

TOWN OF TRUCKEE

California

DRAFT ORDINANCE 2025-02

**AN ORDINANCE OF THE TOWN OF TRUCKEE
AMENDING THE TRUCKEE MUNICIPAL CODE, TITLE 18, DEVELOPMENT CODE
AND TOWN OF TRUCKEE ZONING MAP**

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 and zoning maps, 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 Planning Commission reviewed all proposed amendments at its December 17, 2024 public hearing and recommended approval to the Town Council.

The Town Council of the Town of Truckee Does Ordain as Follows:

Section 1.

Enactment. Title 18, Development Code, of the Municipal Code is hereby amended as set forth in Exhibits A and B, the Zoning Map amendments as set forth in Exhibit C, and amendments to the Zoning District Names and Abbreviations in the Development Code and Zoning Map as set forth in Exhibit D, attached hereto and incorporated herein by reference.

Section 2.

Findings. The Council hereby adopts the following findings in support of adoption of this ordinance and the amendments to Title 18, Development Code and Zoning Map. The December 17, 2024 Planning Commission staff report and February 25, 2025 and March 25, 2025 staff reports and associated meeting minutes are hereby incorporated herein by reference and provide a factual basis for the findings.

a. The proposed amendments directly implement and are internally consistent with the goals, policies, and actions of all elements of the 2040 General Plan.

b. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town.

c. 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]).

d. 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.

e. The proposed amendments ensure and maintain internal consistency with other applicable provisions of the Development Code, California state law, and federal law.

Section 3.

CEQA Findings. The Council has determined that the proposed 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.

Section 4.

Summary Publication. The Town Clerk is hereby directed to publish this ordinance in accordance with the law.

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The foregoing Ordinance was introduced at a regular meeting of the Truckee Town Council held on the 25th day of March 2025, and adopted at a regular meeting of the Truckee Town Council on the ____ day of _____, 2025, by Council Member _____, who moved its introduction, which motion was seconded by Council Member _____ was upon roll call carried by the following vote:

AYES:

NOES:

ABSENT:

Jan Zabriskie, Mayor

ATTEST:

APPROVED AS TO FORM:

Kelly Carpenter, MMC, Town Clerk

Andrew Morris, Town Attorney

Attachments:

Exhibit A – Title 18, Development Code Amendments (Summary)

Exhibit B – Title 18, Development Code Amendments

Exhibit C – Zoning Map Amendments

Exhibit D – Amendments to Zoning District Names and Abbreviations

ORDINANCE 2025-02

EXHIBIT “A”

Title 18, Development Code Amendments

Title 18. Development Code, of the Truckee Municipal Code is hereby amended as follows:

Amendments to Article I, Section 18.03.020.C (Calculations—Rounding); Article II, Chapter 18.06, Table 2-1 (Zoning Districts), Section 18.08.020 (Purposes of Residential Zoning Districts), Section 18.08.030, Table 2-2 (Allowed Uses and Permit Requirements for Residential Zoning Districts), Section 18.08.050 (Minimum and Maximum Density), Section 18.12.020 (Purposes of Commercial and Manufacturing Zoning Districts), Section 18.12.030, Table 2-7 (Allowed Uses and Permit Requirements for Commercial and Manufacturing Zoning Districts), Section 18.12.030, Table 2-8 (Allowed Uses and Permit Requirements for Downtown Commercial and Manufacturing Zoning Districts), Section 18.12.040, Table 2-9 (Commercial and Manufacturing District General Development Standards), Section 18.12.050 (Floor Area Ratio Criteria), Section 18.12.060 (Mixed Use Component), Section 18.12.070 (Downtown Commercial District Development Standards), Chapter 18.14 (Mixed Use Zoning Districts), Section 18.16.020 (Purposes of Special Purpose Zoning Districts), Section 18.16.030 (Special Purpose District Land Uses and Permit Requirements), Section 18.16.030, Table 2-10; renumbered to Table 2-12 (Allowed Uses and Permit Requirements for Special Purpose Districts), Section 18.16.040, Table 2-11; renumbered to Table 2-13 (Special Purpose District General Development Standards), Section 18.16.080 (Downtown Master Plan District Development Standards), Section 18.20.040 (Historic Preservation Overlay District), Section 18.24.110 (Design Guidelines for Specific Land Uses), Section 18.25.120 (Residential Mixed-Use Development), Section 18.25.130 (Multifamily Residential Projects within Downtown Visitor Lodging Zoning District); Article III, Section 18.30.110 (Screening and Buffer), Section 18.46.050 (Open Space Standards), Chapter 18.54 (Signs), Section 18.58.070 (Bed and Breakfast Inns), Section 18.58.110 (Drive In and Drive Through Facilities), Section 18.58.140 (Mixed-Use Development), Section 18.58.270.C (Wireless Communications Facilities); Article VII, Chapter 18.214 (Inclusionary Housing); Article VIII, Chapter 18.220 (Definitions/Glossary) are hereby amended as designated in Exhibit “B” attached hereto and incorporated herein.

DRAFT ORDINANCE 2025-02

EXHIBIT "B"

Title 18, Development Code Amendments

Title 18, Development Code, of the Truckee Municipal Code is hereby amended to read as follows (additions are shown by underline type; deletions are shown in ~~striketrough~~ type; Commission modifications are shown in blue highlighted type; Council modifications are shown in gray highlighted type):

- g. When used to describe the applicability of two or more requirements of this Development Code, the word “or” shall mean that compliance with any of the series is sufficient, and the words “and” and “and/or” shall mean that compliance with all of the series is required.
3. **Number of days.** Whenever a number of days is specified in this Development Code, or in any permit, condition of approval, or notice issued or given as provided in this Development Code, the number of days shall be construed as calendar days. Time limits will extend to the following working day where the last of the specified number of days falls on a weekend or holiday.
4. **State law requirements.** Where this Development Code references applicable provisions of State law (for example, the California Government Code, Subdivision Map Act, Public Resources Code, etc.), the reference shall be construed to be to the applicable State law provisions as they may be amended from time to time.
- C. **Calculations - Rounding.** Where provisions of this Development Code require calculations to determine applicable requirements, any fractional/decimal results of the calculations shall be rounded as provided by this Subsection.
1. **Minimum lot area, maximum density.** The fractional/decimal results of calculations of the number of parcels or residential units allowed through subdivision or a land use permit based on a minimum lot area or maximum density requirement shall be rounded down to the next lowest whole number. For example, the RM-6 zoning district would allow a parcel to be proposed for development with up to six dwellings per acre of site area, which would allow up to 15 dwelling units on a 2.6 acre parcel ($6 \times 2.6 = 15.6$, rounded down to 15).
2. **Minimum density.** The fractional/decimal results of calculations of the number of parcels or residential units allowed through subdivision or a land use permit based on a minimum density requirement shall be rounded up to the next highest whole number when the fraction/decimal is 0.5 or more, and down to the next lowest whole number when the fraction is less than 0.5, except that at least one dwelling unit is required in all cases.
23. **All other calculations.** For all calculations required by this Development Code other than those described in Subsection C.1 above or in another section stating the calculations for a specific development standard, the fractional/decimal results of calculations shall be rounded to the next highest whole number when the fraction/decimal is 0.5 or more, and to the next lowest whole number when the fraction is less than 0.5.
- D. **Zoning Map boundaries.** If there is uncertainty about the location of any zoning district boundary shown on the official Zoning Map, the following rules are to be used in resolving the uncertainty (see also 18.06.040, Zoning District Regulations):
1. Where district boundaries approximately follow lot, alley or street lines, the lot lines and street and alley centerlines shall be construed as the district boundaries.

**TABLE 2-1
ZONING DISTRICTS**

Zoning Map Symbol	Zoning District Name	General Plan or Downtown Specific Plan <u>Downtown Truckee Plan (DSPDTP)</u> Land Use Classification Implemented by Zoning District
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Residential Zoning Districts

RR	Rural Residential	Rural Residential Residential Cluster – 5 acres and 10 acres Open Space Recreation DSP – Single Family Residential
RSRL	Single Family <u>Low Density</u> Residential	<u>Very Low Density Residential</u> <u>Low Density Residential</u> Residential Cluster – 5 acres and 10 acres Open Space Recreation Tahoe Donner Plan Area Public (Hospital/Office)
RM	Multifamily <u>Medium Density</u> Residential	<u>Medium Density Residential</u> High Density Residential Tahoe Donner Plan Area
<u>RH</u>	<u>High Density Residential</u>	<u>Medium High Density Residential</u> <u>High Density Residential</u> <u>Tahoe Donner Plan Area</u>
DRSDRL	Downtown Single Family <u>Low Density</u> Residential	DSP-DTP – Single Family <u>Downtown Low Density</u> Residential
DRM	Downtown Medium Density Residential	DSP-DTP – Single Family <u>Downtown Medium Density</u> Residential
DRH	Downtown High Density Residential	DSP-DTP – Multifamily <u>Downtown High Density</u> Residential

Commercial and Manufacturing Zoning Districts

CN	Neighborhood Commercial	Residential Residential High Density Commercial Tahoe Donner Plan Area Public (Hospital/Office)
CG	General Commercial	Commercial Industrial Public (Hospital/Office) DSP-DTP – Downtown Commercial
CH	Highway Commercial	Commercial
CS	Service Commercial	Industrial Commercial
M	Manufacturing/Industrial	Industrial
<u>DMU</u>	<u>Downtown Mixed Use</u>	<u>DSP – Mixed Use</u>
DC	Downtown Commercial	DSP-DTP – Downtown Commercial
<u>DVL</u>	<u>Downtown Visitor Lodging</u>	DSP – Visitor Lodging

Establishment of Zoning Districts

18.06

DM	Downtown Manufacturing/Industrial	DSP Industrial
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**TABLE 2-1
ZONING DISTRICTS (Continued)**

Zoning Map Symbol	Zoning District Name	General Plan or Downtown Specific Plan <u>Downtown Truckee Plan (DSP)</u> Land Use Classification Implemented by Zoning District
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Mixed Use Zoning Districts

<u>CMU</u>	<u>Corridor Mixed Use</u>	<u>Corridor Mixed Use</u>
<u>DMU</u>	<u>Downtown Mixed Use</u>	<u>DTP – Downtown Mixed Use</u>
<u>NMU</u>	<u>Neighborhood Mixed Use</u>	<u>Neighborhood Mixed Use</u>

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 PC Resource Conservation/Open Space
PF	Public Facilities	Public Public (Hospital/Office) Tahoe Donner PC <u>DSP-DTP - Public</u>
PC ¹	Planned Community	Planned Community 1, 2 and 3 Special Study Area
MP ¹	Downtown Master Plan	<u>DSP-DTP - Master Plan</u>
DRRRTC	Downtown Railroad <u>Transportation Corridor</u>	DSP-DTP - All <u>Rail Transportation Corridor</u>

Overlay Zoning Districts

-AO	Airport Operations	All
-HP	Historic Preservation	All
-RP	River Protection	All
-SA	Snow Avalanche	All
-CR	Commercial Row	<u>DMU</u> <u>DTP - Downtown Mixed Use</u>

CHAPTER 18.08 – RESIDENTIAL ZONING DISTRICTS

Sections:

- 18.08.010 - Purpose of Chapter
- 18.08.020 - Purposes of Residential Zoning Districts
- 18.08.030 - Residential Zoning District Land Uses and Permit Requirements
- 18.08.040 - Residential Zoning District General Development Standards
- 18.08.050 - Minimum Lot Area and Maximum Density
- 18.08.060 - Residential Zoning District Performance Standards
- 18.08.070 - Maximum Gross Floor Area for Single-Family Residential Uses

18.08.010 - Purpose of Chapter

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

18.08.020 - Purposes of Residential Zoning Districts

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

- A. **RR (Rural Residential) District.** The RR zoning district identifies areas intended for rural [living residential homes on large parcels](#), including the keeping of [livestock and other large animals](#), with supporting corrals and barns. Parcels in the RR zoning district are appropriate for clustered infill development away from environmentally sensitive areas, and to preserve open space. The density of development for this zoning district generally includes properties [of one acre or larger with a minimum area of five acres for each dwelling unit](#). The RR zoning district is consistent with the [RC-10, RC-5, Rural Residential 10 acres per dwelling unit, Rural Residential 5 acres per dwelling unit, Rural Residential 1-2 acres per dwelling unit](#) ~~RES~~ and OSR classifications of the General Plan.

The designation of areas in the RR zoning district may also include:

1. Establishing separate RR zoning districts with specific density requirements. These requirements shall be indicated on the Zoning Map by a suffix to the RR Zoning Map symbol which denotes the [minimum and maximum allowable number of dwelling units per acre](#). For example, ~~RR-0.1~~ [1 to 2](#) means [a minimum of one dwelling unit per 10 acresacre](#) and ~~RR-0.2~~ [means onea maximum of two dwelling units per five acresacre](#).
2. Establishing separate RR zoning districts where further subdivision of existing parcels shall be prohibited because the maximum density allowed by the General Plan has been achieved through previous subdivision. This requirement shall be indicated on the Zoning Map by an “X” suffix to the Zoning Map symbol. Existing parcels located within an area designated in the RS-X district on the Zoning Map shall not be further subdivided [unless further subdivision is allowed pursuant to State law](#).

- B. ~~RS (Single Family)~~ RL (Low Density Residential) District.** The ~~RS-RL~~ zoning district applies to parcels with existing residential development and areas appropriate for new clustered development. Allowable densities range from ~~0.5 to 4.0~~ 1 dwelling unit per 2 acres to 6 dwelling units per acre. The ~~RS-RL~~ zoning district is consistent with the Very Low Density Residential, Low Density Residential, Residential (RES), Residential Cluster (RC), Open Space Recreation (OSR), Public (Hospital/Office) and Tahoe Donner Plan Area land use classifications of the General Plan.

The designation of areas in the ~~RS-RL~~ zoning district may also include:

1. Establishing separate ~~RS-RL~~ zoning districts with specific density requirements. These requirements shall be indicated on the Zoning Map by a suffix to the ~~RS-RL~~ Zoning Map symbol which denotes the minimum and maximum allowable number of dwelling units per acre. For example, ~~RSRL- 1 to 6~~ means a minimum of one dwelling unit per acre and ~~RS 4~~ means four a maximum of 6 dwelling units per acre.
 2. Establishing separate ~~RS-RL~~ zoning districts where further subdivision of existing parcels shall be prohibited because the maximum density allowed by the General Plan has been achieved through previous subdivision. This requirement shall be indicated on the Zoning Map by an “X” suffix to the Zoning Map symbol. Existing parcels located within an area designated in the ~~RSRL-X~~ district on the Zoning Map shall not be further subdivided unless further subdivision is allowed pursuant to State law.
- C. ~~RM (Residential Multifamily)~~ Medium Density Residential) District.** The RM zoning district is applied to parcels appropriate for multifamily residential and small-lot single-family residential uses. Appropriate densities range from ~~four-six~~ to 24-12 housing units per acre. The RM zoning district is consistent with the Medium Density Residential (RES), High Density Residential (RH) and Tahoe Donner PC land use classifications of the General Plan. For the Tahoe Donner Plan Area, the appropriate density is 15 housing units an acre.

The designation of an area in the RM zoning district may include establishing separate RM zoning districts with specific density requirements. These requirements shall be indicated on the Zoning Map by a suffix to the RM Zoning Map symbol which denotes the minimum and maximum allowable number of dwelling units per acre. For example, ~~RM-8~~ 6 to 12 means eight a minimum of six dwelling units per acre and ~~RM-14~~ means 14 a maximum of 12 units per acre. ~~RM-18 means 18 dwelling units per acre. RM-24 means 24 dwelling units per acre.~~

- D. RH (High Density Residential) District.** The RH zoning district is applied to parcels appropriate for multifamily residential uses. Appropriate densities range from 12 to 24 housing units per acre. The RH zoning district is consistent with the Medium High Density Residential and High Density Residential land use classifications of the General Plan.

- E. DRS-DRL (Downtown Single Family- Low Density Residential) District.** The ~~DRS-DRL~~ zoning district applies to areas in the Downtown Study Area with existing residential development or are appropriate for new single family low density residential infill and clustered development. Allowable densities range from one to ~~five-six~~ dwelling units per acre. The ~~DRS DRL~~ zoning district is consistent with the single family residential-Downtown Low Density Residential land use classification of the Downtown Specific-Truckee Plan.

Separate ~~DRS-DRL~~ zoning districts may be established with specific density requirements. These requirements shall be expressed as a suffix to the ~~DRS-DRL~~ Zoning Map symbol which denotes the minimum and maximum allowable number of dwelling units per acre. For example, ~~DRSDRL-10~~ 1 to 6 means a minimum of 1 dwelling units per acre and ~~DRS-4~~ means four maximum of 6 dwelling units per acre.

- EF. DRM (Downtown Medium Density Residential) District.** The DRM zoning district is applied to parcels in the Downtown Study Area with existing residential development and areas appropriate for new medium density infill and clustered development in the form of single family and multifamily dwellings. The ~~maximum~~ allowable density is 7 to 14 dwelling units per acre. The DRM zoning district is consistent with the ~~single family residential~~ Downtown Medium Density Residential land use classification of the Downtown ~~Specific-Truckee~~ Plan.

Separate DRM zoning districts may be established with specific density requirements. These requirements shall be expressed as a suffix to the DRM Zoning Map symbol which denotes the minimum and maximum allowable number of dwelling units per acre. For example, DRM-10 to 15 means a minimum of 10 dwelling units per acre and ~~DRM-14~~ means 14 a maximum of 15 dwelling units per acre.

- FG. DRH (Downtown High Density Residential) District.** The DRH zoning district is applied to areas appropriate for multifamily residential uses. The ~~maximum~~ allowable density is 12 to 24 dwelling units per acre. The DRH zoning district is consistent with the Downtown High-Density Residential land use classification of the Downtown ~~Specific-Truckee~~ Plan

Separate DRH zoning districts may be established with specific density requirements. These requirements shall be expressed as a suffix to the DRH Zoning Map symbol which denotes the minimum and maximum allowable number of dwelling units per acre. For example, DRH-~~20~~ 12 to 24 means a minimum of 12 ~~20~~ dwelling units per acre and ~~DRH-24~~ means 24 a maximum of 24 dwelling units per acre.

18.08.030 - Residential Zoning District Land Uses and Permit Requirements

- A. General land use permit requirements.** Tables 2-2 and 2-3 identify the uses of land allowed by this Development Code in each residential and downtown residential zoning district, 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 RM 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 2-2 – ALLOWED USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT				See standards in Section:
	RR	RSRL	RM	RMRH	

AGRICULTURE, RESOURCE & OPEN SPACE USES

Agricultural accessory structures	P				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 residential use	P(2)				18.58.060
Nature reserves	P	P	P	P	
Trails	P	P	P	P	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Community centers	UP	UP	UP	UP	
Equestrian facilities, commercial or public	UP	UP			18.58.060
Golf courses and country clubs	UP	UP		UP	
Membership organization facilities	UP	UP	UP	UP	
Outdoor commercial recreation	UP	UP	UP	UP	
Parks and playgrounds	UP	UP	UP	UP	
Private residential recreational facilities	MUP	MUP	MUP	MUP	
Public Assembly Uses	UP	UP	UP	UP	
Recreational vehicle (RV) parks	UP(3)	UP(3)	UP(3)	UP(3)	18.58.150
Religious retreats and organizational camps	UP				
Schools – Public and private	UP	UP	UP	UP	
Schools – Specialized education and training	UP	UP	UP	UP	
Ski lift facilities and ski runs	UP	UP	UP	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, 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) 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) Allowed only as part of a mobile home park in accordance with Section 18.58.150.

Continues on next page.

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

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT				See standards in Section:
	RR	RSRL	RM	RMRH	

SERVICE USES

Bed and breakfast inns	MUP	MUP	MUP	MUP	18.58.070
Bikeshares			P	P	18.58.072
Cemeteries and columbariums	UP				
Child day care centers	UP	UP	UP	UP	18.58.080
Child day care, large family day care homes	P	P	P	P	18.58.080
Public buildings and structures	UP	UP	UP	UP	
Public safety and utility facilities	UP	UP	UP	UP	
Snow removal business	UP				
Snow removal business with seasonal contractors yard	UP				
Storage, accessory to multifamily residential project	UP	UP	UP	UP	

TEMPORARY USES

Commercial filming	TUP	TUP	TUP	TUP	
Off-site contractor’s construction yard	TUP	TUP	TUP	TUP	18.62
Model homes	MUP	MUP	MUP	MUP	
Offices, temporary	TUP	TUP	TUP	TUP	
Offices, temporary real estate	MUP	MUP	MUP	MUP	
Temporary work trailers	TUP	TUP	TUP	TUP	

TRANSPORTATION, INFRASTRUCTURE & COMMUNICATIONS USES

Electric utility facilities	UP	UP	UP	UP	18.58.114
Pipelines	UP	UP	UP	UP	
Railroad and railroad-related operations (3)					
Utility lines	P	P	P	P	
Wireless Communication Facility (4)	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) Section 18.58.060 (Animal Raising and Keeping) may require a Minor Use Permit for certain animals, or the raising and keeping of animals over a certain number.
- (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 2-3 ALLOWED USES AND PERMIT REQUIREMENTS FOR DOWNTOWN RESIDENTIAL ZONING DISTRICTS

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT			See standards in Section:
	DRSDRL	DRM	DRH	
AGRICULTURE, RESOURCE & OPEN SPACE USES				
Nature reserves	P	P	P	
Trails	P	P	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES				
Community centers		UP	UP	
Membership organization facilities		UP	UP	
Parks and playgrounds	UP	UP	UP	
Private residential recreational and community facilities	MUP	MUP	MUP	
Public Assembly Uses	UP	UP	UP	18.58.090
Schools – Public and private	UP	UP	UP	

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.	
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).

Continues on next page.

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

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT			See standards in Section:
	DRSDRL	DRM	DRH	

SERVICE USES

Bed and breakfast inns	MUP	MUP	MUP	18.58.070
Bikeshares	P	P	P	18.58.072
Child day care centers	UP	UP	UP	18.58.080
Child day care, large family day care homes	P	P	P	18.58.080
Public buildings and structures	UP	UP	UP	
Public safety and utility facilities	UP	UP	UP	
Spring water pumping		UP	UP	
Storage, accessory to multifamily residential project	UP	UP	UP	
Studios for art, dance, music, photography, etc., secondary to primary residential use		UP	UP	

TEMPORARY USES

Commercial filming	TUP	TUP	TUP	
Off-site contractor’s construction yard	TUP	TUP	TUP	18.62
Model homes	MUP	MUP	MUP	
Offices, temporary real estate	MUP	MUP	MUP	
Temporary work trailers			TUP	

TRANSPORTATION, INFRASTRUCTURE & COMMUNICATIONS USES

Electric utility facilities	UP	UP	UP	18.58.114
Pipelines	UP	UP	UP	
Railroad and railroad-related operations (2)				
Utility lines	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 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).

