

ORDINANCE 2023-10

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; modifications made by Council are shown in gray highlighted type):

CHAPTER 18.06 - ESTABLISHMENT OF ZONING DISTRICTS, ADOPTION OF ZONING MAP

Sections:

- 18.06.010 - Purpose of Chapter
- 18.06.020 - Zoning Districts Established
- 18.06.030 - Zoning Maps Adopted
- 18.06.040 - Zoning District Regulations

18.06.010 - Purpose of Chapter

This Chapter establishes the zoning districts applied to property within the Town, determines how the zoning districts are applied on the Zoning Map, and provides general permit requirements for development and new land uses.

18.06.020 - Zoning Districts Established

Truckee shall be divided into zoning districts which implement the General Plan. The zoning districts shown in Table 2-1 are hereby established, and shall be shown on the official Zoning Map (Section 18.06.030).

18.06.030 - Zoning Maps Adopted

The Council hereby adopts the Town of Truckee Zoning Map (hereafter referred to as the “Zoning Map”), which is on file with the Department.

- A. Inclusion by reference.** The Zoning Map, together with all legends, symbols, notations, references, zoning district boundaries and other information on the maps, has been adopted by the Council in compliance with Government Code Sections 65800 et seq., and is hereby incorporated into this Development Code by reference as though it were fully included here.
- B. Zoning district boundaries.** The boundaries of the zoning districts established by Section 18.06.020 (Zoning Districts Established) shall be shown upon the Zoning Map.
- C. Relationship to General Plan.** The Zoning Map shall implement the General Plan, specifically including the Land Use Diagram.
- D. Map amendments.** Amendments to the Zoning Map shall follow the process established in Chapter 18.160 (General Plan, Zoning Map and Development Code Amendments).
- E. Zoning Map interpretation.** The Zoning Map shall be interpreted in compliance with Section 18.03.020.D (Zoning Map Boundaries).

**TABLE 2-1
ZONING DISTRICTS**

Zoning Map Symbol	Zoning District Name	General Plan or Downtown Specific Plan (DSP) Land Use Classification Implemented by Zoning District
Residential Zoning Districts		
RR	Rural Residential	Residential Residential Cluster - 5 acres and 10 acres Open Space Recreation DSP - Single Family Residential
RS	Single-Family Residential	Residential Residential Cluster - 5 acres and 10 acres Open Space Recreation Tahoe Donner PC Public (Hospital/Office)
RM	Multi-Family Residential	Residential High Density Residential Tahoe Donner PC
DRS	Downtown Single-Family Residential	DSP – Single-Family Residential
DRM	Downtown Medium Density Residential	DSP – Single-Family Residential
DRH	Downtown High Density Residential	DSP – Multi-Family Residential
Commercial and Manufacturing Zoning Districts		
CN	Neighborhood Commercial	Residential Residential High Density Commercial Tahoe Donner PC Public (Hospital/Office)
CG	General Commercial	Commercial Industrial Public (Hospital/Office) DSP - Commercial
CH	Highway Commercial	Commercial
CS	Service Commercial	Industrial Commercial
M	Manufacturing/Industrial	Industrial
DMU	Downtown Mixed Use	DSP - Mixed Use
DC	Downtown Commercial	DSP - Commercial
DVL	Downtown Visitor Lodging	DSP - Visitor Lodging
DM	Downtown Manufacturing/Industrial	DSP - Industrial

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

Zoning Map Symbol	Zoning District Name	General Plan or Downtown Specific Plan (DSP) Land Use Classification Implemented by Zoning District
Special Purpose Zoning Districts		
RC	Resource Conservation	Resource Conservation/Open Space National Forest
OS	Open Space	All
REC	Recreation	Open Space Recreation Residential Tahoe Donner PC Resource Conservation/Open Space
PF	Public Facilities	Public Public (Hospital/Office) Tahoe Donner PC DSP - Public
PC ¹	Planned Community	Planned Community 1, 2 and 3 Special Study Area
DMP ¹	Downtown Master Plan	DSP - Master Plan
DRR	Downtown Railroad	DSP - All
Overlay Zoning Districts		
-AO	Airport Operations	All
-HP	Historic Preservation	All
-RP	River Protection	All
-SA	Snow Avalanche	All
-CR	Commercial Row	DMU

18.06.040 - Zoning District Regulations

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

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

~~(3) A Minor Use Permit (Chapter 18.76) and a Zoning Clearance (Chapter 18.72) are required for projects involving:~~

~~(a) A single family dwelling, accessory dwelling unit, residential accessory structures and improvements, or additions to existing structures and improvements that result in a total gross floor area of more than 7,500 square feet on the project site (more than 5,000 square feet in Downtown Residential and Downtown Commercial and Manufacturing zoning districts); or~~

~~(b) Single family residential parcels with new structure(s), additions to existing structures, new improvements or additions to existing improvements that result in site disturbance (grading, impervious surfaces and/or the removal of natural vegetation) of 26,000 square feet or more; or~~

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

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

- 2. **Uses not listed.** Land uses that are not listed in the tables or are not shown in a particular zoning district are not allowed, except as otherwise provided by Section 18.03.020.E (Rules of Interpretation – Allowable Uses of Land), or Section 18.02.030 (Exemptions from Land Use Permit Requirements).

C. **Standards for parcels with multiple zoning districts.** The following standards apply to the proposed development, use or subdivision of parcels that are or may be designated with more than one zoning district:

- 1. **Existing parcel in multiple zoning districts.** Where an existing parcel is zoned in two or more zoning districts, each portion of the parcel in a separate district shall be developed/used in compliance with the requirements of the applicable district.
- 2. **Parcels proposed for lot line adjustment, merger and subdivision.** Where a Lot Line Adjustment or Tentative Map application proposes the adjustment of lot lines, the merger of two or more parcels, or subdivision of a parcel so that a single parcel would be covered by two or more zoning districts, the application for adjustment or map approval shall be accompanied by an application for rezoning the lot into a single zoning district, in compliance with Chapter 18.160 (General Plan, Zoning Map and Development Code Amendments). The review authority may waive this requirement for a rezoning application where the review authority finds that the site is appropriately designated in

two zoning districts or may impose conditions requiring the rezoning of the lot into a single zoning district.

- D. Conflicts between provisions.** Rules for resolving conflicts between different Development Code provisions may be found in 18.03.020.G (Rules of Interpretation – Conflicting Requirements).

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

18.08.010 – 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, including the keeping of 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 with a minimum area of five acres for each dwelling unit. The RR zoning district is consistent with the RC-10, RC-5, 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 maximum allowable number of dwelling units per acre. For example, RR-0.1 means one dwelling unit per 10 acres and RR-0.2 means one unit per five acres.
 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.
- B. RS (Single Family Residential) District.** The RS 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 dwelling units per acre. The RS zoning district is consistent with the Residential (RES), Residential Cluster (RC), Open Space Recreation

(OSR), Public (Hospital/Office) and Tahoe Donner PC land use classifications of the General Plan.

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

1. Establishing separate RS zoning districts with specific density requirements. These requirements shall be indicated on the Zoning Map by a suffix to the RS Zoning Map symbol which denotes the maximum allowable number of dwelling units per acre. For example, RS-1 means one dwelling unit per acre and RS-4 means four units per acre.
2. Establishing separate RS 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.

- C. RM (Residential Multi-Family) District.** The RM zoning district is applied to parcels appropriate for multi-family residential uses. Appropriate densities range from four to 18 housing units per acre. The RM zoning district is consistent with the Residential (RES), High Density Residential (RH) and Tahoe Donner PC land use classifications of the General Plan.

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 maximum allowable number of dwelling units per acre. For example, RM-8 means eight dwelling units per acre and RM-14 means 14 units per acre. RM-18 means 18 dwelling units per acre.

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

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

- E. 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 multi-family dwellings. The maximum allowable density is 14 dwelling units per acre. The DRM zoning district is consistent with the single-family residential land use classification of the Downtown Specific 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 maximum allowable number of dwelling units per acre. For example, DRM-10 means 10 dwelling units per acre and DRM-14 means 14 dwelling units per acre.

- F. DRH (Downtown High Density Residential) District.** The DRH zoning district is applied to areas appropriate for multi-family residential uses. The maximum allowable density is 24 dwelling units per acre. The DRH zoning district is consistent with the High-Density Residential land use classification of the Downtown Specific 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 maximum allowable number of dwelling units per acre. For example, DRH-20 means 20 dwelling units per acre and DRH-24 means 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	RS	RM	

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	P(2)			18.58.060
Nature reserves	P	P	P	
Trails	P	P	P	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Campgrounds	UP			
Community centers	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	
Outdoor commercial recreation	UP	UP	UP	
Parks and playgrounds	UP	UP	UP	
Private residential recreational facilities	MUP	MUP	MUP	
Public Assembly Uses	UP	UP	UP	
Recreational vehicle (RV) parks	UP(3)	UP(3)	UP(3)	18.58.150
Religious retreats and organizational camps	UP			
Schools – Public and private	UP	UP	UP	
Schools – Specialized education and training	UP	UP	UP	
Ski lift facilities and ski runs	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 and less than 26,000 sq. ft. of site disturbance.	18.72
DP	Development Permit required for permitted projects with 7,500 sq. ft. or more of floor area or 26,000 sq. ft. or more of site disturbance.	
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.

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**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	RS	RM	
RESIDENTIAL USES				
Accessory dwelling units	P	P	P	18.58.025
Animal raising and keeping of household pets and backyard chickens	P	P	MUP	18.58.060
Detached living areas	P	P	P	18.58.100
Emergency shelters			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.N
Manufactured home	P	P	P(5)	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
Multi-family dwellings, 2 to 10 units			P	18.58.180 XX.XXX
Multi-family dwellings, 11 and more units			DP	18.25 18.58.180
Multi-family dwellings, individual ownership, 2 to 10 units		UP	P	18.25 18.58.180
Multi-family dwellings, individual ownership, 11 or more units		UP	DP	18.25 18.58.180
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	18.58.240
Single-family dwellings(6)	P	P		18.25 -
Supportive housing	P(3)	P(3)	P(3)	18.58.255
Transient rental, single-family dwellings	P	P	P	
Transitional housing	P(3)	P(3)	P(3)	
RETAIL TRADE USES				
Accessory retail uses			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 and less than 26,000 sq. ft. of site disturbance.	18.72
DP	Development Permit required for permitted projects with 7,500 sq. ft. or more of floor area or 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 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 multi-family residential zone shall meet the requirements of the “Dwelling, Multi-Family definition.
- (6) Small lot single-family subdivisions that comply with all requirements of Gov. Code, § 66499.40 are permitted in zoning districts that allow multi-family 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	RS	RM	

SERVICE USES

Bed and breakfast inns	MUP	MUP	MUP	18.58.070
Cemeteries and columbariums	UP			
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	
Snow removal business	UP			
Snow removal business with seasonal contractors yard	UP			
Storage, accessory to multi-family residential project	UP	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	TUP	TUP	TUP	
Offices, temporary real estate	MUP	MUP	MUP	
Temporary work trailers	TUP	TUP	TUP	

