48 square feet with no dimension less than six feet. The private outdoor space shall be accessible to only one dwelling unit. See Figure 2-59 and Figure 2-52.

5. **Residential accessory uses and structures.** Residential accessory uses and structures shall be provided setbacks in compliance with Table 3-3 (Required Setbacks - Accessory Uses and Structures).

**TABLE 3-3
REQUIRED SETBACKS - RESIDENTIAL ACCESSORY USES AND STRUCTURES**

Accessory Use/Structure	Type of Setback (1)	Required Setback (2)
Air conditioning equipment, generators	Sides, rear	As required for main structure.
Pool and spa equipment	Sides, rear	5 feet
Garage	Front, street-side	See Section 18.30.120.F.3.
Gazebo, greenhouse, patio cover	Front, street-side	15 feet
	Rear	15 feet for single-family dwelling, 10 feet for multifamily dwellings
	Interior (3)	6 feet
Propane tank	Front, street-side	As required for main structure.
	Sides, rear	5 feet (4)
Stationary barbecue, fire pit	Sides, rear	5 feet
Swimming pool, spa, fishpond	Street-side	As required for main structure.
	Sides, rear	5 feet
Wireless Communications Facilities	Front, side, rear	See Section 18.58.270
Other structures greater than 120 square feet and/or greater than 10 feet in height	Front, street-side, sides, rear	As required for main structure.
Non-habitable structures less than 120 square feet and greater than 6 feet but less than 10 feet in height	Front, street-side	As required for main structure.
	Sides, rear	5 feet
Structures less than 120 square feet and 6 feet or less in height and not covered elsewhere in this section	Front, street-side, sides, rear	0 feet

Notes:

- (1) When a setback is not specified, the setback shall be as required for the main structure. Where a parcel is situated so that the front, side or rear property lines are not readily determinable, required setbacks shall be established by the Director.
- (2) A structure, projection or equipment shall not be placed or occur beyond the property lines of the subject parcel.
- (3) Chapter 18.220 (Definitions, Glossary) for the definition of interior setback.
- (4) Propane tanks must comply with the side, rear and interior setback requirements of the Town Building Code and the Truckee Fire Protection District. [Underground propane tanks are prohibited.](#)

- d. For minimum setback requirements from property lines for retaining walls and cut/fill slopes, refer to the Public Engineering and Improvement Standards.
7. **Single-family dwellings.** Single-family dwellings may extend into required setbacks as follows:

- a. **Front setbacks.** Where an existing sloping parcel contains 40,000 square feet or less in net area, setback requirements are not specified on the recorded subdivision map, and the average difference in elevation in the first 60 feet of the parcel measured perpendicularly between the edge of the pavement or traveled way and the structure is one vertical foot for every four horizontal feet (1:4) or more, the front yard setback for a single-family dwelling may be reduced up to 50 percent of that required for other parcels in the same zoning district, provided that the rear setback is increased by the amount of the requested reduction. For example, where a single-family residential parcel has a 20-foot standard front yard setback and is requesting a reduction of a front-yard setback to 12 feet (eight-foot reduction), the rear yard setback would be increased from the standard 20-foot rear yard setback to a 28-foot rear yard setback (addition of the eight-foot reduction to the rear setback).

For single-family residential dwellings on through lots that have two front yard setbacks, only one front yard setback may be reduced up to 50 percent of that required for other parcels in the same zoning district provided that the other (opposite) front yard setback is increased by the amount of the requested reduction. For through lots, only one front yard setback may be granted this reduction. On through lots with garages in the front setback, the reduction may only be granted to the front setback where the garage is located, if applicable.

The reduced front yard setback applies to all structures including the main structure, decks, eaves, etc. If the reduced front yard setback is used, the allowed projections of Table 3-2 (Allowed Projections into Setbacks) do not apply. [Living area must be located at least 20 feet from the edge of pavement.](#) Living space is permitted below a garage within the front yard setback in compliance with Section 18.30.120.F.3.f.

- b. **Side setbacks.** A single-family dwelling and related accessory structures may extend up to two feet into a required side yard setback but no closer than eight feet to a side property line, and allowed projections as listed in Table 3-2 (Allowed Projections Into Setbacks) may be located up to five feet into a required side setback, but no closer than five feet to any side property line only as follows:

- (1) The average width of the parcel at the building pad is 80 feet or less;
- (2) The wall of the structure is located no closer than 15 feet to the wall of any structure on an adjoining parcel;
- (3) The pitch of any portion of the roof within the side yard setback is not directed toward the side property line or the structure has a non-shedding roof with a deed restriction recorded on the property that limits the type of roofing materials to a non-shedding roof material and/or snow retention mechanism for the life of the structure; and

- B. Preservation requirements.** In preserving these environmentally sensitive areas, emphasis shall be placed on maintaining the natural characteristics of the property while ensuring that any proposed development is harmonious with the terrain, provides buffer yards for neighboring land uses, and provides for snow storage areas in compliance with Section 18.30.130 (Snow Storage). Areas designated as environmentally sensitive shall remain in their natural and undisturbed state and shall be maintained in a manner which minimizes the danger of fire hazards. A minimum 10-foot setback from a delineated wetland shall be required for all improvements, including grading, structures, cantilevered features, footings.
- C. Disturbance and restoration of wetlands.** Development projects resulting in the disturbance of wetlands shall require the approval of a Minor Use Permit in compliance with Chapter 18.76 (Use Permits and Minor Use Permits). The review authority may approve a minor use permit for disturbance of wetlands only if all of the following findings can be made:
1. The wetlands and/or the wetland setback area cannot be avoided and there are no feasible alternatives or mitigation to disturbance of the wetlands;
 2. Any wetlands removed or destroyed as part of the project are mitigated by the restoration or creation of wetland habitat at a rate of 1.5 to 1 (1.5 units of restored habitat for each unit of habitat removed or destroyed);
 3. The disturbance and/or removal of the wetlands and/or the wetland setback area complies with all applicable Federal and State regulations; and
 4. The project is not requesting a Streamlined Residential Review (Chapter 18.79).

18.46.050 - Open Space Standards

A. Minimum open space requirements.

1. **Single-Family Low Density Residential Zones:** All new ~~single-family~~ residential subdivisions within the ~~single-family-low density~~ residential zoning districts (i.e., RR, RL and DRL) shall provide permanent open space. The minimum amount of open space required within the property shall be either:
 - a. The sum of all areas listed in Section 18.46.010 and all those OS zoned portions of the property; or
 - b. As shown in Table 3-7 below, whichever is greater. Portions of the property zoned OS and areas listed in Section 18.46.010 above shall be credited toward the minimum open space area requirement.
 - c. Within proposed single-family lot boundaries, setback areas shall not count toward the minimum open space area requirement.

seating and dining areas may be covered but shall not be enclosed. Parking required to serve the outdoor seating and dining in excess of 10 parking spaces shall be provided in accordance with the provisions of this Chapter. For example, if the outdoor seating and dining area is 1,200 square feet in size, two parking spaces shall be required for the outdoor seating and dining area (12 parking spaces required for 1,200 s.f. - exemption for 10 spaces = 2 spaces).

**TABLE 3-8
PARKING REQUIREMENTS BY LAND USE**

Land Use Type: Manufacturing Processing and Warehousing	Vehicle Spaces Required
General manufacturing, industrial and processing uses (See Section 18.12.030, Table 2-7, "Manufacturing, Industrial & Processing Uses" for examples.)	2 spaces per each 1,000 sq. ft. of gross floor area for the first 25,000 sq. ft.; and 1 space per each 1,000 sq. ft. thereafter. The gross floor area shall include incidental office space comprising less than 20% of the total gross floor area. The parking requirements for additional office space shall be calculated separately as provided by this table for "Offices."
Breweries	2 spaces per each 1,000 sq. ft. of gross floor area for the first 25,000 sq. ft., and 1 space per each 1,000 sq. ft. thereafter for production uses. The parking requirements for each ancillary use (e.g., restaurant, bar and drinking establishment, retail) shall be calculated as provided by this table.
Laundries and dry cleaning plants	1 space per each 1,000 sq. ft. of gross floor area
Recycling facilities	Determined by Use Permit.
Warehouse and storage facilities (for example, long-term storage facilities)	1 space per each 2,000 sq. ft. of gross floor area for the first 10,000 sq. ft., and 1 space per each 5,000 sq. ft. thereafter. The gross floor area shall include incidental office space comprising less than 20% of the total gross floor area. The parking requirements for additional office space shall be calculated separately as provided by this table for "Offices."
Wholesale and distribution operations not used exclusively for storage.	1 space per each 1,000 sq. ft. of gross floor area for the first 10,000 sq. ft., and 1 space per each 3,000 sq. ft. thereafter. The gross floor area shall include incidental office space comprising less than 20% of the total gross floor area. The parking requirements for additional office space shall be calculated separately as provided by this table for "Offices."

18.58.025 - Accessory Dwelling Units

This Section establishes standards for the development and operation of accessory dwelling units, previously known as secondary residential units and hereafter referred to as “ADUs.” For information specific to junior accessory dwelling units (JADUs), see Subsection O below.

- A. Applicability.** Accessory dwelling units (ADUs) are allowed in all zoning districts that allow single-family and multifamily dwelling residential uses (i.e., DRL, DRM, DRH, RR, RL, RM, DMU, DC, DM, CN, CG, CS, [NMU](#), [CMU](#), M, RC and REC zoning districts) subject to compliance with the development standards of the underlying zoning district for the primary dwelling and the requirements of this Section. If a conflict arises between the general development standards and the development standards applicable to ADUs, the development standards of this Section shall supersede any conflicting development standard of Article II or Article III.
- B. Types of ADUs.**
- 1. Attached ADU.** An attached ADU is within or directly connected to an existing or proposed primary dwelling or its attached garage, having a wall and/or other conditioned space in common. This can include remodeling an existing permitted living space into an ADU, converting existing non-living space into an ADU, adding square footage or an additional floor to the primary dwelling or its attached garage to create an ADU, etc.
 - 2. Detached ADU.** A detached ADU is physically separated from an existing or proposed primary dwelling and its attached garage, not sharing a common wall or other conditioned space. This includes converting an existing detached structure into an ADU, adding square footage or an additional floor to an existing detached structure to create an ADU, constructing a new detached structure to create an ADU, etc.
 - 3. Junior ADU (JADU).** A JADUs is a smaller type of attached dwelling unit that is no more than 500 square feet in size. Standards for JADUs are described in Subsection O below.
 - 4. Conversion ADU/JADU.** A conversion ADU is the conversion or replacement of any existing portion of a legally constructed single-family dwelling, garage, or residential accessory structure for the purpose of creating an attached or detached ADU or an attached JADU. Standards for conversion ADUs on multifamily lots are described in Paragraph C.2.b below, and conversion ADUs on single-family lots are described in Paragraph D.3.c below.
- C. Number of units allowed.** An ADU that conforms to the development standards in this Section is deemed to be an accessory use and/or an accessory structure and will not be considered to exceed the allowable density for the lot upon which it is located.
- 1. Single-family parcels.** One accessory dwelling unit (attached or detached) and one junior accessory dwelling unit (JADU) shall be permitted on a legal parcel developed with one single-family dwelling. An ADU and/or JADU may be developed concurrently with a new single-family dwelling; however, final occupancy of the ADU/JADU shall not be issued prior to final occupancy of the new main dwelling.

exiting the ADU during snow removal operations as large ice chunks can be projected through the air into front and street-side setbacks and toward buildings and windows within those areas.

- (4) **Roof modifications.** If the converted or replaced structure is within the standard setbacks applicable to the main dwelling, and if substantial modifications are proposed to the existing roof design or surface/material as a part of the ADU creation, the modifications shall comply with Subparagraph D.3.a.2.b (Roof design and material).

- d. **Minimum floor area.** A minimum floor area of 150 square feet is required for all ADUs.

E. Parking and driveways.

1. **Parking standard.** One on-site parking space shall be provided for each ADU, in addition to any parking required for the main dwelling unit, in compliance with Chapter 18.48 (Parking and Loading Standards), unless an exemption is provided below:
2. **ADU garage size.** If a garage or carport for an ADU is proposed, it shall not exceed 500 square feet, shall comply with all general development standards applicable to garages and carports, including, but not limited to, setbacks, site coverage, floor area ratio and open space, and shall be consistent with Section 18.58.220.E.1.c (Residential Accessory Uses and Structures – Garages).
3. **Parking exemptions.** The one on-site parking space per ADU shall not be required if any of the following situations apply:
 - a. The ADU is located within a half-mile walking distance of a public transit stop or within the Downtown Truckee Plan Area General Plan Land Use Designation; or
 - b. The ADU is part of (attached to) an existing or proposed primary residence or an existing accessory structure; or
 - c. When on-street parking permits are required but not offered to the occupant of the ADU; or
 - d. A car share vehicle station is located within one block of the ADU; or
 - ~~e.~~ The ADU is a conversion of existing, permitted space in compliance with Section 18.58.025.D.3.c above (Conversion ADUs) or is a detached ADU not exceeding 800 square feet in floor area or 16 feet in height in compliance with Section 18.58.025.D.3.b above (Deviations for smaller ADUs); or
 - ~~f.~~ When a permit application for an ADU is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the ADU or the parcel satisfies at least one criterion listed in Paragraphs a-d (Parking Exemptions) above.

F. ADU design features.

1. **ADU entrance.** The ADU shall have an exterior entrance separate from the main entrance to the proposed or existing main dwelling; this egress/entrance shall include a continuous and unobstructed path of travel to/from the public way. Alternatively, the ADU may share a single interior entryway (e.g., airlock, mudroom) with the main dwelling and/or JADU ~~a single interior entryway (e.g., airlock, mudroom)~~ if it meets all of the following criteria:
 - a. The shared entryway shall not exceed 80 square feet; however, the floor area of existing or required stairs within the entryway shall not count toward the 80 square foot allowance;
 - b. The shared entryway shall ~~that~~ provides direct, private access to each unit; however, in no case shall the primary entrance to the ADU be through the main dwelling living area, JADU, garage, or other interior space; ~~and~~ and
 - ~~a.c.~~ A ~~The~~ shared entryway is considered part of the main dwelling and is subject to general development standards applicable to the main dwelling, including setbacks, height limit, site coverage, floor area ratio, and open space.
2. **Interior access.** Interior access between the ADU and the main dwelling, attached or detached garage for the main dwelling, and/or other residential accessory structures shall be allowed, in compliance with all applicable California Building Standards Code requirements, as adopted by the Town of Truckee. If interior access is proposed, the tenant of the ADU shall be able to lock the shared door from the interior of the ADU for privacy.
3. **Kitchen or cooking facilities.** An ADU shall include a permanent kitchen or cooking facility, consistent with the Development Code definition of a kitchen (Section 18.220.020.K, Kitchen or Cooking Facilities, Residential). At a minimum, an ADU kitchen shall include the following equipment:
 - a. Cooking facilities (i.e., a standalone cooking appliance with at least two burners that is connected to a gas stub or 220 electric volt outlet; does not include portable cooking accessories such as hot plates and other temporary heat sources);
 - b. A refrigerator (no minimum size); and
 - c. A sink for dishwashing and sanitation purposes.
4. **Closet requirement.** ADU bedrooms shall include a closet, consistent with the Development Code definitions of “Bedroom” and “Closet” (Section 18.220.020, Definitions); however, a 1-bedroom ADU may provide a closet anywhere within the unit, and a studio ADU is not required to provide a closet.
5. **ADU exterior stairs/walkway setbacks.** Exterior stairs and walkways serving an ADU and/or JADU shall comply with Table 3-2 (Allowed projections in setbacks) based on the standard setbacks for the zoning district, unless a setback deviation is allowed under Section 18.58.025.D.3.b.1 above (Deviations for smaller ADUs, Rear & side yard setback

reductions) or Section 18.58.025.D.3.c.2.b.i above (Conversion ADUs, Setbacks for ingress/egress).

a. **Exception:** The Director may allow an uncovered, exterior stairway or walkway to encroach into a setback area, beyond the above allowances, if the Director finds all of the following:

- i. **Strict application of the setback standard would prevent establishing a reasonable and sole “Means of Egress,” as defined by 2025 California Residential Code Section R318 (Means of Egress), to/from an ADU and/or JADU;**
- ii. **The deviation is the minimum departure necessary to grant relief to the standards based on site constraints, including the location of existing development, recorded easements, geographic constraints, and/or environmentally sensitive areas as defined in Section 18.46.030.B (Environmentally sensitive areas);**
- iii. **The stairs/walkway are not located within a recorded easement unless allowed under Section 18.30.056.A (Structures within easements); and**
- iv. **The stairs/walkway comply with the Public Improvement and Engineering Standards.**

G. Design standards for ADUs in the –HP Overlay District. Any detached or attached ADUs larger than 800 square feet or greater than 18 feet in height within the –HP overlay district that is newly constructed or requires exterior modifications shall be consistent with standards outlined in this section. Designs that do not meet the standards of this section may request Historic Design Review (Chapter 18.77) and shall be subject to the requirements of the Downtown Truckee Plan Historic Design Guidelines.