18.08.040 - Residential Zoning 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 2-4, 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 2-4
RESIDENTIAL DISTRICT GENERAL DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District			
	RR	<u>RSRL</u>	RM	<u>RMRH</u>
Minimum lot size (1)	Minimum area and width for new parcels, except as otherwise provided by 18.08.050 (Minimum Lot Area and Maximum Density) and 18.92 (Subdivision Design). The total number of lots that may be allowed is determined by Section 18.08.050.			
Lot area	3 acres with on-site water and on-site sewage disposal; 1.5 acres with public water or public sewer; no minimum lot area with public water and sewer.		No minimum lot area with public water and sewer; no subdivision allowed otherwise.	
Lot width (2)	70 ft. for interior lots, 75 ft. for corner lots in the <u>RS-RL</u> district; 120 ft. elsewhere.		70 ft. for interior lots; 75 ft. corner lots.	
Residential density (3)	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).		See 18.08.050 (Minimum Lot Area and Maximum Density).	
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 (4)	20 ft.; 20 ft. on parcels of 3 acres or larger.			
Sides (each)	10 ft.; 30 ft. on parcels of 3 acres or larger.			
Street-side (4)	15 ft.; 30 ft. on parcels of 3 acres or larger.			
Rear	20 ft.; 30 ft. on parcels of 3 acres or larger.			
Between structures	As required by Town Building Code.			

Continues on next page.

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

Development Feature	Requirement by Zoning District			
	RR	RSRL	RM	RMRH
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; 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)**

Development Feature	Requirement by Zoning District		
	DRSDRL	DRM	DRH
Minimum lot size (1)	Minimum area and width for new parcels, except as otherwise provided by 18.08.050 (Minimum Lot Area and Maximum Density) and 18.92 (Subdivision Design). The total number of lots that may be allowed is determined by Section 18.08.050.		
Lot area	No minimum lot area		
Lot width (2)	40 ft.		
Residential density (3)	1 single-family unit per lot, one accessory dwelling unit, and one junior accessory dwelling unit in compliance with 18.58.025.	See 18.08.050	
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. The Director may reduce or waive the minimum setbacks if the Director finds that reducing or waiving the setback will result in a design more compatible with the historic development patterns of the area.		
Front (4)	15 ft.		
Sides (each)	5 ft.	10 ft.	
Street-side (4)	10 ft.		
Rear	20 ft.	25 ft.	
Between structures	As required by Town Building Code		
Clustered units	Required for all development in compliance with Chapter 18.46 (Open Space/Cluster Requirements).		
Site coverage (5)	70% maximum	70% maximum	70% 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	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.		

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 ~~may result in fewer dwelling units being allowed than the maximum must comply with the~~ allowable density established by this Chapter ~~and the zoning district~~. ~~The maximum density may be increased in accordance with Section 18.08.050.C (Density Incentives).~~

A. RR, RS-RL and DRS-DRL districts.

1. The maximum number of dwelling units that may be allowed on a parcel in the RR, RS-RL and DRS-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-~~0-1-2~~ means a minimum of one dwelling unit per ~~10 acres acre~~ and ~~RS-4 means four~~ 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 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: RSRL-X.

4. ~~Where no further subdivision of a parcel is allowed because the parcel upon its subdivision would exceed the maximum density established by the Zoning Map, the review body may approve a tentative map proposing to subdivide the parcel if all of the following conditions are met:~~
 - a. ~~The subdivision will create only one additional parcel, and the newly created parcels cannot be further subdivided under the maximum density established by the Zoning Map;~~
 - b. ~~The parcel before subdivision is at least 90 percent of the parcel size needed to divide the parcel into two parcels under the maximum density established by the Zoning Map (e.g. a parcel with a density of one unit per five acres would have to be at least nine acres in size—90% of 10 acres);~~
 - c. ~~The zoning district and maximum density in existence and applied to the parcel prior to adoption of this Development Code would have permitted the subdivision; and~~
 - d. ~~The parcel was created on or prior to February 15, 1996.~~
5. 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 ~~6~~ means six a minimum of 10 dwelling units per acre ~~and RM 20 means 20 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, 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.

For example, the maximum number of units allowed on a .62-acre site in the RM-6-10 to 15 zoning district would be calculated as: 0.62 acre x 6-15 units/acre = 3.729.3 units allowed. The site could accommodate any combination of studio and/or one-, two-, three-bedroom or larger units as long as the total number of equivalent dwelling units based on Table 2-5 does not exceed 3.729.3.

C. **Density Requirements for all residential zoning districts (RR, RSRL, DRSDRL, RM, RH, DRM, and DRH).** In order to ensure efficient use of land and an adequate supply of housing to meet the housing needs of all segments of the community, residential projects shall be required to achieve minimum densities consistent with the following density range of the zoning district except as follows:

a. Projects with 90 percent to 100 percent of the maximum allowable density shall be exempt from providing additional housing units beyond those required under Chapter 18.214 (Inclusionary Housing).

b. For projects with less than 90 percent of the maximum allowable density, additional inclusionary housing units shall be provided as shown in Table 2-6 below:

TABLE 2-6
MINIMUM DENSITY REQUIREMENT

Minimum Density (% of maximum allowed density for the residential zoning district)	Additional Required Inclusionary Housing Units (% of maximum density)
90-100%	0%
80-89%	5%
70-79%	10%
60-69%	15%
50-59%	20%

e. All projects must provide a minimum of 50% of the maximum allowable density on-site unless an exception is granted by the review authority consistent with Subsection d below, or the review authority approves a Transfer of Development Rights or project phasing plan.

1. Exceptions to Minimum Density Requirements. The review authority may waive the minimum density requirements of Section D if one or both of the following findings can be made:

- a. 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;
- b. 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.

D. Density Requirements for the RM-15 Zoning District in the Tahoe Donner Plan Area. In order to ensure efficient use of land and an adequate supply of housing to meet the housing needs of all segments of the community, residential projects shall be required to achieve minimum densities consistent with the following:

1. Projects with 90 percent to 100 percent of the maximum allowable density shall be exempt from providing additional housing units beyond those required under Chapter 18.214 (Inclusionary Housing).

2. For projects with less than 90 percent of the maximum allowable density, additional inclusionary housing units shall be provided as shown in Table 2-6 below:

TABLE 2-6

MINIMUM DENSITY REQUIREMENT

<u>Minimum Density (% of maximum allowed density for the residential zoning district)</u>	<u>Additional Required Inclusionary Housing Units (% of maximum density)</u>
<u>90-100%</u>	<u>0%</u>
<u>80-89%</u>	<u>5%</u>
<u>70-79%</u>	<u>10%</u>
<u>60-69%</u>	<u>15%</u>
<u>50-59%</u>	<u>20%</u>

3. All projects must provide a minimum of 50% of the maximum allowable density on-site unless an exception is granted by the review authority consistent with Subsection d below, or the review authority approves a Transfer of Development Rights or project phasing plan.

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:

- a. 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.
- b. 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.

~~**DE.** **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), and Section 18.214.060 (Inclusionary Housing—Density Bonuses, Incentives and Concessions), and/or in accordance to the following findings and standards:~~

- ~~1.— The review authority may approve a density increase, with or without conditions, only if all of the following findings can be made:

 - ~~a.— The density increase is proportional to the benefit provided by the project, including exemplary design and environmental sensitivity, and compliance with the other provisions of this Section;~~
 - ~~b.— The density increase will not create unmitigable traffic circulation impacts in the site vicinity or elsewhere in the Town; and~~
 - ~~c.— The subject site is physically suitable for and adequate in size and shape to accommodate the density of development being proposed.~~~~
- ~~2.— The review authority may increase the maximum density by five percent up to a maximum of 15 percent for each/any of the following project features:

 - ~~a.— Lands are dedicated for public open space, public access and/or public recreation beyond that necessary for the project;~~
 - ~~b.— The site is within the preferred infill area shown on Sheet 28 of the Town Zoning Map; and/or~~
 - ~~c.— The project will provide enhanced public facilities which are needed by the Town beyond those necessary for the project or required for the project as mitigation measures (for example, transit facilities).~~~~
- ~~3.— No increased density shall be granted unless the Town Engineer first determines that the increased project density will not create unmitigable traffic circulation impacts in the site vicinity or elsewhere in the Town.~~

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.
 - a. 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 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 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) 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 ~~for commercial development~~ is 0.2025, and the density for residential development within the CN district is ~~four units per acre for mixed use developments and 12 units per acre for stand alone multifamily residential projects~~. The CN zoning district is consistent with the ~~Residential, Residential High Density, Commercial,~~ Public (Hospital/Office) and Tahoe Donner PC 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. ~~This district may also accommodate mixed use developments with residences. 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 ~~for commercial development~~ is 0.2025, and the density for residential development within the CG district is ~~four units per acre for mixed use developments and 12 units per acre for stand alone multifamily residential projects~~. The CG zoning district is consistent with the Commercial and Public (Hospital/Office) land use

Commercial and Manufacturing Districts

18.12

classifications of the General Plan and the [Downtown](#) Commercial land use classification of the Downtown ~~Specific-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.~~20~~[25](#). The CH zoning district is consistent with the Commercial land use classification of the General Plan.
- D. **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 ~~for commercial development~~ in the CS zoning district is 0.[2025](#), ~~and the density for residential development within the CS district is 4.0 units per acre for mixed-use developments.~~ The CS zoning district is consistent with the Commercial and Industrial land use classifications of the General Plan.
- E. **M (Manufacturing/Industrial) District.** The M zoning district is applied to areas appropriate for manufacturing/industrial uses including [manufacturing, processing, warehousing and distributions](#)~~and storage.~~ [This designation also allows supporting commercial uses, work/live opportunities, and workforce housing.](#) The [maximum](#) floor area ratio ~~for industrial development~~ in the M zoning district is 0.[2025](#). [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.
- ~~F. **DMU (Downtown Mixed Use) District.** The DMU zoning district is applied to areas in the Downtown Study Area appropriate for a combination of retail sales, offices, services, 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 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 maximum density for residential development is 24 dwelling units per acre. The DMU zoning district is consistent with the Mixed Use land use classification of the Downtown Specific Plan~~[Downtown Truckee Plan](#).
- G. **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. There is no maximum floor area ratio. The DC zoning district is consistent with the [Downtown](#) Commercial land use classification of the ~~Downtown Specific Plan~~[Downtown Truckee Plan](#).
- ~~H. **DVL (Downtown Visitor Lodging) District.** The DVL zoning district is applied to the "gateway property" at the southwest corner of the I-80/Highway 267 interchange. The DVL district accommodates lodging as the primary use. Secondary and appurtenant uses such as a restaurant, meeting rooms and a visitor center are allowed. High density residential, with a minimum density of 16 dwelling units per acre is encouraged in the DVL district through the use of incentives. See Section 18.25.130 (Multifamily Residential Projects within the Downtown Visitor Lodging Zoning District) for a complete description of the incentives. The maximum floor area ratio is 0.25. Residential uses are not counted toward the maximum floor area ratio. The DVL district is consistent with the Visitor Lodging land use classification of the Downtown Specific Plan.~~

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- I. **DM (Downtown Manufacturing) District.** The DM zoning district is applied to areas in the Downtown ~~Study Area~~ area appropriate for manufacturing/industrial uses. ~~There is no maximum floor area ratio. 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 ~~Downtown Specific~~ 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	
AGRICULTURE, RESOURCE & OPEN SPACE USES						
Mining and quarrying					UP	
Nature reserves	P	P	P	P	P	
Trails	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	
MANUFACTURING, INDUSTRIAL & PROCESSING USES						
Aggregate processing and batch plants					UP	
Beverage production and food production		UP		UP	P	
Chemical products					UP	
Clothing products					P	
Concrete, gypsum, and plaster products					UP	
Electrical and electronic equipment, instruments					P	
Food and beverage distribution		UP		UP	P	
Furniture and fixtures manufacturing				UP	P	
Glass products					P	
Handcraft industries, small-scale manufacturing					P	
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	
Recycling – Composting					UP	18.58.210
Recycling - Large collection facility					P	18.58.210
Recycling - Reverse vending machines	P	P	UP	P	P	18.58.210
Recycling - Scrap and dismantling yards					UP	18.58.210
Recycling - Small collection facility		MUP		MUP	P	18.58.210
Stone and cut stone products					P	
Structural clay and pottery products					P	
Textile and leather products					P	
Warehousing, wholesaling and distribution					P	

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	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
Community centers	P	P		UP		
Docks and piers, commercial	MUP	MUP				
Health/fitness facilities	UP	P		P		
Ice skating rinks		P		P		
Indoor recreation centers		P		P		
Libraries and museums	P	P				
Marina	UP	UP				
Membership organization facilities	MUP	P				
Outdoor commercial recreation	MUP	P	MUP			
Parks and playgrounds	UP	UP		UP	UP	
Public Assembly Uses	UP	UP		UP	UP	18.58.090
Recreational vehicle (RV) parks			UP			
Schools - Public and private	UP	P	UP			
Schools - Specialized education and training		P		UP	UP	
Studios for art, dance, music, photography, etc.	P	P		P	P	
Theaters and event spaces	UP	UP				
RESIDENTIAL USES						
Accessory dwelling units	P(4)	P(4)		P	P	18.58.025
Caretaker housing	MUP	MUP	MUP	MUP	MUP	
Emergency shelters	UP	P	UP	P		
Live/work units	MUP	MUP	-	MUP	MUP	18.58.130
Multifamily dwellings, 11 and more units	UP(5)	UP(5)	-	-	-	18.25
Multifamily dwellings, in commercial/industrial project	P	P		P	P	18.25, 18.58.140
Senior citizen congregate care/congregate care housing	UP					18.58.240
Single-family dwelling(6)(7)						18.25
Single room occupancy (SRO) housing	UP	UP	-	-	-	-
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		
Work/live units	MUP	MUP		MUP	MUP	18.58.130
Workforce housing required pursuant to Chapter 18.216	P	P	P	P	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 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:

- Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- 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).
- Supportive and transitional housing are subject to the same regulations that apply to other residential uses of the same type in that zone.
- Accessory Dwelling Units associated with multifamily residential project.
- Standalone residential uses shall be subject to the development standards of the RM zoning district and Chapter 18.25 (Objective Design Standards)
- Time-share uses are allowed within existing legal nonconforming single-family residences in the CG and CN zoning districts.

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- (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	
RETAIL TRADE USES (3)						
Accessory retail uses	P	P	UP	P	P	18.58.030
Adult entertainment businesses					UP	18.58.050
Alcoholic beverage sales, other than beer and wine	MUP	MUP	UP	MUP		
Auto, mobile home and vehicle sales		UP		UP		
Auto parts sales	P	P	UP	P		
Bars and drinking establishments	UP	UP				
Building material sales				UP	P	18.58.200
Cannabis delivery services		UP		UP	UP	18.58.075
Convenience stores	MUP	MUP	UP			
Furniture, furnishings and equipment stores	P	P		P		
Grocery stores	P	P				
Outdoor dining and seating areas	P	P	UP	P		18.58.190
Outdoor sales and displays of merchandise, large	MUP	MUP	MUP	MUP	P	18.58.190
Outdoor sales and displays of merchandise, small and medium	P	P	P	P	P	18.58.190
Outdoor storage of merchandise	MUP	MUP	MUP	MUP	P	18.58.190
Plant nurseries and garden supply sales		MUP		MUP		18.58.190
Restaurants, fast food	P	P	UP	P		
Restaurants, drive-in or with drive-through facilities	-	-	UP	-	-	18.58.110
Restaurants, table service	P	P	UP			
Retail stores, general merchandise	P	P	UP	P		
Second hand stores		P		P		
Warehouse retail stores				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:

- Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- 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).
- 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	
SERVICE USES						
Automated teller machines (ATMs)	P	P	UP			
Banks and financial services	P	P	UP			
Bed and breakfast inns	MUP	P	MUP			18.58.070
Bikeshares	P	P	P	P	P	18.58.072
Business support services		P		P		
Car wash	UP	UP	UP(3)	UP		
Card lock fueling facilities				UP	P	
Child day care centers	P	P			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	
Makerspace, Craft	P	P		P		18.58.135
Medical services - Clinics and laboratories	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	
Offices, business and professional	P	P		P		
Outdoor storage and work areas				UP	P	
Personal services	P	P		P		
Public buildings and structures	UP(4)	UP(4)	UP(4)	UP (4)	UP(4)	
Public safety and utility facilities	UP	UP	UP	UP	UP	
Repair/maintenance - Consumer products	P	P		P		
Repair/maintenance - Vehicle		UP	UP	P	P	
Research and development (R&D)	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	
Visitor center	P	P	UP			
Work/live units	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

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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	

TEMPORARY USES

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

TRANSPORTATION, INFRASTRUCTURE & COMMUNICATIONS USES

Broadcasting studios		P		P		
Commercial parking and vehicle storage				UP	UP	
Electrical utility facilities	UP	UP	UP	UP	UP	18.58.114
Pipelines	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		
Transit stops shelters	P	P	P	P	P	
Truck stops					UP	
Utility lines	P	P	P	P	P	
Vehicle and freight terminals					UP	
Wireless Communication Facility (4)	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:
	DMU	DC	DM	DVL	
AGRICULTURE, RESOURCE & OPEN SPACE USES					
Nature reserves	P	P	P	P	
Trails	P	P	P	P	
MANUFACTURING, INDUSTRIAL & PROCESSING USES					
Beverage production and food production	UP (2)	UP	UP	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	UP	UP	
Furniture and fixtures manufacturing	-		P	-	
Glass products	-	UP	P	UP	
Handcraft industries, small-scale manufacturing	UP (2)	UP	P	UP	
Laundries and dry cleaning plants	-		P	-	
Lumber and wood products	-		P	-	18.58.200
Machinery manufacturing	-		P	-	
Makerspace, Manufacturing	UP (2)	UP	P	UP	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	P	P	
Recycling - Composting	-		P	-	18.58.210
Recycling - Large collection facility	-		P	-	18.58.210
Recycling - Reverse vending machines	P (2)	P	P	P	18.58.210
Recycling - Small collection facility	MUP (2)	MUP	P	MUP	18.58.210
Stone and cut stone products	-		P	-	
Structural clay and pottery products	P (2)	P	P	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 along Commercial Row. 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:
	DMU	DC	DM	DVL	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES					
Community centers	P(2)	P		P	
Health/fitness facilities	P(2)	P		P	
Ice skating rinks	-	P	P	-	
Indoor recreation centers	-	P		-	
Libraries and museums	P(2)	P		P	
Membership organization facilities	P(2)	P		P	
Outdoor commercial recreation	UP(2)	P		UP	18.58.090
Parks and playgrounds	UP(2)	UP	UP	UP	
Public Assembly Uses	UP(2)	UP	UP	UP	18.58.090
Schools – Public and private	UP(2)	P		P	
Schools – Specialized education and training	UP(2)	P		P	
Studios for art, dance, music, photography, etc.	P(2)	P (2)	P (2)		
Theaters and event spaces	UP	P		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 along Commercial Row. 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:
	DMU	DC	DM	DVL	
RESIDENTIAL USES					
Accessory dwelling units	P(2)(3)	P	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(3)	MUP	MUP	MUP	
Detached living areas	P(3)			-	18.58.220
Emergency shelters/transitional living centers	-	UP		-	
Emergency shelters, accessory to a church/place of worship	MUP(3)				
Employee housing	P(6)				
Junior Accessory Dwelling Units	P				18.58.025.0
Live/work units	MUP(3)	MUP	MUP	-	18.58.130
Manufactured home	P(2)(3)(7)				18.58.170
Multifamily dwellings, 2 to 10 units	P(2)(3)			-	18.25
Multifamily dwellings, 11 and more units	DP(2)(3)			DP(5)	18.25
Multifamily dwellings, individual ownership, 2 to 10 units	P(2)(3)			-	18.25
Multifamily dwellings, individual ownership, 11 or more units	DP(2)(3)			DP(5)	18.25
Multifamily dwellings, in commercial/industrial project	P(3)	P	P	-	18.25, 18.58.140
Residential care homes, 7 to 12 clients	UP(3)			-	
Senior citizen congregate care/congregate care housing	UP(3)			-	18.58.240
Single-family dwellings (83)	P(2)(3)			-	18.25
Single-room occupancy (SRO) housing	UP(3)			-	
Supportive housing	P(6)	P(62)	P(62)	P(6)	18.58.255
Transient rental, single-family dwellings	P(3)				
Transitional housing	P(6)	P(62)	P(62)	P(6)	
Work/live units	MUP(3)	MUP	MUP		18.58.130
Workforce housing required pursuant to Chapter 18.216		P	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) 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. 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) Multifamily dwellings within the DVL zoning district shall have a minimum density of 16 dwelling units per acre.~~
- ~~(62) Employee, supportive, and transitional housing are subject to the same regulations that apply to other residential uses of the same type in that zone.~~
- ~~(7) Excludes sites listed on the National Register of Historic Places.~~

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(83) 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 2-8 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR DOWNTOWN COMMERCIAL AND MANUFACTURING DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT				See standards in Section:
	DMU	DC	DM	DVL	
RETAIL TRADE USES (2)					
Accessory retail uses	P	P	P	P	18.58.030
Adult entertainment businesses			UP		18.58.050
Alcoholic beverage sales, other than beer and wine	MUP	MUP	MUP	MUP	
Auto parts sales	P	P		P	
Bars and drinking establishments	UP	P		P	
Building material sales			P		18.58.200
Cannabis delivery services			UP		18.58.075
Convenience stores	P	P			
Furniture, furnishings and equipment stores	P	P		P	
Grocery stores	P	P		P	
Outdoor dining and seating areas	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	MUP	MUP	18.58.190
Restaurants, fast food	P	P		P	
Restaurants, table service	P	P		P	
Retail stores, general merchandise	P	P		P	
Second hand stores	P	P		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:
	DMU	DC	DM	DVL	
SERVICE USES					
Automated teller machines (ATMs)	P	P		P	
Banks and financial services	P(3)	P		P	
Bed and breakfast inns	MUP(3)	P		-	18.58.070
Bikeshares	P	P	P	P	18.58.072
Business support services	P(3)	P		P	
Car wash	-		UP	-	
Card lock fueling facilities	-		UP	-	
Child day care centers	UP(3)	P		P	18.58.080
Child day care, large family day care homes	P(3)			-	18.58.080
Construction contractor's yard	-		UP	-	
Hotels and motels	UP(3)	P		P	
Laundromats	-	P	P	-	
Makerspace, Craft	P(3)	P		P	18.58.135
Medical services - Clinics and labs	P(3)	P		P	
Medical services - Extended care	UP(3)	P		-	
Mortuaries	UP(3)	UP		UP	
Offices, accessory to primary use	P(3)	P	P	P	
Offices, business and professional	P(3)	P		P	
Outdoor storage and work areas	-		MUP	-	18.58.200
Personal services	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(3)	P	P	P	
Repair/maintenance – Vehicle	-		P	-	
Research and development (R&D)	P(3)	P	P	P	
Residential care facilities	UP(3)	P			
Service stations	-			-	
Snow removal business	-		UP	-	
Storage, personal storage facilities (mini-storage)	-				
Veterinary clinics, animal hospitals, kennels, boarding	UP(3)	P	P		
Visitor center	P	P		P	
Work/live units		MUP	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).