TRANSPORTATION, INFRASTRUCTURE & COMMUNICATIONS USES

Electric utility facilities	UP	UP	UP	18.58.114
Pipelines	UP	UP	UP	
Railroad and railroad-related operations (3)				
Telecommunications facilities (4)	UP			18.58.250
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 7,500 sq. ft. or floor area and less than 26,000 sq. ft. of site disturbance.	18.72
DP	Development Permit required for permitted projects with 7,500 sq. ft. or more of floor area or 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, 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 18.58.250 (Telecommunications 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:
	DRS	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 and less than 26,000 sq. ft. of site disturbance.	18.72
DP	Development Permit required for permitted projects with 5,000 sq. ft. or more of floor area or 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.	
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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**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:
	DRS	DRM	DRH	
RESIDENTIAL USES				
Accessory dwelling units	P	P	P	18.58.025
Animal raising and keeping of household pets and backyard chickens	P	P	MUP	18.58.060
Detached living areas	P	P	P	18.58.100
Emergency shelters			UP	
Employee housing	P(2)			
Junior Accessory Dwelling Units	P			18.58.025.N
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
Multi-family dwellings, 2 to 10 units	UP	P	P	18.2548.58.180
Multi-family dwellings, 11 and more units	UP	DP	DP	18.2548.58.180
Multi-family dwellings, individual ownership, 2 to 10 units	UP	P	P	18.25 18.58.180
Multi-family dwellings, individual ownership, 11 or more units	UP	DP	DP	18.2548.58.180
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			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 and less than 26,000 sq. ft. of site disturbance.	18.72
DP	Development Permit required for permitted projects with 5,000 sq. ft. or more of floor area or 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) 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 multi-family residential zone shall meet the requirements of the “Dwelling, Multi-Family definition and the standards of other multi-family 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 multi-family residential uses.

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**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:
	DRS	DRM	DRH	

SERVICE USES

Bed and breakfast inns	MUP	MUP	MUP	18.58.070
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 multi-family 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 and less than 26,000 sq. ft. of site disturbance.	18.72
DP	Development Permit required for permitted projects with 5,000 sq. ft. or more of floor area of 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).

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	RS	RM
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.	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 RS district; 120 ft. elsewhere.	70 ft. for interior lots, 75 ft. for corner lots in the RS 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		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	RS	RM
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 3½-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		
	DRS	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 3½ 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 allowable density established by this Chapter. The maximum density may be increased in accordance with Section 18.08.050.C (Density Incentives).

A. RR, RS and DRS districts.

1. The maximum number of dwelling units that may be allowed on a parcel in the RR, RS and DRS 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 maximum density, expressed as dwelling units per acre, for subdivision of the parcel. For example, RR-0.1 means one unit per 10 acres and RS-4 means four units per acre. The maximum number of parcels allowed shall be equivalent to the density established on the Zoning Map. 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, the Zoning Map symbol shall include an "X" suffix. For example: RS-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 maximum number of dwelling units allowed per acre. For example, RM-6 means six dwelling units per acre and RM-20 means 20 dwelling units per acre. 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 multi-family 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 district would be calculated as: 0.62 acre x 6 units/acre = 3.72 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 3.72.

C. Density Requirements for all residential zoning districts (RR, RS, DRS, RM, 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:

- 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%

- c. 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.
- d. Exceptions to Minimum Density Requirements. The review authority may waive the requirements of Section D 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.

D. 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 floor area ratio for commercial development is 0.20, 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 multi-family 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 floor area ratio for commercial development is 0.20, 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 multi-family residential projects. The CG zoning district is consistent with the Commercial and Public (Hospital/Office) land use classifications of the General Plan and the Commercial land use classification of the Downtown Specific 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 floor area ratio for commercial development in the CH zoning district is 0.20. 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 floor area ratio for commercial development in the CS zoning district is 0.20, 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 processing, distributions and storage. The floor area ratio for industrial development in the M zoning district is 0.20. 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.
- 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 Commercial land use classification of the Downtown Specific 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 18.58.180.D (Multi-Family Residential Projects) 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.
- I. DM (Downtown Manufacturing) District.** The DM zoning district is applied to areas in the Downtown Study Area appropriate for manufacturing/industrial uses. There is no maximum floor area ratio. The DM zoning district is consistent with the Industrial land use classification of the Downtown Specific 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 and less than 26,000 sq. ft. of site disturbance.	18.72
DP	Development Permit required for permitted projects with 7,500 sq. ft. or more of floor area or 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
	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 and less than 26,000 sq. ft. of site disturbance.	18.72
DP	Development Permit required for permitted projects with 7,500 sq. ft. or more of floor area or 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
	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				
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
Multi-family dwellings, 11 and more units	UP(5)	UP(5)				18.25 18.58.180
Multi-family dwellings, in commercial/industrial project	P	P		P	P	18.25 18.58.180 , 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

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 and less than 26,000 sq. ft. of site disturbance.	18.72
DP	Development Permit required for permitted projects with 7,500 sq. ft. or more of floor area or 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
	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 multi-family residential project.
- Standalone residential uses shall be subject to the development standards of the RM zoning district and Section 18.58.180 (Multi-family Residential Projects)

Commercial and Manufacturing Districts

18.12

- (6) Time-share uses are allowed within existing legal nonconforming single-family residences in the CG and CN zoning districts.
- (7) Small lot single-family subdivisions that comply with all requirements of Gov. Code, § 66499.40 are permitted in zoning districts that allow multi-family 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 and less than 26,000 sq. ft. of site disturbance.	18.72
DP	Development Permit required for permitted projects with 7,500 sq. ft. or more of floor area or 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
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

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

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

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See standards in Section:
	CN (2)	CG	CH	CS	M	
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
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	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	P	P	UP	P		
Snow removal business	UP	UP	UP	UP	P	
Storage, personal storage facilities (mini-storage)		UP		P	P	
Veterinary clinics, animal hospitals, kennels, boarding	UP	P			P	
Visitor center	P	P	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 and less than 26,000 sq. ft. of site disturbance.	18.72
DP	Development Permit required for permitted projects with 7,500 sq .ft. or more of floor area or 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).
Section 18.40.040(E) (Landscaping requirements between neighborhood commercial and residential land uses).
- (2) Use on a site adjacent to a residential zoning district shall comply with the special setback, screening and landscaping
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.

**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)						
Telecommunications facilities (4)	UP	UP	UP	UP	UP	18.58.250
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	

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 and less than 26,000 sq. ft. of site disturbance.	18.72
DP	Development Permit required for permitted projects with 7,500 sq. ft. or more of floor area or 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) 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 18.58.250 (Telecommunications 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 and less than 26,000 sq. ft. of site disturbance.	18.72
DP	Development Permit required for permitted projects with 5,000 sq. ft. or more of floor area or 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. 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) 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 and less than 26,000 sq. ft. of site disturbance.	18.72
DP	Development Permit required for permitted projects with 5,000 sq. ft. or more of floor area or 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) 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	P (4)	P (4)	P (4)	P (4)	18.58.060
Caretaker housing	MUP (3)	MUP	MUP	MUP	
Detached living areas	P (3)				18.58.100
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.N
Live/work units	MUP (3)	MUP	MUP		18.58.130
Manufactured home	P (2)(3)(7)				18.58.170
Multi-family dwellings, 2 to 10 units	P (2)(3)				18.25 18.58.180
Multi-family dwellings, 11 and more units	DP (2)(3)			DP(5)	18.25 18.58.180
Multi-family dwellings, individual ownership, 2 to 10 units	P (2)(3)				18.25 18.58.180
Multi-family dwellings, individual ownership, 11 or more units	DP (2)(3)			DP(5)	18.25 18.58.180
Multi-family dwellings, in commercial/industrial project	P (3)	P	P		18.25 18.58.180 , 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(8)	P (2)(3)				18.25
Single-room occupancy (SRO) housing	UP (3)				
Supportive housing	P(6)	P(6)	P(6)	P(6)	18.58.255
Transient rental, single-family dwellings	P (3)				
Transitional housing	P(6)	P(6)	P(6)	P(6)	
Work/live units	MUP (3)	MUP	MUP		18.58.130

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 5,000 sq. ft. of floor area and less than 26,000 sq. ft. of site disturbance.	18.72
DP	Development Permit required for permitted projects with 5,000 sq. ft. or more of floor area or 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. 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) 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) Multi-family dwellings within the DVL zoning district shall have a minimum density of 16 dwelling units per acre.
- (6) 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.
- (8) Small lot single-family subdivisions that comply with all requirements of Gov. Code, § 66499.40 are permitted in zoning districts that allow multi-family 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 and less than 26,000 sq. ft. of site disturbance.	18.72
DP	Development Permit required for permitted projects with 5,000 sq. ft. or more of floor area or 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. 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) 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
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		UP	UP		
Snow removal business			UP		
Storage, personal storage facilities (mini-storage)			P		
Veterinary clinics, animal hospitals, kennels, boarding	UP (3)	P	P		
Visitor center	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 and less than 26,000 sq. ft. of site disturbance.	18.72
DP	Development Permit required for permitted projects with 5,000 sq. ft. or more of floor area or 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) 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)					
Telecommunications facilities (4)	UP (3)	UP	UP	UP	18.58.250
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		

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 and less than 26,000 sq. ft. of site disturbance.	18.72
DP	Development Permit required for permitted projects with 5,000 sq. ft. or more of floor area or 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) 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 18.58.250 (Telecommunications 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)	0.20; 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 3½ 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)	0.20; 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 3½ 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.
Site coverage (2)	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 (3)	50 ft. or 3½ 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 (Multi-family dwellings, 11 and more units), the residential components shall not count towards the FAR calculation.
- (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).
- (4) For projects with high-density residential (Multi-family dwellings, 11 and more units) in the DVL district, refer to 18.58.180 (Multi-Family Residential Projects) 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;

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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 - Downtown Commercial District Development Standards

- A. In-lieu parking fees.** A 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. 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 - Commercial and Manufacturing Zoning District Performance Standards

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

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

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- 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 - Retail Trade Uses

A retail trade use or business as listed in Tables 2-6 and 2-7 shall not exceed 40,000 square feet of gross floor space. 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 18.16 - 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.
- 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 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.
- 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.
- 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. Multi-family 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.
- E. 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 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR SPECIAL PURPOSE DISTRICTS**

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

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	P(2)	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		
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 less than 7,500 sq. ft. of floor area outside of the Downtown zoning districts, less than 5,000 sq. ft. of floor area within the Downtown zoning districts, and when a project in either area has site disturbance less than 26,000 sq. ft.	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.

Continues on next page.

**TABLE 2-10 - 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	DRR	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Campgrounds		UP	UP	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			
Rural recreation facilities			UP	P(2)		
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 less than 7,500 sq. ft. of floor area outside of the Downtown zoning districts, less than 5,000 sq. ft. of floor area within the Downtown zoning districts, and when a project in either area has site disturbance less than 26,000 sq. ft.	18.72
DP	Development Permit required for 7,500 sq. ft. or more of floor 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) 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.