- 1. Setbacks.** ADUs shall not be located between the primary residence and the front property line, unless the ADU falls under the standards of Section 18.58.025.D.3.b. Setbacks for an ADU shall be in compliance with the standards of the zoning district for the primary dwelling or as otherwise indicated in this section.
- 2. Orientation.** The ADU shall be parallel to the side property lines.
- 3. Siding.** Painted or semi-solid stained wood siding shall make up over 60% of the exterior wall material. Transparent stained wood siding is prohibited. A maximum of three types of siding shall be used on the ADU. The allowed siding types for any ADU shall be:
 - a.** Horizontal wood lap or clapboard siding, four to six inches of wide.
 - b.** Brick in a running bond pattern for a large field (greater than 25% of the building wall) or used in any pattern as an accent (10% of any building wall).
 - c.** Stone for wainscot, up to a third of the wall’s height, including the cap or any moldings.

A tiny home on a chassis or park model home on a chassis is not permitted for use as an ADU unless it is modified to meet the aforementioned standards.

3. **Movable units.** A recreational vehicle (e.g., motorhome, campervan, truck camper, travel trailer, pop-up trailer, fifth wheel trailer, toy hauler), travel van, or other movable habitable space generally cannot be approved as an ADU; however, it may be approved if it is permanently attached to a foundation and complies with the California Building Standards Code, as adopted by the Town of Truckee.
- M. Illegal accessory dwelling units.** This Section shall not validate any existing illegal ADU. To convert an unpermitted ADU to a legal, conforming unit, the standards and requirements for the conversion shall be the same as for a newly proposed ADU, including the a building permit application, any required permitting documentation, permitting fees, correction of all deficiencies identified by local agencies and special districts, and the execution of an ADU deed restriction, as described in Subsection K (ADU Deed Restriction Requirements) above. An ADU will be denied a building permit if there are violations that are necessary to correct in order to protect the health and safety of the public or occupants of the structure, pursuant to Government Code Sections [65852.2\(d\)\(2\)66322\(b\)](#) and [65852.23\(b\)66332](#).
- N. ADU reversions.** If an ADU or JADU is legally permitted and constructed with deviations to the development standards that would otherwise be applicable to the property, as permitted by the Subsections D (Size and location standards) and/or E (Parking and driveways) above, and the ADU is subsequently reverted or converted to another use other than an ADU/JADU, any deviations from development standards (e.g., setbacks, site coverage, floor area ratio, open space, parking) shall be brought into compliance with the standards in effect at the time a complete application for a reversion or conversion of the space is submitted to the Community Development Department.
- O. Junior Accessory Dwelling Units (JADUs).**
1. **Applicability.** JADUs are allowed in all zoning districts that allow single-family residential uses (i.e., RL, RR, DRL, DMU, [NMU-R](#), RC and REC zoning districts), subject to compliance with the requirements of this Section.
 2. **Number of units allowed.** A maximum of one junior accessory dwelling unit (JADU), in addition to one attached or detached ADU, shall be allowed on a parcel with an existing or proposed single-family dwelling.
 3. **Location on site.** A JADU must share at least one wall, floor, and/or ceiling with the living space of the attached main dwelling. A JADU may be created by converting existing space within the walls of an existing single-family residence (living or non-living space) or attached garage, built as an attached addition to an existing residence, or constructed concurrently as an attached unit to a new single-family residence. If a JADU is created as an addition to an existing residence or concurrent with a new residence, the JADU shall comply with all development standards applicable to the main dwelling, including setbacks, height limits, site coverage, floor area ratio, open space, etc.
 4. **Floor area limitation.** The gross floor area of the JADU shall not exceed 500 square feet and shall not be less than 150 square feet.

- 5. JADU separate entrance.** A JADU shall have an exterior entrance separate from the main entrance to the existing or proposed single-family residence; this egress/entrance shall include a continuous and unobstructed path of travel to/from the public way. Alternatively, the JADU may share ~~with the main dwelling and/or ADU~~ a single interior entryway (e.g., airlock, mudroom) with the main dwelling and/or ADU if it meets all of the following criteria:
- a. The shared entryway shall not ~~to~~ exceed 80 square feet; however, the floor area of the existing or required stairs within the entryway shall not count toward the 80 square foot allowance;
 - b. The shared entryway shall ~~that~~ provides direct, private access to each unit; however, in no case shall the primary entrance to the JADU be through the main dwelling living area, ADU, garage, or other interior space; ~~and~~.
 - c. ~~A~~The shared entryway is considered part of the main dwelling and is subject to general development standards applicable to the main dwelling, including setbacks, height limit, site coverage, floor area ratio, and open space.
- 6. Interior access.** Interior access from the JADU to the main dwelling may be maintained; however, if the sanitation facilities are shared with the main dwelling as allowed in Subsection 8 below (Sanitation Facilities), unrestricted interior access to the sanitation facilities is required at all times. If interior access is proposed, the tenant of the JADU shall be able to lock the shared door from the interior of the JADU for privacy.
- 7. Cooking facilities.** The JADU shall include an efficiency kitchen, which shall include the following:
- a. A cooking facility with appliances. (Note: Government Code Section ~~65852.22(a)(6)~~66333(f)(1) does not permit local jurisdictions to specify exactly what “a cooking facility with appliances” must include for JADUs. This standard can be met with basic plug-in kitchen appliances (e.g., microwave, hot plate, mini-fridge) or with a full, high-end kitchen (e.g., gas range, double oven, large sink with disposal, commercial refrigerator). Therefore, a JADU is not required to comply with the Development Code definition of a “Kitchen or Cooking Facility,” which specifies several types of appliances required in residential kitchens.)
 - b. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.
- 8. Closet Requirement.** JADU bedrooms shall include a closet, consistent with the Development Code definitions of “Bedroom” and “Closet” (Section 18.220.020, Definitions); however, a 1-bedroom JADU may provide a closet anywhere within the unit, and a studio JADU is not required to provide a closet.
- 8.9. Sanitation facilities.** A JADU may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

9:10. Water supply and sewage disposal. A JADU shall not be considered a separate or new dwelling unit for the purposes of providing service for water, sewer or power.

10:11. Parking. No additional parking shall be required for a JADU.

11:12. Occupancy and rental requirements.

- a. **Short-term rental restriction.** The short-term rental of a JADU for a term of less than 31 consecutive days is prohibited for all JADUs, including after-the-fact permits for existing illegal ADUs described in Subsection 13 (Illegal junior accessory dwelling units) below.
- b. **Owner occupancy.** On a parcel with a primary dwelling unit and a JADU, only one of the units may be rented; the owner must reside in either the remaining portion of the main dwelling or in the JADU. For example, the owner could reside in the main dwelling and long-term rent the JADU, or the owner could reside in the JADU and choose to long-term or short-term rent the main dwelling. Owner-occupancy is not required if the owner is a governmental agency, land trust, or housing organization.

12:13. JADU deed restriction requirements. Prior to the issuance of a temporary or final certificate of occupancy, a JADU requires the recordation of a deed restriction in a form approved by the Town of Truckee, which shall run with the land, and shall include the following:

- a. A prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers ; and
- b. A restriction on the size and attributes of the junior accessory dwelling unit in compliance with this Section.
- c. A prohibition on the short-term rental of the junior accessory dwelling unit for a period of less than 31 consecutive days.
- d. Requires owner occupancy consistent with Subparagraph O.11.b (Owner occupancy) above.

13:14. Illegal junior accessory dwelling units. This Section shall not validate any existing illegal JADUs. To convert an unpermitted JADU to a legal, conforming unit, the standards and requirements for the conversion shall be the same as for a newly proposed JADU, including the JADU deed restriction described in Subsection 12 above (JADU Deed Restriction Requirements). A JADU will be denied a building permit if there are violations that are necessary to correct in order to protect the health and safety of the public or occupants of the structure, pursuant to Government Code Sections [65852.22\(d\)66336](#). and [65852.23\(b\)66332](#).

- b. **Fencing.** Corral areas for the containment of the animals shall be located at least 10 feet from all property lines adjacent to properties in the RL or RM zoning districts.
 - c. **Barns or stables.** Barns or stables shall be located at least 30 feet from all property lines on parcels three acres or larger in size and 10 feet from all property lines on parcels less than three acres in size. On parcels less than one acre, side setbacks may be reduced to 10 percent of the width of the parcel, to a minimum of 10 feet, provided that the barn or stable is located no closer than 30 feet to any dwelling(s) on an adjoining parcel;
 - 5. **Site maintenance and animal care.** The site shall be maintained and all animals shall be cared for in a manner that does not create a public health problem, or interfere with the public welfare of surrounding properties; and
 - 6. **Water supply.** An adequate supply of fresh water shall be available to the animals at all times, subject to the approval of the Nevada County Health Officer.
- D. Backyard chicken raising and keeping standards.** The requirements of this Subsection shall apply to the raising and keeping of backyard chickens on residential parcels as follows:
- 1. **Permit Requirement.** No permit shall be required for the raising or keeping of backyard chickens on any RL, DRM, DRL, ~~or DMU~~ or NMU-R zoned parcel in association with a single-family residential use. The keeping of backyard chickens may be permissible in association with multifamily uses in the RM, DRM, DMU-~~or~~, DRH, CMU and NMU zoning districts subject to the issuance of a Minor Use Permit in compliance with Chapter 18.76.
 - 2. **Lot size requirement.** Table 3-14 identifies the maximum number of backyard chickens allowed on a single residential parcel.

**TABLE 3-14
MAXIMUM ALLOWABLE BACKYARD CHICKENS**

Zoning District	Minimum Lot Size	Maximum Number
RL, DRL, DRM, DMU, <u>NMU-R</u> (1) (2)	2,500 sq. ft. 5,000 sq. ft. 10,000 sq. ft. 0.5 acres	2 4 6 More than 6 is subject to Minor Use Permit
RM, DRH, <u>CMU, NMU</u> (2)	Subject to Minor Use Permit	Subject to Minor Use Permit

Notes:

- (1) Raising and keeping of six or fewer backyard chickens shall be allowed in these zoning districts without a permit requirement in association with single-family residential uses only

exceed the height of the main residence to ensure that the accessory structure is incidental to and architecturally compatible with the main residence. An accessory structure for multifamily residential uses shall be architecturally compatible with the main structure.

3. **Detached structures.** A conditioned or unconditioned breezeway may be allowed to provide shelter between a detached accessory structure and the main dwelling. A breezeway is a roofed passageway with or without sides connecting two or more buildings or parts of a building.
- B. Building Permits.** The Building Permit for a residential accessory use or structure shall not be:
1. Issued unless there is a residential use on the subject property or the permit is issued in conjunction with the residential dwelling permit; and
 2. Finaled until there is a residential use on the subject property or the permit for the residential dwelling is finaled.
- C. Antennas.** Antennas are subject to the provisions of Section 18.58.250 (Telecommunications Facilities).
- D. Driveways and Parking Pads.** Driveways and parking pads are accessory uses and only allowed if a residential use is already established on the same property or if a residential dwelling permit is issued in conjunction with the driveway or parking pad permit. Driveways and parking pads are subject to the provisions of Chapter 18.48 (Parking and Loading Standards).
- E. Garages.** Garages shall comply with the following standards, as well as the special setback requirements in Section 18.30.120.E (Setbacks Requirements for Specific Structures and Situations).
1. **Maximum floor area.**
 - a. A detached accessory garage for a single-family residential parcel shall not occupy more than 1,000 square feet of floor area on parcels less than an acre in size and 2,000 square feet of floor area on parcels between one and five acres in size. On parcels larger than five acres, a detached accessory garage may occupy up to 2,000 square feet of floor area or 100 percent the size of the main residence, whichever is greater. [A detached garage is subject to the cumulative size limits for accessory structures as identified in Table 3-17.](#)
 - (1) The floor area for a secondary residential unit in a detached accessory garage shall not be counted as part of the floor area of the garage.
 - (2) The floor area for a detached living area incorporated into a garage structure or in a separate residential accessory structure shall not be counted towards the maximum floor area limits for garages and residential accessory structures. For example, a detached accessory garage on a parcel less than an acre with a 1,600 sq. ft. residence may have a maximum floor area of 1,800 square feet of floor area (1,000 sq. ft. for the garage and 800 sq. ft. for the detached living

- c. Adequate and suitably striped or marked paved areas for shuttle parking shall be provided. Shaded waiting areas shall be provided adjoining the shuttle stops.

- 6. **Transit facilities.** A bus turnout and shelter along the street frontage shall be provided.

18.58.245 – Supportive Housing

This Section establishes standards for the development and operation of supportive housing. The requirements for supportive housing shall be consistent with Government Code Section 65650-65656.

- A. **Applicability.** Supportive housing is allowed in all zones where residential units are allowed and are subject to the same regulations that apply to other residential uses of the same type in that zone. If a conflict arises between the general development standards and the development standards applicable to supportive housing, the development standards of this Section shall supersede any conflicting development standard of Article II or Article III.
- B. **By-right supportive housing.** Supportive housing is allowed by right within the [RR](#), [RL](#), [RM](#), [RH](#), [DRL](#), [DRM](#), [DRH](#), [DC](#), [DM](#), [CG](#), [CN](#), [CS](#), [M](#), ~~and DMU~~, [CMU](#), [NMU](#), and [REC](#) zoning districts, if the proposed housing development satisfies all of the following requirements.

- 1. **Affordability restrictions.**

- a. Units within the development are subject to a recorded affordability restriction for 55 years.
- b. One hundred percent of the units, excluding managers' units, within the development are dedicated to lower income households and are receiving public funding.
- c. At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.

- 2. **Information requirements.** The developer provides the planning agency with a plan for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project, and describing those services, which shall include all of the following:

- a. The name of the proposed entity or entities that will provide supportive services;
- b. The proposed funding source or sources for the provided onsite supportive services; and
- c. Proposed staffing levels.