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- (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 along Commercial Row. 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:
	DMU	DC	DM	DVL	

TEMPORARY USES

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

TRANSPORTATION, INFRASTRUCTURE & COMMUNICATIONS USES

Broadcasting studios	P (3)	P		-	
Commercial Parking and vehicle storage	UP (3)	UP	UP	UP	
Electrical utility facilities	UP (3)	UP	UP	UP	18.58.114
Pipelines	UP	UP	UP	UP	
Railroad and railroad-related operations (2)	-			-	
Tow yard	-		UP	-	18.58.200
Transit stations and terminals	P	P		P	
Transit stop shelters	P	P	P	P	
Utility lines	P	P	P	P	
Vehicle and freight terminals	-		UP	-	
Wireless Communications Facilities (43)	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 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) These uses are prohibited on ground floor spaces along Commercial Row. See Section 18.20.070.~~
- (43) Permit requirements vary by type of facility. See Section 18.58.270 (Wireless Communications Facilities).

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)	0.2025; See 18.12.050 (FAR Criteria) for possible FAR increases.		
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).		
Mixed Use Component	As required by Section 18.12.060 (Mixed Use Component).		
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
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)	0.2025; See 18.12.050 (FAR Criteria) for possible FAR increases.	
Site coverage (1)	70% maximum.	
Mixed Use Component	As required by Section 18.12.060 (Mixed Use Component).	
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			
	DMU	DC	DVL	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.		15 ft. from property lines adjacent to State Highway 267.	25 ft.
Sides (each)	None required.		15 ft.; 100 ft. from Truckee Cemetery property lines (4).	None required.
Street-side	Edge of the existing or future sidewalk improvement as determined by the Town Engineer.		125 ft. from property lines adjacent to Interstate 80 (4).	Edge of the existing or future sidewalk improvement as determined by the Town Engineer.
Rear	None required.		15 ft.; 100 ft. from Truckee Cemetery property lines (4).	
Floor Area Ratio (FAR)	No maximum FAR requirement.		0.25 (1)	No maximum FAR requirement 0.25.
Site coverage (21)	No maximum.		50% maximum (4)	75% maximum.
Site Disturbance	In compliance with 18.30.080.D (Maximum site disturbance for single family residential uses).			
Height limit (32)	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).			

Continues on next page.

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

Notes:

- ~~(1) The total allocation of FAR may be used for a visitor lodging facility. Additional uses may be approved based on the following standards:~~
- ~~(a) Seven percent (7%) of the available FAR may be used for one table service restaurant. This restaurant must be constructed in conjunction with a lodging project, but the restaurant floor area is not subject to the proportion requirement described in Note (1)(b) below.~~
 - ~~(b) In addition to the restaurant described in Note (1)(a), commercial development consistent with the allowed uses for the DVL district in Table 2-7 may be approved. The floor area of this commercial development shall be counted towards the available FAR and shall be phased in proportion to the amount of lodging floor area. The floor area allowed for commercial development in any phase of development on the property shall be no greater than 16% of the lodging floor area within the same phase.~~
 - ~~(c) Additional floor area above the 0.25 FAR, up to a maximum of 3,500 square feet, may be allocated to the site for the construction of a visitor center.~~
 - ~~(d) For projects with a high density residential (Multifamily dwellings, 11 and more units), the residential components shall not count towards the FAR calculation.~~
- ~~(21) 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).~~
- ~~(32) Maximum allowable height for structures. See 18.30.090 (Height Measurement and Height Limit Exceptions).~~
- ~~(4) For projects with high density residential (Multifamily dwellings, 11 and more units) in the DVL district, refer to 18.25.130 (Multifamily Residential Projects within the Downtown Visitor Lodging Zoning District) for potential incentives for development standards.~~

18.12.050 – Floor Area Ratio Criteria

~~The review authority may increase the floor area ratio (FAR) requirements established by Table 2-8 for the CN, CG, CH, CS and M zoning districts to a maximum of 0.35, subject to the following findings and standards:~~

- ~~A. The review authority may approve a FAR increase, with or without conditions, only if all of the following findings can be made:~~
- ~~1. The FAR increase is proportional to the public benefit provided by the project, including exemplary design and environmental sensitivity, and compliance with the other provisions of this Section;~~
 - ~~2. The increased project intensity will not create unmitigatable traffic circulation impacts in the site vicinity or elsewhere in the Town; and~~
 - ~~3. The subject site is physically suitable for and adequate in size and shape to accommodate the type and intensity of development being proposed.~~
- ~~B. The review authority may increase the FAR by 0.05, or 2,178 square feet per acre, up to a maximum of 0.35, for each/any of the following project features:~~
- ~~1. The primary use of the site is for lodging;~~
 - ~~2. The project is a mixed use development that complies with the eligibility requirements of Section 18.58.140.C (Eligibility for mixed use development incentives);~~

- ~~3. The site is within the preferred infill area shown on Sheet 28 of the Town Zoning Map;~~
 - ~~4. Lands are dedicated for public open space, public access and/or public recreation beyond that necessary for the project;~~
 - ~~5. The project will provide enhanced public facilities which are needed by the Town beyond those necessary for the project or required for the project as mitigation measures (for example, transit facilities);~~
 - ~~6. The project is a development with commercial and/or industrial uses that contain one or more businesses that support other businesses within the development and reduce traffic and parking demand for the development to an extent greater than that generated by the increased floor space. The review authority may require traffic and/or parking analyses to support this finding; and/or~~
 - ~~7. The project incorporates transportation control measures that reduce traffic and parking demand for the development to an extent greater than that generated by the increased floor space. The review authority may require traffic and/or parking analyses to support this finding.~~
 - ~~8. An in lieu fee is paid in accordance with Council Resolution No. 2002-50 as amended.~~
 - ~~9. Public art valued at one percent or more of the private development costs for new construction.~~
- ~~C. Residential floor space within mixed use developments and work/live spaces shall not be counted toward the maximum allowed FAR.~~

18.12.060 – Mixed Use Component

~~All land uses and projects proposed in the CN, CG, CS and M zoning districts having a single tenant or business with 20,000 square feet or more of floor space shall include a mixed use component as follows:~~

- ~~A. A project with a single retail, service or office tenant or business of over 20,000 square feet of floor space shall include other retail, office and/or restaurant tenants and businesses equal to 30% of the floor space of the project. The project shall also include a minimum of two residential units for the first 40,000 square feet of floor space, or fraction thereof, of the project and one additional residential unit for each 10,000 square feet of floor space, or fraction thereof, thereafter.~~
- ~~B. A project with a single industrial tenant or business of over 20,000 square feet of floor space shall include other retail, office, restaurant and/or industrial tenants and businesses equal to 30% of the floor space of the project.~~
- ~~C. Land uses and projects with a required mixed use component are eligible to receive incentives in accordance with Section 18.58.140 (Mixed Use Development).~~

18.12.070-050 - 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. In-lieu bicycle parking fees.** A bicycle 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 18.48.090 (Bicycle Parking and Support Facilities). The amount of the impact fee per bicycle parking space shall be set by Town Council resolution.~~

~~**C. In-lieu frontage improvement fees.** The Director may require the payment of a frontage improvement fee for uses in the DMU and DC districts in lieu of actual construction of frontage improvements required by Section 18.30.020.B (Access). The amount of the improvement fee shall be determined by the Town Engineer based on the costs to construct the required frontage improvements.~~

D.B. Commercial Row land use limitations. In general, most non-retail related uses are prohibited in ground floor spaces along Commercial Row, but are allowed in second and third floor spaces. These limitations are further outlined under Section 18.20.070 (Commercial Row Overlay District.)

18.12.080-060 - 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

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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.

- a. **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.~~090-070~~ - Retail Trade Uses

A single retail trade use ~~or business~~ 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 ~~or business~~ 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 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. Mixed use is required. 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. Retail trade uses 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 12-24 dwelling units per acre. 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 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. ~~Mixed-use is required.~~ 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 residential development in a mixed-use project is 6-8 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		<u>P (2)</u>			
Trails		<u>P (2)</u>			

MANUFACTURING, INDUSTRIAL & PROCESSING USES

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

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
<u>P</u>	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.	<u>18.72</u>
<u>MUP</u>	Conditional use, Minor Use Permit approval required.	<u>18.76</u>
<u>UP</u>	Conditional use, Use Permit approval required.	<u>18.76</u>
<u>TUP</u>	Temporary use, Temporary Use Permit approval required.	<u>18.80</u>
	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. 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	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES					
Community centers	P	P (2)	P	P	
Docks and piers, commercial			MUP	MUP	
Health/fitness facilities	P	P (2)	UP	UP	
Ice skating rinks	P	-	P	P	
Indoor recreation centers	P	-	P	P	
Libraries and museums	P	P (2)	P	P	
Marina			UP	UP	
Membership organization facilities	UP	P (2)	UP	UP	
Outdoor commercial recreation	MUP	UP (2)	MUP	MUP	18.58.090
Parks and playgrounds	UP	UP (2)	UP	UP	
Public assembly uses	UP	UP (2)	UP	UP	18.58.090
Schools – Public and private	UP	UP (2)	MUP	MUP	
Schools – Specialized education and training	MUP	UP (2)	MUP	MUP	
Studios for art, dance, music, photography, etc.	P	P (2)	P	P	
Theaters and event spaces	UP	UP	UP	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 5,000 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. 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	
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. 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.

Mixed Use Districts

18.14

- [\(6\) 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. 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 5,00 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) [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	■	■	■	■	
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:
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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) is permitted in zoning district; UP otherwise
- (3) These uses are prohibited on ground floor spaces along Commercial Row. 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 (3)	UP (3)	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	
Utility lines	P	P	P	
Wireless Communications Facilities (4)	P	P		18.58.270

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
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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. See Section 18.20.070
- (4) Permit requirements vary by type of facility. See Section 18.58.270 (Wireless Communications Facilities).

18.14.040 – Mixed Use 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 (landscaping, parking and loading, etc.) in Article III (Site Planning and General Development Standards).

TABLE 2-11
MIXED USE DISTRICT GENERAL DEVELOPMENT STANDARDS

<u>Development Feature</u>	<u>Requirement by Zoning District</u>		<u>DMU</u>
	<u>CMU</u>	<u>NMU</u>	
<u>Setbacks required</u>	<u>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. (3)(4)</u>		<u>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</u>
<u>Front</u>	<u>None required.</u>	<u>None required. (3)</u>	<u>Edge of the existing or future sidewalk improvement as determined by the Town Engineer.</u>
<u>Sides</u>	<u>None required.</u>	<u>None required. (3)</u>	<u>None required.</u>
<u>Street-side</u>	<u>None required.</u>		<u>Edge of the existing or future sidewalk improvement as determined by the Town Engineer.</u>
<u>Rear</u>	<u>None required. (3)</u>		
<u>Residential Density</u>	<u>12-24 dwelling units per acre; 6-18 dwelling units per acre for parcels on the north side of Donner Pass Road between Frates Lane and the I-80 off-ramp by the McIver roundabout</u>	<u>6-8 dwelling units per acre</u>	<u>12-24 dwelling units per acre</u>
<u>Floor Area Ratio (FAR)</u>	<u>1.0 FAR maximum</u>	<u>0.6 FAR maximum</u>	<u>No maximum FAR requirement.</u>
<u>Site coverage (1)</u>	<u>70% maximum.</u>		<u>No maximum.</u>
<u>Site disturbance</u>	<u>No maximum.</u>		<u>In compliance with 18.30.080.D (Maximum site disturbance for single-family residential uses).</u>
<u>Mixed Use Component</u>	<u>As required by Section 18.14.050 (Mixed Use Component).</u>		<u>None required.</u>
<u>Height limit (2)</u>	<u>50 ft. or 3 stories, whichever is less.</u>	<u>35 ft. or 3 stories, whichever is less.</u>	<u>50 ft. or 3 stories, whichever is less.</u>
<u>Landscaping</u>	<u>As required by Chapter 18.40 (Landscaping Standards).</u>		

<u>Outdoor activities</u>	<u>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).</u>
<u>Parking and loading</u>	<u>As required by Chapter 18.48 (Off-Street Parking and Loading).</u>
<u>Signs</u>	<u>As required by Chapter 18.54 (Signs).</u>

Continues on next page.

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).
- (3) Standalone residential projects in the NMU zoning district shall comply with the residential development standards of the RL zoning district (for single-family residential projects) and RM zoning district (for multifamily residential projects); standalone residential projects in the DMU zoning district shall comply with the residential development standards of the DRM zoning district.
- (4) Projects in the NMU zoning district located directly adjacent to Donner Lake are required to comply with the required setbacks of Section 18.38.050 (Donner Lake Development Standards).

18.14.050 - Mixed Use Component

Land uses and projects in the CMU, NMU-C and NMU-R mixed-use zoning districts are required to comply with the following standards:

A. Mixed-use projects shall comply with the following:

1. In the CMU zoning district, at least one-quarter of the floor area of the mixed-use project must be dedicated to commercial uses.
2. For mixed-use projects in the NMU-C and NMU-RI zoning districts, at least half of the floor area of the project must be dedicated to commercial uses, with the following exception:
 - a. For properties located directly adjacent to Donner Lake, at least one-quarter of the floor area of the project must be dedicated to commercial uses.

B. Density Requirements:

1. Projects proposing a standalone residential use in the NMU-R zoning district shall comply with the minimum and maximum density requirements of the zoning district.
2. Projects proposing a mixed-use project with a residential component in the CMU, NMU-C or NMU-R zoning district shall comply with the minimum and maximum density requirements of the zoning district.
3. Exceptions to Minimum Density Requirements.
 - a. 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.~~
- ~~b. A mixed-use project which only includes on-site workforce housing units required pursuant to Development Code Chapter 18.216 is not subject to the minimum density requirements.~~
- ~~4. **No net loss of residential units.** For sites in the NMU-R and NMU-C zoning districts that are developed with existing residential units, future development or redevelopment of the sites shall ensure that no net loss of residential units occurs.~~
- ~~5. **Nonconforming residential units.** If a site in the NMU-R or NMU-C zoning district is developed with legally constructed residential units that exceed the current maximum density allowed in the zoning district, the property owner may redevelop the site with the same number of existing legal, nonconforming units. To qualify for this allowance, the project must comply with all other current development standards for the zoning district. These projects are also subject the allowances of Development Code Chapter 18.130 (Nonconforming uses, Structures and Parcels).~~
- ~~1. **New Projects on Vacant Sites:** New projects on vacant sites which propose 10,000 square feet of floor area or more in a mixed use zoning district are required to provide a residential component in compliance with the residential density range of the zoning district. Vacant sites include sites where a demolition of existing structures is proposed.~~
- ~~4. **Modifications to Existing Developed Sites:** Projects proposing construction of a new building (including demolition of an existing structure) equal to or greater than 50 percent of the existing floor area of the project or existing developed sites proposing an increase in floor area which is equal to or greater than 50 percent of the existing floor area of the project must comply with the following:~~
- ~~a. For mixed use projects not proposing a residential use, the project must provide more than one type of non residential primary use (e.g., restaurant and studio or retail and office). Uses shall comply with Table 2-10 (Allowed Uses and Permit Requirements for Mixed Use Districts). Accessory uses approved under Section 18.58.030 (Accessory Retail Uses) and Section 18.58.040 (Accessory Uses – General Standards) shall not be adequate to meet the requirements of this section.~~
 - ~~b. For mixed use projects proposing a residential use, the project must meet the minimum density requirements of the zoning district, except as follows:~~
 - ~~(1) Modifications to existing sites within the DMU zoning district which have been developed as of [effective date of ordinance] with a single family or multifamily residential project, a mixed use project, or a non residential project which proposes to add residential units are exempt from the minimum density requirements of the zoning district if one of the following conditions applies:~~
 - ~~(a) The proposed increase in floor area is less than 50 percent of the existing floor area of the structure; and/or~~

~~(b) The structure or site is identified as a historic resource (Category A, B, or C) in Truckee’s Historic Resource Inventory.~~

~~(2) All other projects in the DMU zoning district proposing a residential component must meet the minimum density requirements, including the following: 1) Projects proposing new development on a vacant site; 2) Projects proposing to demolish 50 percent or more of an existing structure; and 3) Projects proposing an increase in floor area of a building which is equal to or greater than 50 percent of the existing floor area of the structure based on the previous land use permit approvals for the project.~~

~~e. A mixed use project which provides more than one non residential use and only includes on-site workforce housing units required pursuant to Development Code Chapter 18.216 is not subject to the minimum density requirements.~~

~~d. **Floor area calculation.** For the purposes of this section, the floor area of the existing structures shall be based on the approved land use permit in effect prior to [effective date of this ordinance]. Where a land use permit was not required, the approved building permit shall be used in determining existing floor area.~~

~~e. **Cumulative floor area.** The floor area calculation is based on the cumulative change since [effective date of this ordinance]. For example, if a 25% floor area increase is approved one year after the date [effective date of this ordinance] and four years later an additional 30% floor area increase is requested, the requirements of this section would apply.~~

~~f. **Exception.** The addition of floor area for an accessory dwelling unit pursuant to Development Code Section 18.58.025 Accessory Dwelling Units shall be exempt from this section.~~

C. Both horizontal and vertical mixed-use developments are allowed, subject to the design standards identified in Section 18.14.060 (Mixed Use Zoning District Design Standards).

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.

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 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.
- a. 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.

18.14.080 - Retail Trade Uses

A single retail trade use as listed in Tables 2-10 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 18.16 - 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 PC land use classifications of the General Plan.

Special Purpose Districts

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- 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. 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 Specific Plan/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 Specific Plan/Downtown Truckee Plan](#).
- ~~**G. DRR (Downtown Railroad) District.** The Downtown Railroad zoning district applies to portions of the Union Pacific Railroad right of way and operating properties within the Downtown Study Area which are not considered suitable for lease or sale to private parties for new non-railroad related land uses. The intent of this zoning district is to identify lands which are limited to land uses dedicated to railroad and railroad related operations and facilities, and surface and subsurface utility lines, utility related installations and other subsurface uses.~~

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. Density for the Truckee River (Bright Property) Downtown Master Plan Area.** The density guideline for the Truckee River (Bright Property) Downtown Master Plan Area is 40 single family residential units. Multifamily residential may be allowed at a density of two units in place of one single family residential unit. Lodging units may be allowed at a density of three lodging units in place of one single family residential unit.~~

ED. 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 2-10-12 - ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE DISTRICTS

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

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		
Mining and quarrying		UP		UP		
Nature reserves	P	P	P	P		
Trailhead and recreational area parking (3)			P	P		
Trails	P	P	P	P		

MANUFACTURING & PROCESSING USES

Recycling - Composting				UP		18.58.210
Recycling - Large collection facility				UP		18.58.210
Recycling - Reverse vending machines				UP		18.58.210
Recycling - Small collection facility				UP		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.

Continues on next page.

**TABLE 2-10-12 - 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	<u>DRRRTC</u>	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Campgrounds			UP			
Community centers			UP	UP		
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)		
Marina		MUP	UP	P(2)		
Outdoor commercial recreation			UP	P(2)		
Parks and playgrounds	MUP		P	P(2)		
Private residential recreational facilities			UP			
Public Assembly Uses		UP	UP	UP		18.58.090
Recreational vehicle (RV) parks			UP			
Religious retreats and organizational camps			UP			
Schools - Public and private				P(2)		
Schools - Specialized education and training				P(2)		
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.

Continues on next page.

**TABLE 2-10-12 - 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	DRRRTC	
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)				
Manufactured home		MUP	P			18.58.170
Junior Accessory Dwelling Units		P	P			18.58.025.O
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		
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		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
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) 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.

TABLE 2-10-12 - 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	DRRRTC	

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)		
Medical services - Extended care				P(2)		
Medical services - Hospitals				P(2)		
Offices, accessory to primary use			P	P(2)		
Public buildings and structures				P		
Public safety and utility facilities		MUP(3)	MUP	P		
Residential care facilities				P(2)		

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		
Electrical utility facilities	UP	UP	UP	UP	UP	18.58.114
Heliport				UP		
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).

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 2-11
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 2-11
SPECIAL PURPOSE DISTRICT GENERAL DEVELOPMENT STANDARDS (Continued)**

Development Feature	Requirement by Zoning District	
	REC	PF
Minimum lot size (1)	3 acres. The total number of lots that may be allowed is one lot per 10 acres in area.	12-24 dwelling units per acre for student and employee housing projects. Determined through subdivision process.
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.
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 0.2 FAR for non-open space land	0.8 FAR maximum (average FAR 0.2 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).

18.16.050 - RC (Resource Conservation) District Development Standards

Proposed subdivisions and other development and new land uses within the RC (Resource Conservation) zoning district shall be designed so that proposed structures and facilities are clustered, in compliance with 18.46 (Open Space/Cluster Requirements).

18.16.060 - PC (Planned Community) District Development Standards

Standards for proposed development and new land uses within a PC (Planned Community) zoning district shall be determined by the applicable Specific Plan.

18.16.070 - REC (Recreation) District Development Standards

Proposed subdivisions and other development and new land uses within the REC (Recreation) zoning district shall be designed so that proposed structures and facilities are clustered, in compliance with 18.46 (Open Space/Cluster Requirements).

18.16.080 - DMP (Downtown Master Plan) District Development Standards

A. Development standards. Standards for proposed development and new land uses within a DMP (Downtown Master Plan) zoning district shall be determined by the applicable [Hilltop and Railyard Master Plans](#). [The Hilltop Master Plan and Railyard Master Plan have been adopted](#). In advance of Master Plan approval, general development standards for interim uses allowed by Section 18.16.030.C (Requirements for DMP District) shall be as follows: for residential uses, the development standards shall be the same as the [DRS-DRL](#) zoning district; for commercial uses, the same as the DC zoning district; and for industrial uses, the same as the DM zoning district.

B. Residential density bonus. For each one-half acre of land contiguous to the Truckee River 100-year floodplain which is dedicated to the Town or other approved entity for public use as a riverfront recreational corridor, a density bonus of one additional residential unit shall be provided. Portions of land within the 100-year floodplain shall not count towards the density bonus. In determining the configuration of land for dedication, the length of the dedicated property as measured along the river, shall not be less than the width of the property. This density bonus is voluntary and subject to the discretion of the property owner for implementation. The Town has a right to refuse the density bonus if it determines it has been incorrectly applied or misused.

18.16.090 - Special Purpose District Performance Standards

All land uses proposed in a Special Purpose 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.
- B. Exceptions.** Residential subdivisions creating four or less parcels may use on-site septic systems with the approval of the appropriate health and environmental agencies and if approved by the review authority.

- B. Applicability.** The -AO overlay district may be combined with any residential, commercial, manufacturing/industrial or special purpose zoning district established by Section 18.06.020 (Zoning Districts Established). The -AO overlay district is established and shall be applied and shown on the Zoning Map to:
1. Areas below the imaginary surfaces above and around the airport established in compliance with the Federal Aviation Regulations, Volume XI, Part 77, of the U.S. Federal Aviation Administration (FAA);
 2. Safety areas surrounding the airport as identified in the Truckee-Tahoe Airport Comprehensive Land Use Plan adopted and as amended by the Foothill Airport Land Use Commission; and
 3. Areas subject to high noise levels from aircraft operations.
- C. Allowed land uses and development standards.** Any land use normally allowed in the primary zoning district by this Article may be allowed within the -AO overlay district subject to compliance with the height, safety and noise restrictions established by Chapter 18.64 (Truckee-Tahoe Airport Area Restrictions), all applicable requirements of the primary zoning district, and all other applicable provisions of this Development Code.
- D. Permit requirements.** Development and new land uses within the -AO overlay district shall obtain the land use permits required by this Article for the primary zoning district.