TABLE 2-10 - 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	DRR	
RESIDENTIAL USES (3)						
Accessory dwelling units		P	P			18.58.025
Animal raising and keeping of household pets and backyard chickens		P(2)	P(2)			18.58.060
Caretaker housing			P			
Detached living areas		MUP	P			18.58.100
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.N
Mobile home as temporary construction residence		P	P			
Residential care homes, 7 to 12		UP				
Single-family dwellings		MUP	P			18.25-
Supportive housing		MUP(4)	P(4)			18.58.255
Transient rental, single-family dwellings		P	P			
Transitional housing		MUP(4)	P(4)			
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 less than 7,500 sq. ft. of floor area outside of the Downtown zoning districts, less than 5,000 sq. ft. of floor area within the Downtown zoning districts, and when a project in either area has site disturbance less than 26,000 sq. ft.	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) 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.

Continues on next page.

**TABLE 2-10 - 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	DRR	
SERVICE USES						
Bed and breakfast inns		UP	UP			18.58.070
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						
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	
Telecommunications facilities (4)	UP	UP	UP	UP	UP	18.58.250
Utility lines	MUP	P	P	P	P	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for less than 7,500 sq. ft. of floor area outside of the Downtown zoning districts, less than 5,000 sq. ft. of floor area within the Downtown zoning districts, and when a project in either are has site disturbance less than 26,000 sq. ft.	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) 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 18.58.250 (Telecommunications 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 3½ 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.	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).	
Open space	Permanent open space shall be provided in compliance with 18.46 (Open Space/Cluster Requirements).	
Height limit (4)	35 ft. or 3½ 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 Master Plan. 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 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.

CHAPTER 18.24 - DESIGN GUIDELINES

Sections:

- 18.24.010 - Purpose of Chapter
- 18.24.020 - Applicability
- 18.24.030 - Organization
- 18.24.040 - General Design Guidelines
- 18.24.050 - Building Characteristic Design Guidelines
- 18.24.060 - Site Design Guidelines
- 18.24.070 - Sustainability Design Guidelines
- 18.24.080 - Landscape and Hardscape Design Guidelines
- 18.24.090 - Services and Utility Placement Design Guidelines
- 18.24.100 - Fence and Wall Design Guidelines
- 18.24.110 - Design Guidelines for Specific Land Uses

18.24.010 - Purpose of Chapter

The Design Guidelines of this Chapter are intended as a guide to assist property owners and project designers in understanding the Town's goals for [sustainability, community vitality, pedestrian access, visual impacts, natural resource protection, and](#) attaining high quality development that is sensitive to the Town's unique small mountain-town character. The guidelines will be used during the review of land use permit applications as additional criteria for project review.

18.24.020 - Applicability

A. ~~A.~~—The provisions of this Chapter apply to all multi-family residential, commercial, industrial, and public/institutional projects (additions, remodeling, relocation or new construction). The design elements of each project (including site design, architecture, landscaping, signs, parking design) will be reviewed on a comprehensive basis. Design guidelines in other Chapters of this Development Code dealing with signs, landscaping and parking shall also be addressed whenever applicable.

Keys to Success

Although new projects should strive to conform to all applicable guidelines, those designated with a chevron symbol are considered most important to achieving a successful design.



When to use Caution

Figures are used throughout this Development Code to illustrate the intent and recommendations of design guidelines. Examples illustrating design strategies that should be avoided or are not recommended are designated by a caution symbol.



A.B. [Multi-family developments, including multi-family residential uses only or a mix of multi-family residential and non-residential uses, with at least two-thirds of the square footage](#)

of the development designated for residential use, shall adhere to requirements contained in Chapter 18.25(Objective Design Standards) unless Flexible Design Review (Section 18.25.030.B) is specifically requested. The provisions of this Chapter apply to multi-family residential projects that choose to request a variation to the Objective Design Standards through Flexible Design Review. Mixed-use projects with less than two-thirds of the square footage of the development designated for residential use are considered commercial projects and are subject to these Design Guidelines.

- B. The review authority may interpret these design guidelines with some flexibility in their application to specific projects, as not all design criteria may be workable/appropriate for each project. In some circumstances, one guideline may be relaxed to facilitate compliance with another guideline determined by the review authority to be more important in the particular case. The overall objective is to ensure that the intent and spirit of the design guidelines are followed and that each project conveys Truckee’s unique and “funky” character.

18.24.030 - Organization

The design guidelines in this Chapter are organized by topic. Included within each topic is an introductory paragraph that describes the topic, numbered Design Guidelines, and descriptive sketches, graphics or photographs. More detailed guidelines can be found in Section 18.24.120 (Design Guidelines for Specific Land Uses).

18.24.040 - General Design Guidelines

This Section provides general design guidelines/principles that are applicable to all new and modified multi-family residential, commercial, industrial and public/institutional projects throughout the Town.

- A. **Community Design Principles.** The design of each project should enhance and build upon Truckee’s “sense of place” and unique identity by incorporating the following community-based design principles:
1. **Respect Truckee’s heritage.** Balance respecting Truckee’s history of working-class utilitarian design and railroad heritage with new, authentic interpretations.
 2. **Embrace the natural environment.** Truckee’s natural mountain environment defines many of the most important aspects of the town’s community character. Create connections to the scenic mountain landscape in all projects.
 3. **Achieve sustainable development.** Focus on more compact development to promote walkability, preservation of natural resources, creation of public spaces, and shared infrastructure.
- B. **Community Design Objectives.** It is not the intent of these guidelines to develop a detailed or exhaustive study or to apply a singular design solution to all development types, but rather to work toward a common material vocabulary and set of character-defining elements that may be used to direct new development. Just as the original buildings in Truckee were not dictated by rigid rules and regulations, it is vital that the design and form of new structures respond to

locally available materials and climate, rather than a tightly defined style. When starting a new development, work toward achieving the following objectives:

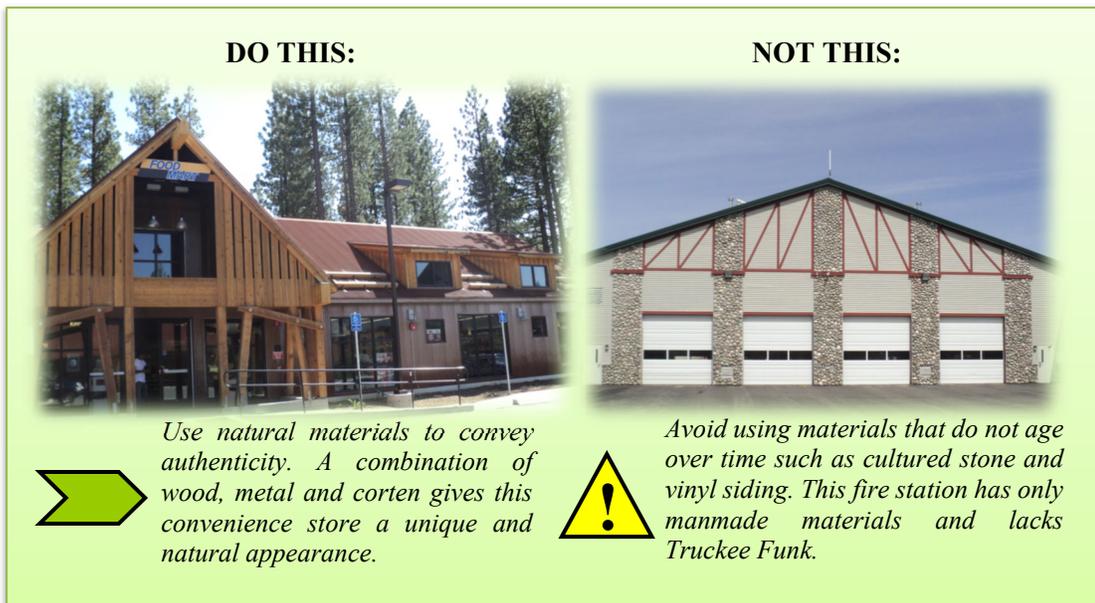
1. Consider Truckee's small-town scale and mountain environment, and demonstrate sensitivity to the contextual influences of the surrounding area;
2. Articulate building forms and elevations to create interesting roof lines, building shapes and patterns of shade and shadow, and avoid franchise, corporate and non-contextual architecture;
3. Thoughtfully and meaningfully integrate landscaping to enhance overall project design, and enhance Truckee's unique mountain character through emphasis on use of native vegetation;
4. Work with the existing site constraints to minimize grading and vegetation removal and maximize view and solar opportunities; and
5. Consider the need for signs and their appropriate locations early in the design process.

C. General Building Design Guidelines.

1. **Architectural style.** Truckee's architectural style is often referred to as "Truckee Funk." Truckee Funk is an expression of the community's history of working-class utilitarian design where function drives building forms. Key components of Truckee Funk include:
 - a. **Combinations of symmetry and asymmetry.** Create the appearance of layering over time using simple box and/or rectangle shapes as a foundation. Build upon this foundation vertically and horizontally to create unique and interesting designs that draw from, but that do not mimic Truckee's past. Use variations of gable, shed and/or flat roofs within the same building or project to reinforce symmetrical and asymmetrical aspects of the design.
 - b. **Texture.** Vary building material by color, dimension and type to create visible and physical texture. Use materials such as concrete and wood to build layers and create different but complementary qualities within a project. To add dimension, articulation should create shadows and visual relief. Elements may include plane offsets, recessed windows, balconies, , cornices, eaves, roof overhangs, railings, and three-dimensional art that complement the architectural style of the building.
 - b.c.
 - e.d. **Construction methodology.** Expose materials that convey how the project is constructed. For example, include board formed concrete, exposed load-bearing trusses, support brackets, rivets, welding seams and similar features.
 - d.e. **Authentic materials.** Use materials (see Figure 2-1) that weather over time and are reflective of Truckee's history such as wood, brick, logs, rough-cut granite stones, rock, metal and iron, including new interpretations of older materials such as:

- Copper
- Board formed, stained tilt-up, and pre-colored concrete
- Rebar, I-beams
- Reclaimed materials
- Corrugated metal, blue/hot-rolled steel
- Crusher screen, wire, cable

Avoid artificial products that attempt to imitate real materials such as wood-grain cementitious siding, wood-grain metal garage doors, cultured or artificial rock, imitation stone, or simulated brick. Synthetic materials may be considered appropriate by the review authority if determined necessary for building efficiency or implementation of other green building principles.



**FIGURE 2-1
BUILDING MATERIALS**

e.f. Art in architecture. The “funk” in “Truckee Funk” can often be enhanced by integrating artwork into the architectural design or by using architecture to create unique visual expression. Consider enhancing projects through expression in art early in the project design phase (e.g., hand-painted walls or images, custom lighting fixtures, custom doors, structural sculpture, etc.).