- 3. Mixed use requirements.** For mixed-use projects, nonresidential floor area shall be used for onsite supportive services in the following amounts:
- a. For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive service; or.
 - b. For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.
- 4. Replacement units.** The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915 of the Government Code.
- 5. Required development standards:**
- a. Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator; and
 - b. Comply with the requirements set forth in Chapter 18.25 (Objective Design Standards).
 - b-c. Supportive housing projects are subject to the same regulations that apply to other residential uses of the same type in that zoning district. Examples: (1) If a supportive housing project within a single-family residential project is subject to the same requirements as a standard single-family residence; or (2) If a supportive housing project is within a multi-family residential structure, the multi-family residential development standards apply; or (3) If a single-family residence is not permitted in a zoning district, a supportive housing project within a single-family residence is not permitted.
 - e-d. Reductions in the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner shall comply with Government Code Section 65651.
- C. Other zoning districts.** Supportive housing allowed in all other zoning districts or does not meet the previously outlined criteria shall be subject to the same regulations that apply to other residential uses of the same type in that zoning district.

18.58.260 – Time-Share Uses

- A. Purpose** This Section establishes standards for the operation of time-share uses in commercial zones. The Town classifies time-share uses as commercial uses and the intent of these standards is to ensure compatibility of time-share uses, which are located in existing residential units, with any adjoining residential and commercial uses.

18.62.030 - Exempt Temporary Uses and Events

The following temporary uses and events are not subject to the requirements of this Chapter, and are also not subject to the permit requirements established by Article II (Zoning Districts and Allowable Land Uses) or Chapter 18.80 (Temporary Use Permits).

- A. **Community events.** Community events as identified by Town Council resolution.
- B. **Garage sales.** Garage sales lasting no more than three consecutive days and no more than once every three months.
- C. **Food trucks.** Mobile food vending and food preparation units are subject to the following requirements:
 1. Food trucks may not be located in any single area for a period exceeding six hours.
 2. Food trucks may only be located on developed private property and must have written consent from the property owner.
 3. The location of the food truck shall not interfere with pedestrian or vehicular access, and shall not be located within required parking spaces for any business on the site.
 4. Food trucks are subject to the requirements of the Nevada County Environmental Health Department (NCEHD) and must have written approval from NCEHD to operate.
 5. Food trucks used during the catering of private events or as part of an approved Special Event Permit are exempt from the above-mentioned time limits.
- D. **Parades and street events.** Parades and other temporary events within a public right-of-way, provided that all requirements of the Public Works Director and Police Chief are met. Events which impact public rights-of-way shall require approval of a Special Event Permit.
- E. **Temporary uses and events on public lands.** Temporary uses and events conducted on land or within a structure under the control and ownership of a public agency, provided that all requirements of the public agency and the Police Chief are met. These uses must be operated by a public agency. Commercial activities conducted by outside vendors shall not be exempt from the Town's permit requirements. Any events which impact public rights-of-way shall require approval of a Special Event Permit.
- F. **Temporary staging areas for public works projects.** Temporary staging areas for projects under the supervision of the Town of Truckee Engineering Division, with approval of the property owner, provided that all requirements of the Community Development Director and Public Works Director are met. One sign not to exceed 20 square feet is allowed.

18.62.040 - General Requirements for All Temporary Uses

- A. **Cumulative time limits.** Temporary uses shall not be allowed on or within a parcel, shopping center, professional center or business park for more than 90 days in any calendar year, [unless otherwise specified within this Chapter.](#)

- B. Building Permits.** Any new structure or any new electrical service connection shall require a Building Permit unless specifically exempted by the Town Building Code.
- C. County Health Department approval.** All temporary uses are, where applicable, subject to the issuance of a Certificate of Operation from the Nevada County Health Department for all temporary uses involving the handling of foods.
- D. Parking.** Adequate temporary parking facilities, pedestrian and vehicular circulation, including vehicular ingress and egress and public transportation shall be provided in compliance with the requirements of the Director. The Director may require parking areas to be surfaced with a minimum of two inches of crushed rock or other surface(s). The temporary parking facilities must be provided in areas not located within the public right-of-way or affecting an existing parking area so as to interfere with more than 10 percent of on-site parking, established accessible parking, or vehicular or pedestrian circulation. Events which propose to utilize parking within the public right-of-way for their exclusive event shall require approval of a Special Event Permit. For events that occur both on private property and within the public right-of-way and require approval of both a Special Event Permit and Temporary Use Permit, one of the permits may be waived at the discretion of the Community Development Director and Town Engineer.
- E. Pedestrian and display areas.** The Director may require all pedestrian traffic and display areas not located within an existing paved area to be covered with green grass or a minimum of two inches of sawdust, wood shavings or other surface(s).
- F. Signs.** Signs shall be substantially attached to the stand, vehicle or other structures used for the temporary sale of goods and the maximum allowable aggregate sign area shall be 16 square feet. The location of signs shall be approved by the Director. A-frame or sandwich board signs shall be prohibited.
- G. Site restoration.**
1. The subject site shall be restored to its original condition within five days from the date of termination of the permit.
 2. The Director may require the submission of a performance bond or other surety measures, in compliance with Section 18.84.040 (Performance Guarantees), satisfactory to the Director, to ensure that any temporary facilities or structures used will be removed from the site within a reasonable time following the event, the property will be cleaned of debris, litter or any other evidence of the temporary event upon completion or removal of the event, restored to the former condition, and shall continue to be used in compliance with this Development Code.
- H. Issuance of Permit.** Temporary Use Permits shall be issued in advance of the initial date of operation.
- I. Fixed period of time.** The Director may set a fixed period of time for the permit ~~up to a maximum of 90 days per calendar year~~. The period of time shall not exceed the time limits established for the temporary use in Section 18.62.050 (Requirements for Specific Temporary Uses and Events) and may be less than the maximum period of time allowed. Temporary uses

that exceed 90 days per calendar year shall require land use permit approvals to establish a permanent use, [unless otherwise specified in this Chapter](#).

- J. Operating hours.** The Director may regulate operating hours and days, including limitation of the duration of the temporary use, as identified in Subsection H, above.
- K. Nuisance factors.** The Director may apply conditions to regulate nuisance factors including prevention of glare or direct illumination on adjoining parcels, dirt, dust, gases, heat, noise, odors, smoke, waste and vibration.
- L. Screening required.** The Director may require temporary outdoor sales areas to be screened from adjoining public rights-of-way by temporary decorative walls, fences and/or landscaping.
- M. Security.** Security and safety measures shall be provided in compliance with the requirements of the Police Chief.
- N. Setbacks.** Appropriate setbacks shall be maintained to ensure adequate separation from adjoining land uses and a safe environment for pedestrians and vehicles, subject to the approval of the Director.
- O. Waste collection and disposal.** Provisions shall be made for solid, hazardous and toxic waste collection, recycling and/or disposal, in compliance with the requirements of the Director.
- P. Other conditions.** Any other conditions which will ensure the operation of the proposed temporary use or event in an orderly and efficient manner and in full compliance with the purpose/intent of this Chapter. Uses that create ongoing impacts to the surrounding land uses beyond those allowed by the underlying approved land use shall not be considered a temporary use.

18.62.050 - Requirements for Specific Temporary Uses and Events

The following temporary uses and events are subject to the permit requirements established by Article II (Zoning Districts and Allowable Land Uses) and shall comply with the following standards:

- A. Commercial filming.** Commercial filming may be authorized on properties within residential, commercial/manufacturing and special purpose zoning districts.
- B. Construction offices/yards.**
 1. A contractors' construction office and/or yard may be authorized during construction or remodeling of a permanent multifamily residential, commercial or manufacturing structure, or a public infrastructure project when a valid Building Permit or similar authorization is in force for the approved construction project.
 2. The office and/or yard may be located off-site from the construction project.
 3. The permit shall expire upon completion of the construction project, or the expiration of the companion Building Permit authorizing the construction project, whichever first occurs.

CHAPTER 18.74 - DEVELOPMENT PERMITS

Sections:

- 18.74.010 - Purpose of Chapter
- 18.74.020 - Applicability
- 18.74.030 - Findings and Decision
- 18.74.040 - Conditions of Approval

18.74.010 - Purpose of Chapter

- A. This Chapter establishes procedures for the review and approval or denial of Development Permits, which are required by Article II (Zoning Districts and Allowable Land Uses) for land use activities, excluding single-family dwellings and single-family residential parcels [outside the Downtown Residential or Downtown Commercial and Manufacturing zoning districts](#), with the following: total project floor area of 7,500 square feet or more (5,000 square feet in the Downtown Study Area); total disturbance area of 26,000 square feet or more; or eleven or more residential units.
- B. The review process begins with the recognition that the proposed use/construction is allowed in the zoning district and focuses on issues related to site layout and design in order to arrive at the best utilization of the subject site and compatibility of design with surrounding properties.
- C. The process includes the filing of a land use permit application with the Director to verify compliance with all applicable land use development standards, any applicable design guidelines and the requirements of other Town departments.

18.74.020 - Applicability

- A. **When required.** Development Permit approval may be granted by the Commission for land use activities or structure(s) identified in Article II (Zoning Districts and Allowable Land Uses) as an allowed use as follows:
 - 1. [For projects of a single-family dwelling, accessory dwelling unit, and/or residential accessory structure, a change in land use, creation of a timeshare, new structures or additions to existing structures with a total gross floor area of more than 5,000 square feet in Downtown Residential and Downtown Commercial and Manufacturing zoning districts; or](#)
 - 1. — An existing, new, or modified non-residential structure(s) that contains or would contain 7,500 square feet or more of total gross floor area (5,000 square feet or more in the Downtown Residential and Downtown Commercial and Manufacturing zoning districts) is proposed to be used or constructed; or
 - 2. Disturbance of 26,000 square feet or more of the subject site. Disturbance includes graded areas, landscaped areas, parking and access areas, structures and other portions of the site to be improved; and/or

CHAPTER 18.77 - HISTORIC DESIGN REVIEW

Sections:

- 18.77.010 - Purpose of Chapter
- 18.77.020 - Applicability of Historic Design Review
- 18.77.030 - Historic Design Review Procedures
- 18.77.040 - Findings and Decision for Certificate of Appropriateness
- 18.77.050 - Conformance to Plans
- 18.77.060 - Certificate of Economic Hardship

18.77.010 - Purpose of Chapter

This Chapter establishes procedures for the comprehensive review of development to implement the requirements of the -HP District and the goals and policies of the General Plan and Downtown Specific Plan, including the Historic Resources Element.

18.77.020 - Applicability of Historic Design Review

- A. **When required.** All projects that ~~require a land use or building permit or~~ will affect the exterior appearance of any building or property within the -HP district shall be subject to Historic Design Review in compliance with this Chapter. In addition, public projects such as sidewalk installation, traffic circle installation and other streetscape and pedestrian / bicycle improvement projects within the -HP district shall be subject to Historic Design review.

Certain exterior changes or materials may be exempted from Historic Design Review. For exterior changes or materials found to be consistent with those included in the adopted “Green Light” list, the following are exempt from Historic Design Review:

- Fencing in residential zone districts
- Seasonal outdoor dining, including the required ABC fencing
- Roofing materials
- Residential landscaping
- Retaining walls less than 24 inches tall
- Signs
- Exterior light fixtures
- Exterior paint

For materials found to be consistent with those included in the adopted “Yellow Light” list, staff will determine if they can be exempted from Historic Design Review on a case-by-case basis after further review of the Historic Design Guidelines. If the material is found to be consistent with the Historic Design Guidelines, the material shall be exempt from Historic Design Review. If the material is determined to be inconsistent with the Historic Design Guidelines, the project and/or material shall be subject to Historic Design Review. For any material found to be inconsistent with those included in the adopted “Red Light” list, that material shall be subject to Historic Design Review. The adopted “Green Light”, “Yellow Light”, and “Red Light” templates are available on the Town’s website at: <https://www.townoftruckee.gov/334/Historic-Preservation>.

18.84.070 - Changes to an Approved Project

Any development or new land use authorized through a ~~land use entitlement Development Permit, Planned Development, Temporary Use Permit, Use Permit, or Variance~~ shall be established only as approved by the review authority and subject to any conditions of approval imposed on the project, except where changes to the project are approved in compliance with this Section.

- A. Application requirements.** An applicant shall request desired changes in writing and shall also furnish appropriate supporting materials and an explanation of the reasons for the request. Changes may be requested either before or after construction, or establishment and operation of the approved land use.
- B. Extent of changes allowed.** Generally, minor changes to an approved project may be authorized by the Director while major changes shall only be authorized by the original review authority, unless expressly stated otherwise by the conditions of approval imposed on the project, as follows:
1. **Minor changes.** The Director may authorize minor changes to an approved site plan, architecture, or the nature of the approved use if the changes:
 - a. Are consistent with all applicable provisions of the Development Code;
 - b. Do not involve a feature of the project that was a specific consideration by the review authority in taking action in the adoption of findings in a negative declaration or environmental impact report (EIR) for the project;
 - c. Do not involve a feature of the project that was a basis for conditions of approval for the project that imposed limitations, restrictions, or requirements upon the feature above and beyond the requirements of this Development Code or that was a specific consideration by the review authority in taking action in the approval permit;
 - d. Do not result in an expansion of the use greater than 10 percent of the total floor area, 10 percent of any outdoor activity area(s), or 10 percent of the total site disturbance area(s); and
 - e. Do not involve a substantial change to the site plan or the building design.
 2. **Major changes.**
 - a. Major changes to the project which involve features described in Subsections B.1.b., B.1. c., B.1.d. and B.1.e, above, shall only be approved by the review authority through a new land use permit application or modification of a land use permit, processed in compliance with this Development Code.
 - b. If a new land use permit application, or modification of a land use permit, is subsequently approved by the review authority, any previously approved land use permit shall be deemed void and superseded by the new land use permit, or modification.

by Subdivision Map Act Sections 66452.6 and 66463.5 and Development Code Section 18.96.140. An approved Tentative Map is valid for 24 months after its effective date (Section 18.96.090).

2. The approval must require the owner and applicant to hold the Town harmless from all claims and damages related to the approval and its subject matter.
3. The approval must require the owner and applicant to reimburse the Town for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this code.
4. The lot created pursuant to the Urban Lot Split cannot be sold/transferred until the Final Parcel Map has been recorded.

D. Requirements. An urban lot split must satisfy each of the following requirements:

1. **Map Act Compliance.** The urban lot split must conform to all applicable objective requirements of the Subdivision Map Act (Gov. Code § 66410 et. seq., "SMA"), including implementing requirements in this code, except as otherwise expressly provided in this section. If an urban lot split violates any part of the SMA, the Town's subdivision regulations, including this section, or any other legal requirement:
 - a. The buyer or grantee of a lot that is created by the urban lot split has all the remedies available under the SMA, including but not limited to an action for damages or to void the deed, sale, or contract.
 - b. The Town has all the remedies available to it under the SMA, including but not limited to the following:
 - (1) An action to enjoin any attempt to sell, lease, or finance the property.
 - (2) An action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.
 - (3) Criminal prosecution, punishable by imprisonment in county jail or state prison for up to one year, by a fine of up to \$10,000, or both; or a misdemeanor.
 - (4) Record a notice of violation.
 - (5) Withhold any or all future permits and approvals.
 - c. Notwithstanding section 66411.1 of the SMA, no dedication of rights-of-way or construction of offsite improvements is required for an urban lot split.
2. **Zone.** The lot to be split is located ~~a single family residential zone, which only includes lots~~ in the RL (Low Density Residential) ~~and or~~ DRL (Downtown Low Density Residential) zone districts.

18.216.060 – Bonuses, Incentives, and Concessions

The following bonuses, incentives, and concessions shall be made available to development projects constructing all of their workforce housing on site and/or offsite.