18.20.040 - Historic Preservation (-HP) Overlay District

- A. Purpose.** The -HP overlay district is intended to safeguard the Town's unique cultural heritage as embodied and reflected in the Town's architectural history and patterns of cultural development; to preserve diverse architectural styles, patterns of development and design preferences reflecting phases of the Town's history and to encourage complementary contemporary design and construction and inspire a more livable urban environment; to protect and enhance the Town's attraction to tourists and visitors, thereby stimulating business and industry; to identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land uses; and to integrate the preservation of cultural resources into public and private land use management and development processes. Development standards and guidelines for this district address new development, alterations, additions and modifications to existing buildings and structures, demolition of historic buildings and structures, and the identification and protection of subsurface historic and archaeological resources.
- B. Applicability.**
1. The -HP overlay district may be combined with any residential, commercial, manufacturing/industrial or special purpose zoning district established by Section 18.06.020 (Zoning Districts Established). The -HP overlay district is established and shall be applied and shown on the Zoning Map to those areas of the [Downtown Specific Plan](#) [Downtown Truckee Plan](#) Area with concentrations of historic buildings and structures that contribute to the downtown's historic character.

2. The -HP overlay district and the requirements of this section shall not apply to railroad and railroad-related operations, activities and facilities within the Union Pacific Railroad right-of-way and operating properties if the application of such requirements would interfere with the railroad, railroad-related operation, activity or facility.
- C. Allowed land uses.** Any land use normally allowed in the primary zoning district may be allowed within the -HP overlay district, except as provided for in Subsection G (Special Use Standards for Historic Resources).
- D. Permit requirements.** Proposed development and new land uses within the -HP overlay district shall obtain the land use permits required by this Article for the primary zoning district.
- E. Development standards.** Proposed development and new land uses within the -HP overlay district shall comply with all applicable requirements of the primary zoning district, all other applicable provisions of this Development Code, the applicable requirements of Chapter 18.26 (Historic Preservation Design Guidelines), and the following requirements:
1. Metal cargo storage, shipping, and box containers and similar storage containers shall be prohibited in the -HP overlay district, except as allowed in compliance with the requirements of Chapter 18.62 (Temporary Uses and Events).
- F. Demolition or destruction.** No historic resource, or portion thereof, shall be relocated, moved, torn down or demolished, except in compliance with the requirements of Chapter 18.83 (Demolition Review).
- G. Special use standards for historic resources.** To encourage preservation of historic resources, the following land use incentives are provided for historic resources:
1. **Additional density in ~~DRS-DRL~~ and DRM districts.** Historic resources in these districts may be used as multifamily dwelling structures, up to a maximum of one dwelling unit for each 1,000 square feet of site area. The historic resource may be expanded and new floor area used for additional dwelling units if the expansion is approved through the historic design review procedure and when it is determined by the review authority that the historic resource is being preserved or will retain its integrity as an historic resource. Any improvements, alterations, or modifications made through the use of this incentive shall not cause the survey rating category of the historic resource to be downgraded and shall comply with all applicable provisions of the Development Code unless a Historic Variance is approved in compliance with Section 18.82.050 (Historic Variances).
 2. **Additional density in DRH district.** Historic resources located in this district may be used as multifamily dwelling structures ~~with no maximum density~~. All of the existing floor area of the historic resource may be used for dwelling units and accessory use. The historic resource may be expanded and new floor area used for additional dwelling units if the expansion is approved through the historic design review procedure and when it is determined by the review authority that the historic resource is being preserved or will retain its integrity as an historic resource. Any improvements, alterations or modifications made through the use of this incentive shall not cause the survey rating

- h. Roof penetrations (e.g., plumbing and exhaust vents and air conditioning units) should be grouped together to minimize their visual impact. The roof design should help to screen or camouflage rooftop protrusions.
3. **Loading facilities.** Loading facilities should not be located at the front of buildings where they will be difficult to adequately screen from view. These facilities are more appropriate at the rear of the site where special screening may not be required.

18.24.100 - Fence and Wall Design Guidelines

Walls and fences are important components of urban design and perform numerous functions. They help delineate the boundaries of outdoor spaces and provide effective noise buffering and visual screening effects, as well as enhanced security. Walls and fences can serve as wind barriers to protect landscaping treatments, and can create and enhance a sense of privacy. Screening, fencing and walls should be designed in the same style, form and color as the connected buildings. Chain link, plastic or vinyl fencing materials are generally not appropriate.

A. Fence and wall design.

1. The design of fences and walls should harmonize with the site and with the buildings in both scale and materials. The placement of walls and fences should respect existing land forms and follow existing contours and fit into existing land masses rather than arbitrarily following site boundary lines. Fencing should not dominate the buildings or the landscape. Planting may often be integrated with fencing schemes to soften the visual impact. If the ground slopes, the fence should be stepped. Fencing materials should be compatible with the materials and color of surrounding buildings. Chain link, plywood, chain and bollard, and slump block fencing are generally undesirable, and their usage should only be considered on a case-by-case basis.
2. The design of each project should consider issues of icing and snow shedding and how these conditions may affect the placement of fences and walls. Fences and walls should be placed far enough from structures where snow shedding is likely to occur so that the fence or wall is not damaged by falling snow and so that snow and ice do not build up against them and possibly close off access through required yard areas.

18.24.110 - Design Guidelines for Specific Land Uses

The guidelines in this Section address design issues related to specific types of development which, by their nature, can present problematic design issues. These guidelines are intended to help improve the overall design quality of each specific use and to emphasize the unique characteristics of each use. These guidelines should be used in conjunction with other applicable guidelines in this Chapter.

~~A. **Drive through businesses.** The major design issues related to these types of establishments are tendencies toward corporate or franchise architecture, the creation of efficient and well-organized vehicular access and on-site circulation, while adequately buffering adjacent uses.~~

~~1. **Site organization.**~~

~~a. The primary presence along the major street frontage should be the building, not the menu board, drive through aisle or parking lot.~~

~~b. Drive through aisles should provide adequate on-site queuing distance to accommodate five cars before the first stopping point (e.g. menu board). No portion of the queuing aisle should also serve as a parking aisle.~~

~~c. Pedestrian walkways should not intersect the drive through drive aisle, except where they cannot be avoided. They should have minimum 15-foot clear visibility, and they should be emphasized by enriched paving.~~

~~d. Whenever physically possible, the main structure should be sited so as to maximize the distance for on-site vehicle queuing while screening the drive through operations located on the back side of the structure.~~

~~e. Menu board speakers should be located so as to protect adjoining residential areas from excessive noise and should be located no closer than 10 feet to any property line.~~

~~2. **Building design.** All building elevations, whether they function as the front, side or rear of the building, should be architecturally detailed to avoid the appearance of the “back of the building.” Buildings should contribute a positive presence to the street scene. The use of franchise or corporate architecture is strongly discouraged.~~

BA. Hotels and motels. Hotels and motels are quasi-residential uses and should be designed and sited to minimize the effect of noise from the I-80 freeway or Truckee’s arterial streets. Although they are quasi-residential, the scale and activities associated with hotels and motels often make them problematic neighbors for adjacent properties. Because hotel and motel architecture is often thematic, presenting a strong temptation to over design the building front and to neglect the other sides, it is important to remember that all sides of a building shall be stylistically consistent.

1. Site organization.



**FIGURE 2-29
DRIVE-THROUGH DESIGN**

18.25.120 - Residential Mixed-Use Development

- A. Purpose.** In addition to the design standards in this Chapter, this Section identifies additional requirements for development of residential mixed-use projects in the ~~CN, CG, CS, and DMU, DC, M and DM~~ zoning districts with at least two-thirds of the gross square footage of the development designated for residential use. For projects with less than two-thirds of the gross square footage of the development designated for residential use, reference Section 18.58.140 (Mixed-Use Developments).
- B. Allowed land uses.** The uses which may be approved in a mixed-use project shall be those allowed in the applicable zoning districts in compliance with the provisions of Section 18.12.030 (Commercial and Manufacturing District Land Uses and Permit Requirements). In addition, uses not specifically permitted in the applicable zoning district (e.g., office use in a manufacturing zoning district) may be approved in a mixed-use project as an accessory use. The floor area for uses not specifically permitted in the applicable zoning district shall not exceed 25% of the total floor area of the non-residential uses within each tenant space of the mixed-use project, and the review authority shall find that the uses are compatible with the other uses in the mixed-use project and the surrounding area. Reference Chapter 18.58.130 (Live/Work and Work/Live Units) for requirements for Live/Work and Work/Live Units.
- C. Residential mixed-use development standards.** A project shall meet the following requirements:
- ~~1. **Minimum density.** The project shall provide a minimum density of two residential units per acre onsite. For example, a mixed-use development on a 0.5-acre site shall include at least one residential unit, and a development on a two-acre site shall include at least four residential units. The residential units may be counted toward any workforce housing requirements for the project to comply with Chapter 18.216 (Workforce Housing).~~
 - ~~2. **Maximum density.** In the CN, CG, CS, DC, M, DM, and DMU zoning districts residential density shall not exceed four units per acre.~~
 1. **Minimum and maximum density.** The project shall comply with the minimum and maximum density requirements established by the density range for the zoning district.
 - ~~3-2. **Mix of uses.** Mixed-use multifamily residential developments shall have nonresidential space on the ground floor with residential uses and other commercial above or nonresidential space at the front of the site and residential uses at the rear. The uses may be attached or detached but must be comprehensively planned and managed. In the ~~CG, DC, and DMU~~ zoning districts, 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 uses.~~

The project may be developed as one or more multiuse or single-purpose structures. If the project is developed in phases, a proportionate number of residential units shall be constructed in each phase.

4.3. Workforce housing. Nonresidential uses in a mixed-use development project shall comply with Chapter 18.216 (Workforce Housing). Where inclusionary housing requirements result in a fraction, the fraction shall be combined with any fraction required by the workforce housing requirements. If the fractions combine to a whole unit or the developer opts to construct a unit to meet the fractional requirement, the unit shall be subject to the inclusionary housing standards consistent with Chapter 18.214 (Inclusionary Housing). Example: If a project is required to have 1.2 workforce housing units and 2.8 inclusionary housing units, a total of 4 affordable housing units are required. One unit shall meet the workforce housing requirements and the three other units are required to meet the inclusionary housing requirements.

Inclusionary housing. Residential units in a mixed-use development project shall comply with Chapter 18.214 (Inclusionary Housing) with the exception of any units that are dedicated for Workforce Housing in compliance with Chapter 18.216. Where inclusionary housing requirements result in a fraction, the fraction shall be combined with any fraction required by the workforce housing requirements. If the fractions combine to a whole unit or the developer opts to construct a unit to meet the fractional requirement, the unit shall be subject to the inclusionary housing standards consistent with Chapter 18.214 (Inclusionary Housing). Example: If a project is required to have 1.5 workforce housing units and 1.7 inclusionary housing units, 3.2 affordable housing units are required. One unit shall meet the workforce housing requirements, and either three units shall meet the inclusionary housing requirements, or two units shall meet the inclusionary housing requirements and 20% of an in-lieu fee may be paid.

5.4. Maximum multifamily residential unit sizes. The maximum average living area shall be 1,000 square feet.

~~18.25.130 — Multifamily Residential Projects within the Downtown Visitor Lodging (DVL) Zoning District~~

~~A. High density multifamily residential (Multifamily dwellings with 11 or more units) is encouraged within the Downtown Visitor Lodging (DVL) zoning district through incentives to allow greater flexibility in design and encourage innovative and creative site planning. The following development standards and incentives apply:~~

- ~~1. Multifamily residential projects within the DVL zoning district shall provide a minimum density of 16 dwelling units per acre.~~
- ~~2. **Residential parking.** Parking requirements identified in Chapter 18.48 (Parking and Loading Standards), including the number of required on-site parking spaces and the requirement that 1 space per unit, shall be in a fully enclosed garage, may be modified through a parking management plan. The parking management plan shall demonstrate that there is sufficient on-site parking for all proposed uses and shall be approved by the review body concurrent with the land use application.~~
- ~~3. **Inclusionary housing.** Multifamily residential projects shall comply with Chapter 18.214 (Inclusionary Housing).~~

4. ~~**Floor area.** If a non-residential project is proposed concurrent with a multifamily, the residential floor space shall not be counted towards the allowed floor area as determined by the floor area criteria development standard.~~
5. ~~**Site Coverage.** The maximum site coverage development standard may be increased by up to 10%.~~
6. ~~**Non-residential Parking.** The number of parking spaces required for the non-residential portion of the project may be reduced through an approved parking management plan.~~
7. ~~**Setbacks.**~~
 - a. ~~**I-80 setback.** The 125-foot setback from property lines adjacent to Interstate 80 may be reduced to a minimum of 50 feet by the review authority, if the review authority finds that the reduction will further General Plan Housing Element goals and will create a superior site design than would otherwise be achieved through strict application of the setback. The reduced setback shall be required to be landscaped to create a visual buffer to and from the highway and to screen any development proposed within the 125-foot setback. Trees shall be provided at a rate of one for every 20 lineal feet of landscaped area and shrubs shall be provided at a rate of one for every five lineal feet of landscaped area. Additional trees and shrubs may be required by the review authority as determined on a case-by-case basis. Parking may be allowed within this reduced setback if vehicles are adequately screened from I-80 with additional landscaping and/or the project demonstrates that vehicles will not be visible from I-80 or off-ramp.~~
 - b. ~~**Truckee Cemetery setback.** Parking, driveways, roads, and other surface improvements may be located within the 100-foot Truckee Cemetery setback if the review authority finds that there would be adequate screening to minimize potential impacts to the cemetery. Structures are prohibited within this setback. Landscaping shall be incorporated within the setback area to provide adequate screening. Trees shall be provided at a rate of one for every 20 lineal feet of landscaped area and shrubs shall be provided at a rate of one for every five lineal feet of landscaped area to screen improvements located within the 100-foot Truckee Cemetery setback. Additional trees and shrubs may be required by the review authority as determined on a case-by-case basis.~~

- B. Agreements.** The property owner shall sign and execute a street (trail) improvement maintenance and liability agreement prepared and executed in accordance with the requirements of the Town Engineer. The agreement shall include, but not be limited to, the following:
1. The agreement shall include a level or standard of repair and maintenance that the property owner will be required to perform including inspection, repair, maintenance, snow removal and replacement responsibilities.
 2. The agreement shall include a minimum schedule of maintenance that the property owner will be required to inspect, repair and maintain the improvements.
 3. The agreement shall include a minimum schedule of snow removal that the property owner will be required to remove snow from the parking lane, parking spaces, sidewalks, and trails. The agreement shall include provisions for the storage of snow including locations for snow storage and legal rights to store snow in those locations.
 4. The agreement shall indemnify and hold the Town harmless in regards to the requirements of this agreement and address other liability issues identified by the Town Attorney.
 5. The agreement shall be prepared and executed in a manner acceptable for recordation in the Nevada County Recorder's Office.
 6. Upon the draft agreement being approved by the Town Engineer and prior to issuance of a temporary or final certificate of occupancy (or recordation of the Final Map), the property owner shall sign and execute the agreement (notarized signature required) and submit the agreement to the Town Clerk for recordation in the Nevada County Recorder's Office.

18.30.110 - Screening and Buffer

All multi-family and non-residential land uses shall comply with the screening and buffer requirements of this Section.

- A. Screening and buffer between non-residential or mixed use and residential land uses.** Where a non-residential development, mixed use development, or new land use is proposed on a parcel in the CG, CS, CH, CMU or M zoning district, and adjoins a residential zoning district, the following screening/buffering features shall be constructed as part of the development or land use:
1. A six-foot high, solid decorative masonry wall or solid fence or a combination of landscaping, berm and fencing, or wall shall be constructed between the non-residential use and residentially-zoned parcels. The wall shall be architecturally treated on both sides and the design of the screening (e.g., berm and fencing, landscaping, or wall) shall be subject to the approval of the Director. A landscaping strip with a minimum width of five feet shall be provided along the wall or fence. If adjoining a parking area, the landscaped area may be counted towards required interior parking lot landscaping.

2. All proposed or required landscaping shall comply with Chapter 18.40 (Landscape Standards).
3. The review authority may modify or waive the requirements of this subsection or approve alternatives to the screening and buffer methods if the review authority finds the characteristics of the site or vicinity would make the required screening and buffer unnecessary or the alternative will achieve the same effect of the required screening and buffer.

B. Screening and buffer between neighborhood commercial or neighborhood mixed use and residential land uses. Where a non-residential development, mixed use development, or new land use is proposed on a parcel in the CN or NMU zoning district and adjoins a residential zoning district, the following setback, screening and landscaping features shall be provided as part of the development or land use:

1. **Setbacks.** If the proposed commercial use is in a commercial zoning district and adjoins a residential zoning district, but is not separated by a street, the required setback for a structure adjacent to a residential zoning district shall be equal the height of the building, but in no case shall the setback be less than 15 feet.
2. **Screening.** A solid decorative masonry wall or solid fence with a minimum height of six feet, or higher if required by an acoustical analysis to mitigate noise impacts, shall be constructed and maintained on the project site along the common property line. Pedestrian access may be provided through the wall from a residential neighborhood to a neighborhood-serving commercial use subject to the approval of the Director.
3. **Landscaping.** A landscaped strip shall be provided adjacent to the wall with the intention of providing a planting area for trees and shrubs on the commercial site.
 - a. The width of the landscaped strip shall be a minimum of five feet. Larger areas may be required by the review authority for larger projects which shall be determined on a case by case basis.
 - b. Landscaping shall be designed to visually screen the commercial development from the residences and to effectively break up the otherwise long, flat appearance of the wall. Trees shall be provided at a rate of one for every 20 lineal feet of landscaped area, and shrubs shall be provided at a rate of one for every five lineal feet of landscaped area. Additional trees and shrubs may be required by the review authority as determined on a case by case basis.
 - c. The use of the landscaped setback for passive activities (e.g., lunch area, pedestrian path, snow storage) shall be subject to the approval of the Director.
4. **Exceptions to screening and buffer requirements.** The requirements of this subsection may be modified or waived through the approval of a Minor Use Permit in compliance with Chapter 18.76.

- 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 Residential Zones:** All new single-family residential subdivisions within the single-family residential zoning districts (i.e., RR, RS and DRS) 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.

**TABLE 3-7
MINIMUM OPEN SPACE AREA**

Minimum Open Space Area Required	
Zoning District	Minimum Open Space Area Required (% of gross site area)
DRS, RS-3, RS-4	30%
RS-2	40%
RS-1	50%
RR-0.67	60%
RS-0.5, RR-0.5	70%
RR-0.2, RR-0.15	80%
RR-0.1, RR-0.05	90%

2. **Multi-Family, Commercial, Mixed Use and Manufacturing Zones:** The minimum amount of contiguous open space required within the property for the multi-family residential, commercial and manufacturing/industrial zoning districts (i.e., RM, DRM, DRH, CN, CG, CH, CS, CMU, NMU, M, DMU, DC, DVL and DM) 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 identified in the applicable open space standards in Article II, whichever is greater.
3. **Open Space Recreation Designation:** The minimum amount of open space required for properties designated Open Space Recreation by the General Plan Land Use Map, Figure LU-1, shall be 90% of the gross site area.
4. **Special Purpose Zones:** The minimum amount of open space required for properties in all other zoning districts (i.e., RC, REC and PF) shall be:
 - a. The sum of all areas listed in Section 18.46.010 and all those OS zoned portions of the property; and
 - b. Additional site area as determined to be appropriate through the subdivision or land use permit process.

B. Permanent open space.

1. The portions of the original underlying/parent parcel counted toward the minimum open space area requirement shall be preserved as permanent open space. Preservation and

CHAPTER 18.54 - SIGNS

Sections:

- 18.54.010 - Purpose of Chapter
- 18.54.020 - Applicability
- 18.54.030 - Sign Plan Review Requirements
- 18.54.040 - Comprehensive Sign Program Requirements
- 18.54.050 - Temporary Sign Permit Requirements
- 18.54.060 - Prohibited Signs
- 18.54.070 - General Requirements for All Signs
- 18.54.080 - Standards for Specific Types of Permanent Signs
- 18.54.090 - Sign Requirements for Specific Land Uses
- 18.54.100 - Nonconforming or Abandoned Signs

18.54.010 - Purpose of Chapter

This Chapter provides minimum standards to safeguard life, health, property and public welfare, and to preserve the unique character of the Town by regulating the size, height, design, quality of materials, construction, location, lighting and maintenance of signs and sign structures. These standards are intended to:

- A. Provide a reasonable and comprehensive system of sign controls;
- B. Encourage signs that are well-designed and pleasing in appearance by providing incentive and latitude for variety, good design relationship, spacing and location;
- C. Encourage a desirable Town character with a minimum of clutter, while recognizing the need for signs as a major form of communication;
- D. Provide for fair and equal treatment of sign users;
- E. Provide for maximum public convenience by properly directing people to various activities and businesses; and
- F. Promote public safety by providing that official traffic regulation devices be easily visible and free from nearby visual obstructions, including blinking signs, excessive number of signs, or signs that in any way resemble official signs.

18.54.020 – Applicability

All signs shall comply with the limitations on the type, number, area, location and lighting of signs, and other requirements of this Section, and all applicable provisions of this Chapter.

- A. The standards of this Chapter shall apply to signs in Commercial (CN, CG, CH, CS, [CMU](#), [NMU](#), DMU, DC, ~~DVL~~), Manufacturing (M, DM), and Special Purpose (OS, RC, REC, PF, [DRRRTC](#)) zoning districts, unless otherwise identified within this Chapter or within Chapter

- c. Security guards, required by this Section, shall be uniformed so as to be readily identifiable as a security guard by the public and shall be duly licensed as a security guard in compliance with local and/or State law.
- d. Security guards, required by this Section, shall not act as a doorperson, ticket seller, ticker taker or admittance person while acting as a security guard in compliance with this Section.

E. Minors and intoxicated persons excluded. It shall be a misdemeanor for any person under the age of 18 years, or obviously intoxicated person, to enter or remain on the premises of an adult entertainment establishment at any time. A sign giving notice of this provision shall be prominently posted at each entrance to the premises of the adult entertainment establishment.

18.58.060 - Animal Raising and Keeping

A. Applicability. The standards of this Section shall apply to the raising and keeping of the following animals on a property in association with a primary residential use:

- 1. Household pets — Includes cats, canaries, dogs, parrots and other varieties of birds and animals ordinarily kept as household pets;
- 2. Exotic or wild animals — Includes foxes, monkeys, raccoons, snakes, etc.;
- 3. Fowl and other small animals and birds — Includes chickens, ducks, geese, pigeons, turkeys and other fowl excluding backyard chickens, and chinchillas, guinea pigs, hamsters and all types of similar rodents; and
- 4. Livestock and other large animals — Includes cows, donkeys, goats, horses, mules or ponies, ostriches, sheep, steers and swine.
- 5. Backyard Chickens — Includes chicks and hens kept as household pets.