2. **Creating Truckee Funk Architecture.** Truckee Funk Architecture is based on the fundamental building blocks of simplicity, utilitarianism and self-expression (see Figure

2-6). These building blocks allow for variation in architectural styles and motifs that translate into appropriate styles including block, Truckee vernacular ~~and~~ contemporary mountain (i.e. “mountain modern”) and rustic mountains..

- a. **Block style.** Block style is characterized by a simple box or rectangular-shaped facade, flat roof, simple detail, two- to four-story height, first floor commercial frontage/shop front, with or without awnings, colonnades or canopies (see Figure 2-2 and Figure 2-3).
 - (1) In large-block style projects with more than three floors, create the appearance of layering by breaking down facades to varied block sizes and shapes.



**FIGURE 2-2
LARGE BLOCK STYLE WITH
LAYERING**



**FIGURE 2-3
BLOCK STYLE**

- b. **Truckee vernacular.** ~~Truckee contains a diversity of architectural styles that represent the town's history of commercial, residential, institutional and industrial development (see Figure 2-4). Truckee vernacular represents the town's history and natural environment and a design that responds to the climatic conditions of the mountain environment.~~ This rich architectural heritage enhances the town, creates an eclectic style, and provides a strong sense of place.

Truckee vernacular style is a catch-all for building architecture that does not explicitly fit with the block style or contemporary mountain style. Defining characteristics of Truckee vernacular include modest form, dominant gable-roof, wood-cladding, and one- to three-story building height and may include A-frames, rustic Donner Lake cabins, historic buildings, log and timber frame buildings, and variations of craftsman.



**FIGURE 2-4
TRUCKEE VERNACULAR**

- c. **Contemporary mountain style.** Contemporary mountain style is characterized by

a mix of modern architecture and more traditional Truckee architecture such as industrial/railroad, craftsman and folk vernacular. Within this style there is often a juxtaposition of materials, texture, and of old and new. This style is flexible to allow for individuality and new interpretations of Truckee Funk (see Figure 2-5)

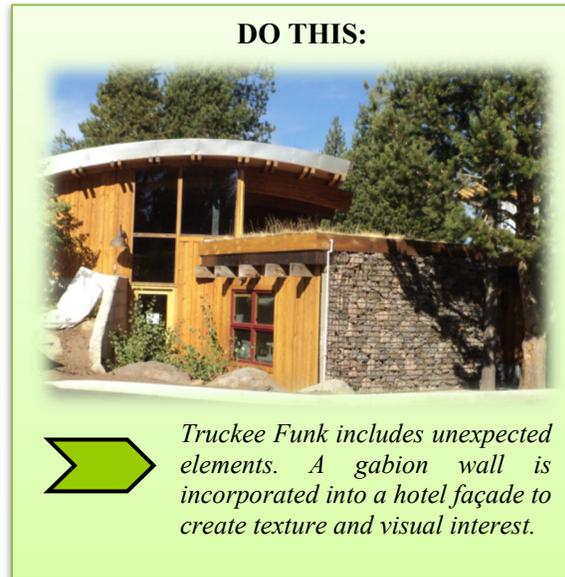


**FIGURE 2-5
CONTEMPORARY MOUNTAIN STYLE**

3. Desirable character elements. New projects should incorporate some of the following “character defining elements” of Truckee Funk:

- Wood, metal, ~~or~~ brick, or concrete exterior cladding, including combinations thereof and materials that age over time;
- Exposed wooden and/or metal structural elements including load-bearing trusses, I-beams, etc.;
- One- and two-story elements in a single structure;
- Massive/exaggerated structural carrying elements;
- Wainscotting with brick, metal, concrete, wood, etc.;
- Stained, painted or raw natural colored foundation walls and deck/entry supports (where visible);
- Standing-seam metal roofs/treated wood shake/thick composition shingles/corrugated metal roofs;
- Rock/brick/metal/stone chimney elements and other details;
- Prominent entryways including gable-roofed entryways with exposed bracing;
- Earth tone colors;
- Multi-light windows and doors; and

Hand crafted elements (~~i.e.g.,~~ hand forged metals, hand hewn lumber, ~~etc.~~).



**FIGURE 2-6
TRUCKEE FUNK**

4. Inappropriate styles. The following architectural styles and motifs are considered inappropriate:

- Geodesic dome structures;
- Franchise architecture and the use of stock building plans and/or typical corporate architecture and franchise designs shall be prohibited. Franchise architecture is a building design that is trademarked, branded or easily identified

with a particular chain or corporation. Franchise designs lack architectural elements and are not consistent with Truckee's local character (see Figure 2-7);

- Mediterranean or Spanish motifs;
- Tudor or half-timbered Tudor;
- Highly ornate Victorian;
- French Baroque (e.g. mansard roof);
- Colonial;
- Architecture that directly mimics or is derivative of the buildings of the historic downtown;
- Southwestern or Pueblo; and



FIGURE 2-7
FRANCHISE ARCHITECTURE

- Other historical or period design motifs that have a strong connection or association with other regions that have no historical or climate connection with Truckee.
- [Use of pink, purple, yellow, blue, red, white, bright, neon colors, and fluorescent paint colors.](#)
- [Use of vinyl and synthetic building materials.](#)

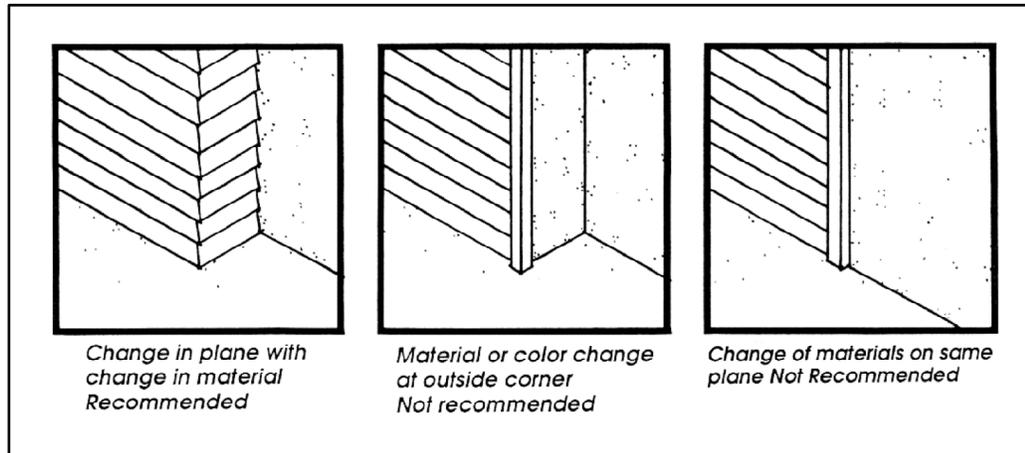
5. **Subdivisions.** Subdivisions of commercial, industrial and multi-family residential properties should be designed to allow coordinated development of the parcels, facilitate shared parking and common driveways, reduce encroachments onto public and private streets, and promote pedestrian activity.

18.24.050 – Building Characteristic Design Guidelines

The most challenging aspect of designing new buildings that fit into Truckee's small mountain-town character is matching the definite, often exceptional character and quality of design and construction of most of its vernacular building stock. Intelligent design that expands livability options, carefully elaborates on traditional styles or explores new ones, and practically and elegantly resolves all detailing and construction issues can contribute to the living heritage that is the architecture of Truckee. This section provides design guidelines for creating appropriate building design and character.

A. Building materials.

1. Artificial or decorative facade treatments, where one or more unrelated materials appear to be simply applied to the surface of a building rather than an integral part of its design, should be avoided. Materials should be used honestly. Artificial products that attempt to imitate real materials (e.g., wood, stone, brick, etc.) are discouraged.
2. The composition of materials should avoid creating the impression of thinness and artificiality. Veneers should turn corners, avoiding exposed edges.



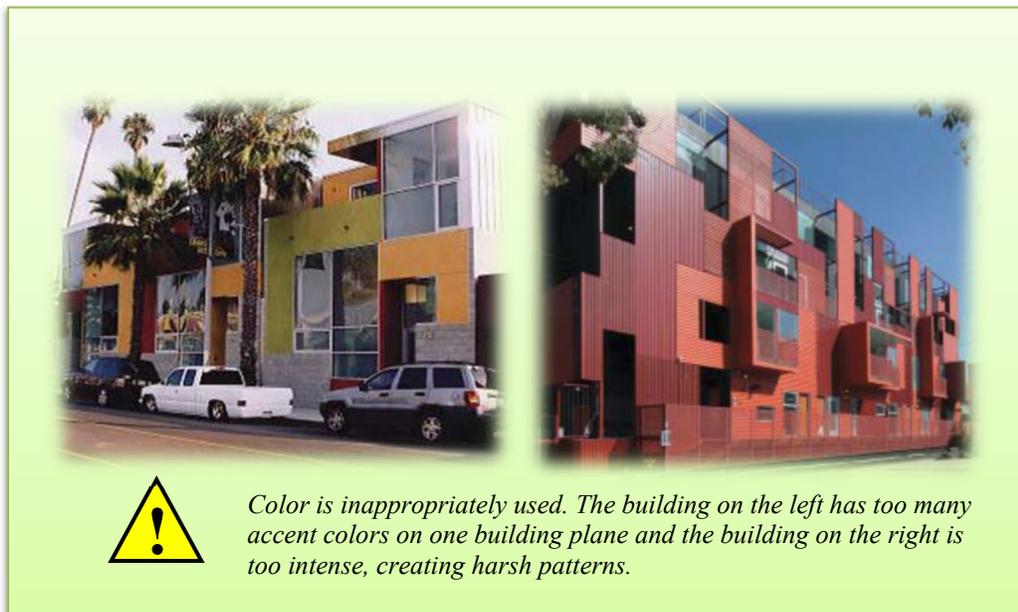
**FIGURE 2-8
BUILDING MATERIALS AT WALL EDGES**

3. Natural building materials (e.g., wood, stone and brick) that blend with the natural surroundings should be used—, including [‘weathered’ materials, board and batten wood siding, logs, weathered and corrugated metal, natural wood, painted wood, shingles, and stone. Board formed concrete and rolled steel are also appropriate. Smooth fiber cement board may also be appropriate where long-term maintenance is a concern. Other materials should be reviewed on a case-by-case basis.](#) Buildings should minimize the use of large expanses of reflective glazing, aluminum panels and other materials not normally found in the mountain environment. Synthetic materials that attempt to simulate the textures or patterns of other materials (e.g., vinyl siding that attempts to simulate the pattern of wood grain) should not be used.