- A. **Floor Area Ratio.** The development project shall receive an increase in floor area ratio of 0.05, or 2,200 square feet per acre, above that normally allowed by the zoning district applicable to the parcel. ~~Residential floor space shall not be counted toward the maximum allowed floor area ratio.~~
- B. **Priority Processing.** The development project shall be given priority over other types of projects and permits by all Town departments in the processing of land use and development permit applications and building permit applications, and in inspections of the project during the construction process.
- C. **Regulatory Concessions.** The review authority, at its own discretion, may reduce regulatory standards of the Development Code and Public Improvement and Engineering Standards (e.g., parking spaces, lot coverage) if the review authority finds that any reduction in the regulatory standards is necessary for the project proposal to accommodate the workforce housing units, will not have an substantial, adverse impact on the neighborhood or surrounding area, and will not result in hazards to the public health or safety, in compliance with Chapter 18.212 (Density Bonuses, Concessions, and Incentives).
- D. **Deferral of Town Impact Fees.** Town impact fees, including impact fees for the Truckee Fire Protection District and the Truckee Donner Recreation and Parks District, required at the time of issuance of a building permit shall be deferred for all portions of the project, including non-residential floor space, to the issuance of the temporary or final certificate of occupancy, whichever occurs first.
- E. **Reduction of Town Impact Fees and Permit Fees.** The review authority may reduce or waive Town impact fees, including impact fees for the Truckee Fire Protection District and the Truckee Donner Recreation and Parks District, and Town permit fees in accordance with Town Council policy adopted by resolution.

18.216.070 – Affordability Controls

Workforce housing units shall be restricted in accordance with Chapter 18.210 (Affordable Housing Controls).

18.216.080 – Workforce Housing Plan

- A. **Plan Required.** A workforce housing plan shall be submitted with the land use and development permit application for development projects. The workforce housing plan shall be reviewed as part of the land use and development permit application and shall be approved prior to or concurrently with the approval of the land use and development permit application.

B. Definitions, “B.”

Backyard Chicken. A domestic chick or hen kept on a residential lot as a household pet. Does not include roosters.

Balcony. A platform that is cantilevered from a building wall and is enclosed by a parapet or railing.

Banks and Financial Services. Financial institutions including:

- banks and trust companies
- credit agencies
- holding (but not primarily operating) companies
- lending and thrift institutions
- other investment companies
- securities/commodity contract brokers and dealers
- security and commodity exchanges
- vehicle finance (equity) leasing agencies

This definition does not include escrow companies and title insurance companies which come under the definition “Offices, Business and Professional.” See also, “Automatic Teller Machine,” above.

Bars and Drinking Establishments. Businesses where alcoholic beverages are sold for on-site consumption, ~~which are not part of a larger restaurant~~. Includes bars, taverns, pubs, tap rooms (i.e., a room that is ancillary to the production of beer where the public can purchase and/or consume only the beer produced onsite), wine bars, lounges, tasting rooms, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May include entertainment (e.g., live music and/or dancing). ~~May also include beer brewing as part of a microbrewery, and other beverage tasting facilities. Also includes~~ Excludes restaurants and coffee shops that only serve alcohol during hours of operation when food is the primary use (see “Restaurant, Coffee Shop,” “Restaurant, Fast Food” and “Restaurant, Table Service”). Restaurants and coffee shops that serve alcohol during hours of operation when food service is no longer the primary use are also considered bars and drinking establishments. A bar and drinking establishment may be approved as an accessory use, subject to the same operating hours as the primary business, with a closing time of no later than 10 p.m. An ancillary drinking establishment that is open past 10 p.m. must obtain land use approvals to operate as a bar and drinking establishment.

Base flood. A flood having a one percent probability of being equaled or exceeded in any given year (also called the 100-year flood).

Base station. Shall have the meaning as set forth in 47 C.F.R. Section 1.6100(b)(1), or any successor provision.

Bed and Breakfast Inns. Residential structures with one family in permanent residence, with up to three bedrooms in the RR, RL and DRL zoning districts and up to five bedrooms in other allowable zoning districts rented for overnight lodging, where meals may be provided subject to Section 18.58.070 (Bed and Breakfast Inns) and applicable Health Department regulations. A Bed and Breakfast Inn with more than five guest rooms is considered a hotel or motel, and is included under the definition of “Hotels and Motels.” Does not include room rental in a

“boarding house” situation; see “Rooming and Boarding Houses.” Does not include the rental of a designated bedroom in a single-family residence for overnight lodging; see “Hosted Rentals.”

Bedroom. An enclosed habitable room planned and intended for sleeping, separated from other rooms by a door and accessible without crossing another bedroom, closet space, or bathroom. Includes studio units. A bedroom will have a built-in closet, emergency escape and rescue opening(s), and a minimum floor area of 70 square feet, exclusive of a closet. Additionally, it shall meet the requirements or be in accordance with the current codes adopted by the Town as listed in Title 15 of the Municipal Code.

Beverage Production. Manufacturing facilities including bottling plants, breweries, coffee roasting, soft drink production, and wineries. Does not include milk processing; see "Food Products." May include tasting and accessory retail sales of beverages produced on site. A tasting facility separate from the manufacturing facility is included under the definition of “Bars and Drinking Places” if alcoholic beverages are tasted, and under “Restaurant” if beverages are non-alcoholic.

Bikeshare. A Town-sponsored program that provides electric bicycles for public use. The program includes docking stations and electric bicycles.

Bikeshare Maintenance and Storage Yard. A yard for the maintenance and storage of electric bicycles from the Town’s sponsored bikeshare program to be used to maintain broken bikes and store misplaced bikes until they can be moved back into appropriate docking stations.

Borrow pits. Excavations created by the surface mining of rock, unconsolidated geologic deposits, or soil to provide material (borrow) for fill elsewhere.

Breakaway wall. Any type of wall, whether solid or lattice, and whether constructed of concrete, masonry, wood, metal, plastic or other building material that is not part of the structural support of the building and which is designed to break away under abnormally high tides or wave action without causing damage to the structural integrity of the building on which they are used or buildings to which they might be carried by flood waters. A breakaway wall shall have a design load resistance of not less than 10 and not more than 20 pounds per square foot. Use of breakaway walls shall be certified by a registered engineer or architect and shall meet the following conditions:

1. Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and
2. The elevated portion of the building shall not incur any structural damage due to the effects of wind and water loads acting simultaneously in the event of the base flood.

Brewery. [A facility that makes and sells beer in accordance with California state law. Includes large production breweries, craft breweries, microbreweries. At least 50 percent of the floor area within a brewery shall be dedicated to production uses. Up to 50 percent of the floor area may be utilized as space for non-production uses \(retail, restaurant, tap room, tasting room, etc.\). Includes brewpubs \(a type of brewery that operates a restaurant with a commercial](#)

[kitchen, serving food and beer produced at the production facility for on-site consumption in accordance with California state law.\) Non-production uses, including alcohol sales, may operate until 10 p.m.](#)

Broadcasting Studios. Commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings. Transmission and receiving apparatus, including antennas and towers, are included under the definition of "Telecommunications Facilities."

Building. See "Structure."

Building Material Sales. Retail establishments selling lumber and other large building materials, where most display and sales occur indoors. Includes paint, wallpaper, glass, fixtures, nursery stock, lawn and garden supplies. Includes all these stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "Wholesaling and Distribution." Hardware stores are listed in the definition of "Retail Stores, General Merchandise," even if they sell some building materials.

Building Pad. The smallest rectangle that can be drawn that encompasses the primary structure.

Building/Structure Frontage. The building elevation which fronts on a public street, public parking lot, private parking lot available to the general public, or pedestrian walk where customer access to a structure is available.

Business frontage. That portion of a building frontage occupied by one or more business tenant(s) that have or share a public entrance.

Business Support Services. Establishments primarily within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc., also includes:

- blueprinting
- business equipment repair services (except vehicle repair, see "Repair and Maintenance - Vehicle")
- commercial art and design (production)
- computer-related services (rental, repair)
- copying, quick printing, and blueprinting services
- equipment rental businesses within buildings (rental yards are "Storage Yards and Sales Lots")
- film processing laboratories
- heavy equipment repair services where repair occurs on the client site
- janitorial services
- mail advertising services (reproduction and shipping)
- other "heavy service" business services
- outdoor advertising services
- photocopying
- photofinishing
- protective services (other than office related)
- soils and materials testing laboratories
- window cleaning

H. Definitions, “H.”

Handcraft Industries, Small-Scale Manufacturing. Manufacturing establishments not classified in another major manufacturing group, including: jewelry; musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; and other miscellaneous manufacturing industries.

Haul road. A road along which material is transported from the area of excavation to the processing plant or stock pile area of the surface mining operation.

Health/Fitness Facilities. Fitness centers, gymnasiums, health and athletic clubs including indoor sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities. [May include individual and group instruction for personal training, fitness and yoga classes, etc.](#)

Historic resource. All improvements, natural features, and sites identified and designated as Category A (Essential), Category B (Contributing), or Category C (Supporting) in the Town of Truckee Historic Resources and Architectural Inventory adopted by Town Council Resolution No. 2003-18 on June 19, 2003, as amended.

Holidays. New Year’s Day (observed), Martin Luther King Day, President’s Day, Memorial Day, Independence Day, Labor Day, Veterans Day (observed), Thanksgiving, and Christmas.

Home Occupation. A business, profession or other economic activity conducted full- or part-time in the principal residence of the person conducting the business. Examples of allowable home occupations are general office use, tutoring, sewing, fine arts activities, computer programming, cosmetologists and 1-chair hair care providers.

Hosted Rental. The renting of one designated bedroom within a single-family dwelling for the purpose of overnight or vacation lodging hosted by an onsite homeowner and subject to Section 18.58.070.A.1 (Hosted Rental Exceptions).

Hotels and Motels. Facilities with six or more guest rooms or suites, provided with or without meals or kitchen facilities, rented to the general public for overnight or other temporary lodging (less than 30 days), [which are under a single management and have 24-hour onsite management.](#) Hotels provide access to most guest rooms from an interior walkway. Motels provide access to most guest rooms from an exterior walkway. Hotels and motels may also provide lodging in detached cabins on the same site, as long as the total number of lodging units (guest rooms, suites and/or cabins) equals six or more units. Also includes lodging units for recreational developments in the Recreation zoning district; ownership of such lodging units may include timeshares and undivided interest units (except for detached structures). Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

Household Pets. The keeping/raising of birds, cats, dogs, or other common household pets, as determined by the Director, accessory to a residential use. Includes a maximum of one miniature pig of 25 pounds or less per single-family dwelling.

N. Definitions, “N.”

Nature reserves. Sites with environmental resources intended to be preserved in their natural state.

Negative Declaration. A statement describing the reasoning that a proposed action will not have a significant adverse effect on the environment, in compliance with the California Environmental Quality Act (CEQA).

[Net acre. Net acre is exclusive of vehicular access easements which limit the use of the lot, including private streets and driveway easements, and any area at or below the high water mark of Donner Lake \(5935.7, NGVD 1929\). See Figure 8-3 \(Lot Features\).](#)

Noise disturbance. Any sound which endangers or injures the safety or health of human beings or annoys or is objectionable to a reasonable person of normal sensitivity.

Noise in question. Noise suspected of exceeding the standards of this Section.

Noise source. The activity responsible for the noise in question or noise which in fact exceeds the standards of this Section.

Nonconforming Use, Structure, or Parcel. See Chapter 18.130 (Nonconforming Uses, Structures, and Parcels).

Non-shedding Roof. A roof with materials that allow snow to be retained on the roof and to melt off, as opposed to a roof that does not retain snow and allows snow to slide off.

Residential Accessory Uses and Structures. Any use and/or structure that is customarily a part of, and clearly incidental and secondary to, a residence and does not change the character of the residential use. These uses include the following detached accessory structures, and other similar structures normally associated with a residential use of property:

- driveways and parking pads
- docks and piers
- garages
- gazebos
- greenhouses
- spas and hot tubs
- storage sheds
- studios
- swimming pools
- tennis and other on-site sport courts
- workshops

Also includes the indoor storage of automobiles (including their incidental restoration and repair), personal recreational vehicles and other personal property, accessory to a residential use. Does not include home satellite dish and other receiving antennas for earth-based TV and radio broadcasts; see “Telecommunications Facilities.”

Residential Care Facility. This land use consists of a facility licensed or supervised by any Federal, State, or local health/welfare agency which provides 24-hour nonmedical care of unrelated persons who are handicapped and need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment, including but not limited to residential care facilities for the elderly and persons with chronic life-threatening illness, foster care homes, alcoholism or drug abuse recovery or treatment facilities, pediatric day health and respite care facilities, intermediate care facilities for the development disabled, and congregate living health facilities.

Residential district or zone. Any of the residential zoning districts established by Section 18.06.020 (Zoning Districts Established).

Restaurant, Coffee Shop. A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. The sale and consumption of alcoholic beverages must be subordinate to on-site food service. If alcohol sales are proposed during hours of operation when food/coffee service is not the primary use, the business shall be considered a drinking establishment. These include establishments where customers are served from a walk-up ordering counter for either on- or off-premises consumption. A coffee shop with drive-up or drive-through service is instead included under the definition of “Restaurants, Drive-In or with Drive-through Facilities.”

Restaurant, Fast Food. A retail business [with a commercial kitchen](#) where customers are served prepared food in disposable containers (e.g., paper, plastic) from a walk-up ordering counter for either on- or off-premise consumption. A restaurant with drive-up or drive-through service is instead included under the definition of “Restaurants, Drive-In or with Drive-through Facilities.”

Restaurant, Drive-In or with Drive-Through Facilities. Any restaurant designed to permit or facilitate the serving of meals, sandwiches, ice cream, beverages, or other food, served directly to, or permitted to be consumed by, patrons in automobiles or other vehicles parked on the premises.

Restaurant, Table Service. A retail business [with a commercial kitchen](#) selling food and beverages prepared on the site, where most customers are served food at tables for on-premise consumption. Also includes fast casual and buffet-style restaurants (e.g., Sizzler, Golden Corral). These restaurants may also provide food on a take-out basis where take-out is clearly secondary to table service.

Retail Stores, General Merchandise. Stores and shops selling many lines of merchandise. Such types of stores and lines of merchandise include:

- antique shop
- artists' supplies
- auto parts (not repair or machine shops)
- bakeries (retail only)
- bicycles
- books
- cameras and photographic supplies
- clothing and accessories
- department stores
- drug and discount stores
- dry goods
- fabrics and sewing supplies
- florists and houseplant stores (indoor sales only—outdoor sales are "Plant Nurseries")
- general stores
- hardware
- hobby materials
- jewelry
- luggage and leather goods
- musical instruments, parts and accessories
- newsstands
- orthopedic supplies
- pet shop
- religious goods
- small wares
- specialty shops
- sporting goods and equipment
- stationery
- toys and games
- variety stores

Also includes rental of sporting goods and equipment, such as bicycles and e-bikes, kayaks, paddleboards, skis and snowboards, and other similar recreational equipment. Does not include rental of motorized vehicles and vessels, trailers, and other equipment listed under "Automobile, and Vehicle Sales," "Business Support Services," and "Construction and Heavy Equipment Sales."

Review authority. The individual or official Town body (the Director, Planning Commission, or Town Council) identified by this Development Code as having the responsibility and authority to review, and approve or disapprove the permit applications described in Article IV (Land Use and Development Permit Procedures).

Rezoning. An amendment to the Zoning Map which changes the zoning district applied to a site or area to another zoning district.