B. Maximum number of animals. Table 3-13 identifies the maximum number of animals allowed on a single residential parcel or dwelling unit.

**TABLE 3-13
MAXIMUM ALLOWABLE ANIMALS**

Type of Animal	Maximum Number/ Minimum Site Area	Special Standards
Household pets	Shall not exceed four dogs and/or four cats, over four months of age, per single-family residential parcel, and shall not exceed two dogs and/or two cats, over four months of age, per multi-family residential unit	Allowed in all dwelling units (1)
Exotic or wild animals	Subject to Minor Use Permit	

**TABLE 3-15
MAXIMUM SITE COVERAGE**

Parcel Size	Maximum Coverage
2 acres or less	60%
2.01 - 5 acres	50%
Greater than 5 acres	40%

~~18.58.110 – Drive In and Drive Through Facilities~~

- ~~**A. Purpose and applicability.** This Section establishes supplementary standards for drive in restaurants and fast food establishments with drive through facilities, located within the CH (Highway Commercial) zoning district, which conduct business while customers remain in their vehicles. Other types of drive in and drive through facilities are not permitted.~~
- ~~**B. Permit requirement.** Drive in restaurants and fast food or counter service establishments, with drive through facilities, shall require Use Permit approval in compliance with Chapter 18.76 (Use Permits and Minor Use Permits).~~
- ~~**C. General standards.** Drive in and drive through facilities shall be designed and operated to effectively mitigate problems of air pollution, congestion, excessive pavement, litter, noise and unsightliness, and shall comply with the on-site circulation standards in Subsection E, below, which are not applicable to drive in theaters or service stations.~~
- ~~**D. Accessory use required.** Drive through facilities may only be accessory to an allowable main use.~~
- ~~**E. On-site circulation.** Parcels with drive through facilities shall be provided with internal circulation and traffic control devices as follows:~~
- ~~**1. Aisle design.** Drive through aisles shall be located and designed as follows:

 - ~~a. The entrance/exit of any drive through aisle shall be at least 50 feet from an intersection of public rights of way (measured at the closest intersecting curbs) and at least 25 feet from the edge of any driveway on an adjoining parcel. The drive-through aisle or stacking area (see following Subsection E.2) shall not be located adjacent to a street frontage.~~
 - ~~b. Drive through aisles shall be designed with a minimum 10-foot interior radius at curves and a minimum 12-foot width.~~~~
 - ~~**2. Stacking area.** A clearly identified area shall be provided for vehicles waiting for drive-through service that is physically separated from other on-site traffic circulation.

 - ~~a. The stacking area shall accommodate a minimum of five cars for each drive through window in addition to the vehicle(s) receiving service.~~~~

- b. ~~The stacking area shall be located so that the area for five cars is located before their reaching the menu board.~~
- c. ~~Separation of the stacking area from other traffic shall be by asphaltic or concrete curbing, or paint striping on at least one side of the lane.~~
3. ~~**Walkways.** Pedestrian walkways should not intersect the drive through drive aisles, but where they do, they shall have clear visibility, and emphasized by enhanced paving or marking.~~
- F. ~~**Screening.** An eight foot high solid decorative wall shall be constructed on each property line that is adjoining a residentially zoned/occupied parcel. The design of the wall and the proposed construction materials shall be subject to the approval of the Director.~~
- G. ~~**Signs.** In addition to the signs allowed in compliance with Chapter 18.54 (Signs), the following signs are allowed for drive through uses:~~
1. ~~One two square foot ground mounted sign, with a maximum height of three feet, is allowed at the entrance to the drive through aisle;~~
 2. ~~One two square foot ground mounted sign, with a maximum height of three feet, is allowed at the exit of the drive through aisle; and~~
 3. ~~One sign, 24 square feet in area or less, with a maximum height of six feet, is allowed along the drive aisle. The sign shall face away from the public right of way and shall not use reflective material. Outdoor speakers shall be located at least 50 feet from any residentially zoned or residentially occupied parcel.~~
- H. ~~**Minimum floor area for restaurants.** To ensure that the drive through service facility is an accessory to a primary restaurant use, the minimum interior floor area for drive through restaurants shall be 1,000 gross square feet.~~
- I. ~~**Facility design within shopping centers.** Drive through facilities within an integrated shopping center shall have an architectural style consistent with the theme established in the center. The architecture of any drive through facility shall provide compatibility with surrounding uses in terms of color, form, materials, scale, etc.~~
- J. ~~**Parking.** No reduction in off street parking requirements shall be granted a restaurant because drive through service facilities are provided.~~
- K. ~~**Public hearing notice.** Whenever a hearing is held regarding a land use permit for a drive through facility, notice procedures for the public hearing shall comply with the requirements of Section 65091(d) of the California Government Code.~~

18.58.114 - Electrical Utility Facilities

applicable, in compliance with Chapter 18.48 (Parking and Loading Standards), except as follows:

- a. A craft makerspace shall be subject to the parking requirement for office uses.
 - b. A manufacturing makerspace shall be subject to the parking requirements for general manufacturing uses.
 - c. Any makerspace with a retail component shall be subject to the parking requirements for retail uses.
4. **Signs.** Regulation of signs, in compliance with Chapter 18.54 (Signs);
 5. **Outdoor Uses.** Regulation of outdoor uses in compliance with Section 18.58.190 (Outdoor Uses) and 18.58.200 (Outdoor Storage and Work Areas); and
 6. **Other conditions.** Other conditions that will ensure the operation of the proposed use in an orderly and efficient manner and in full compliance with the purpose/intent of this Section.

18.58.140 - Mixed-Use Development

- A. **Applicability.** This Section applies to mixed-use projects in the CN, ~~CG, CS, CMU, NMU, DMU, DC, M~~ and DM zoning districts where less than two-thirds of the total gross floor area for the project is designated for residential uses. Projects that have two-thirds or more of the total gross floor area designated for residential uses are considered multi-family residential projects and are eligible for Streamlined Residential Review (Chapter 18.79). This section also applies to projects that request Flexible Design Review (Section 18.25.030.B).
- B. **Purpose.** The intent is to ~~incentivize—allow~~ a mixture of commercial and manufacturing/industrial uses with residential uses ~~within the commercial and manufacturing zoning districts~~ to increase the area's population and pedestrian activity, and to reduce air pollution, energy consumption and transportation costs. The provisions of this Section allow greater flexibility in design and encourage innovative and creative site planning by providing incentives to combine commercial and residential land uses on the same site.
- C. **Allowed land uses.** The uses which may be approved in a mixed-use project shall be those allowed in the applicable zoning districts in compliance with the provisions of Section 18.12.030 (Commercial and Manufacturing District Land Uses and Permit Requirements) and Section 18.14.030 (Mixed Use District Land Uses and Permit Requirements). In addition, uses not specifically permitted in the applicable zoning district (e.g., office use in a manufacturing zoning district) may be approved in a mixed-use project as an accessory use. The floor area for uses not specifically permitted in the applicable zoning district shall not exceed 25 percent of the floor area of the non-residential uses within each tenant space of the mixed-use project, and the review authority shall find that the uses are compatible with the other uses in the mixed-use project and the surrounding area. Live/work and work/live units as defined in Section

18.58.130 shall require Minor Use Permit approval, and the “work” portion of each unit shall count toward the maximum allowable floor area ratio of the project.

~~D. Eligibility for mixed-use development incentives. To qualify for a mixed-use development incentive, a project shall meet the following minimum requirements:~~

- ~~1. The project shall provide a minimum density of two residential units per acre onsite. For example, a mixed-use development on a 0.5-acre site shall include at least one residential unit, and a development on a two-acre site shall include at least four residential units. The residential units may be counted toward any workforce housing requirements for the project to comply with Chapter 18.216 (Workforce Housing).~~
- ~~2. The project may be developed as one or more multi-use or single-purpose structures. If the project is developed in phases, a proportionate amount of residential units shall be constructed in each phase.~~

~~E.D. Development standards and incentives. The following standards and incentives shall apply to eligible mixed-use projects:~~

- ~~1. **Maximum Residential Density.** Residential density shall not exceed four units per acre comply with the minimum density for the applicable zoning district;~~
- ~~2. **Floor Area.** Residential floor space in a mixed-use project shall count towards the allowed floor area as determined by the floor area criteria development standard.~~
- ~~3. **Mixed Use Component.** Projects in the CMU and NMU zoning districts are required to provide a mixed-use component in compliance with Section 18.14.050 (Mixed Use Component).~~
- ~~4. **Inclusionary housing.** Residential units in a mixed-use development project shall comply with Chapter 18.214 (Inclusionary Housing) and Chapter 18.216 (Workforce Housing).~~
- ~~1.5. **Amenities.** Projects with residential units, including projects where less than two-thirds of the gross floor area of the development is designated for residential use, shall be subject to the applicable requirements of 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).~~

~~2. **Floor area.**~~

- ~~a. The maximum floor area ratio may be increased by 0.05, or 2,178 square feet per acre in accordance with Section 18.12.050 (Floor Area Ratio Criteria).~~
- ~~b. Commercial and/or industrial uses shall be the primary components of a mixed-use project. Residential floor area shall not exceed 50 percent of the total floor area of the mixed-use project. For example, a project with 5,000 square feet of industrial warehouse space may have up to 5,000 square feet of residential floor area.~~

~~e. Residential floor space shall not be counted towards the allowed floor area as determined by the floor area criteria development standard.~~

~~6. **Design.** 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 uses.~~

~~7. **Phasing.** The project may be developed as one or more multi-use or single purpose structures. If the project is developed in phases, a proportionate amount of residential units shall be constructed in each phase.~~

~~6. **Additional Incentives.** The development standards of the applicable zoning district shall apply to mixed-use projects unless they are specifically modified by the review authority as an additional incentive. The review authority shall find that the modifications are appropriate on the site and will not create adverse impacts on the surrounding area.~~

~~a. The maximum site coverage development standard may be increased up to 10%.~~

~~b. The minimum open space development standard may be decreased up to 10%.~~

~~c. The number of parking spaces required for the project may be decreased up to 10%.~~

~~d. The amenities required in Section 18.58.140.D may be waived for second story residential units above commercial/industrial uses.~~

18.58.150 - Mobile Home Parks and Subdivisions

A. Purpose. This Section establishes standards for the location, development and operation of mobile homes in planned, integrated mobile home parks or subdivisions, and to protect the health, safety and welfare of the community and those living within the park or subdivision.

1. These standards are intended to produce a development with appropriate standards of light and air, open space, pedestrian and vehicular circulation, and a density which is similar to those required by the residential zoning district in which the development is be located.

2. For purposes of this Section, the use of the term “mobile home park” shall mean and refer to both a mobile home park and a mobile home subdivision.

B. Applicability. New mobile home parks shall conform to the minimum standards of this Section. The Commission may impose other, more restrictive requirements in the interest of public health, safety and welfare.

C. Design and development standards.

1. **Minimum area and density.** Proposed mobile home parks shall comply with the following requirements:

- (b) Require the facility to be appropriately maintained;
 - (c) Ensure new landscaping is installed and existing landscaping is maintained, preserved and protected, as indicated on the plans; and
 - (d) Require the property owners to defend, indemnify, and hold harmless the Town.
- (2) The agreement shall be signed and notarized and submitted to the Director, or their designee, when located on private property. The agreement shall run with the property to ensure that future property owner(s) are aware of the requirement for ongoing maintenance of the existing and approved landscaping.
- j. Location and design standards.** Wireless communication facilities other than facilities allowed by right, shall be located, developed, and operated in compliance with all of the following standards and with applicable standards of the zoning district in which they are located.
- (1) **Site selection.** Sites for wireless communications facilities shall be selected according to the following order of preference:
 - (a) On existing structures (e.g., a church steeple, communication towers, freestanding sign, water tank, etc.);
 - (b) In locations where the existing topography, vegetation or other structures provide the greatest amount of screening; or
 - (c) On vacant land without significant visual mitigation, only in commercial and manufacturing zoning districts.
 - (2) **Prohibited areas.** Wireless communications facilities shall not be established within the RS, RM, DRS, DRMF, DRH, NMU, OS and RC zoning districts, within the HP Overlay District, or within environmentally sensitive areas as outlined in Chapter 18.46.
 - (3) **Placements on existing structures.** The Town shall encourage and allow placement of wireless communications facilities on appropriate existing Town structures and towers subject to reasonable engineering requirements. The Town shall encourage utility providers, special districts and other public agencies to allow placement of wireless communications facilities on appropriate existing structures and towers subject to reasonable engineering requirements.
 - (4) **Setbacks.** The facility shall not be located within any front, side, or street-side setbacks in any zoning district and shall not extend beyond the property lines. In zoning districts that do not have setbacks, the facility shall not be located

- D. **Common Amenities.** On-site inclusionary units shall have access to all on-site amenities available to market rate units.
- E. **Interior Quality.** Inclusionary units may have different interior finishes, amenities, and features than the market rate units provided the interior finishes, amenities, and features are durable, of good quality, and consistent with contemporary standards for new housing.
- F. **Maximum Allowed Average Living Area.** In order to ensure an adequate supply of housing to meet the housing needs of all segments of the community, residential subdivisions located in the RM, DRM, ~~and DRH~~ and NMU zoning districts shall be required to limit the maximum allowed average living area consistent with the following:
 1. Projects with 30 percent of their total units affordable to very low-, low-, or moderate-income households are exempt from this requirement;
 2. Projects in a zoning district with a maximum allowable density less than six dwelling units per acre are exempt from this requirement;
 3. For projects with less than 30 percent of the total units available to affordable households, the maximum allowed average living area shall be consistent with Table 7-6 below. Examples of small, medium, and large projects are shown in Table 7-7.

TABLE 7-6

MAXIMUM AVERAGE LIVING AREA

Affordable Units Provided (% of total units restricted to very low-, low-, or moderate-income households)	Maximum Allowed Average Living Area Size (sq .ft.)
30% and above	None
26-29 %	2,000
21-25 %	1,815
16-20 %	1,650
15%	1,500

D. Definitions, “D.”

Decibel (dB). A unit for measuring the amplitude of sounds, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, of 20 micropascals.

Deck. A platform attached to a house and supported by structural connections to the ground, including posts or piers, to provide outdoor living area that may be roofed (i.e., covered deck), but is without walls on at least two sides, and which includes railings where required by the California Building Code.

Demolition. Reconstruction, removal, taking down or destroying all or portions of an existing building or structure, or making extensive repairs or modifications to an existing building or structure, if such changes involve removal or replacement of 50 percent or more of the structural framing and cladding or of the exterior walls, including the following:

1. More than 50% of the structural elements of the roof or roof framing are removed.
2. More than 50% of the structural exterior walls (or vertical supports such as posts or columns when a structure has no walls) of a structure, or 50% of a cantilevered feature, are removed or are no longer a necessary and integral structural component of the overall building.
3. More than 50% of the foundation system is removed, or is no longer a necessary and integral structural component of the overall structure, including, but not limited to: perimeter concrete foundation, retaining walls, post and pier foundations, or similar element(s) that connect a structure to the ground and transfers gravity loads from the structure to the ground.

The meaning of the term “demolition” with regard to a historic resource is defined in Development Code Chapter 18.83 (Demolition Review).

Density. The number of housing units per net acre, unless otherwise stated, for residential uses.

Department. The Town of Truckee Community Development Department, referred to in this Development Code as “Department.”

Detached. Any structure that does not have a wall or ceiling/floor in common with another structure.

Detached living area. A detached living area is a fully conditioned accessory structure within a residential zoning district, is not a required element of the main dwelling and is designed for human occupancy. It is intended to provide additional living area located on the same premises with the main dwelling, for use by members of the family occupying the main dwelling and their non-paying guests. A detached living area includes conditioned space for a home office, artist’s studio, workshop, and other habitable spaces.

Floodplain management. The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space lands.

Floodplain, 100-year. See “One-hundred-year floodplain”.

Flood proofing. A combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway. The channel of a river or other water course and the adjacent land areas that shall be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation. Also referred to as “Regulatory floodway.”

Floor Area. See “Gross Floor Area.”

Floor Area Ratio (FAR). The Floor Area Ratio (FAR) is the ratio of floor area to total lot area. FAR restrictions are used to limit the maximum floor area allowed on a site (including all structures on the site). [The FAR calculation for a commercial or mixed-use development includes finished interior spaces on all building floors.](#) The maximum floor area of all structures (measured from [the exterior of the wall to the exterior of the exterior wall](#)) permitted on a site (including [carports and covered storage but excluding structured parking and exterior open space, such as courtyards, roof gardens and balconies](#)) shall be determined by multiplying the Floor Area Ratio (FAR) by the total gross area of the site (FAR x Gross Site Area = Maximum Allowable Floor Area). For the purposes of determining the floor area ratio for parcels adjacent to Donner Lake, gross area of the site is exclusive of any area at or below the high water mark of Donner Lake (5935.7, NGVD 1929).

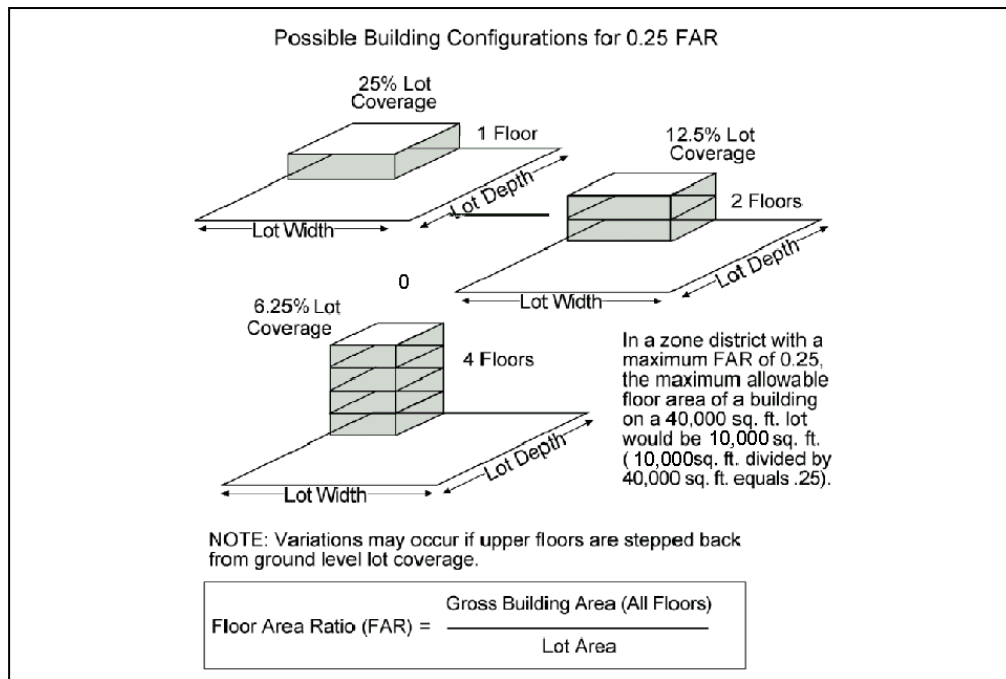


FIGURE 8-1: FLOOR AREA RATIO

Flower tower. A structure that integrates a monopole into a light pole or other utility pole.

Food and Beverage Distribution. A use engaged primarily in wholesale storage and distribution of food and/or beverage manufactured products, supplies, and equipment, including incidental storage and sales activities.

Food Production. Manufacturing establishments producing or processing foods for human consumption and certain related products. Includes:

- bakery products
- candy, sugar and confectionery products
- catering services separate from stores or restaurants
- dairy products
- fats and oil products
- fruit and vegetable canning, preserving, related processing
- grain mill products and by-products
- meat, poultry, and seafood canning, curing, byproduct processing
- miscellaneous food item preparation from raw products

Does not include: bakeries which sell all products on-site (see “Retail Stores, General Merchandise”); beer brewing as part of a brew pub, bar or restaurant (see “Bars and Drinking Places”); beverage production other than dairy products (see “Beverage Production”); slaughterhouses and rendering plants (see “Slaughterhouses and Rendering Plants”); or operations on crops after harvest (see “Agricultural Processing Uses”).

Food Truck. A mobile food vending and food preparation unit that is not located in any single area for a period exceeding six hours. Includes motorized vehicles, as well as trailers and portable units that are connected to and drawn by motorized vehicles. Food trucks used during the catering of private events or as part of an approved Special Event Permit are exempt from the time limits.

Furniture and Fixtures Manufacturing. Manufacturers which produce wood and metal household furniture, appliances; bedsprings and mattresses; all types of office furniture, and partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades. Includes wood and cabinet shops, but not sawmills or planing mills, which are instead included under “Lumber and Wood Products.” *Craft-type shops are included in “Handcraft Industries.”*

Furniture, Furnishings and Equipment Stores. Stores engaged primarily in selling:

- draperies
- floor coverings
- furniture
- glass and chinaware
- home furnishings
- home sound systems
- large musical instruments
- lawn furniture
- movable spas and hot tubs
- office furniture
- other household electrical and gas appliances
- outdoor furniture
- refrigerators
- stoves
- televisions

G. Definitions, "G."

Garage. A building or portion of a building in which motor vehicles used by the tenants of the building or buildings on the premises are stored or kept. A garage may be attached or detached from a main structure. A garage is a fully enclosed structure that is primarily intended for vehicle storage and must meet the minimum dimensions identified in the Development Code for covered residential parking spaces. A garage is required to have vehicle access door(s) and a driveway that complies with the Town's Public Improvement and Engineering Standards and Development Code standards for driveways.

General Plan. The Town of Truckee General Plan, including all elements thereof and all amendments thereto, as adopted by the Town Council under the provisions of Government Code Sections 65300 et seq., and referred to in this Development Code as the "General Plan."

Glass Products. Manufacturing establishments producing flat glass and other glass products which are pressed, blown, or shaped from glass produced in the same establishment. Does not include artisan and craftsman type operations of a larger scale than home occupations; see "Handcraft Industries ~~and Small Scale Manufacturing.~~"

Golf Courses/Country Clubs. Golf courses, and accessory facilities and uses including: clubhouses with bar and restaurant, locker and shower facilities; driving ranges; "pro shops" for on-site sales of golfing equipment; and golf cart storage and sales facilities.

Golf Driving Ranges. Commercial recreation facilities independent from golf courses where patrons practice drives.

Grade, Finished. The final elevation of the land surface of a site after completion of development.

Grade, Natural. The elevation of the ground surface in its natural state, before construction, filling, and/or excavation.

Graffiti. Unauthorized inscribing, spraying of paint or making of symbols using chalk, dye, ink, paint, spray paint or similar materials on public or private places, structures or other surfaces.

Grocery Stores. Stores where most of the floor area is devoted to the sale of food products for home preparation and consumption, which typically also offer other home care and personal care products, and which are substantially larger and carry a broader range of merchandise than "Convenience Stores." May also include accessory uses within the retail sales area including, but not limited to, a pharmacy, café, or financial institution.