B. Colors. Color palettes are often a matter of personal taste and trends. While self-expression is encouraged, project designers should be careful not to carry project architecture through use of color. Projects should comply with the following guidelines regarding color:

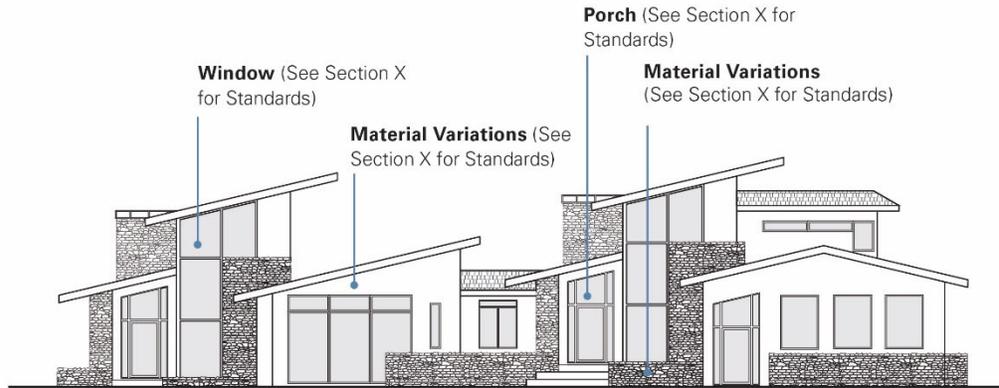
1. Colors should be compatible with the existing colors of the surrounding area but need not duplicate existing colors. The use of darker tones for the structure's base color is recommended unless a natural treatment is proposed.
2. Accent colors should be used carefully and be complementary to the base color or a variation of its hue, either weaker or stronger. Contrasting colors may be considered by the review authority if determined to enhance the proposed architectural style and building form.

3. The transition between base and accent colors should relate to changes in building materials or texture, or the change of building surface planes. Colors should generally not meet or change without some physical change or definition to the surface plane.



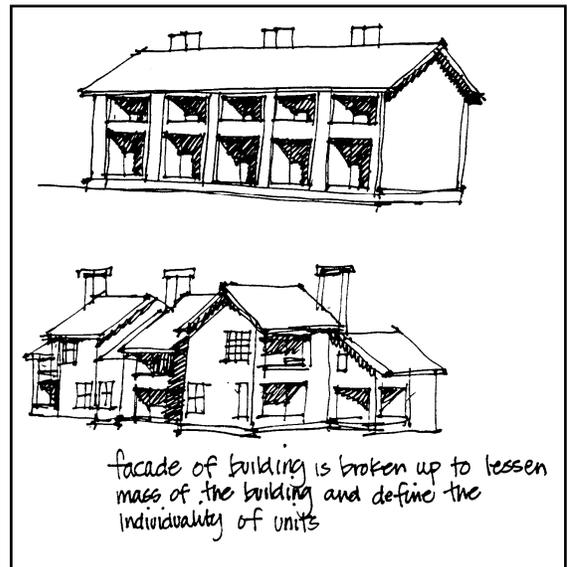
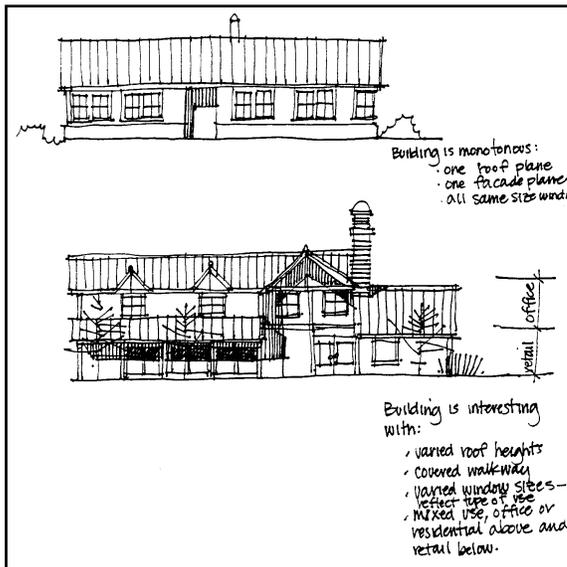
**FIGURE 2-9
BUILDING COLOR**

4. In most cases, only one or two accent colors should be used in addition to the base color.
 5. Colors appropriate to the Truckee Funk Style are based on earthtone colors and include:
 - Dark greens of forests;
 - Grey-brown of mountains;
 - Tan of field grasses and fallen pine needles;
 - Greys of granite rock; and
 - Red-brown of brick.
 - Other colors reflective of natural or raw materials.
 6. Exterior wall colors should harmonize with the site and surrounding buildings. On exterior walls, the predominant tone should tend toward earthy hues, whether in the natural patina or weathered color of the wall surface itself or the color of the paint, stain or other coating. Accent colors on the wall surfaces can enliven buildings. In most cases, only one or two accent colors should be used in addition to the base color. Harshly contrasting color combinations should be avoided. Brilliant, luminescent or day-glow colors should not be approved.
- C. **Facade design.** Building facades should be designed to provide visual interest and relief. Building massing and building facades should be designed with simple, harmonious proportions.
1. For mixed-use projects, continuous street facades, as near the street as possible with predominantly pedestrian-oriented retail and restaurant uses at-grade and office/professional and residential uses above and/or behind, are encouraged. Buildings should not be overpowering or monotonous. A change in the planes of walls or variety in the roof form provides diversity and visual interest.
 2. Façade breaks shall be facilitated through any of the following: building material variety; architectural features, art and colors; permeability between the building and the adjacent public realm using bay windows, recessed or projected entrances or windows, niches, gateways, porches, colonnades, or stairs to accommodate pedestrian interaction with the building.



3. Building facade elements (e.g., windows, doors and eaves) should be in proportion and relate to one another. Consider building rhythm to avoid architectural monotony.

4. Rows of buildings which create a monotonous, “cookie-cutter” design are prohibited.



4.5.

D. **Windows.** Windows should be specifically designed and built to contribute to the image and form of new buildings. Window patterning, style and design should demonstrate the following:

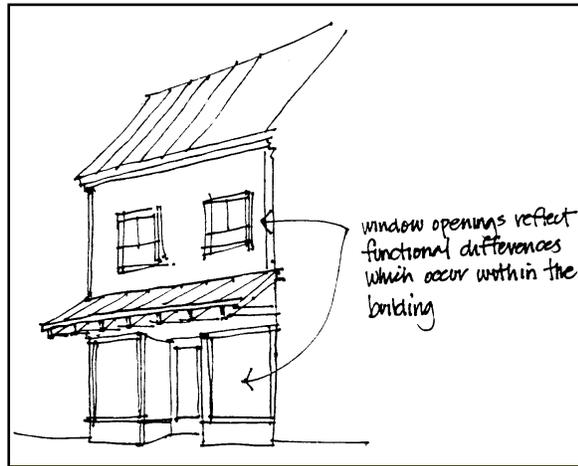
1. Windows should be of a simple, uncluttered design. Windows with vertical proportions, as typically seen on Truckee’s older buildings, are often appropriate for contemporary structures. Most importantly, the proportion of the windows should complement the

FIGURE 2-10
FAÇADE WITH VISUAL INTEREST

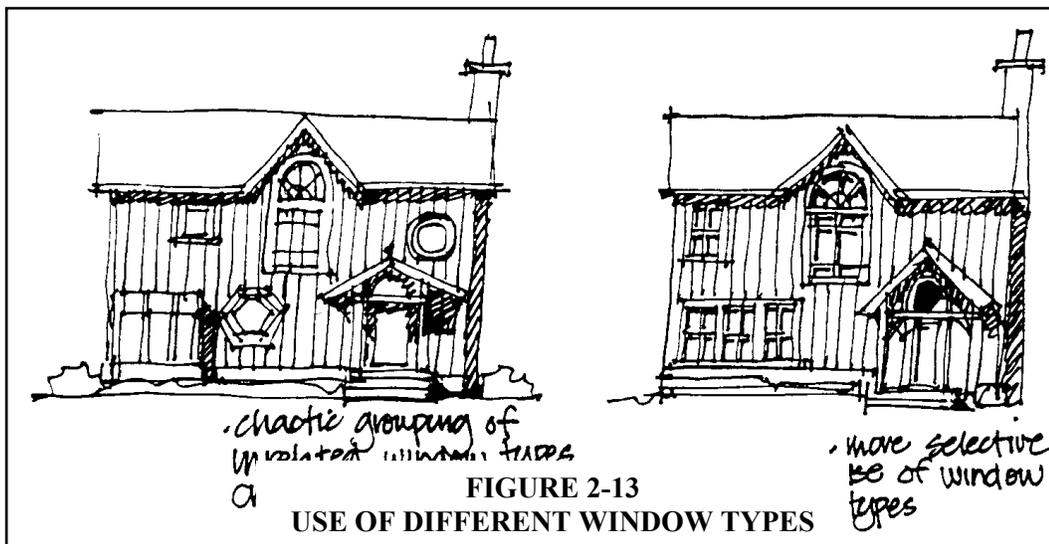
FIGURE 2-11
ARTICULATION EXAMPLE

proportions of the building. Small-paned windows, as seen on colonial buildings, are not appropriate for Truckee. Raw aluminum windows, reflective glass and tinted windows should be avoided. Decorative windows should be used in limited quantities. Window shapes other than flush-mounted rectangles (e.g., round, oval, arched, spherical and bays) should be used sparingly as accents to avoid creating overly busy facades.

2. Window openings should reflect a distinction between uses that occur within the building. Typically ground floor windows are larger than those found on upper levels. Careful consideration should be given to the ratio of solid wall area to window area. Window selection and placement should avoid the extremes of the monotony of many identical windows or the confusion of overly varying windows. Treatments that will obscure the visual distinction between windows and walls (e.g., spandrel glass) should not be approved.

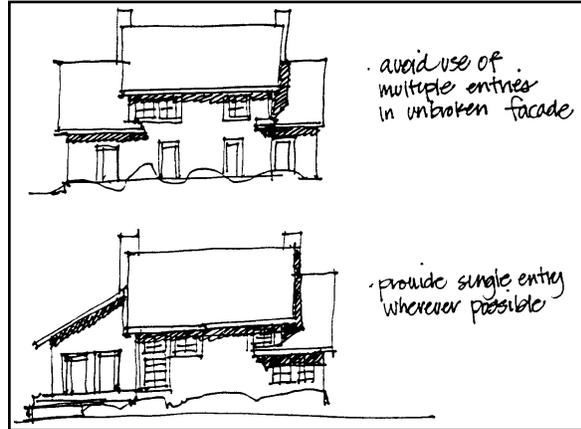


**FIGURE 2-12
WINDOW DESIGN**



**FIGURE 2-13
USE OF DIFFERENT WINDOW TYPES**

- E. Doors.** Doors should be located in a manner that complements the design of the building as well as serving their intended function. Excessive numbers of exterior doorways may give a building a dormitory-like character. The use of common entry ways in protected locations may also contribute to energy efficiency. Where possible, doors should open onto exterior areas that receive direct sunlight. Snow should not shed onto entrances. Fancy scalloped, colonial and Dutch doors are also out of character.



**FIGURE 2-14
BUILDING ENTRY PLACEMENT**

F. Entries.

1. Entries should be protected from the elements and should create a focal point for the building.
2. Wall recesses, roof overhangs, canopies, arches, signs and similar architectural features should be integral elements of the building's design, calling attention to the importance of the entry.
3. Consider the use of airlock entries to help with building climate control.