S. Definitions, “S.”

Schools. Public and private educational institutions, including:

- boarding schools
- business, secretarial, and vocational schools
- community colleges, colleges and universities
- elementary, middle, and junior high schools
- establishments providing courses by mail
- high schools
- military academies
- professional schools (law, medicine, etc.)
- seminaries/religious ministry training facilities

Also includes specialized non-degree granting schools offering instruction in:

- art
- ballet and other dance
- computers and electronics
- drama
- driver education
- language
- music

Also includes facilities, institutions and conference centers that offer specialized programs in personal growth and development, such as [fitness training/certification programs](#), environmental awareness, arts, communications, and management. Does not include pre-schools and child day care facilities (see “Child Day Care Facilities”)– [or fitness classes provided at a health and fitness facility \(see “Health/Fitness Facilities”\) or studio \(see “Studios for Art, Dance, Music, Photography, etc.”\)](#).

Seasonal Park Caretaker. A seasonal Truckee-Donner Recreation and Park District employee who is responsible for providing on-site maintenance, management and security at Truckee-Donner Recreation and Park District-managed parks. Seasonal park caretakers are allowed at the West End Beach, Truckee River Regional Park and the Riverview Sports Park. The seasonal park caretakers live on-site within each park in their personal recreation vehicles and are generally on-site starting in April and ending in October, weather permitting. Duties generally include opening and closing the parks, enforcing park rules, reservations management, grounds maintenance and event oversight. All caretaker units are required to be legally connected to public water, sanitation and power.

Second Hand Stores. Indoor retail establishments that buy and sell used products, including books, clothing, furniture and household goods. The sale of antiques is included under “Retail Stores, General Merchandise.” The sale of cars and other used vehicles is included under “Auto, Mobile Home, Vehicle and Parts Sales.”

Secondary Residential Unit. See “Accessory Dwelling Unit.”

Senior Citizen Congregate Care/Congregate Care Housing. Multifamily residential projects where occupancy is limited to people with physical or mental disabilities that require assistance but not 24-hour care. These facilities may include individual apartment units, community dining centers, common recreation areas, and medical facilities. This definition also includes Senior Citizen Congregate Care Housing, which, in addition to the above restrictions, is also restricted to people 55 years or older and no persons under 18 years of age

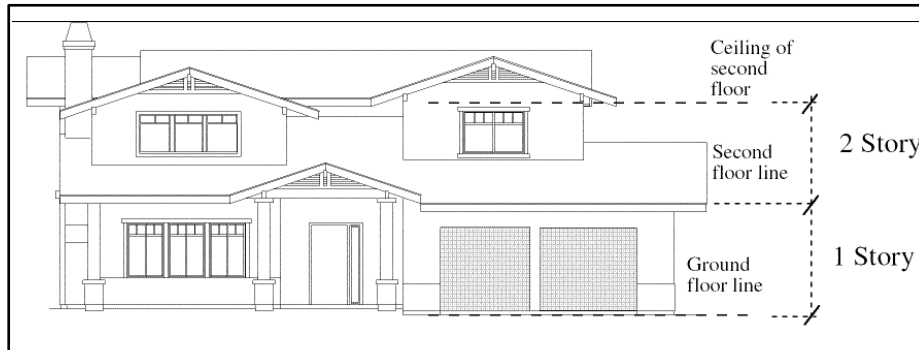


FIGURE 8-7
STORY

Street. A public thoroughfare which affords principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare except an alley as defined in this Subsection, or a private thoroughfare which affords or has the potential to afford principal means of access to five or more parcels. Does not include driveway easements on parcels in the Tahoe Donner Subdivision that front a Town street.

Street line. The boundary between a street right-of-way and property.

Structural Clay and Pottery Products. Manufacturing establishments engaged primarily in producing brick and structural clay products, including pipe, china plumbing fixtures, and vitreous china articles, fine earthenware and porcelain products. Artist/craftsman uses are included in “Cottage Industries,” “Handcraft Industries and Small-Scale Manufacturing,” and “Home Occupations.”

Structure. Anything constructed or erected, the use of which requires attachment to the ground or attachment to something located on the ground. For the purposes of this Development Code, the term “structure” includes “buildings.”

Structure-mounted. Mounted to the side of a structure (e.g., a billboard, church steeple, freestanding sign, water tank, etc.).

Structure, primary. See “Primary Structure.”

Structured parking. [A structure in which vehicle parking is accommodated on multiple stories. Does not include surface parking, residential garages, or carports.](#)

Student and employee housing. Housing for students and employees allowed in conjunction with educational facilities or on Town-owned or federally owned land in conjunction with the Public Service Center.

Studios for Art, Dance, Music, Photography, etc. Facilities for: individual and group instruction and training in the arts; production rehearsal; photography; and the processing of photographs produced only by users of the studio facilities; ~~and~~ martial arts training studios; [and studios for yoga and fitness classes.](#)

T. Definitions, "T."

Tasting Room. A room that is ancillary to the production of alcoholic beverages where the public may sample the alcohol that is produced or sold on-site.

Telecommunications Facilities. Public, commercial and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, cellular or wireless telephone, and data network communications; including commercial earth stations for satellite-based communications. Includes antennas, towers, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections (see "Pipelines and Utility Lines"). Maximum height for a small cellular wireless and data network facility is 10 feet, as measured from the highest roof plate of the structure to which the small cellular wireless and data network facility is attached.

Temporary Uses and Events. Short term commercial activities, events, and uses that may not meet the normal development or use standards of the Development Code but may be otherwise acceptable because of their temporary nature (e.g., construction yards in conjunction with an active building permit, seasonal sales lots, special events, etc.); limited to a maximum of 90 days in any calendar year.

Textile and Leather Products. Manufacturing establishments engaged in performing any of the following operations:

- coating, waterproofing, or otherwise treating fabric
- dyeing and finishing fiber, yarn, fabric, and knit apparel
- manufacture of knit apparel and other finished products from yarn
- manufacture of felt goods, lace goods, non-woven fabrics and miscellaneous textiles
- manufacturing of woven fabric, carpets and rugs from yarn
- preparation of fiber and subsequent manufacturing of yarn, threads, braids, twine cordage
- upholstery manufacturing

Theaters and Event Spaces. Indoor facilities for group entertainment, other than sporting events, including:

- civic theaters and facilities for "live" theater and concerts
- exhibition and convention halls
- indoor event spaces
- motion picture theaters
- public and semi-public auditoriums

Also includes outdoor event spaces. Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events; see "Sport Facilities and Outdoor Entertainment."

Tiny Home. A single-family dwelling which may range in size from 80 to 400 square feet and may be constructed on a chassis (with or without axles or wheels), to be used as a dwelling with or without a permanent foundation when connected to required utilities. Includes any structure that is legal to occupy under California state standards as a HUD-Code manufactured home, a California Residential Code or a California Building Code home, factory-built housing, a recreational vehicle, a park trailer, or a camping cabin. A tiny home on a permanent foundation is included under the definition of "Single-Family Dwellings."

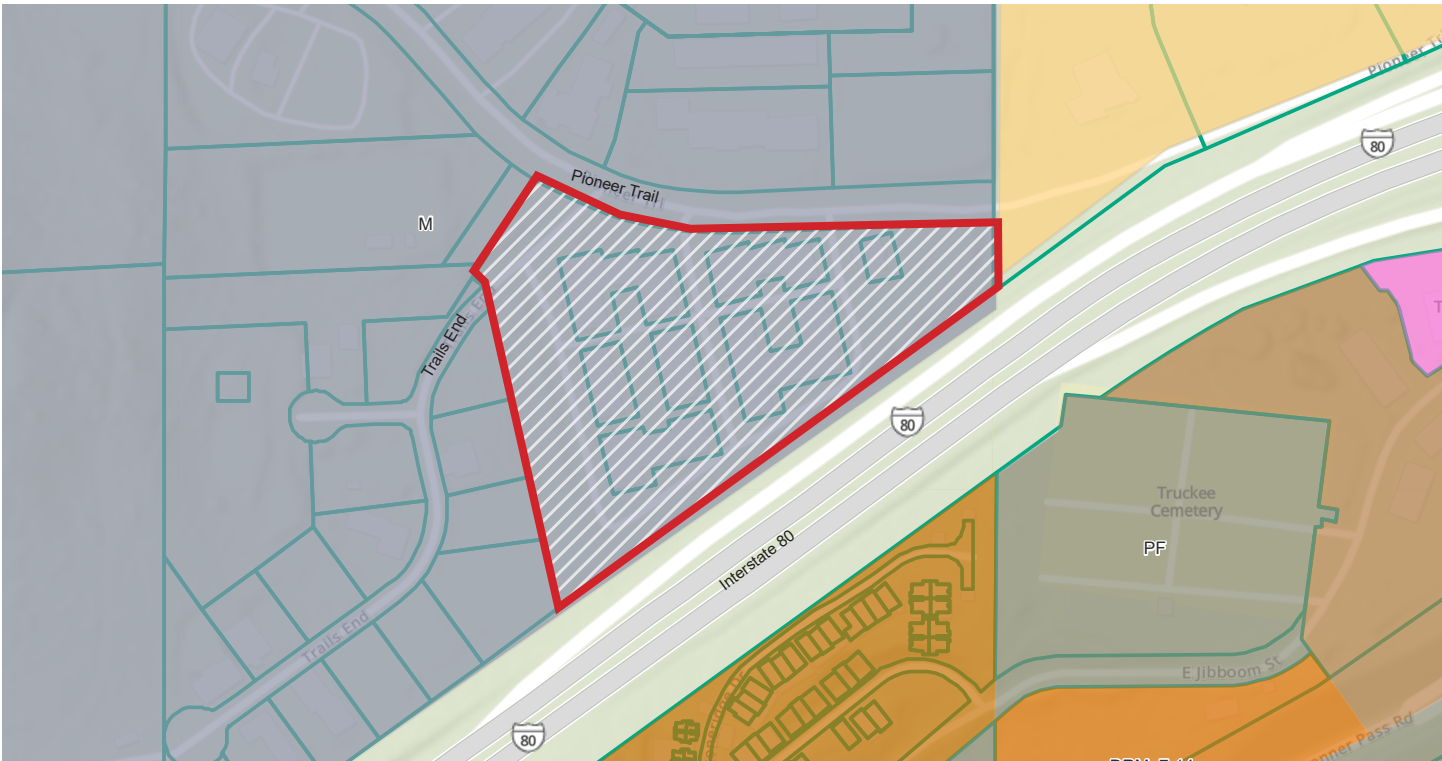
PLANNING COMMISSION RESOLUTION 2025-13

EXHIBIT "B"

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF TRUCKEE
RECOMMENDING APPROVAL OF AMENDMENTS TO THE DEVELOPMENT CODE,
ZONING MAPS, AND GENERAL PLAN LAND USE DIAGRAM**

ZONING MAP AMENDMENTS

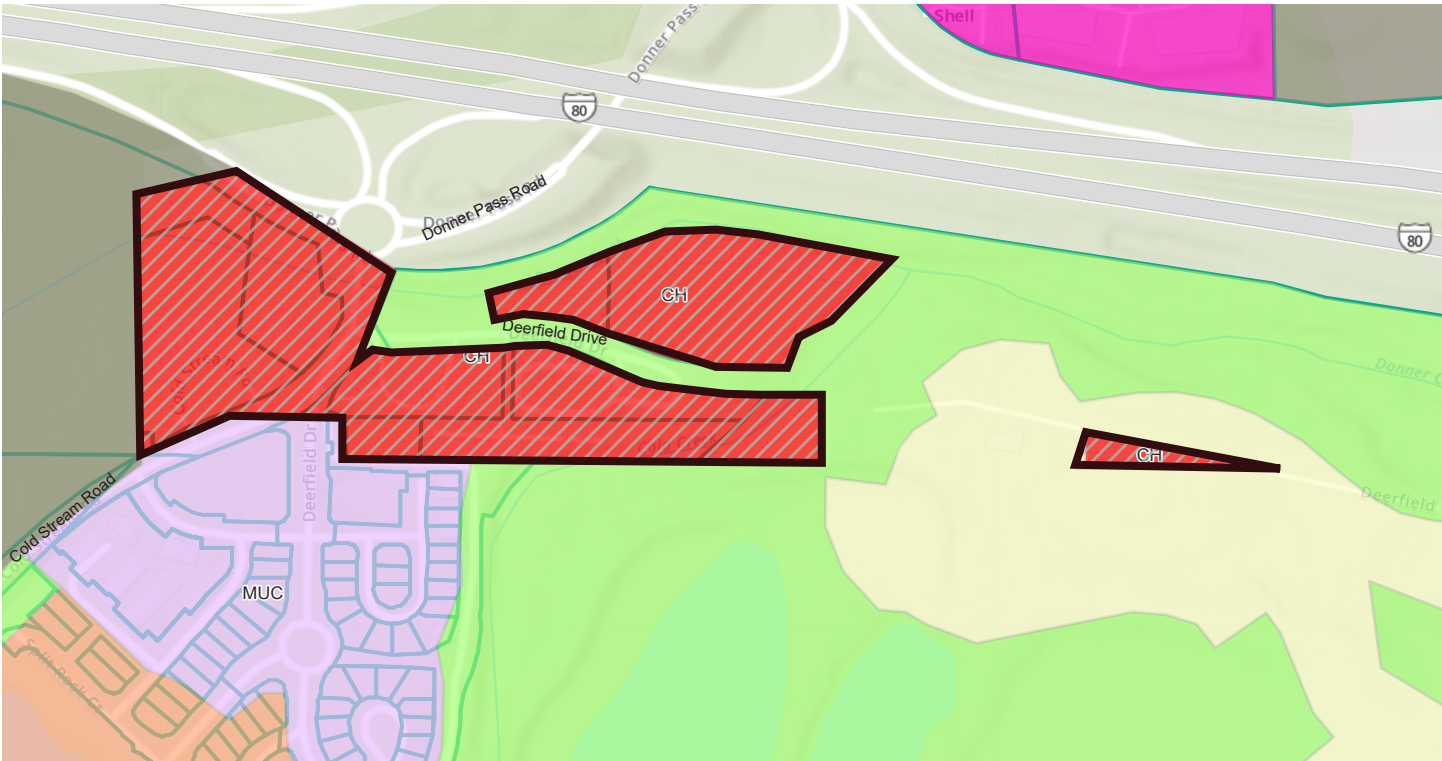
The Planning Commission hereby recommends the following amendments to the Town of Truckee Zoning Map.