Gross floor area. The floor area within the ~~outside-exterior~~ perimeter of the exterior walls of the building or area under consideration, exclusive of vent shafts and courts, without deduction for corridors, closets, the thickness of interior walls, columns or other features. For stairways and elevators that connect multiple levels, floor area shall be counted on all levels as if it were a solid floor except that the area of the stairway or elevator shall not be counted as floor area on the top-most interior level served by the element. Where a room in a building has a sloped

ceiling, no portion of the room measuring less than five feet (5') from the finished floor to the ceiling shall be counted as floor area. For crawl spaces and basement areas, any area with a structural floor that has a ceiling height of five feet (5') or greater and is enclosed with walls shall be counted as floor area. Gross floor area shall include mezzanines and carports, but not porches, patios, porte cocheres, decks, or walkways, whether covered with a roof or not. ~~The gross floor area shall be calculated or computed in accordance with the intent of Title 15 (Building & Construction) of the Municipal Code.~~

H. Definitions, “H.”

Handcraft Industries, Small-Scale Manufacturing. *A small-scale business of artisan-type production that produces goods in limited quantities for sale on site and elsewhere. Must include a retail area making up a minimum of 60% of the unit square footage. The total square footage for the business is limited to 1,500 square feet or less. Includes artisan and craftsman type operations of a larger scale than home occupations, but smaller than that of full-scale, major, assembly line, or other similar larger businesses as defined for other manufacturing uses. 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. [Commission Recommendation]*

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.

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). 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.

4. Side lot line. Any lot line that is not a front, rear or street-side lot line.

Lot width. The horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines. See Figure 8-3 (Lot Features). The Director shall determine lot width for parcels of irregular shape.

Lumber and Wood Products. Manufacturing, processing, and sales uses involving the milling of forest products to produce rough and finished lumber and other wood materials for use in other manufacturing, craft, or construction processes. Includes the following processes and products:

- containers, pallets and skids
- firewood
- milling operations
- trusses and structural beams
- turning and shaping of wood products
- wholesaling of basic wood products
- wood product assembly

Craft-type shops are included in “Handcraft Industries ~~and Small Scale Manufacturing~~.” Other wood and cabinet shops are included under “Furniture and Fixture Manufacturing.” The indoor retail sale of building materials, construction tools and equipment is included under “Building Material Stores.”

O. Definitions, “O.”

Occupancy. All or a portion of a structure occupied by one tenant.

Office Support Services. Establishments providing office businesses with support services including:

- commercial art and design (production)
- computer-related services (rental, repair)
- copying, quick printing, and blueprinting services
- mail advertising services (reproduction and shipping)
- notary services
- outdoor advertising services
- photocopying

Offices, Accessory to Primary Use. Incidental offices that are customarily accessory to another use and are allowed as part of an approved principal use.

Offices, Business. Establishments providing direct services to consumers, such as insurance agencies; title insurance companies; real estate offices; post offices (e.g. MailBox Etc., American Mailboxes), but not including bulk mailing distribution centers, which are included under “Vehicle and Freight Terminals.”

Does not include: medical offices (see “Medical Services - Clinics and Laboratories”); or offices that are incidental and accessory to another business or sales activity that is the principal use.

Offices, Professional. Professional or government offices including:

- accounting, auditing and bookkeeping services
- advertising agencies
- architectural, engineering, planning and surveying services
- attorneys
- counseling services
- court reporting services
- data processing and computer services
- detective agencies and similar services
- educational, scientific and research organizations
- employment, stenographic, secretarial and word processing services
- government offices including agency and administrative office facilities
- management, public relations and consulting services
- writers and artists’ offices outside the home

Does not include: medical offices (see “Medical Services - Clinics and Laboratories”) or offices that are incidental and accessory to another business or sales activity that is the principal use. Incidental offices that are customarily accessory to another use are allowed as part of an approved principal use.

Offices, Temporary. A mobile home, recreational vehicle or modular unit, or space within a permanent structure used as a temporary office facility. Purposes for temporary offices may include: construction supervision offices on a construction site or off-site construction yard; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction.

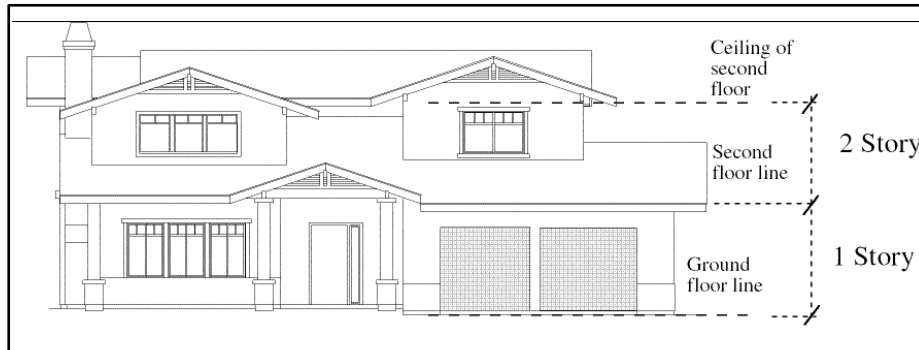


FIGURE 8-7
STORY

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.”

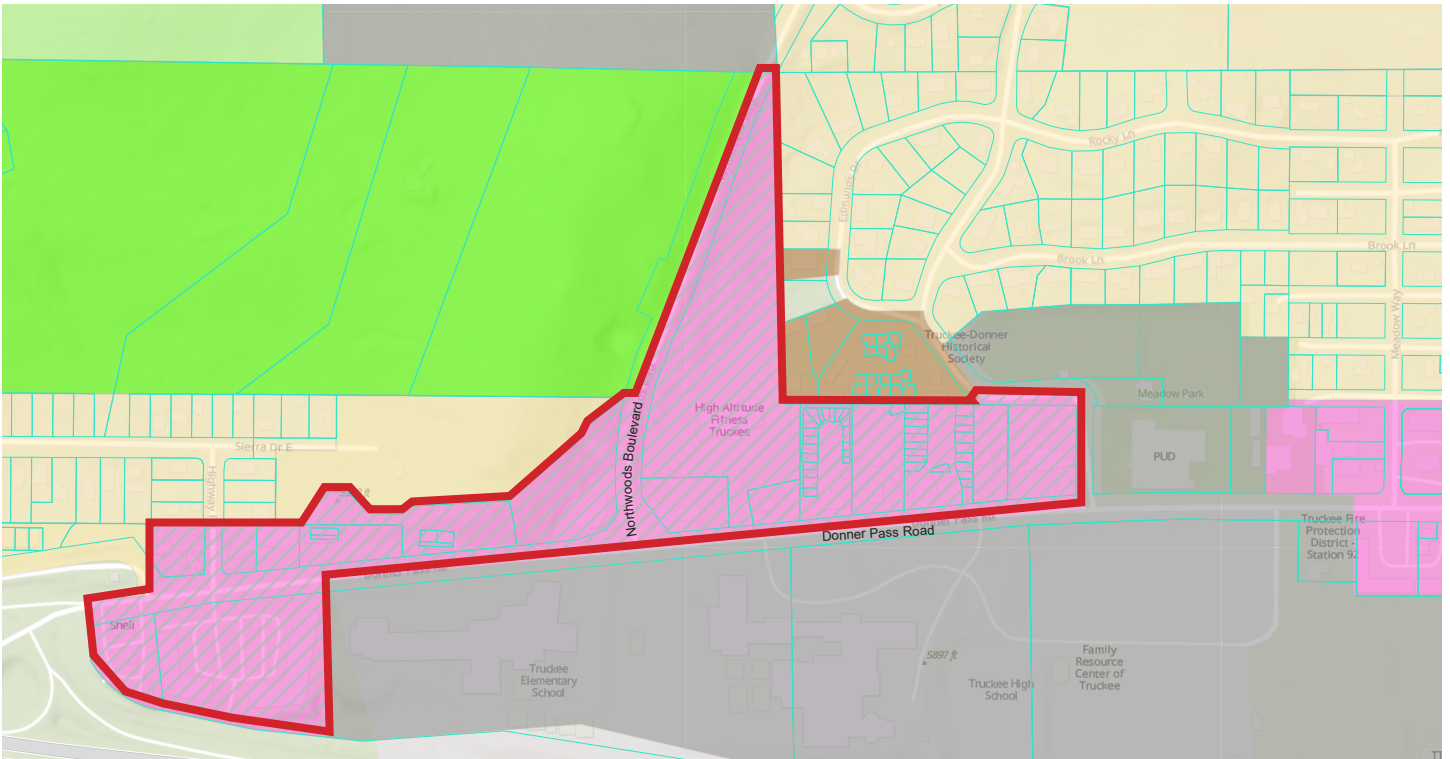
Structure-mounted. Mounted to the side of a structure (e.g., a billboard, church steeple, freestanding sign, water tank, etc.).

Structure, primary. See “Primary Structure.”

[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.

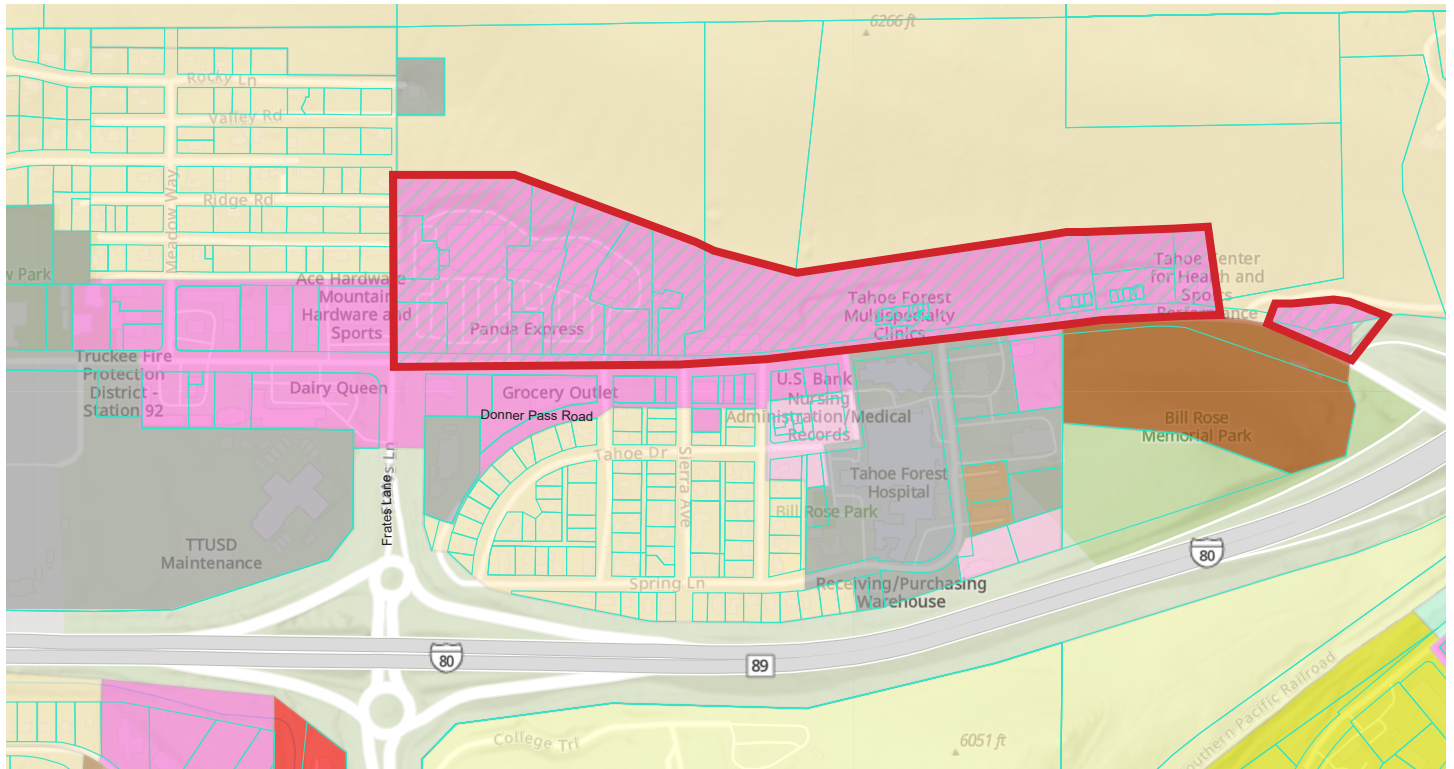
Subdivision. The division, by any subdivider, of any unit or portion of land shown on the latest equalized Nevada County assessment roll as a unit or contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as



Corridor Mixed Use - West Gateway

Current Zoning: General Commercial (CG)
Proposed Zoning: Corridor Mixed Use, 12 to 24 dwelling units per acre (CMU, 12-24)

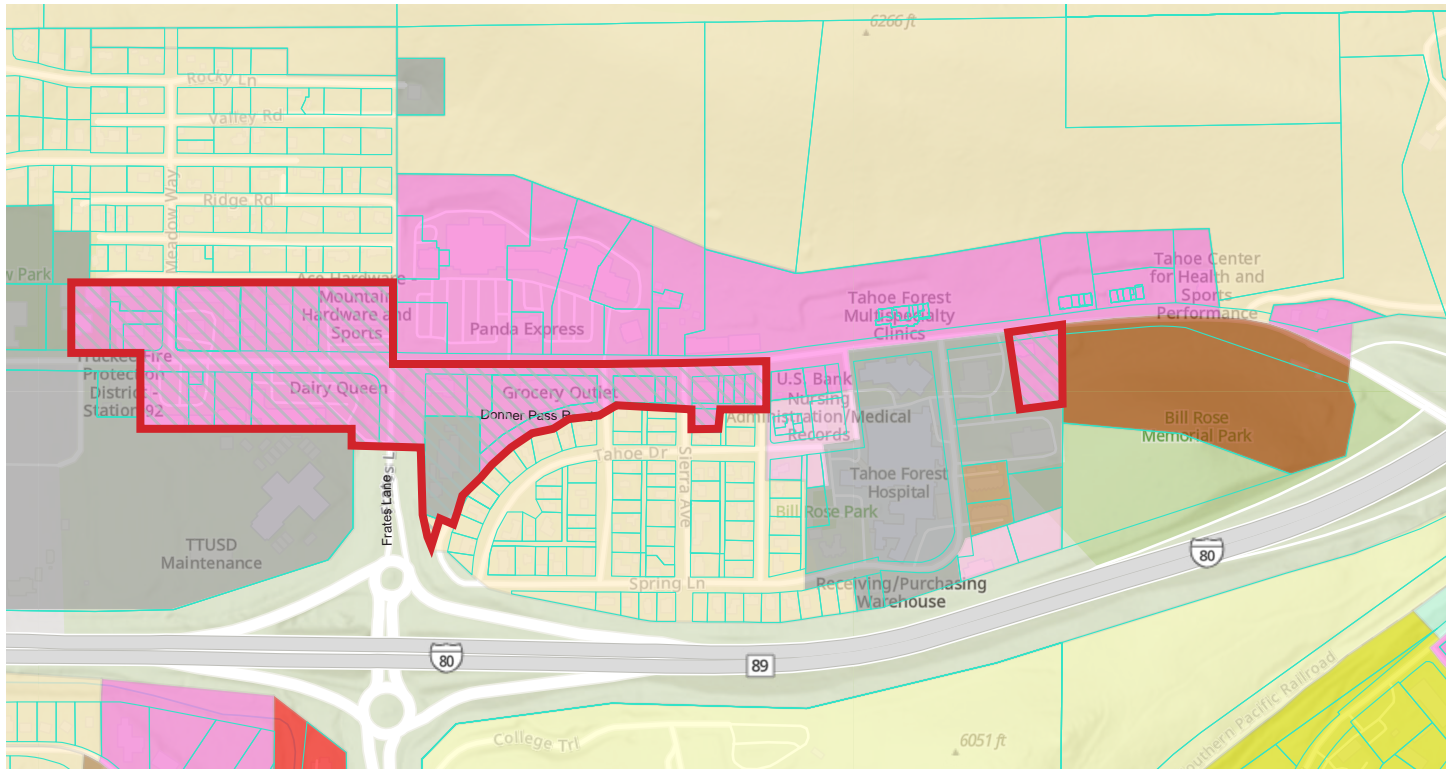
APN	Address
018-500-009	12068 Donner Pass Road
018-500-013	12047 Donner Pass Road
018-500-014	12105 Donner Pass Road
018-500-048	12036 Donner Pass Road
018-500-049	12030 Donner Pass Road
018-500-057	12000 Donner Pass Road
018-500-058	12020 Donner Pass Road
018-500-059	Unknown Address
018-500-061	12010 Donner Pass Road
018-500-062	12010 Donner Pass Road
018-500-063	12010 Donner Pass Road
018-500-069	12010 Donner Pass Road
018-500-076	11836 Donner Pass Road
018-500-078	Unknown Address
018-600-011	11638 Donner Pass Road
018-600-012	11662 Donner Pass Road
018-600-013	11700 Donner Pass Road
018-600-014	11732 Donner Pass Road
018-600-015	11760 Donner Pass Road
018-600-016	11782 Donner Pass Road
018-800-009	11798 Donner Pass Road



Corridor Mixed Use - East Gateway

Existing Zoning: General Commercial (CG) - pink
Proposed Zoning: Corridor Mixed Use, 6 to 18 dwelling units per acre (CMU, 6-18)

APN	Address	APN	Address
018-570-033	11310 Donner Pass Road	019-650-005	Unknown Address
018-570-034	11312 Donner Pass Road	019-650-006	Unknown Address
018-570-036	11260 Donner Pass Road	019-650-007	Unknown Address
018-570-037	11262 Donner Pass Road	019-650-008	Unknown Address
018-570-040	11202 Donner Pass Road	019-650-009	Unknown Address
018-570-042	11200 Donner Pass Road	019-650-010	Unknown Address
018-570-043	11230 Donner Pass Road	019-650-011	10770 Donner Pass Road
018-570-060	11166 Donner Pass Road	019-650-012	Unknown Address
018-570-063	11174 Donner Pass Road	019-650-013	Unknown Address
018-570-064	11290 Donner Pass Road	019-650-014	Unknown Address
018-570-065	11292 Donner Pass Road	019-650-015	Unknown Address
019-460-020	10678 Donner Pass Road	019-650-016	Unknown Address
019-460-033	10710 Donner Pass Road	019-650-017	Unknown Address
019-640-001	Unknown Address	019-650-018	Unknown Address
019-640-007	Unknown Address	019-650-019	Unknown Address
019-640-008	Unknown Address	019-650-020	Unknown Address
019-640-009	Unknown Address	019-650-024	Unknown Address
019-640-011	Unknown Address	019-650-025	Unknown Address
019-640-012	Unknown Address	019-650-026	Unknown Address
019-640-013	Unknown Address	019-650-029	Unknown Address
019-640-015	Unknown Address	019-650-030	Unknown Address
019-640-017	Unknown Address		
019-640-018	Unknown Address		
019-640-019	Unknown Address		
019-640-020	Unknown Address		
019-650-001	10800 Donner Pass Road		
019-650-002	Unknown Address		
019-650-003	Unknown Address		
019-650-004	Unknown Address		

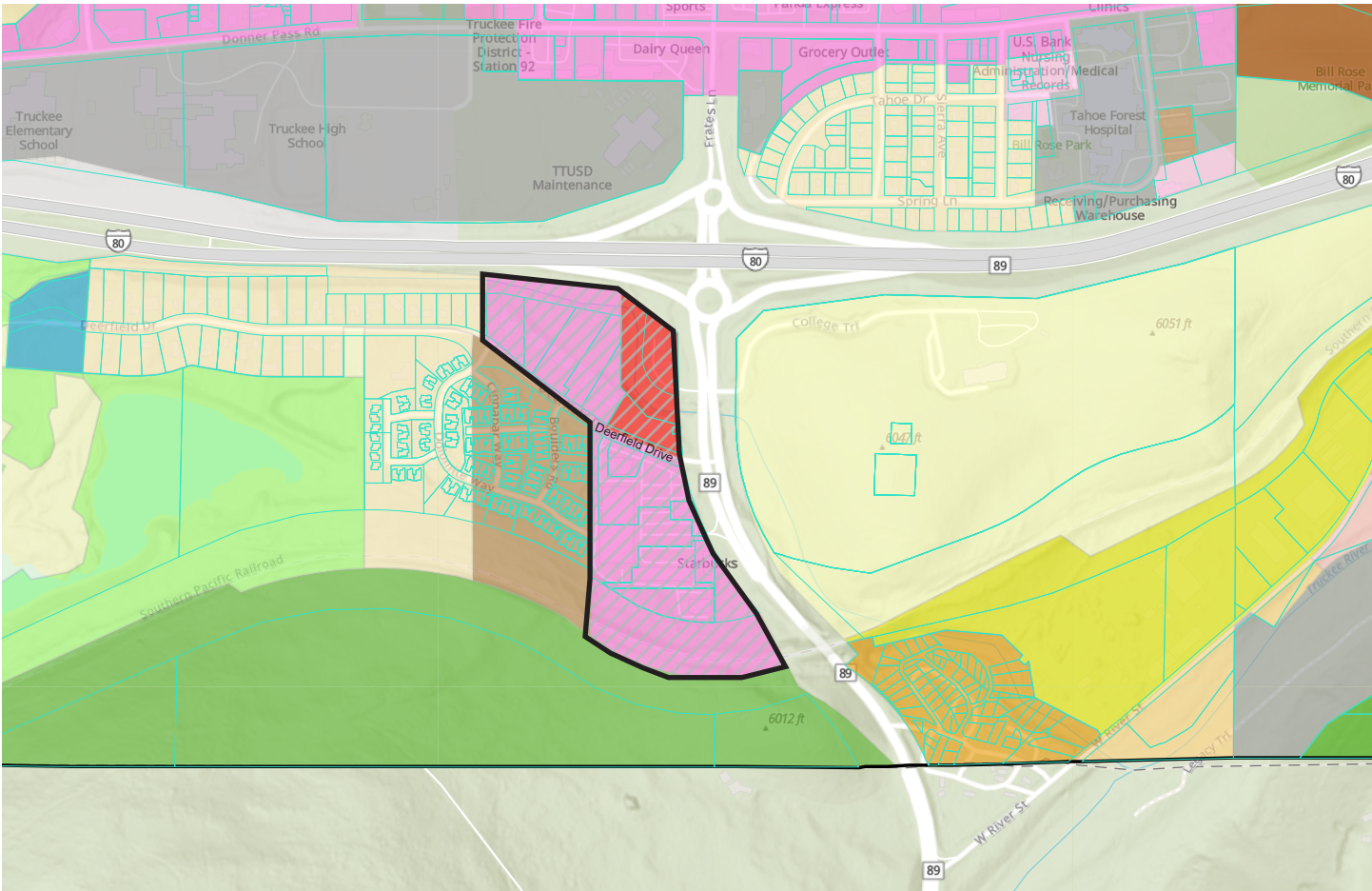


Corridor Mixed Use - Central and East Gateway

Existing Zoning: **General Commercial (CG) - pink**
 Public Facilities (PF) - gray

Proposed Zoning: **Corridor Mixed Use, 12 to 24 dwelling units per acre (CMU, 12-24)**