- G. Wall features.** Wall design features should not be overly decorative; however, blank side and end walls should be avoided. Continuity of design should continue around all visible sides of the building. The use of ornamental detailing should be limited and in keeping with historical contexts. While detailing is often required to make a building look good, the overuse of it will detract from the composition as a whole. Likewise, the use of detailing which is not in context with its architectural style will detract from the overall appearance of the building.

- H. ~~Balconies, and porches, decks, and patios.~~** Balconies and porches, like other wall features, should be simply designed. The use of long, vertical or horizontal balconies or horizontal bands of balconies is discouraged. Balusters and railings should be designed in a simple and straightforward manner. The mass of the balusters and the railing should match the building's overall architectural design. Ornate balusters and railings (e.g., Swiss or historic motifs) should be avoided. Balconies should be designed to prevent snow accumulation, interior leaks and icicle buildup. They should be located so that neither snow nor ice falling on or from them can endanger passersby.

[In residential projects, any private balcony, deck, or patio provided shall be for the sole use of and immediately accessible to the dwelling unit it is designed to serve. Reference Section 18.25.090.B \(Balconies, porches, decks, and patios\).](#)

I. Roofs and rooflines.

1. **Appropriate material.** The following roofing materials are considered appropriate for Truckee's climate and architectural style:

- Slate;
- Standing seam metal roof in dark earth tone colors;
- Thick or dimensional ~~asphalt-composition~~ shingle in dark earthtone colors (browns, greens, and grays);
- Treated wood shake;
- Flat concrete tiles/shingles in dark earth tone colors;
- Corrugated metal with rough or rusted/rustic finish; and
- Copper or terne metal.
- Dark matte shingles made of recycled materials; and
- Granulated cap sheet, asphalt, and bitumen materials can be used to create light-colored rooftops.

2. **Inappropriate materials.** The following roofing materials are considered inappropriate and are strongly discouraged:

- Untreated, unpainted aluminum or metal;
- Overly decorative composition shingles with clipped corners or multiple colors in a single field (similar shades in a field are allowed);
- Brightly colored materials;
- Spanish tile;
- White rock/gravel; and
- Corrugated metal with smooth or shiny finish.

3. **Roof design.** Roof design contributes strongly to the image of a structure as having quality and permanence. Structures with full-pitched roofs project a more small-town image and reinforce the pedestrian orientation that is encouraged in Truckee. Therefore, new freestanding structures should incorporate full-pitched roofs whenever possible. Structures with flat roofs may be considered if determined compatible with an overall design theme.



**FIGURE 2-15
DESIGN FOR SNOW SHEDDING**

- a. Roofs may be gable, hip or shed-type, but in all cases should either be full pitched or should appear so from the street. Any flat portions (i.e., equipment wells) should be relatively small and not visible from streets or other areas where the public has access. On larger structures, pitched roofs should be multi-planed to avoid large expanses of monotonous single-planed roofs.
- b. Flat roofs may be considered for larger structures when it is determined that a project's overall design is amenable to flat roofs and is otherwise consistent with the objectives of these guidelines. When flat roofs are used, there should be a screening parapet topped with a coping, cornice, or, if determined appropriate to the project's style, a modified mansard. Mansards should maintain the same roof pitch as surrounding structures and should be both high and deep enough to create the illusion of being a true roof. Small, steeply-pitched mansard roofs that appear as "stuck-on eyebrows" are discouraged.
- c. Roof design should anticipate snow-shedding areas. Roof pitches should be designed so that falling snow or ice will not threaten human safety or property. Walkways, entries, decks or landscaping should not be located where they will be damaged by falling snow. Whether the roofing material and pitch will hold or release snow should be considered. If buildings are spaced too close together, snow sliding off the roof may damage adjacent structures. Building designers should familiarize themselves with problems common to the mountain environment (e.g., ice damming, roof loading and snow accumulation against walls).

- d. Roof architectural features should be used sparingly. The location of roof architectural elements is critical to avoid an over decorated, visually confusing appearance. Dormers can be placed at the roof eave or within the field of the roof. Dormers should have the following shapes: shed dormer, gable dormer and hip dormer. Swoop dormers should not be permitted. In general, roof ornaments (e.g., finials, scroll work on the ridge or on barge boards or on eave boards, and decorative turrets) are discouraged. Snow diverters and retainers may be necessary installations on the roofs. They should be handled as an integral part of the roof shape.

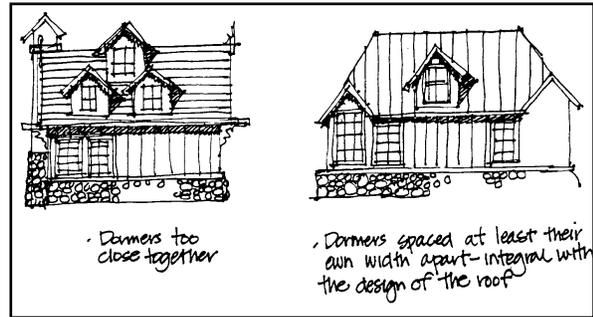


FIGURE 2-16
ROOF ARCHITECTURAL FEATURES

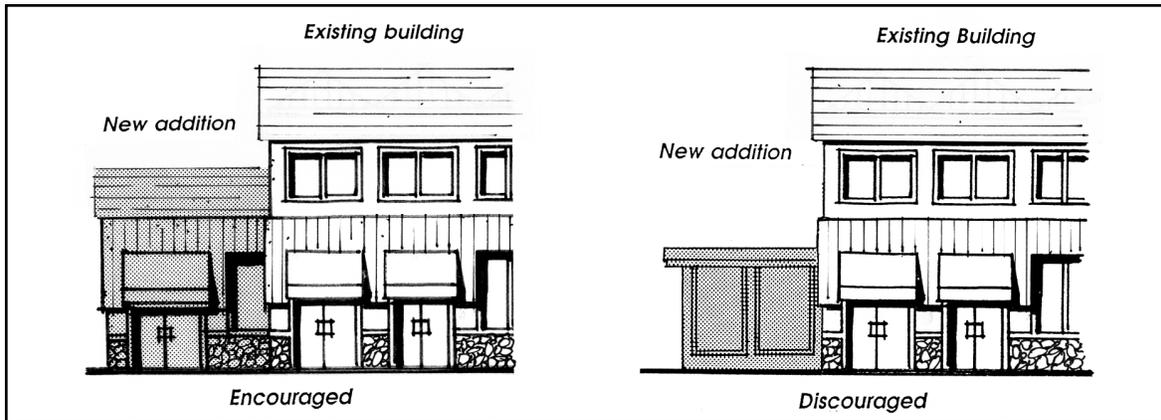
- e. Utilize either hip, gable or shed roof forms as elements of Truckee Funk. Combinations of these roof types are also acceptable. Avoid the extensive use of flat roofs, ~~steeply pitched A-frame roofs~~, geodesic domes or mansard “eyebrow” type roofs.
- f. Roofs, overhangs and balconies should be designed to avoid the destructive effects of snow and ice falling onto other buildings, pedestrians, cars, powerlines and landscaping.

4. **Parapets.** Parapet walls should be treated as an integral part of the structure’s design. They should receive architectural detailing consistent with the rest of the facade and should not appear as unrelated elements intended only to screen the roof behind.

J. Additions to existing structures.

1. Building additions should follow the same general scale, proportion, massing and detailing as the original structure and should not be a stark contrast; exceptions may be made for additions to historic structures listed on the Town of Truckee Historic Resources and Architectural Inventory. See the Downtown Truckee Specific Plan Volume 3: Historic Design Guidelines for additional information.

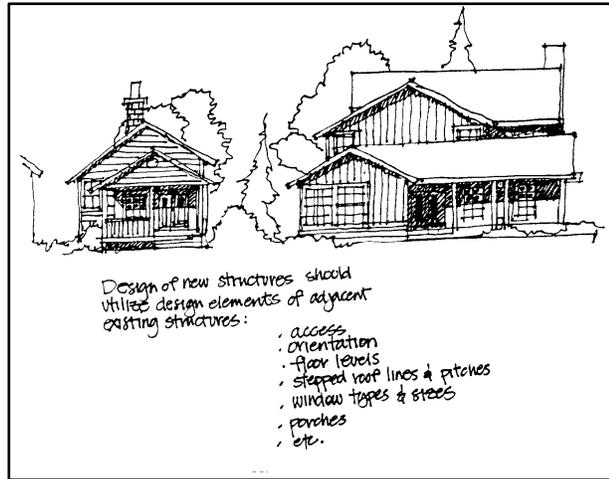
2. The design of a new addition should incorporate the main characteristics of the existing structure. This may include the following: the extension of architectural lines from the existing structure to the addition; repetition of bay, window and entrance spacing; use of harmonizing colors and materials; and the inclusion of similar architectural details (e.g., window/door trim, lighting fixtures, stone/brick decoration).



**FIGURE 2-17
COMPATIBLE DESIGN IN BUILDING
ADDITIONS**

K. Residential compatibility. New buildings along the edge of a commercial district should step down to a height and scale similar to the abutting residential structures. This step-down in size and scale can help minimize shading of adjacent residential structures during winter months and create a smooth transition between the two districts.

L. Compatibility with context. New buildings should be in proportion to surrounding buildings, except in those cases where current buildings are oversized. New buildings should also be properly proportioned to the pedestrian realm. Harmony in mass, lines and materials is important, but monotony should be avoided. Buildings should be designed so that adverse impacts on adjacent buildings and properties are minimized. Loss of natural lighting, shade trees, noise pollution, and exhaust fumes and heat from venting should be addressed during project review, and all possible efforts should be made to avoid these effects.



**FIGURE 2-18
CONSISTENCY WITH CONTEXT**

18.24.060 – Site Design Guidelines

A. General site design guidelines. Project site planning should comply with the following guidelines:

1. **Consider adjacent development.** Each development proposal should demonstrate consideration for the existing conditions on and off the site including the following:
 - a. Land use and site organization of neighboring properties;
 - b. Architectural character/style of neighboring structures;
 - c. Existing natural features (i.e., mature trees, landforms, etc.);
 - d. Opportunities to preserve or enhance views of the mountains;
 - e. Privacy and solar access of the site and neighboring properties; and
 - f. Links to adjacent development using sidewalks and shared access drives and parking.

B. Define the public realm. New buildings should help realize the dominant massing and landscape character of their adjacent public realm or establish a new one where the public realm

has not been defined. In either case, appropriate mass and scale should be designed to create a comfortable pedestrian environment.

1. **Pedestrian walkways.** Projects should connect the on-site pedestrian circulation system to the off-site public sidewalk at intervals of at least one connection for each 200 lineal feet (or fraction thereof). Parking areas should be connected to building entrances by means of enhanced paving (patterned or stamped) and/or protected walkways. Projects with multiple buildings that do not provide obvious, easy-to-use pedestrian paths between buildings shall be discouraged.