Amend zoning district for the parcels shown in red outline with white crosshatch, as follows:

Current Zoning: Manufacturing (M)
Proposed Zoning: Business Innovation (BI)

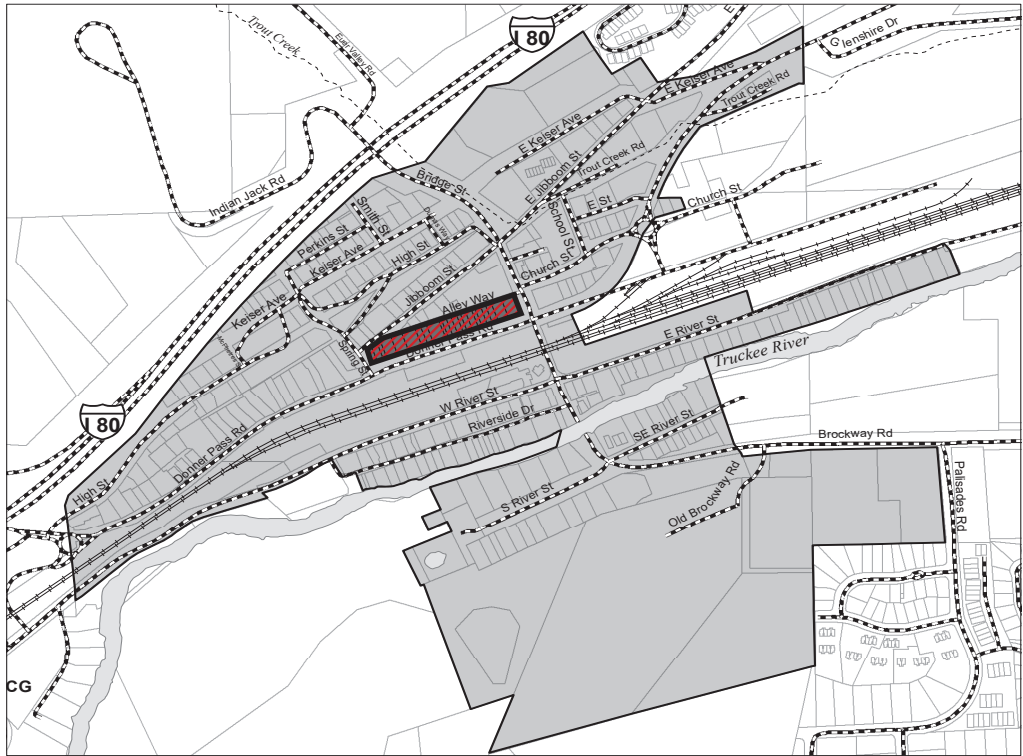
APN	Address
019-670-012	11025 Pioneer Trail
019-670-013	10825 Pioneer Trail
019-670-014	10725 Pioneer Trail
019-670-015	10775 Pioneer Trail
019-670-016	10925 Pioneer Trail
019-670-017	10975 Pioneer Trail
019-670-018	10875 Pioneer Trail
019-670-019	Unknown Address



Amend zoning district for the parcels shown in black outline with gray crosshatch, as follows:

Current Zoning: Highway Commercial (CH)
Proposed Zoning: General Commercial (CG)

APN	Address
018-560-021	Unknown Address
018-760-001	10527 Cold Stream Road
018-760-002	12373 Donner Pass Road
018-760-003	12405 Donner Pass Road
018-760-007	Unknown Address
018-760-008	Unknown Address
018-760-010	Unknown Address
018-760-016	Unknown Address
018-760-017	Unknown Address
018-760-018	Unknown Address
018-760-020	Unknown Address
018-760-022	12353 Deerfield Drive



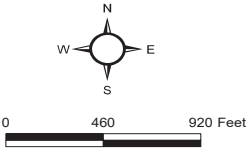
Town of Truckee
Zoning Map



Sheet #25

Zoning Revisions	
Date	Ord. #
08/04/2003	2003-03
04/15/2007	2007-02
07/02/2009	2009-03

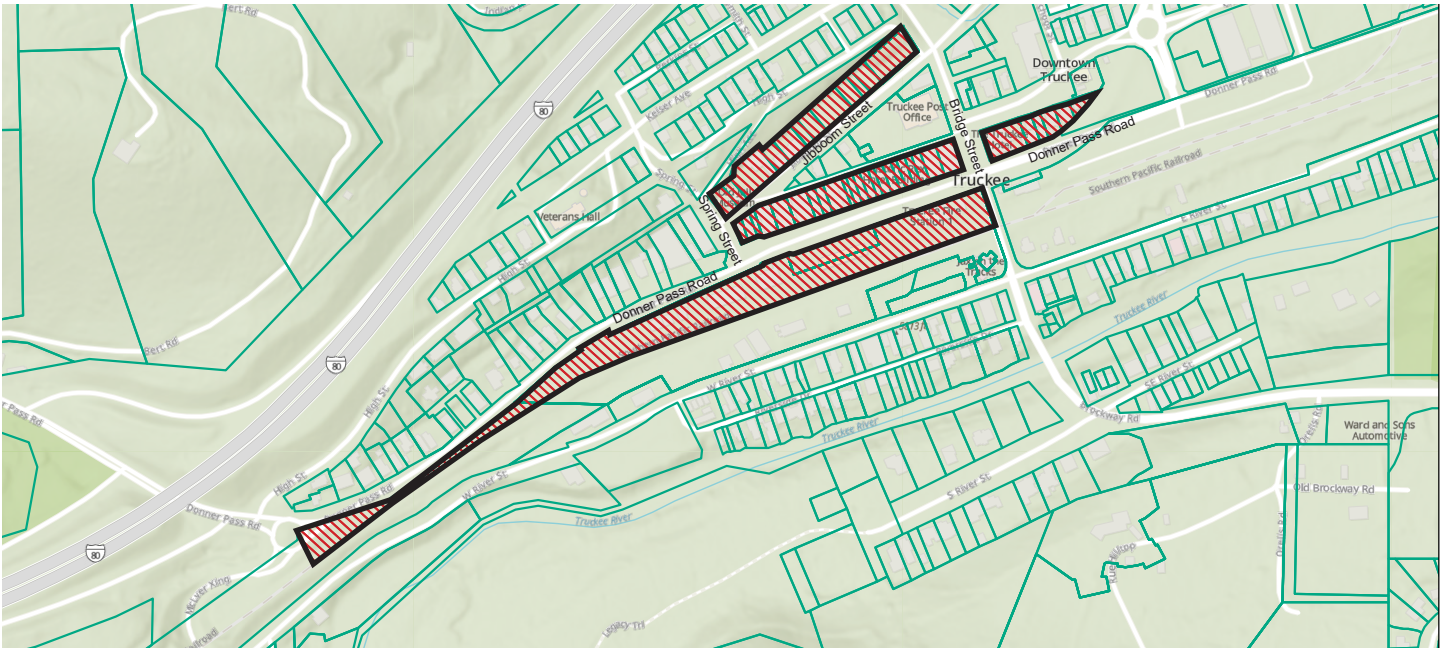
- Drains
- Streets
- Railroad
- Commercial Row Overlay District



Amend Historic Preservation (-HP) Overlay District Sheet #25 of the Zoning Maps

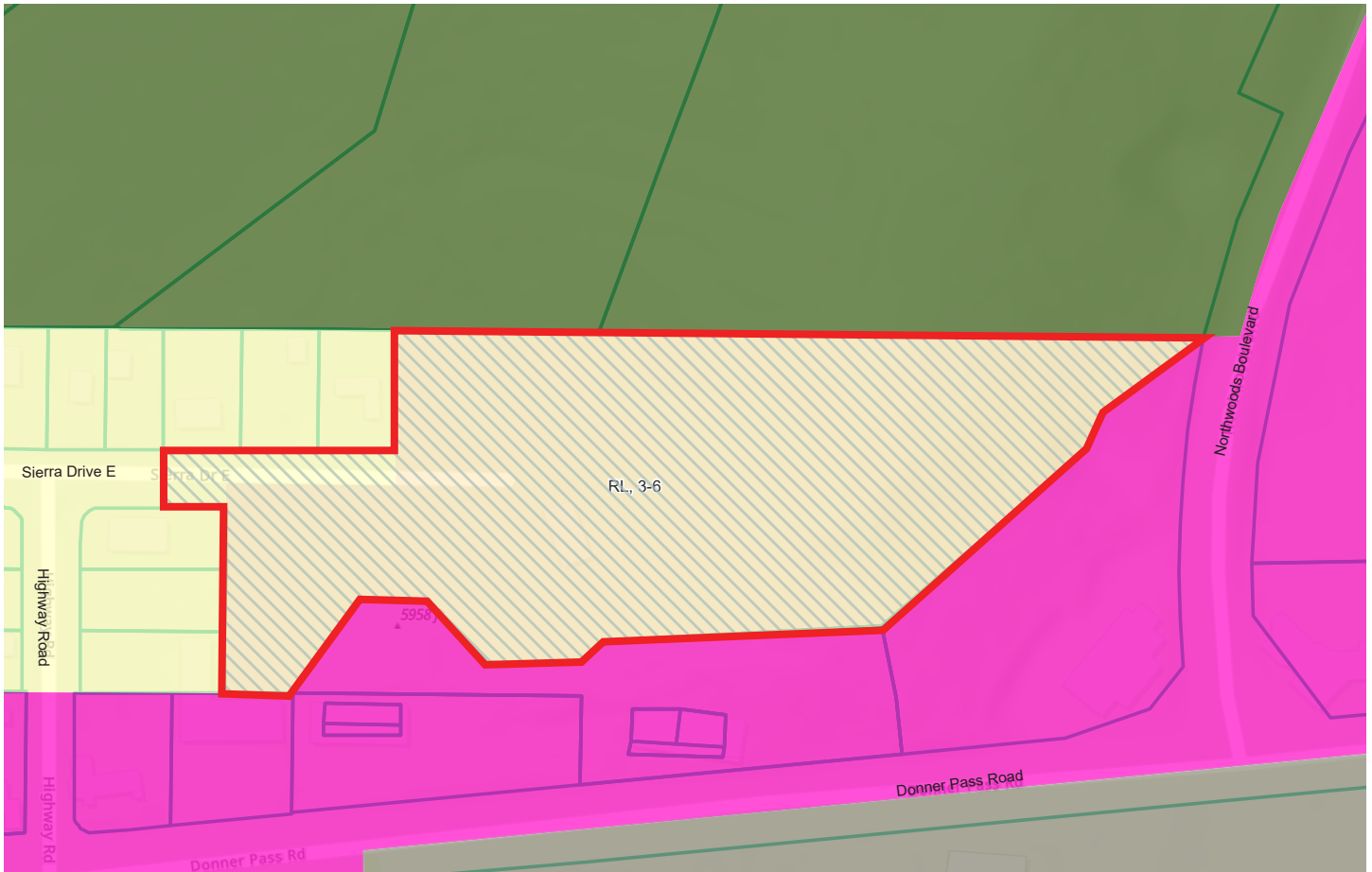
Remove Commercial Row Overlay District but retain Historic Preservation (-HP) Overlay District for the parcels shown in black outline with red crosshatch, as follows:

APN	Address
019-090-015	10129 Jibboom Street
019-090-016	10128 Donner Pass Road
019-090-017	10121 Jibboom Street
019-090-018	10115 Jibboom Street
019-090-019	10112 Donner Pass Road
019-090-020	10110 Donner Pass Road
019-090-021	10104 Donner Pass Road
019-090-022	10100 Donner Pass Road
019-100-001	10096 Donner Pass Road
019-100-002	10092 Donner Pass Road
019-100-003	10088 Donner Pass Road
019-100-004	10084 Donner Pass Road
019-100-005	10080 Donner Pass Road
019-100-006	10076 Donner Pass Road
019-100-007	10072 Donner Pass Road
019-100-008	10068 Donner Pass Road
019-100-009	10064 Donner Pass Road
019-100-010	10060 Donner Pass Road
019-100-011	10056 Donner Pass Road
019-100-013	10040 Donner Pass Road
019-100-014	10052 Donner Pass Road
019-100-015	10046 Donner Pass Road



New Zoning Map Sheet (#32): Create new Commercial Core (-CC) Overlay District for the following parcels shown in black outline with red crosshatch, as follows:

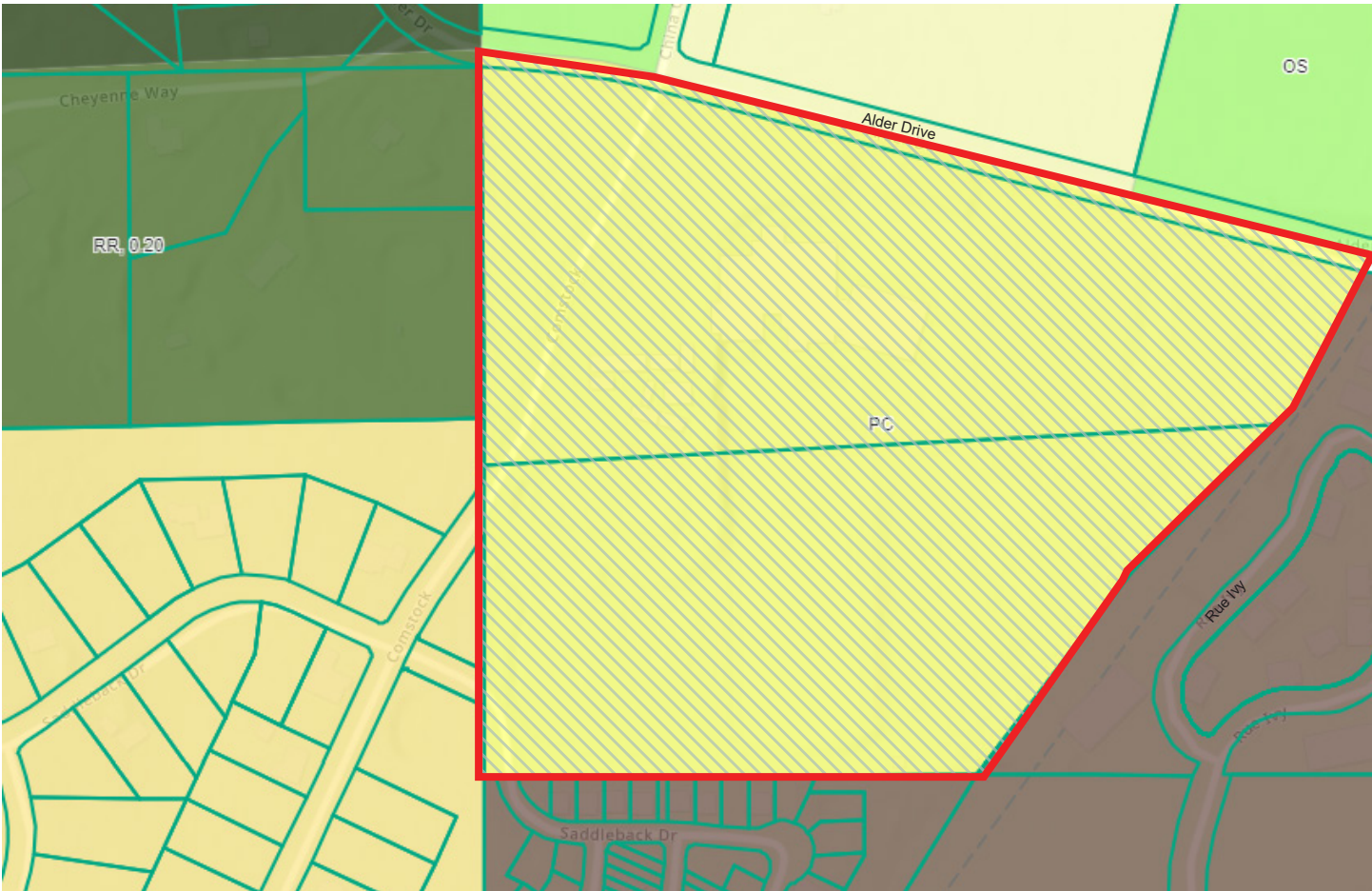
APN	Address	APN	Address
019-090-015	10129 Jibboom Street	019-102-015	10060 Jibboom Street
019-090-016	10128 Donner Pass Road	019-111-002	10035 Church Street
019-090-017	10121 Jibboom Street	019-111-003	9932 Donner Pass Road
019-090-018	10115 Jibboom Street	019-111-009	10069 Church Street
019-090-019	10112 Donner Pass Road	019-111-004	10053 Church Street
019-090-020	10110 Donner Pass Road	019-111-001	10007 Bridge Street
019-090-021	10104 Donner Pass Road	019-111-005	10061 Church Street
019-090-022	10100 Donner Pass Road	019-090-046	10091 Donner Pass Road (Portion)
019-100-001	10096 Donner Pass Road	019-090-003	10065 Donner Pass Road
019-100-002	10092 Donner Pass Road	019-120-009	10342 West River Street (Portion)
019-100-003	10088 Donner Pass Road		
019-100-004	10084 Donner Pass Road		
019-100-005	10080 Donner Pass Road		
019-100-006	10076 Donner Pass Road		
019-100-007	10072 Donner Pass Road		
019-100-008	10068 Donner Pass Road		
019-100-009	10064 Donner Pass Road		
019-100-010	10060 Donner Pass Road		
019-100-011	10056 Donner Pass Road		
019-100-013	10040 Donner Pass Road		
019-100-014	10052 Donner Pass Road		
019-100-015	10046 Donner Pass Road		
019-102-017	10060 Jibboom Street		
019-102-010	10098 Jibboom Street		
019-102-016	10002 Jibboom Street		
019-102-020	10120 Jibboom Street		
019-102-003	10150 Jibboom Street		
019-102-003	10152 Jibboom Street		
019-102-009	10116 Jibboom Street		
019-102-009	10112 Jibboom Street		
019-102-013	10060 Jibboom Street		
019-102-014	10060 Jibboom Street		
019-102-004	10142 Jibboom Street		
019-102-004	10144 Jibboom Street		
019-102-011	10090 Jibboom Street		
019-102-012	10060 Jibboom Street		