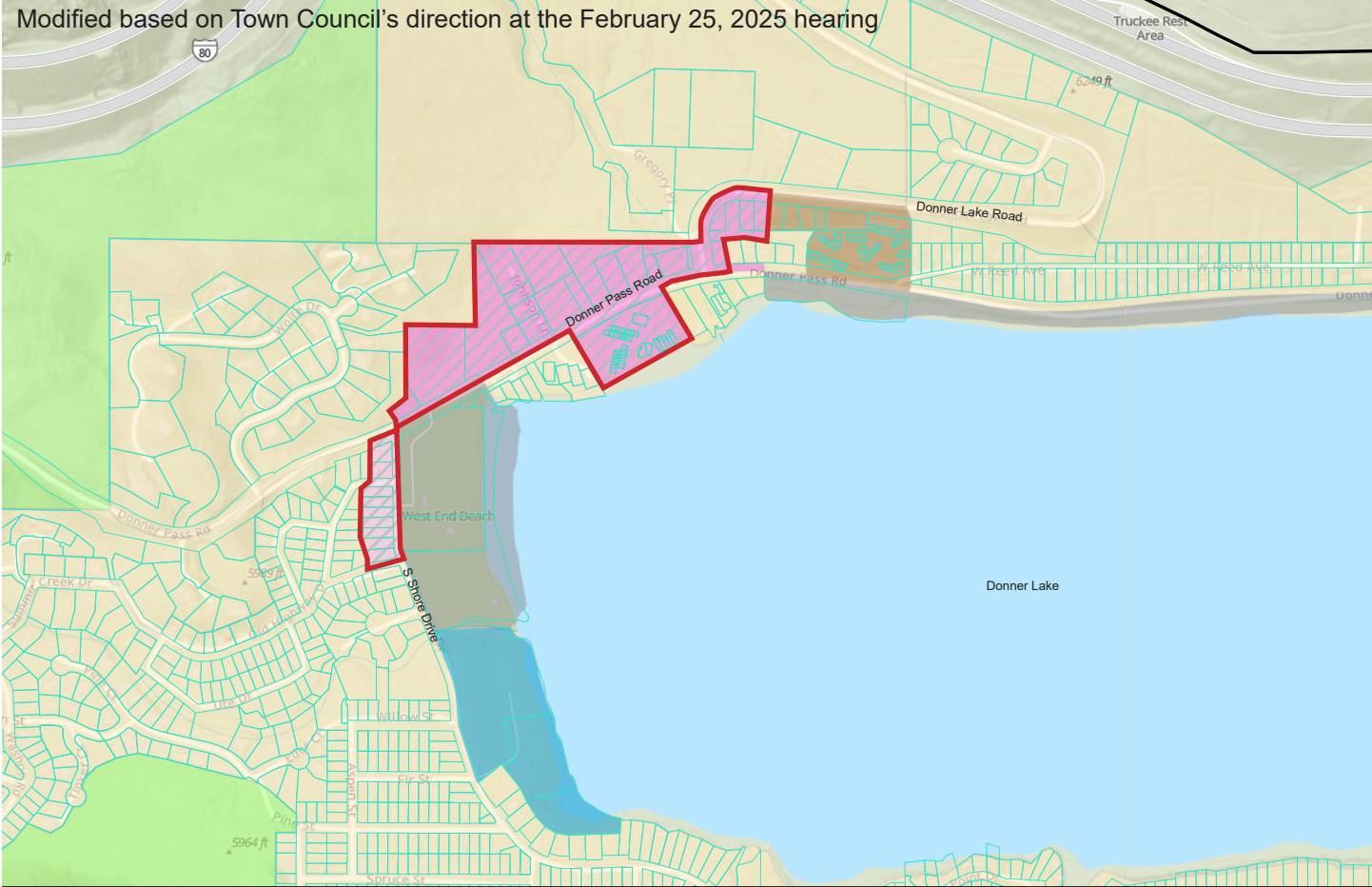
APN	Address	APN	Address
018-570-017	11479 Donner Pass Road	018-622-003	10020 Sierra Avenue
018-570-019	11401 Donner Pass Road	018-623-001	11075 Donner Pass Road
018-570-024	11425 Donner Pass Road	018-623-002	11065 Donner Pass Road
018-570-025	11423 Donner Pass Road	018-623-003	11061 Donner Pass Road
018-570-032	11355 Donner Pass Road	018-623-004	11053 Donner Pass Road
018-610-023	11500 Donner Pass Road	018-623-005	11045 Donner Pass Road
018-610-024	10038 Meadow Way	018-623-006	Unknown Address
018-610-025	11486 Donner Pass Road	018-623-010	10045 Sierra Avenue
018-610-026	11464 Donner Pass Road	019-460-024	10833 Donner Pass Road
018-610-027	11400 Donner Pass Road		
018-610-028	11380 Donner Pass Road		
018-610-029	11368 Donner Pass Road		
018-610-030	11350 Donner Pass Road		
018-610-031	11320 Donner Pass Road		
018-621-005	11300 Donner Way		
018-621-006	10077 State Highway 89		
018-621-007	11265 Donner Pass Road		
018-621-009	11235 Donner Pass Road		
018-621-011	11213 Donner Pass Road		
018-622-001	11109 Donner Pass Road		
018-622-002	11105 Donner Pass Road		



Corridor Mixed Use - SR-89S

Existing Zoning: **General Commercial (CG) - pink**
 Highway Commercial (CH) - red
Proposed Zoning: **Corridor Mixed Use, 12 to 24 dwelling units per acre (CMU, 12-24)**

APN	Address
018-740-014	11399 Deerfield Drive
018-740-015	11411 Deerfield Drive
018-740-016	11421 Deerfield Drive
018-740-017	11325 Deerfield Drive
018-740-018	11355 Deerfield Drive
018-740-019	11391 Deerfield Drive
018-740-020	11357 Deerfield Drive
018-740-021	11351 State Highway 89 South
018-750-004	10278 State Highway 89 South
018-750-005	Unknown
018-750-013	11348 Deerfield Drive
018-750-014	11506 Deerfield Drive
018-750-015	11448 Deerfield Drive
018-750-016	11430 Deerfield Drive
018-750-017	11410 Deerfield Drive
018-750-018	11382 Deerfield Drive



Neighborhood Mixed Use - West Donner Lake

Existing Zoning: **General Commercial (CG) - dark pink**
 Neighborhood Commercial (CN) - light pink
Proposed Zoning: **Neighborhood Mixed Use - Commercial, 6 to 8 dwelling units per acre (NMU-C, 6-8)**

APN	Address
017-150-030	10030 Donner Lake Road
017-160-002	10069 Johnson Lane
017-160-004	15740 Donner Pass Road
017-160-005	15702 Donner Pass Road
017-160-006	15720 Donner Pass Road
017-160-007	15780 Donner Pass Road
017-160-009	10047 Johnson Lane
017-160-011	15900 Donner Pass Road
017-160-017	15800 Donner Pass Road
017-160-018	10025 Johnson Lane
017-160-022	15826 Donner Pass Road
017-160-031	15758 Donner Pass Road
017-160-032	15758 Donner Pass Road
017-160-047	15888 Donner Pass Road
017-170-002	15628 Donner Pass Road
017-170-012	15670 Donner Pass Road
017-170-013	15688 Donner Pass Road
017-170-021	10123 Donner Lake Road
017-170-022	10065 Donner Lake Road
017-170-023	10107 Donner Lake Road
017-170-045	15660 Donner Pass Road
017-170-048	Unknown Address
017-200-001	15954 Donner Pass Road

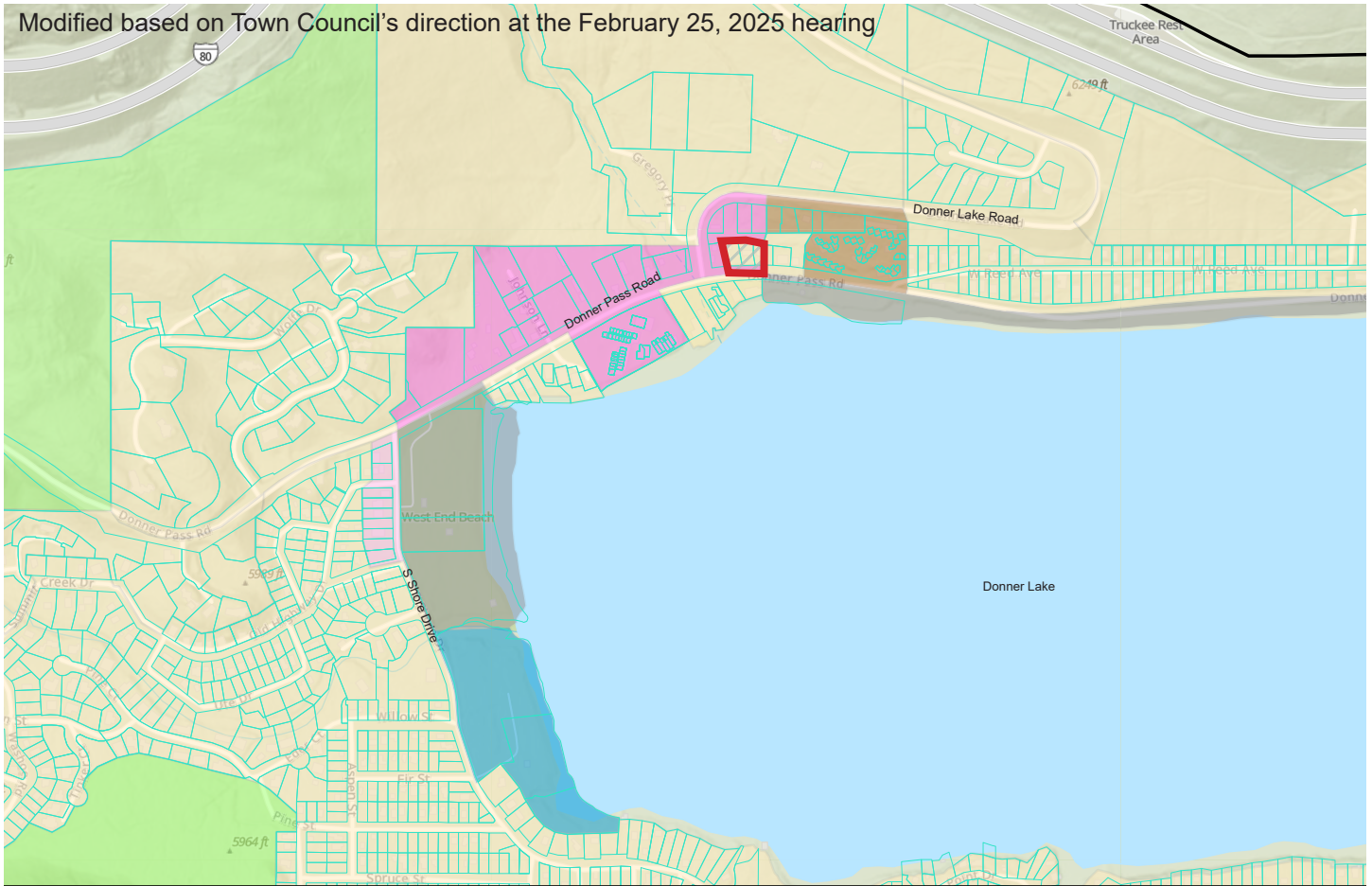
APN	Address
017-200-006	15963 South Shore Drive
017-200-007	15947 South Shore Drive
017-200-008	15927 South Shore Drive
017-200-009	15917 South Shore Drive
017-200-010	15905 South Shore Drive
017-220-001	15897 South Shore Drive
017-220-002	15889 South Shore Drive
017-220-003	15881 South Shore Drive
017-220-004	15873 South Shore Drive
017-460-002	15695 Donner Pass Road
017-460-005	15755 Donner Pass Road
017-460-006	15755 Donner Pass Road
017-460-007	15755 Donner Pass Road
017-460-008	15755 Donner Pass Road
017-460-009	15755 Donner Pass Road
017-460-010	15755 Donner Pass Road
017-460-011	15755 Donner Pass Road
017-460-012	15755 Donner Pass Road
017-460-013	15755 Donner Pass Road
017-460-014	15755 Donner Pass Road

See next page for additional properties

Neighborhood Mixed Use - West Donner Lake
Continued from previous page

APN	Address	APN	Address
017-460-015	15755 Donner Pass Road	017-470-006	15775 Donner Pass Road
017-460-016	15755 Donner Pass Road	017-470-007	15775 Donner Pass Road
017-460-017	15755 Donner Pass Road	017-470-008	15775 Donner Pass Road
017-460-018	15695 Donner Pass Road	017-470-009	15775 Donner Pass Road
017-460-019	15775 Donner Pass Road	017-470-010	15775 Donner Pass Road
017-460-020	15775 Donner Pass Road	017-470-011	15775 Donner Pass Road
017-460-021	15775 Donner Pass Road	017-470-012	15775 Donner Pass Road
017-460-022	15775 Donner Pass Road	017-470-013	15775 Donner Pass Road
017-460-023	15775 Donner Pass Road	017-470-014	15775 Donner Pass Road
017-460-024	15775 Donner Pass Road	017-470-015	15775 Donner Pass Road
017-460-025	15775 Donner Pass Road	017-470-016	15755 Donner Pass Road
017-460-027	15775 Donner Pass Road	017-470-017	15755 Donner Pass Road
017-460-029	15715 Donner Pass Road	017-470-018	15755 Donner Pass Road
017-460-030	15715 Donner Pass Road	017-470-019	15755 Donner Pass Road
017-460-031	15715 Donner Pass Road	017-470-020	15755 Donner Pass Road
017-460-032	15715 Donner Pass Road	017-470-021	15755 Donner Pass Road
017-460-033	15715 Donner Pass Road	017-470-022	15755 Donner Pass Road
017-460-038	15775 Donner Pass Road	017-470-023	15755 Donner Pass Road
017-460-040	15775 Donner Pass Road	017-470-024	15755 Donner Pass Road
017-460-042	15775 Donner Pass Road	017-470-025	15755 Donner Pass Road
017-460-043	15775 Donner Pass Road	017-470-026	15755 Donner Pass Road
017-460-044	15745 Donner Pass Road	017-470-027	15755 Donner Pass Road
017-460-045	15735 Donner Pass Road	017-470-028	15755 Donner Pass Road
017-470-001	15775 Donner Pass Road	017-470-029	15755 Donner Pass Road
017-470-002	15775 Donner Pass Road	017-470-030	15715 Donner Pass Road
017-470-003	15775 Donner Pass Road	017-470-031	15715 Donner Pass Road
017-470-004	15775 Donner Pass Road	017-470-032	15715 Donner Pass Road
017-470-005	15775 Donner Pass Road	017-470-033	15715 Donner Pass Road
		017-470-034	15715 Donner Pass Road

Modified based on Town Council's direction at the February 25, 2025 hearing

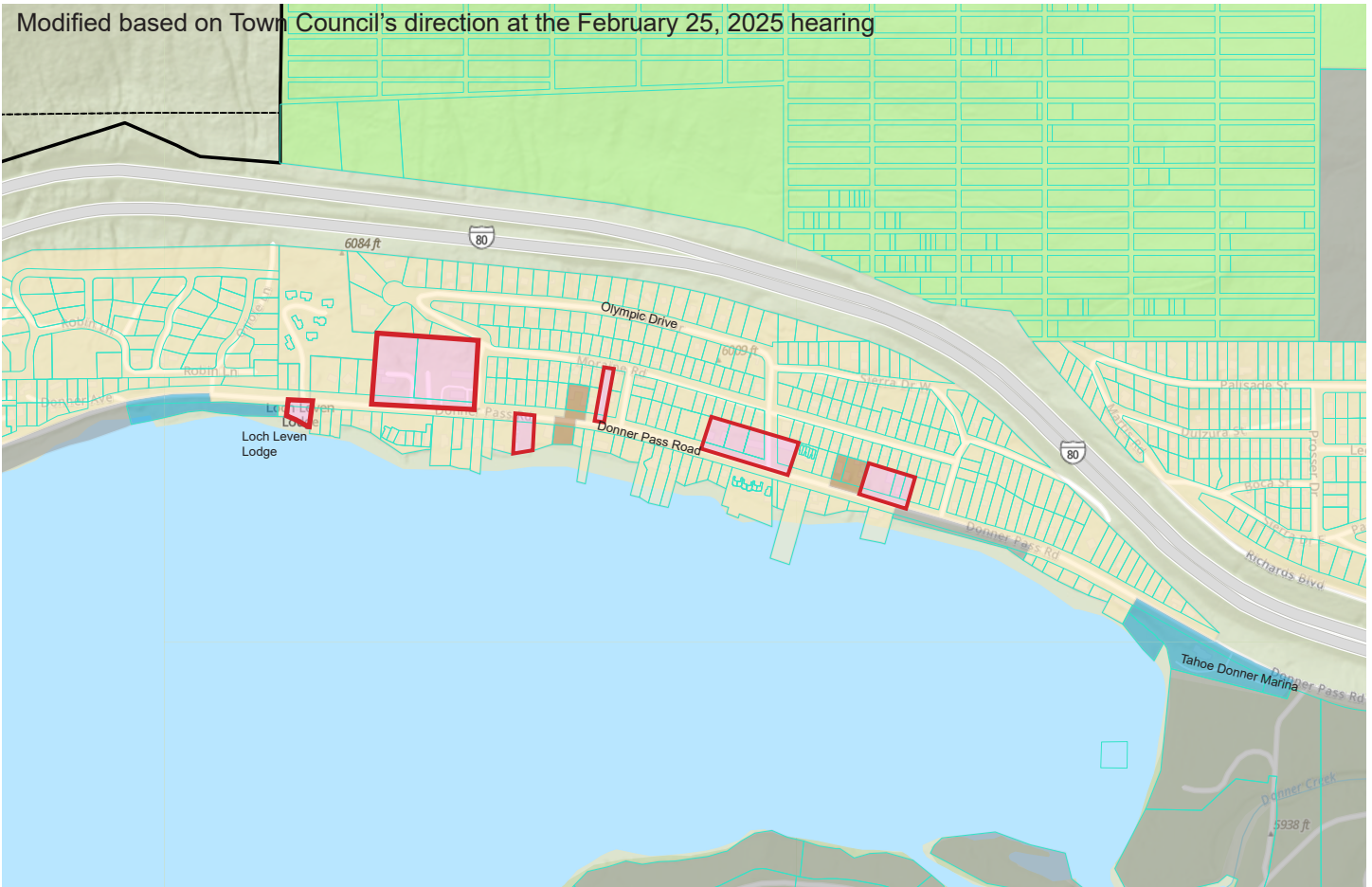


Neighborhood Mixed Use - West Donner Lake

Existing Zoning: Single-Family Residential, 1 dwelling unit per acre (RS, 1-2) - yellow
Proposed Zoning: Neighborhood Mixed Use - Residential, 6 to 8 dwelling units per acre (NMU-R, 6-8)

Neighborhood Mixed Use - Residential
017-170-042 15612 Donner Pass Road
017-170-043 15606 Donner Pass Road
017-170-044 15600 Donner Pass Road

Modified based on Town Council's direction at the February 25, 2025 hearing

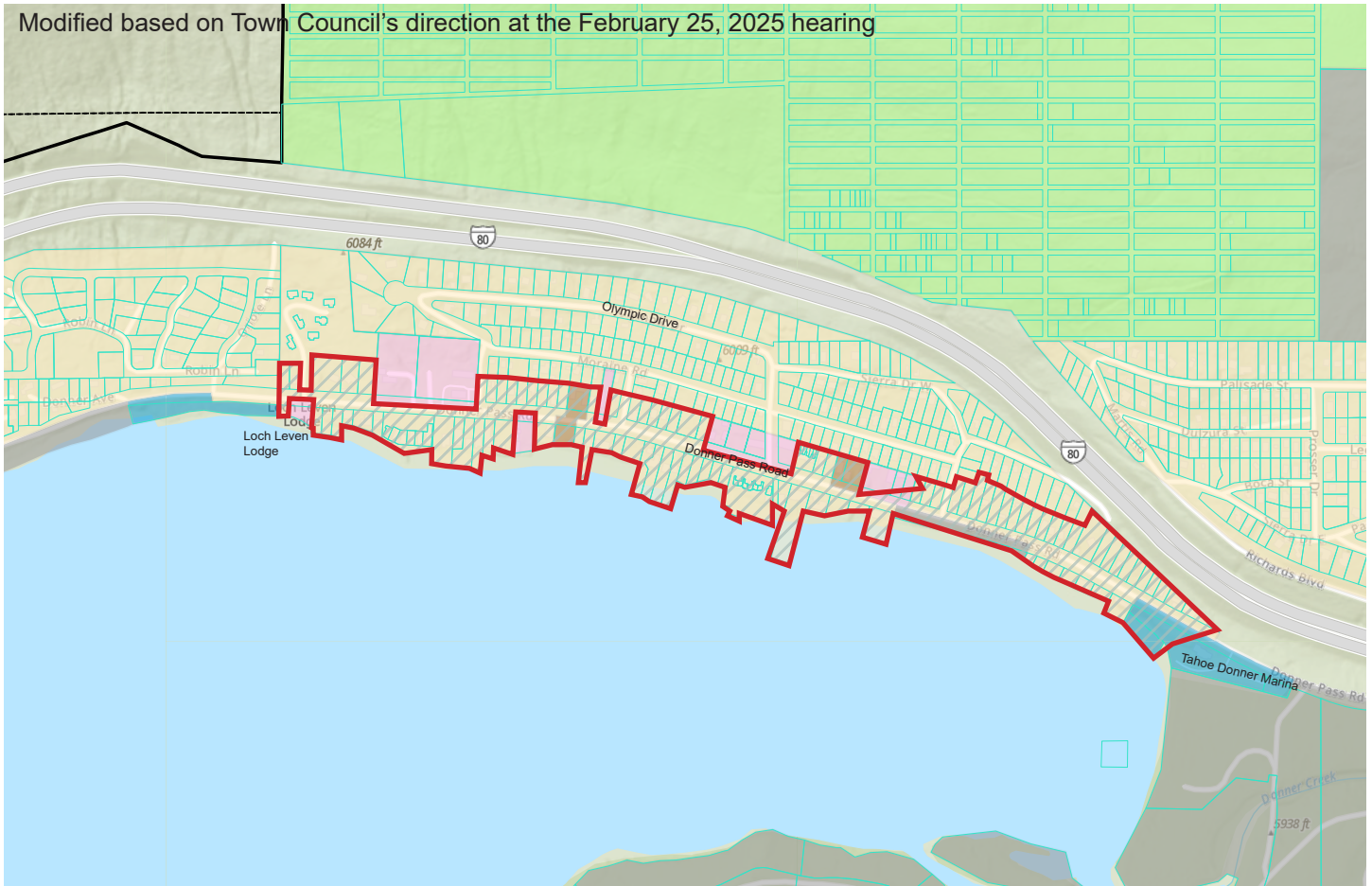


Neighborhood Mixed Use - East Donner Lake

Existing Zoning: Neighborhood Commercial (CN) - light pink
Proposed Zoning: Neighborhood Mixed Use - Commercial, 6 to 8 dwelling units per acre (NMU-C, 6-8)