C. Building placement.

1. **General placement principles.**

Buildings should generally be oriented parallel to streets and placed as close to the street as required and established setbacks permit. Buildings may be angled to create interesting juxtapositions if there is a specific design goal to be achieved. However, the definition of the street edge is an important and legitimate role for buildings and this needs to be considered. Exceptions may occur for wider setbacks from the street if a compatible use is proposed (e.g., outdoor dining or pedestrian rest area) or to maintain continuity with landscaped areas on adjacent properties.

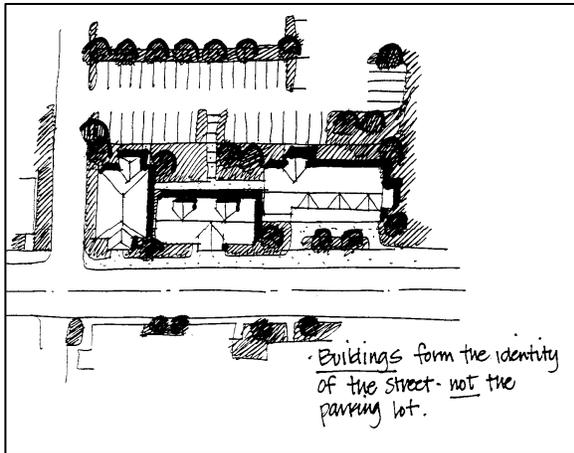


FIGURE 2-19
BUILDING PLACEMENT AT STREET

2. **Building orientation.** Placement of the building in relation to the surrounding elements is equally as important as the design of the building.
 - a. The proposed building orientation should respect the orientation of surrounding buildings, existing pedestrian paths and sidewalks, and the orientation of surrounding streets. Rows of buildings which create a monotonous, “cookie-cutter” design are discouraged.
 - b. Buildings should not be oriented to large parking lots located between the building and the street, and should invite pedestrian movement along the street frontage and between buildings and parking areas.

- c. The placement of building entrances and windows should also be considered in the context of building orientation. Building entrances and windows are essential elements that physically connect outdoor and indoor activity for pedestrians, making walking a more enjoyable and interesting experience. Provide building entrances where appropriate, taking into consideration the location of the building, present and potential future uses of the building, pedestrian circulation routes, and the character of surrounding developments. Create prominent entries along building frontages and primary points of access to ground the building mass and orient the user.

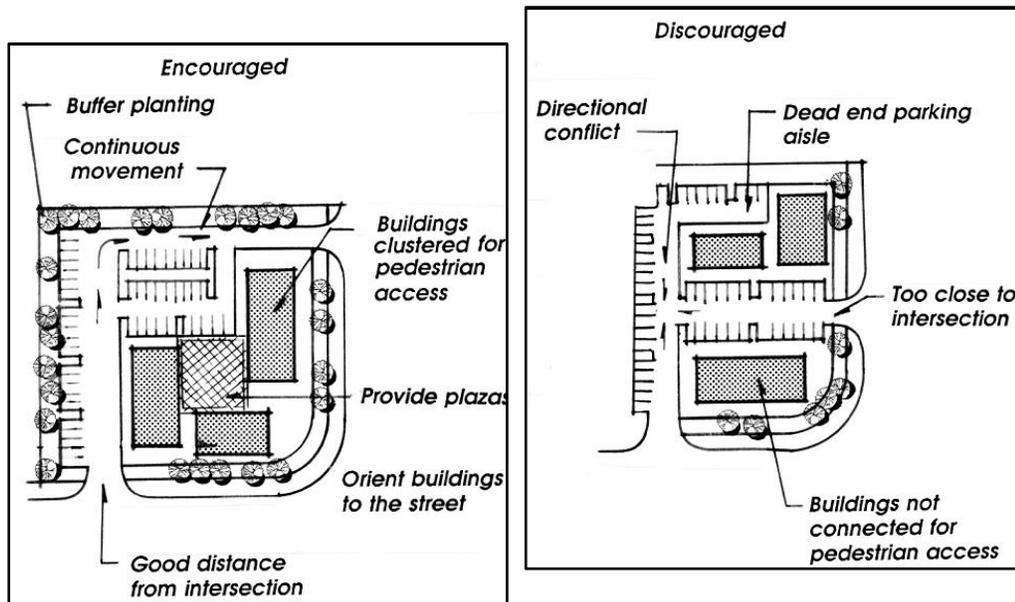


FIGURE 2-20
LOCATION OF PARKING AND BUILDINGS

3. **Corner buildings.** Corner buildings should have a strong tie to the setback lines of each street. The primary mass of the building should not be placed at an angle to the corner. This does not preclude angled building corners or an open plaza at the corner, which are strongly encouraged.
4. **Projects with multiple structures.** Multiple buildings in a single project should create a positive functional relationship with one another. Whenever possible, multiple buildings should be clustered to achieve a “village” scale. This creates opportunities for plazas and pedestrian areas while preventing long “barracks-like” rows of buildings. When clustering is impractical, a visual link should be established between buildings. This link can be accomplished through the use of an arcade system, trellis, colonnade, or through enhanced paving. [Refer to Section 18.46 \(Open Space/Cluster Requirements\).](#)
- 4.5. **Buildings on slopes.** Buildings constructed on hillsides should step to follow the natural terrain. Projects that significantly alter the natural slope can have a great visual impact and are strongly discouraged. Refer to Section 18.36.050 (Design Criteria for Hillside Development).

- D. Protection of views and natural features.** Buildings should be sited to preserve significant views, vegetation and existing land forms. Views from three vantage points are critical in the siting of buildings — looking at the site from other areas, looking at other areas from the site, and looking through the site from key places within the project. The primary concerns relate to maintaining views both to the site and features beyond. Projects should be designed so they complement rather than dominate the natural landscape. Views should also be considered in the preparation of a landscape plan, particularly where plant material will be considerably larger at maturity. On-site simulation or accurate photographic simulations should be used to describe the impact of larger projects on views.

- 1. 1. Consideration of views in project design.** Scenic views and the natural environment surrounding the project site should be considered early during the conceptual design stage of a project. For instance, buildings placed against the backdrop of hillsides, mountains or watercourses should be considerate of their surroundings and not obscure scenic views by being oversized, extremely tall or painted to draw attention away from the natural environment. [Refer to Section 18.46 \(Open Space/Cluster Requirements\).](#)



**FIGURE 2-21
VIEW PROTECTION**

- 1. 2. Open space areas.** Open space areas should be accessible from the majority of structures, and should be oriented to take advantage of sun or shade as appropriate. The type and function of the open space areas should be considered early in the design process to ensure all open space areas are well-integrated into the overall site plan. [Refer to Section 18.46 \(Open Space/Cluster Requirements\).](#)

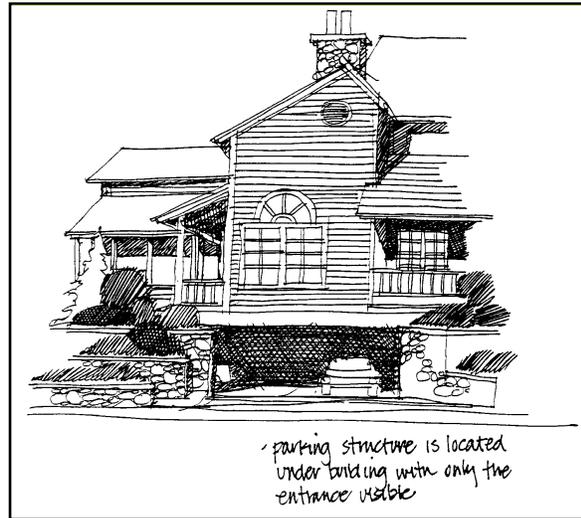
- E. Snow storage areas.** Designated snow storage areas should be accommodated in a way that does not block visibility for motorists. Snow storage areas should consider vegetation as well as solar access. Do not locate snow storage in predominantly shady areas. Areas designated for snow storage should use suitable plant materials including vigorous ground covers, perennials, willows and planters with low edges to facilitate plow access. Snow storage is not permitted across public sidewalks. See also Section 18.30.130 (Snow Storage).

F. Parking location.

- 1. General placement principles.** The visual impact of parking lots should be minimized by locating these facilities to a portion of the site least visible from the street and by providing adequate screening and parking lot landscaping. Refer to Chapter 18.50 (Parking Design Guidelines).

- a. Parking areas should be located to the rear of buildings or screened so that they do not dominate the streetscape. Combinations of fences, berms and enhanced landscaping should be used to screen parking areas. Design the landscaping to provide snow storage areas.
- b. When parking lots occur on sloping terrain, step the parking lots to follow the terrain rather than allowing the lot surface to extend above or below natural grade. When more than 25 parking spaces are required, utilize the buildings, natural topography and landscape to break them up into smaller more sensitively-scaled parking areas.

- c. Enclosed parking structures should be designed to minimize their visual impact. Depressing enclosed parking structures into the ground will make them less obvious to passersby and will facilitate screening with landscaping. Parking structures that are more than one story in height should provide retail or office space at street level to screen vehicles.



**FIGURE 2-22
PARKING STRUCTURE LOCATION**

- d. Parking facilities should be located, designed and provided access in coordination with parking on adjacent parcels. Where feasible, pedestrian and vehicle access should be provided across property lines between adjacent parking facilities on separate parcels.
- e. Parking facilities should be oriented towards major roadways, and the use of neighborhood roadways, particularly local streets, is discouraged.

G. Street character. The single most important element in creating street character is building location. Buildings are what create street and neighborhood form, define the public realm, and weave the built fabric of Truckee together. Careful consideration should be given to how buildings relate to their physical context (towards the street, towards buildings across the street, and towards adjacent buildings), as well as to their historical, cultural and climatic context. In order for inviting and genuine street character to be successfully achieved, new buildings should be designed so that a minimum of 50 percent of the total street frontage is occupied by buildings located at the sidewalk. This siting, together with substantial landscaping treatment, reinforces and strengthens the overall streetscape, and helps to screen off-street parking areas.

18.24.070 - Sustainability Design Guidelines

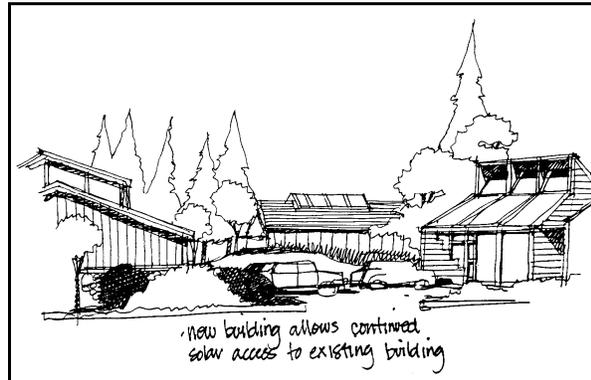
This section provides general sustainability design guidelines. Site planning and building design should take advantage of all reasonable opportunities to reduce energy and other resource consumption, in compliance with the Conservation and Open Space Element of the General Plan.