Amend the zoning district for the parcel shown in red outline with gray crosshatch, as follows:

Existing Zoning: Low Density Residential, 3 to 6 dwelling units per acre (RL, 3-6)
Proposed Zoning: Medium Density Residential, 6-12 dwelling units per acre (RM, 6-12)

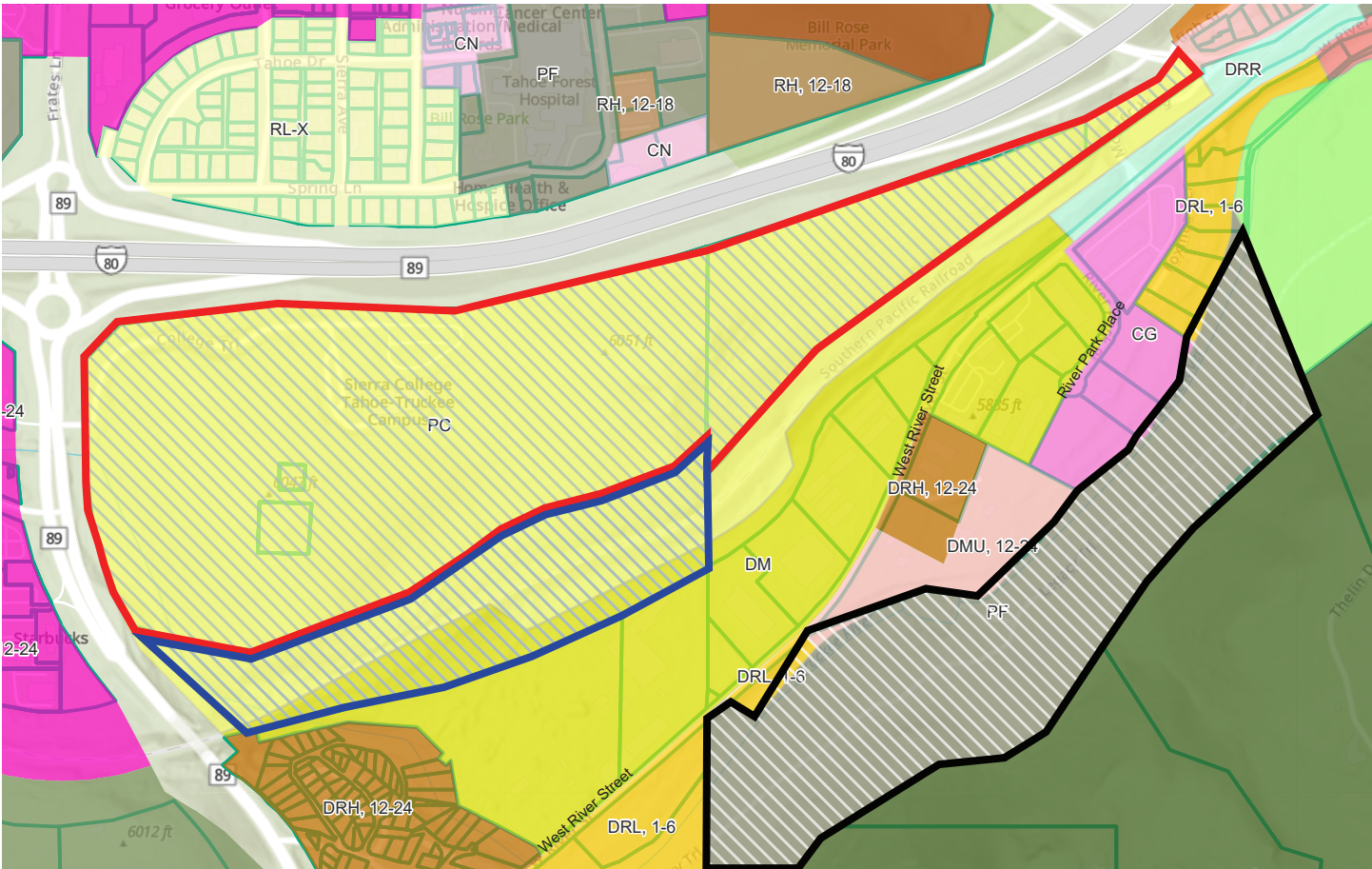
APN	Address
018-800-015	11985 Sierra Drive



Amend the zoning district for the parcels shown in red outline with gray crosshatch, as follows:

Existing Zoning: Planned Community (PC)
Proposed Zoning: Public Facilities (PF)

APN	Address
019-370-027	Unknown Address
019-370-030	10931 Alder Drive



Amend the zoning district for the parcels shown in red outline with gray crosshatch, as follows:

Existing Zoning: Planned Community (PC)
 Proposed Zoning: Public Facilities (PF)

APN	Address
018-660-038	10679 College Trail
019-300-070	Unknown Address
018-660-007	Unknown Address
018-660-039	Unknown Address

Amend the zoning district for the parcel shown in black outline with white crosshatch, as follows:

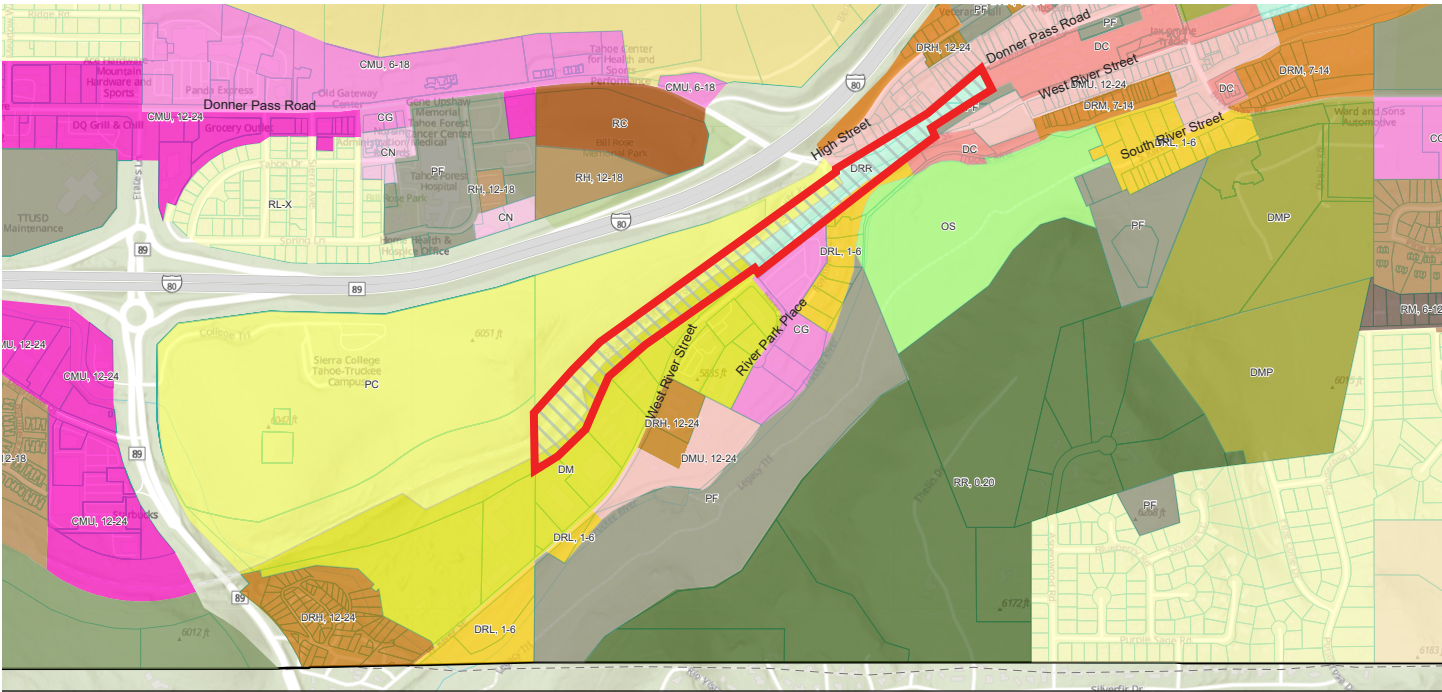
Existing Zoning: Public Facilities (PF)
 Proposed Zoning: Open Space (OS)

APN	Address
019-300-005	10925 West River Street

Amend the zoning district for the parcel shown in blue outline with gray crosshatch as follows:

Existing Zoning: Planned Community (PC) - Lighter Yellow
 Downtown Manufacturing (DM) - Darker Yellow
 Proposed Zoning: Railroad Transportation Corridor (RTC)

APN	Address
018-660-059	Unknown Address

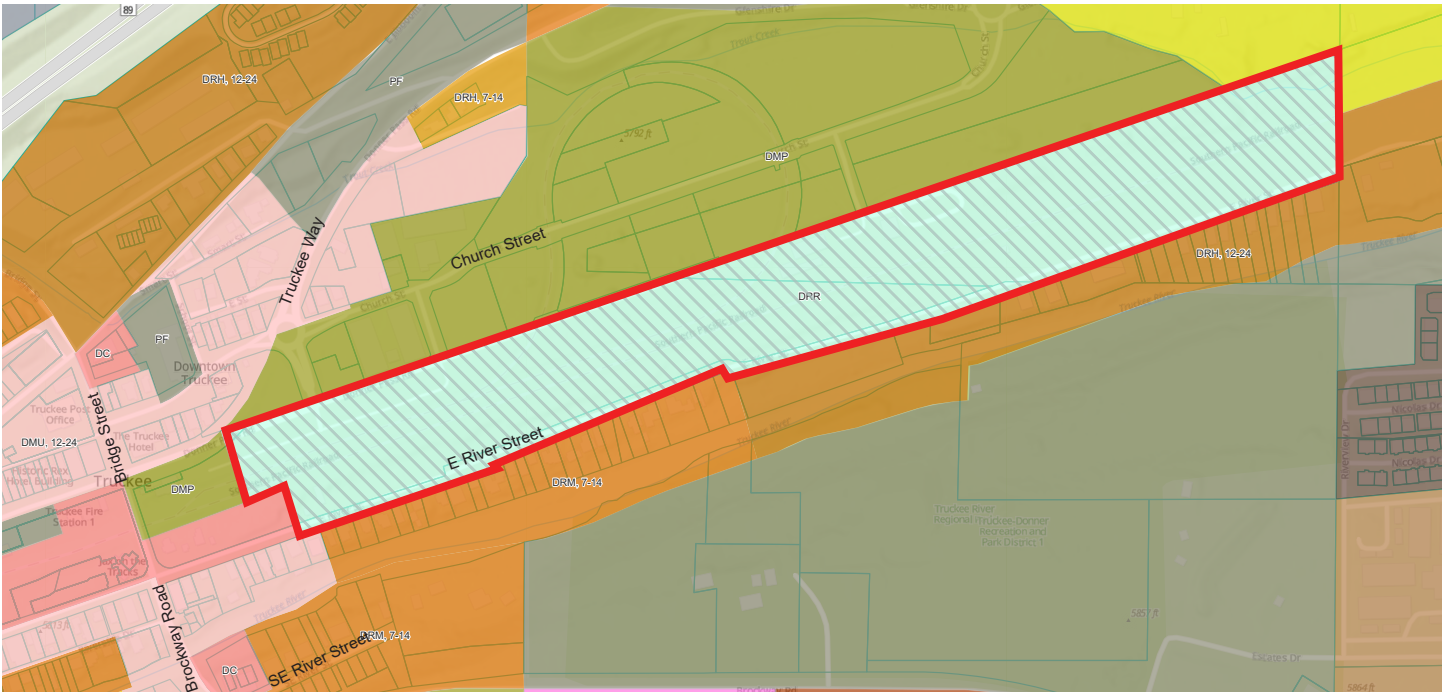


Amend the zoning district for the parcels shown in red outline with gray crosshatch, as follows:

Existing Zoning: **Planned Community (PC) - Lighter Yellow**
 Downtown Manufacturing (DM) - Darker Yellow
 Downtown Railroad (DRR) - Light Blue

Proposed Zoning: **Rail Transportation Corridor (RTC)**

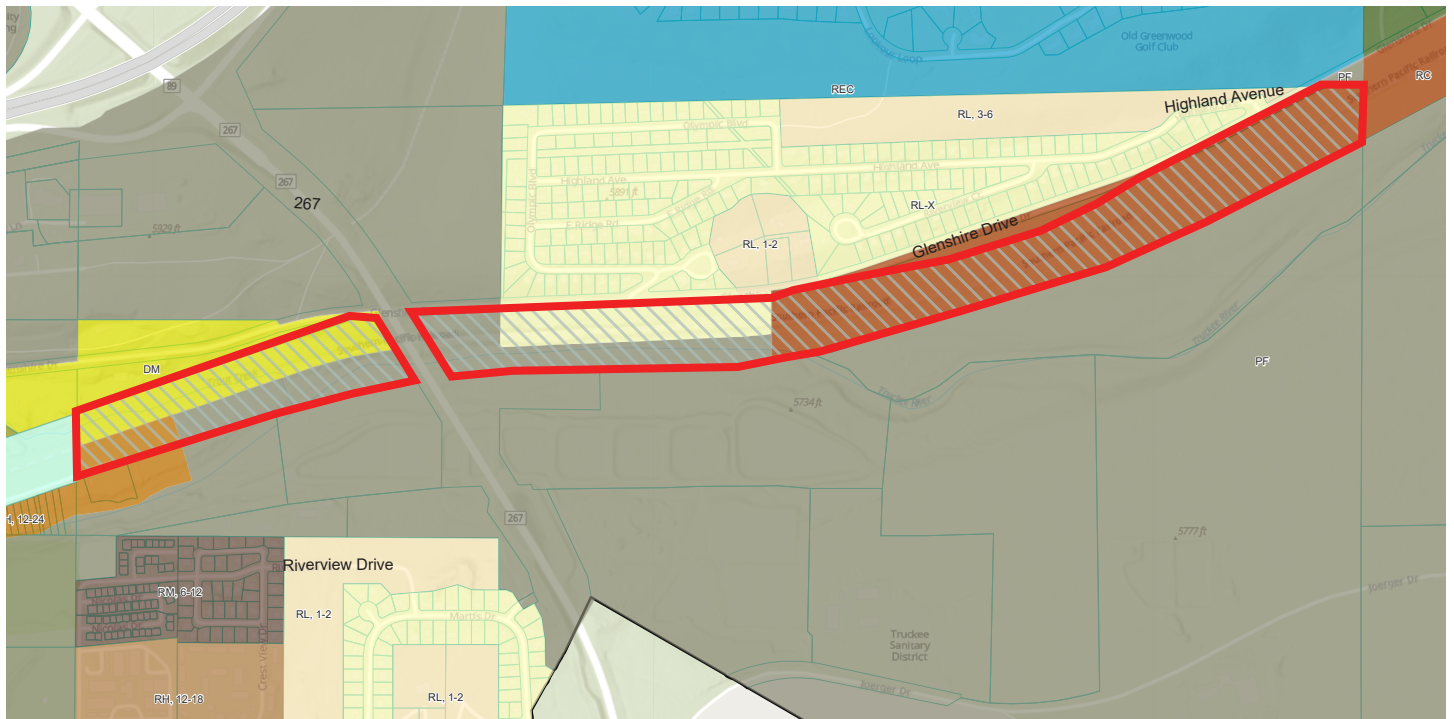
APN	Address
019-120-009	10342 West River Street
019-090-046	10144 West River Street (portion)