APN	Address
018-352-031	13855 Donner Pass Road
018-350-018	13766 Donner Pass Road
018-350-019	13710 Donner Pass Road
018-352-015	13635 Donner Pass Road
018-362-006	13560 Moraine Street
018-362-011	13610 Donner Pass Road
018-362-012	13620 Donner Pass Road
018-362-013	13600 Donner Pass Road
018-374-021	13380 Donner Pass Road
018-374-024	13290 Donner Pass Road
018-390-023	13264 Donner Pass Road
018-390-024	13274 Donner Pass Road

Modified based on Town Council's direction at the February 25, 2025 hearing



Neighborhood Mixed Use - East Donner Lake

Existing Zoning: **Single-Family Residential, no further subdivision (RS-X) - yellow**
 Multi-Family Residential, 12-18 dwelling units per acre (RM, 12-18) - brown
 Recreation - blue

Proposed Zoning: **Neighborhood Mixed Use - Residential, 6 to 8 dwelling units per acre (NMU-R, 6-8)**

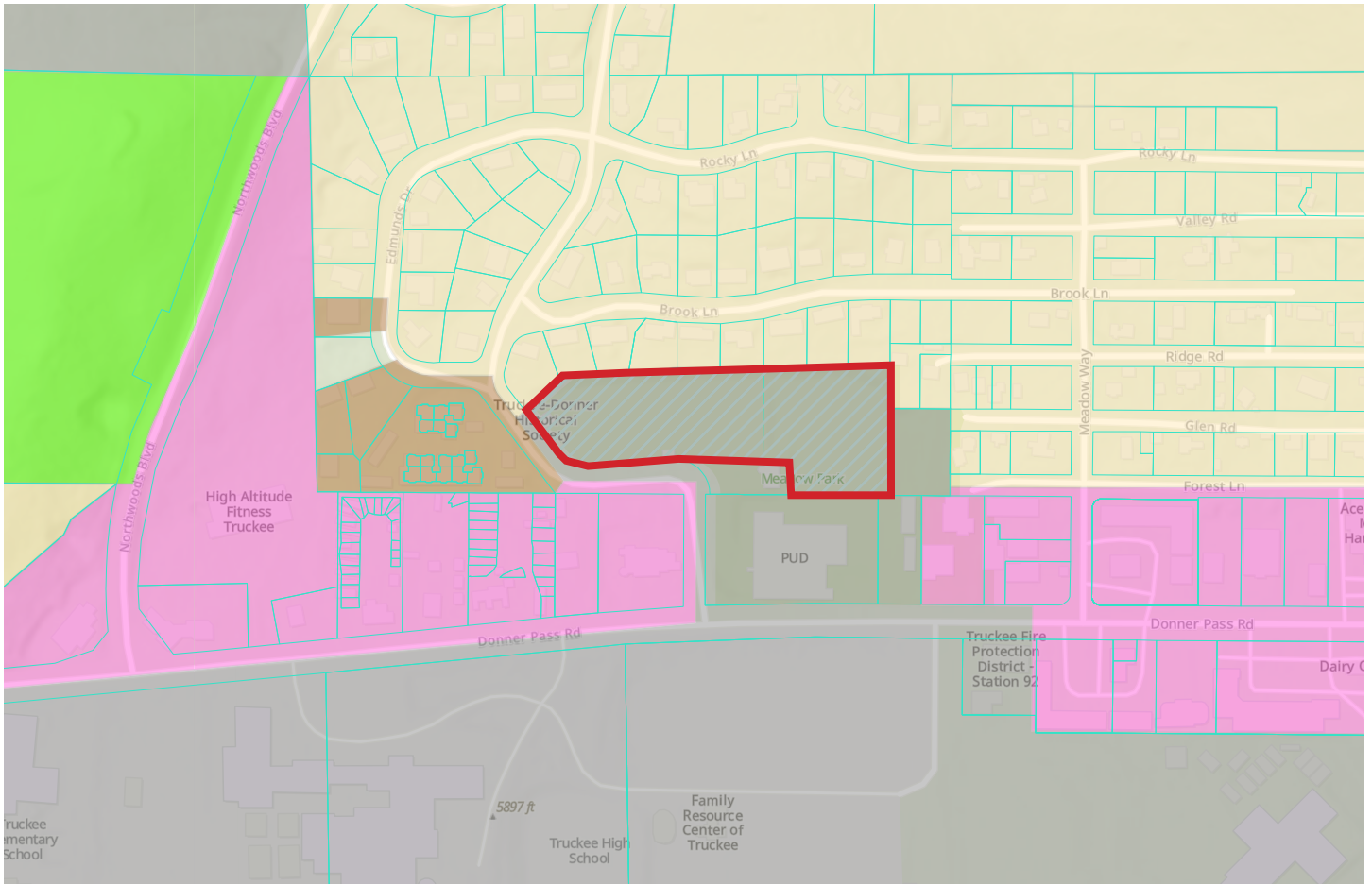
APN	Address
018-170-028	13820 Donner Pass Road
018-340-007	12915 Donner Pass Road
018-340-008	12993 Donner Pass Road
018-350-006	13794 Donner Pass Road
018-350-007	13810 Donner Pass Road
018-350-016	13870 Donner Pass Road
018-350-017	13860 Donner Pass Road
018-351-005	13650 Donner Pass Road
018-351-006	13660 Donner Pass Road
018-351-007	13670 Donner Pass Road
018-351-009	13624 Donner Pass Road
018-351-010	13644 Donner Pass Road
018-352-001	13869 Donner Pass Road
018-352-005	13815 Donner Pass Road
018-352-006	13805 Donner Pass Road
018-352-007	13791 Donner Pass Road
018-352-010	13715 Donner Pass Road
018-352-013	13671 Donner Pass Road
018-352-014	13655 Donner Pass Road
018-352-016	13781 Donner Pass Road
018-352-018	13691 Donner Pass Road
018-352-019	13701 Donner Pass Road

APN	Address
018-352-021	13763 Donner Pass Road
018-352-022	13759 Donner Pass Road
018-352-023	13755 Donner Pass Road
018-352-024	13751 Donner Pass Road
018-352-025	13747 Donner Pass Road
018-352-026	13743 Donner Pass Road
018-352-027	13741 Donner Pass Road
018-352-029	13681 Donner Pass Road
018-352-033	13835 Donner Pass Road
018-352-035	13825 Donner Pass Road
018-362-008	10010 Rock Street
018-362-009	13570 Donner Pass Road
018-362-010	13590 Donner Pass Road
018-363-011	13406 Donner Pass Road
018-363-012	13418 Donner Pass Road
018-363-013	13440 Donner Pass Road
018-363-014	13460 Donner Pass Road
018-363-015	13470 Donner Pass Road
018-363-017	13520 Donner Pass Road
018-363-018	13530 Donner Pass Road

See next page for additional properties

Neighborhood Mixed Use - East Donner Lake
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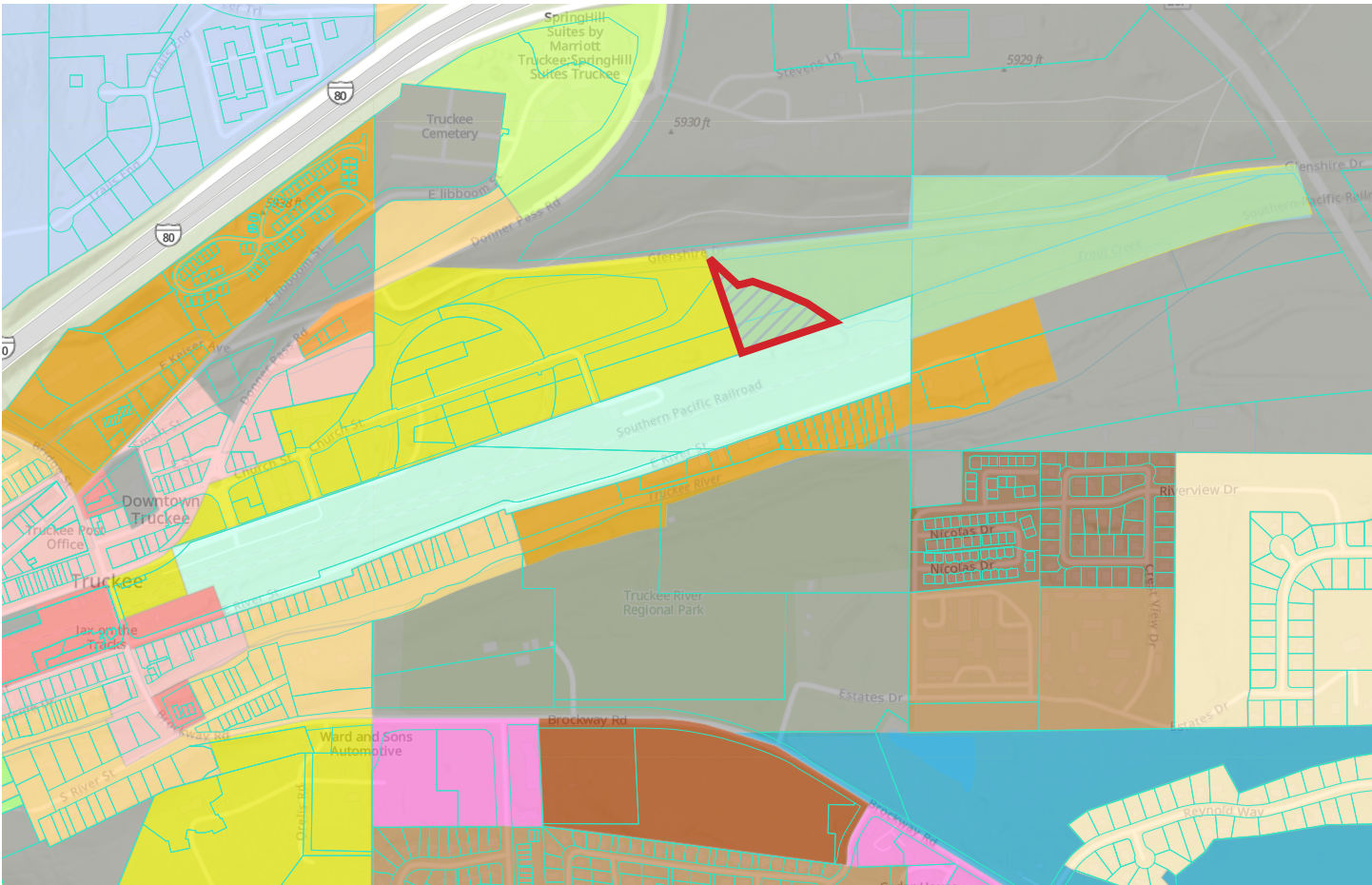
APN	Address	APN	Address
018-363-020	13500 Donner Pass Road	018-390-028	13256 Donner Pass Road
018-363-021	13490 Donner Pass Road	018-390-029	13244 Donner Pass Road
018-363-023	13510 Donner Pass Road	018-390-030	13236 Donner Pass Road
018-364-001	13615 Donner Pass Road	018-400-002	13111 Donner Pass Road
018-364-003	13579 Donner Pass Road	018-400-003	13099 Donner Pass Road
018-364-004	13569 Donner Pass Road	018-400-004	13081 Donner Pass Road
018-364-010	13449 Donner Pass Road	018-400-005	13059 Donner Pass Road
018-364-011	13439 Donner Pass Road	018-400-006	13045 Donner Pass Road
018-364-012	13429 Donner Pass Road	018-400-007	13021 Donner Pass Road
018-364-013	13467 Donner Pass Road	018-400-008	12950 Donner Pass Road
018-364-014	13457 Donner Pass Road	018-400-009	12964 Donner Pass Road
018-364-015	13545 Donner Pass Road	018-400-010	12984 Donner Pass Road
018-364-016	13535 Donner Pass Road	018-400-011	13002 Donner Pass Road
018-364-018	13499 Donner Pass Road	018-400-012	13014 Donner Pass Road
018-364-019	13475 Donner Pass Road	018-400-013	13020 Donner Pass Road
018-364-021	13505 Donner Pass Road	018-400-014	13034 Donner Pass Road
018-364-022	13509 Donner Pass Road	018-400-015	13042 Donner Pass Road
018-364-025	13515 Donner Pass Road	018-400-016	13052 Donner Pass Road
018-364-027	13595 Donner Pass Road	018-400-017	13058 Donner Pass Road
018-374-018	13320 Donner Pass Road	018-400-019	13096 Donner Pass Road
018-374-023	13336 Donner Pass Road	018-400-020	13108 Donner Pass Road
018-374-026	13352 Donner Pass Road	018-400-021	13120 Donner Pass Road
018-374-027	13338 Donner Pass Road	018-400-045	13082 Donner Pass Road
018-390-002	13383 Donner Pass Road	018-780-001	13447 Donner Pass Road
018-390-003	13371 Donner Pass Road	018-780-002	13362 Donner Pass Road
018-390-004	13351 Donner Pass Road	018-780-003	13401 Donner Pass Road
018-390-005	13333 Donner Pass Road	018-780-004	13399 Donner Pass Road
018-390-006	13313 Donner Pass Road	018-780-005	13397 Donner Pass Road
018-390-007	13295 Donner Pass Road	018-780-006	13393 Donner Pass Road
018-390-008	13281 Donner Pass Road	018-780-007	13391 Donner Pass Road
018-390-009	13253 Donner Pass Road	018-780-008	13389 Donner Pass Road
018-390-010	13145 Donner Pass Road	018-780-009	13385 Donner Pass Road
018-390-011	13131 Donner Pass Road	018-780-010	13413 Donner Pass Road
018-390-012	13130 Donner Pass Road	018-780-011	13411 Donner Pass Road
018-390-013	13140 Donner Pass Road	018-780-012	13409 Donner Pass Road
018-390-014	13150 Donner Pass Road	018-780-013	13407 Donner Pass Road
018-390-015	13160 Donner Pass Road	018-780-014	13405 Donner Pass Road
018-390-016	13166 Donner Pass Road	018-780-015	13403 Donner Pass Road
018-390-017	13172 Donner Pass Road	018-780-016	13372 Donner Pass Road
018-390-018	13182 Donner Pass Road	018-780-017	13368 Donner Pass Road
018-390-019	13200 Donner Pass Road	018-780-018	13364 Donner Pass Road
018-390-020	13210 Donner Pass Road	018-780-019	13360 Donner Pass Road
018-390-021	10027 Summit Drive	018-780-020	13356 Donner Pass Road



Recreation - Meadow Park

Existing Zoning: Public Facilities (PF)
Proposed Zoning: Recreation (REC)

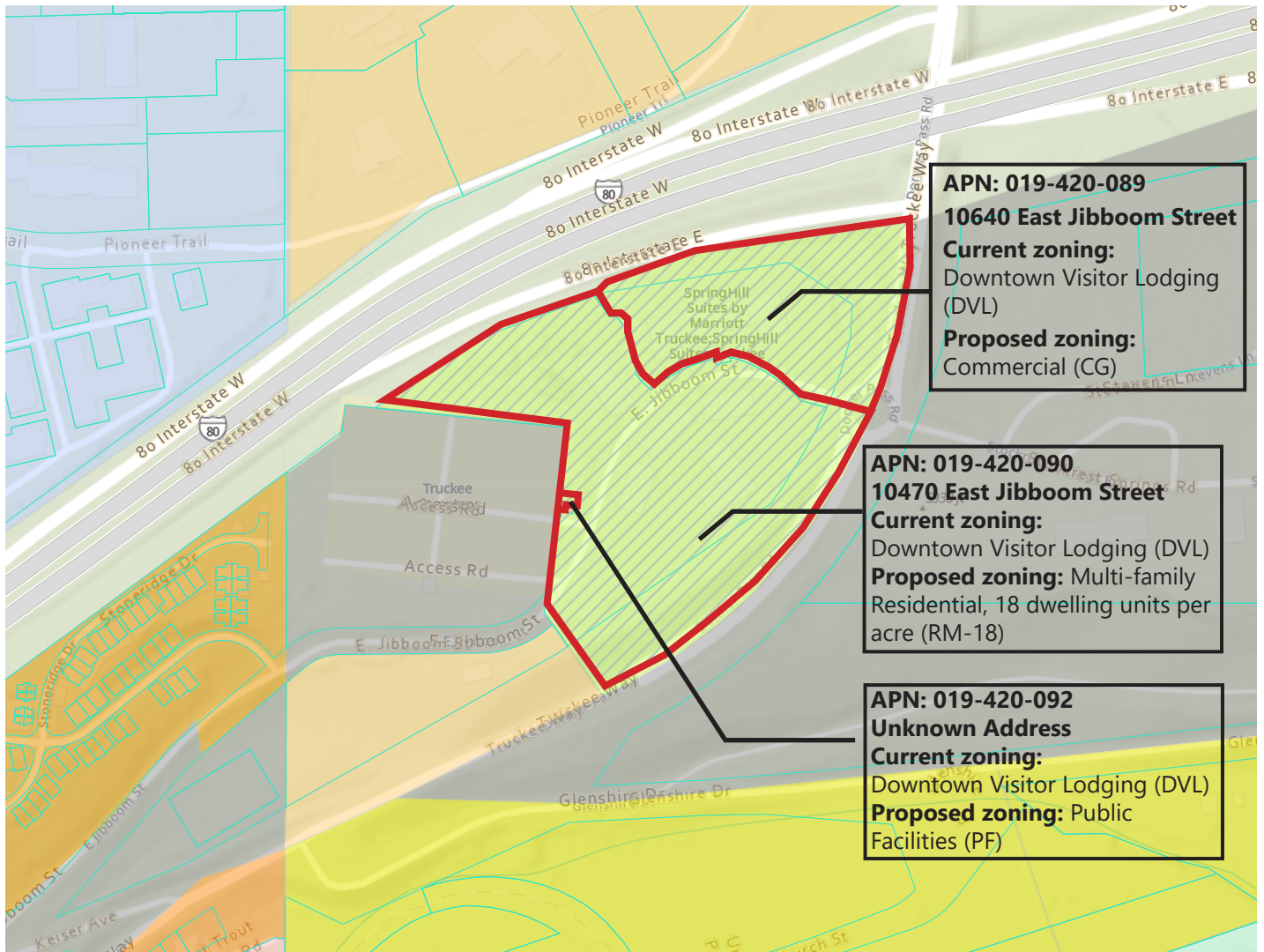
APN	Address
018-600-005	10115 Donner Trail Road
018-600-007	10051 Donner Trail Road



Downtown Master Plan Clean-up

Existing Zoning: Downtown Manufacturing (DM)
Proposed Zoning: Downtown Master Plan (DMP)

APN	Address
019-421-012	Unknown Address
019-421-011	11189 Church Street North



Coburn Crossing Clean-up

Existing Zoning: Downtown Visitor Lodging (DVL)
Proposed Zoning: Commercial (CG) - Hotel site
 Multi-Family Residential, 12-18 dwelling units per acre (RM, 12-18) - Apartment site
 Public Facilities (PF) - Portion of Cemetery

APN	Address
019-420-089	10640 East Jibboom Street
019-420-090	10470 East Jibboom Street
019-420-092	Unknown Address

DRAFT ORDINANCE 2025-02

EXHIBIT "C"

Zoning Map Amendments

The Town of Truckee Zoning Map is hereby amended as follows.

DRAFT ORDINANCE 2025-02

EXHIBIT “D”

Amendments to Zoning District Names and Abbreviations

All references to the following zoning district names and abbreviations shall be amended in Title 18, Development Code, of the Truckee Municipal Code and in the Zoning Map.

Amendments to Zoning District Names and Abbreviations

The below changes to the names of the residential, rural residential, downtown residential, and downtown mixed use zoning districts are proposed globally within the Town of Truckee Development Code and zoning maps.

Existing Rural Residential Zoning

Existing	Proposed
Rural Residential, 1 dwelling unit per 20 acres (RR-.05)	Rural Residential, 1 dwelling unit per 20 acres (RR, .05)
Rural Residential, 1 dwelling unit per 10 acres (RR-.10)	Rural Residential, 1 dwelling unit per 10 acres (RR, .10)
Rural Residential, 1 dwelling unit per 7.5 acres (RR-.15)	Rural Residential, 1 dwelling unit per 5 acres (RR, .20)
Rural Residential, 1 dwelling unit per 5 acres (RR-.20)	
Rural Residential, 1 dwelling unit per 2 acres (RR-.50)	Rural Residential, 1 dwelling unit per 1-2 acres (RR, .50-1)
Rural Residential, 1 dwelling unit per 1.5 acres (RR-.67)	

Existing Single Family Residential Zoning

Existing	Proposed
Single Family Residential, 1 dwelling unit per 2 acres	Low Density Residential, 1 dwelling unit per 2 acres (RL, .50)
Single Family Residential, 1 dwelling unit per acre	Low Density Residential, 1-2 dwelling units per acre (RL, 1-2)
Single Family Residential, 2 dwelling units per acre	
Single Family Residential, 3 dwelling units per acre	Low Density Residential, 3-6 dwelling units per acre (RL, 3-6)
Single Family Residential, 4 dwelling units per acre	
Single Family Residential, 6 dwelling units per acre	

Existing Multifamily Residential Zoning

Existing	Proposed
Multifamily Residential, 6 dwelling units per acre (RM-6)	Residential, 3 to 6 dwelling units per acre (RL, 3-6)
Multifamily Residential, 10 dwelling units per acre (RM-10)	Medium Density Residential, 6 to 12 dwelling units per acre (RM, 6-12)
Multifamily Residential, 15 dwelling units per acre (RM-15)	Medium High Density Residential, 12 to 18 dwelling units per acre (RH, 12-18)

Multifamily Residential, 15 dwelling units per acre (RM-15); Tahoe Donner Plan Area RM-15 no change	Medium High Density Residential, 12 to 18 dwelling units per acre (RH, 12-18). No change to Tahoe Donner Plan Area RM-15
Multifamily Residential, 18 dwelling units per acre (RM-18)	
Multifamily Residential, 24 dwelling units per acre (RM-24)	High Density Residential, 18 to 24 dwelling units per acre (RH, 18-24)

Existing Downtown Single Family Residential Zoning

Existing	Proposed
Downtown Single Family Residential, 4 dwelling units per acre (DRS-4)	Downtown Low Density Residential, 1 to 6 dwelling units per acre (DRL, 1-6)
Downtown Single Family Residential, 10 dwelling units per acre (DRS-10)	Downtown Medium Density Residential, 7 to 14 dwelling units per acre (DRM, 7-14)

Existing Downtown Medium Density Residential Zoning

Existing	Proposed
Downtown Medium Density Residential, 14 dwelling units per acre (DRM-14)	Downtown Medium Density Residential, 7-14 dwelling units per acre (DRM, 7-14)

Existing Downtown High Density Residential Zoning

Existing	Proposed
Downtown High Density Residential, 14 dwelling units per acre (DRH-14)	Downtown High Density Residential, 7 to 14 dwelling units per acre (DRH, 7-14)
Downtown High Density Residential, 24 dwelling units per acre	Downtown High Density Residential, 12 to 24 dwelling units per acre (DRH, 12-24)

Downtown Mixed Use Zoning

Existing	Proposed
Downtown Mixed Use	Downtown Mixed Use, 12 to 24 dwelling units per acre (DMU, 12-24)