Amend the zoning district for the parcels shown in red outline with gray crosshatch, as follows:

Existing Zoning: Downtown Railroad (DDR) - Light Blue
 Proposed Zoning: Rail Transportation Corridor (RTC)

APN	Address
019-420-087	10237 Donner Pass Road (portion)
019-420-088	10642 Church Street



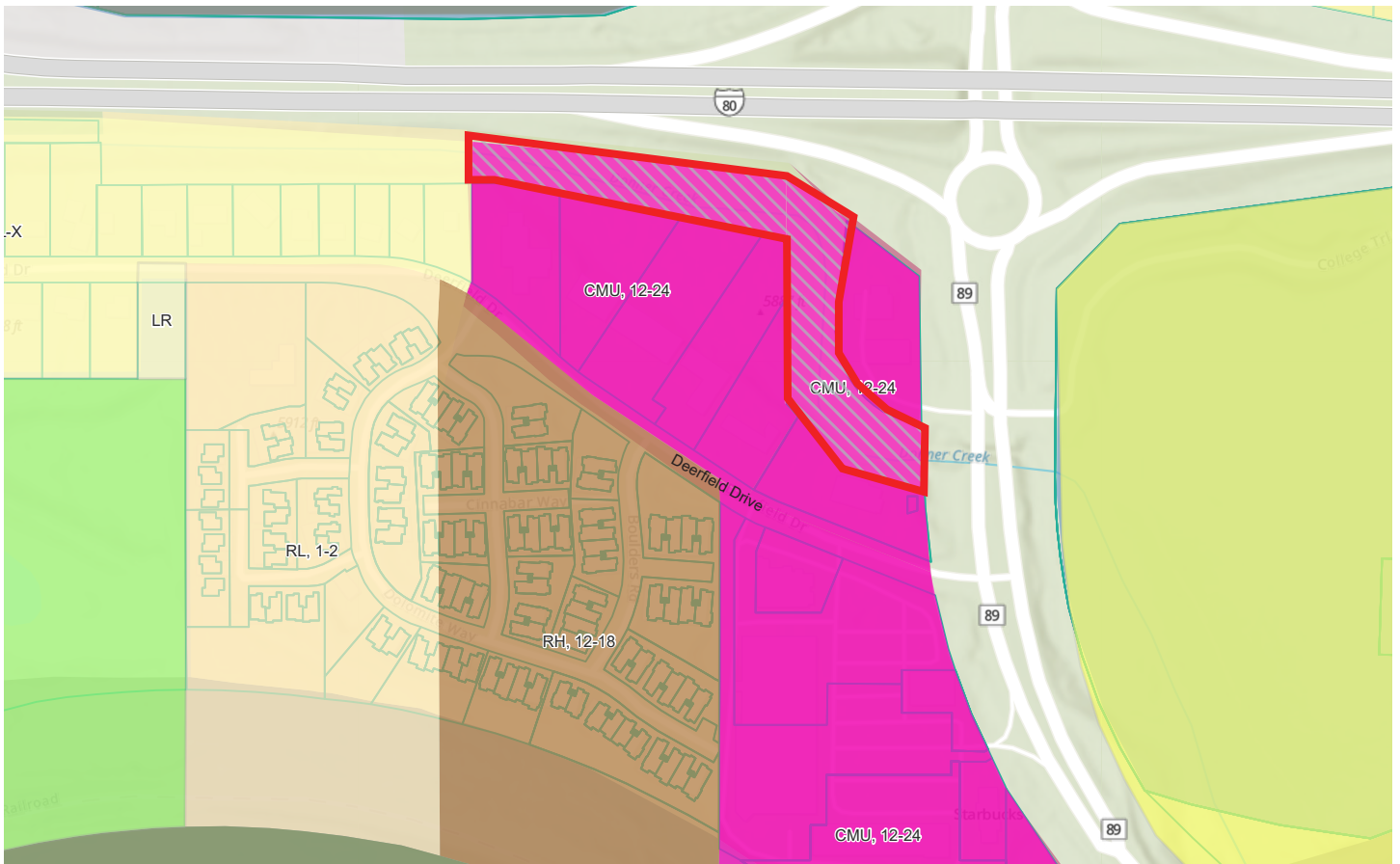
Amend the zoning district for the parcels shown in red outline with gray crosshatch, as follows:

Existing Zoning:

- Downtown Manufacturing (DM) - Yellow**
- Downtown High Density Residential, 12 to 24 dwelling units per acre (DRH, 12-24)**
- Public Facilities (PF) - Gray**
- Low Density Residential, no further subdivision (RL-X) - Lighter Yellow**
- Resource Conservation (RC) - Brown**

Proposed Zoning: Rail Transportation Corridor (RTC)

APN	Address
019-430-022	10786 East River Street



Amend the zoning district for the land around Donner Creek shown in red outline with gray crosshatch, as follows:

Existing Zoning: Corridor Mixed Use (CMU)

Proposed Zoning: Open Space (OS)

APN	Address
No APN	No Address

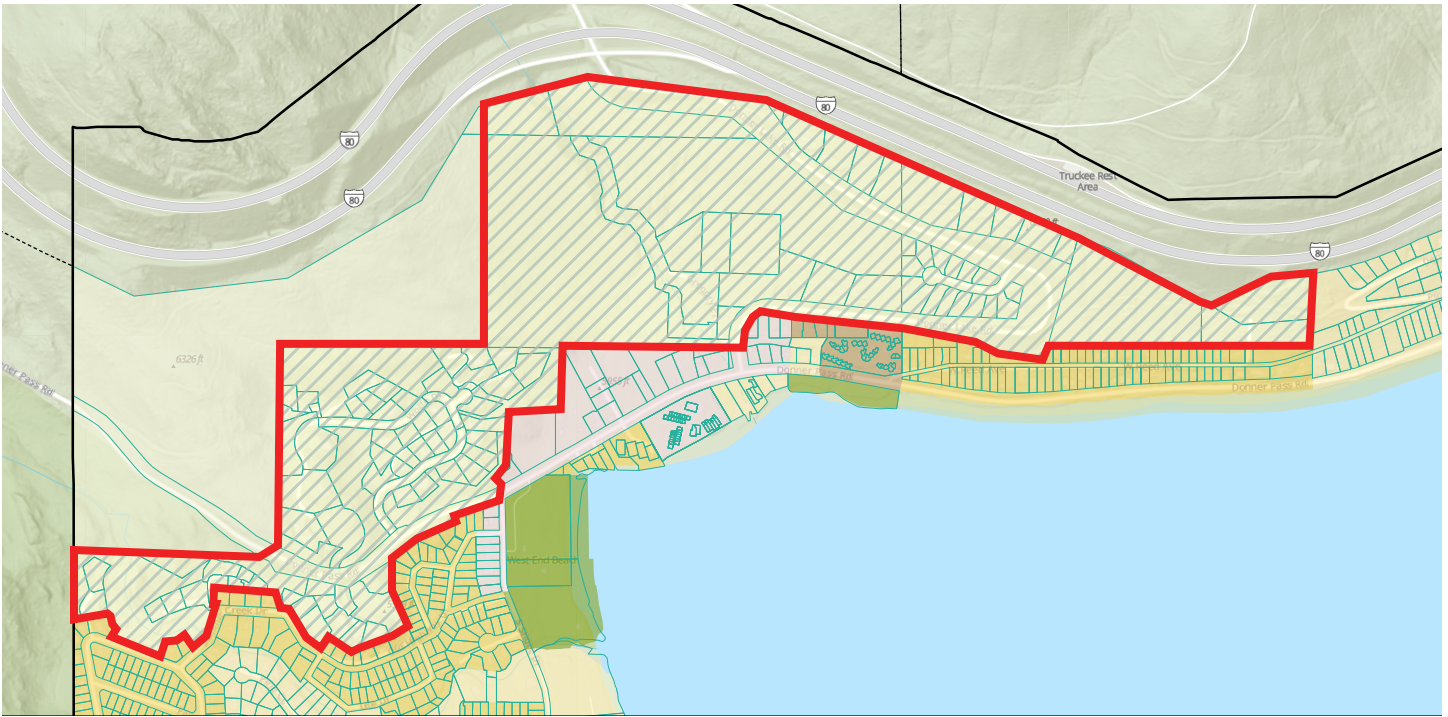
PLANNING COMMISSION RESOLUTION 2025-13

EXHIBIT "C"

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF TRUCKEE
RECOMMENDING APPROVAL OF AMENDMENTS TO THE DEVELOPMENT CODE,
ZONING MAPS, AND GENERAL PLAN LAND USE DIAGRAM**

AMENDED GENERAL PLAN LAND USE DIAGRAM (FIGURE LU-2)

The Planning Commission hereby recommends the following cleanup amendments to the 2040 General Plan Land Use Diagram (Figure LU-2).



Amend the General Plan land use designation for the parcels shown in red outline with gray crosshatch, as follows:

Current Land Use Designation:
Proposed Land Use Designation:

Rural Residential, 1 to 2 dwelling units per acre
Very Low Residential

APN	Address
017-090-041	Unknown Address
017-090-042	Unknown Address
017-090-043	16488 Jebbs Court
017-090-044	16504 Jebbs Court
017-090-045	16516 Jebbs Court
017-090-046	16501 Jebbs Court
017-090-047	16481 Jebbs Court
017-090-048	16450 Marri Court
017-090-049	16468 Marri Court
017-090-050	16490 Marri Court
017-090-051	10579 Bear Run
017-090-052	10624 Bear Run
017-150-008	10523 Donner Lake Road
017-150-028	10060 Donner Lake Road
017-150-030	10030 Donner Lake Road
017-150-034	10489 Donner Lake Road
017-150-036	10455 Donner Lake Road
017-150-047	10101 Gregory Place
017-150-048	10070 Gregory Place
017-150-049	10988 Donner Lake Road
017-150-051	10240 Donner Lake Road
017-150-052	10150 Donner Lake Road
017-150-053	10130 Donner Lake Road
017-150-054	10190 Donner Lake Road
017-150-055	10192 Donner Lake Road
017-150-056	10194 Donner Lake Road
017-150-057	10880 Donner Lake Road
017-150-058	10898 Donner Lake Road
017-150-061	Unknown Address

APN	Address
017-150-064	10637 Donner Lake Road
017-150-065	10685 Donner Lake Road
017-150-066	10731 Donner Lake Road
017-150-067	10779 Donner Lake Road
017-150-068	10607 Donner Lake Road
017-150-069	10575 Donner Lake Road
017-150-070	10547 Donner Lake Road
017-150-071	10515 Donner Lake Road
017-150-072	10483 Donner Lake Road
017-480-001	10600 Donner Lake Road
017-480-002	15434 Cedar Point Drive
017-480-003	10556 Donner Lake Road
017-480-004	15410 Cedar Point Drive
017-480-005	15398 Cedar Point Drive
017-480-006	15366 Cedar Point Drive
017-480-007	15343 Cedar Point Drive
017-480-008	15351 Cedar Point Drive
017-480-009	15359 Cedar Point Drive
017-480-010	15375 Cedar Point Drive
017-480-011	15391 Cedar Point Drive
017-480-012	15401 Cedar Point Drive
017-480-013	15417 Cedar Point Drive
017-480-014	15425 Cedar Point Drive
017-480-015	15435 Cedar Point Drive
017-480-016	15444 Cedar Point Drive
017-500-003	16150 Matts Mountain Place
017-500-005	16153 Wolfe Drive

APN	Address
017-500-006	16177 Wolfe Drive
017-500-007	16213 Wolfe Drive
017-500-008	16231 Wolfe Drive
017-500-009	16241 Wolfe Drive
017-500-010	16253 Wolfe Drive
017-500-011	Unknown Address
017-500-012	Unknown Address
017-500-013	Unknown Address
017-500-014	16520 Wolfe Drive
017-500-015	16556 Wolfe Drive
017-500-016	16598 Wolfe Drive
017-500-017	16641 Wolfe Drive
017-500-018	Unknown Address
017-500-020	16147 Matts Mountain Place
017-500-022	Unknown Address
017-510-001	16302 Cinnamon Ridge Place
017-510-002	16313 Cinnamon Ridge Place
017-510-003	16203 Snow Dance Place
017-510-004	16197 Snow Dance Place
017-510-005	16215 Snow Dance Place
017-510-006	16255 Cinnamon Ridge Place
017-510-007	16286 Cinnamon Ridge Place
017-510-008	16250 Bingham Court
017-510-009	16263 Bingham Court
017-510-010	Unknown Address
017-510-011	16267 Wolfe Drive
017-510-012	Unknown Address
017-510-013	16070 Matts Mountain Place
017-510-014	16073 Matts Mountain Place

APN	Address
017-510-015	16091 Matts Mountain Place
017-510-016	16111 Matts Mountain Place
017-510-017	16131 Matts Mountain Place
017-520-006	16400 Kates Creek Place
017-520-007	16393 Kates Creek Place
017-520-008	16345 Wolfe Drive
017-520-009	16385 Wolfe Drive
017-520-010	16405 Kates Creek Place
017-520-011	16421 Kates Creek Place
017-520-013	Unknown Address
017-520-014	Unknown Address
017-520-015	16134 Matts Mountain Place
017-520-016	16114 Matts Mountain Place
017-520-017	Unknown Address
017-520-025	Unknown Address
017-520-027	16494 Frost Fire Place
017-520-028	16505 Frost Fire Place
017-520-029	16516 Frost Fire Place
017-520-030	Unknown Address
017-530-001	Unknown Address
017-530-002	16284 Old Highway Drive
017-530-003	16165 Donner Pass Road
017-530-004	14072 Gates Look Court
017-530-005	14058 Gates Look Court
017-530-006	14068 Gates Look Court
017-530-007	14028 Gates Look Court
017-530-008	14012 Gates Look Court
017-530-009	14041 Gates Look Court
017-530-010	16292 Old Highway Drive
017-530-011	16306 Old Highway Drive



Amend the General Plan land use designation for the parcels shown in red outline with gray crosshatch, as follows:

Current Land Use Designation: Very Low Density Residential
Proposed Land Use Designation: Open Space Recreation

APN	Address
017-210-008	15750 South Shore Drive
017-230-001	15680 South Shore Drive