A. Sustainability objectives.

1. Incorporate sustainable building design strategies, both passive and active, that encourage energy efficiency, improve indoor air quality, and encourage water and resource conservation.
2. Create development patterns that reflect compact, neighborhood-oriented infill and clustered development that decreases urban sprawl, minimizes loss of open space and natural resource impacts, and encourages alternative modes of transportation.
3. Use a whole building approach to sustainability by recognizing building performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

B. Solar exposure and orientation.

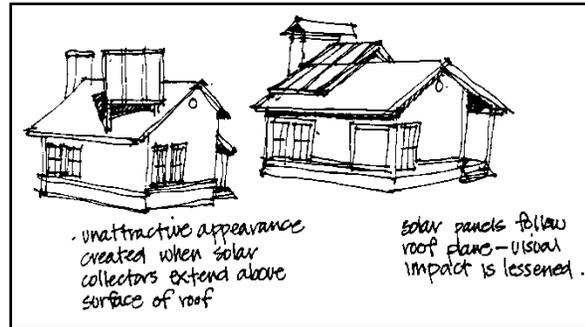
1. Building placement and landscaping should accommodate [active or passive](#) solar designs. Maintaining solar exposure to adjoining buildings and sites is essential. In the winter, places that are mostly in shadow will be cold and unusable while places in sunlight will get used. Buildings, vegetation and land forms can cast shadows and block sunlight, and the color and choice of building surface can play an important role in reflecting sunlight into adjoining exterior spaces.



**FIGURE 2-23
SOLAR ACCESS**

2. New structures should be oriented to maximize solar access opportunities to the greatest extent feasible.
3. Lot sizes/configurations should be planned to maximize the number of structures oriented so that the south wall and roof area face within 45 degrees of due south, while permitting the structures to receive cooling benefits from prevailing breezes and any existing or proposed shading.
4. Roof-mounted solar collectors should be placed in the most inconspicuous location without reducing the operating efficiency of the collectors. Wall-mounted and ground-mounted collectors should be screened from public view with material that is compatible with the building's architecture.

5. Roof-mounted collectors should be installed at the same angle or as close as possible to the pitch of the roof.
6. Appurtenant equipment, particularly plumbing and related fixtures, should be installed in the attic or screened from public view. [Refer to Section 18.24.090.A.2 \(Services and Utility Placement Design Guidelines, Screening\).](#)
7. Exterior surfaces of solar collectors and related equipment should have a matte finish and should be color coordinated to harmonize with roof materials and other dominant colors of the structure.
8. Skylights and solar panels should be installed as unobtrusively as possible. Skylights and solar panels should be designed to fit flush with the roof surface or up to a maximum of two feet above the surface of the roof. Reflective materials should not be used unless thoroughly shielded to prevent reflection onto adjoining or nearby properties.
9. Solar access should be considered for natural lighting and to avoid shading of pedestrian areas in order to help speed the melting of snow. The use of passive-solar design, solar panels including roof-mounted systems, and solar-powered systems (i.e. water heating, electricity, etc.) are encouraged.



**FIGURE 2-24
APPROPRIATE SOLAR PANEL
LOCATION**

18.24.080 – Landscaping and Hardscape Design Guidelines

Landscape and hardscape should enhance the character of new buildings, address the ever-changing Truckee climate, and facilitate low-impact development strategies. The following guidelines should be considered in conjunction with Chapter 18.40 (Landscaping Standards) and Chapter 18.42 (Landscape Design Guidelines).

A. General landscaping and hardscape design guidelines.

1. Landscaped areas should be planned as an integral part of the overall project and not simply located in “leftover” areas of the site.
- ~~2.~~ 2. Landscaping should be used to help define outdoor spaces including the public realm, to soften a structure's appearance and/or enhance architecture, and to screen parking, loading, storage and equipment areas.

1.3. Spaces between buildings may provide usable hardscape (patios, decks, etc.) in addition to landscaping.

3. The use of on-site pedestrian amenities (e.g., benches, shelters, drinking fountains, lighting and trash receptacles) is encouraged. These elements should be provided in conjunction with on-site open spaces and be integrated into the site plan as primary features.
4. Use decorative hardscape materials (i.e., pavers, colored or patterned concrete, raised planter boxes, etc.) where appropriate to enhance projects, identify primary pedestrian paths, seating areas, plazas and public spaces.
5. Integrate stormwater management into landscape and hardscape design early in the design process.

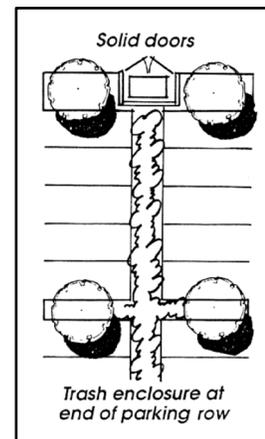
18.24.090 – Services and Utility Placement Design Guidelines

Service areas and public utilities should be located in a manner that does not interfere with the form of buildings or their landscape.

A. Services and utility placement.

1. Refuse, storage and equipment areas.

- a. Refuse containers, service areas, loading docks and similar facilities shall ~~not~~ be located in areas out of view from the general public and so that their use does not interfere with on-site parking or circulation areas and adjacent uses, especially residential uses. They shall ~~not~~ block access to designated snow storage areas. Reference Section 18.30.150 (Solid Waste/Recyclable Materials Storage).
- b. Trash bins shall be fully enclosed in compliance with Section 18.30.150 (Solid Waste/Recyclable Materials Storage). Enclosures should be screened with landscaping on their most visible sides. Recommended locations include inside parking courts or at the end of parking bays. Locations should be conveniently accessible for trash collection and maintenance and should not block access driveway during loading operations.
- c. Trash storage areas that are visible from the upper stories of adjacent structures should include a roof cover to mitigate unsightly views. The covering structure should be compatible with the site's architectural style while still allowing for ease of use and service.

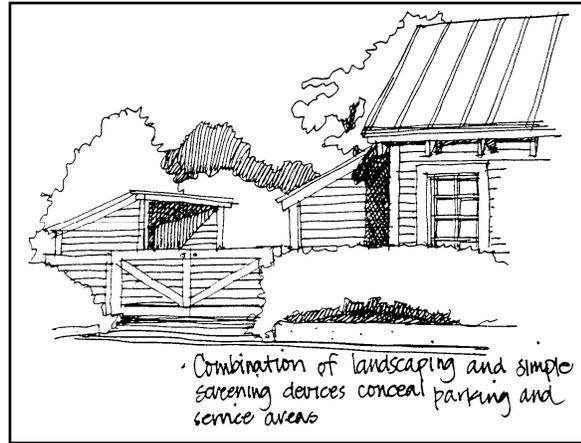


**FIGURE 2-25
TRASH
ENCLOSURE
LOCATION**

- d. Utility equipment (e.g., electric and gas meters, electrical panels and junction boxes) should be located in a utility room within the structure or enclosed utility cabinets at the rear of the structure.

2. Screening.

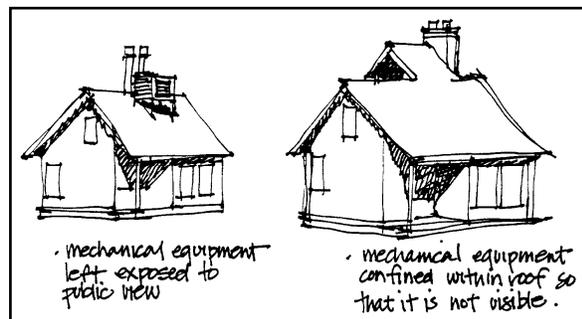
- a. Screening is a technique used to protect and separate uses and site functions from one another for the purpose of decreasing adverse noise, wind or visual impacts and to provide privacy. The need for screening should be considered early in the design process so that screening elements (e.g., walls, fences, berms, landscaping) can be effectively integrated into the overall project design and not added later as an afterthought.



**FIGURE 2-26
SCREENING SERVICE AREAS**

- b. The method of screening should be compatible with the adjacent structure in terms of overall design, materials and color.
- c. Where screening is required at the ground level, a combination of elements should be considered including solid masonry walls, wood fences, berms and landscaping.
- d. All screening facilities should be of adequate size for their intended purpose without dominating the site, blocking sight distances, or creating unnecessary barriers.

- e. Mechanical equipment (e.g., compressors, air conditioners, pumps, heating and ventilating equipment, generators, satellite dishes, communications equipment) and any other type of mechanical equipment for the building should be concealed from view of public streets and neighboring properties. Utility meters and equipment should be placed in locations that are not exposed to view from the street. Screening devices shall be compatible with the architecture and color of the adjacent structures.



**FIGURE 2-27
SCREENING OF ROOF-MOUNTED EQUIPMENT**

- f. Mechanical equipment should not be located on the roof of a structure unless the equipment can be hidden by building elements that are an integral part of the building's design.
 - g. All roof equipment shall be properly screened from public view, in compliance with Section 18.30.110 (Screening). Screening should be an integral part of the roof design and not appear as a "tacked-on" afterthought. For flat roofs, a screen enclosure behind a parapet wall may be used if it is made to appear as an integral part of the structure's design. Ground or interior-mounted mechanical equipment (with appropriate screening) is encouraged as an alternative to roof-mounting.
 - 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.



**FIGURE 2-28
DRIVE-THROUGH DESIGN**

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.

B. 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.

- a. The primary presence along the major street frontage should be the building and driveway approach, not the parking lot.
- b. No more than five short-term parking spaces should be provided near the office for check-ins.
- c. Exterior corridors on multi-level buildings are discouraged and should not be located near residential uses.
- d. Delivery and loading areas should not be located near residential uses.
- e. Mechanical equipment, including swimming pool equipment, should be located to ensure compliance with Chapter 18.44 (Noise).
- f. Recreational facilities (e.g., swimming pools) should be located where guests can use them in some privacy. They should not be exposed to public streets to function as advertising.
- g. Avoid locating driveway, garage ramps or loading and service areas where they interfere with the flow of pedestrian movement or impact the privacy of guest rooms.
- h. Utilize parking lots and open spaces on the site to help buffer the hotel/motel from any adjacent incompatible uses.

2. Building design.

- a. Noise attenuation techniques should be included in the design of buildings near major noise generators (e.g., major streets or the I-80 freeway).
- b. Air conditioning and heating units should not be visible from public streets. Avoid exterior units for each room.
- c. For structures over two stories, guest rooms should be accessible from hallways within the hotel. Room entrances that are directly adjacent to parking lots or exterior walkways are discouraged.

C. Industrial/business park uses. Industrial buildings are typically large utilitarian structures with little or no architectural interest. The following guidelines are intended to ensure attractive, well-designed structures while recognizing their basic industrial nature. Proper site planning and screening of work and storage areas are promoted over architectural design themes. The guidelines are intended to protect adjacent uses from objectionable views, excessive noise and similar impacts that are typically associated with industrial uses.

1. General design objectives.

- a. A variety of building and parking setbacks should be provided to avoid long monotonous building facades and to create diversity within the project.
- b. The main entrance of the building should be prominently located to ensure visibility from the nearest public right-of-way.
- c. Building setbacks should be provided proportionate to the scale of the structure and in consideration of existing adjacent development and the desired public realm for the area. Larger structures require more setback area for a balance of scale and so as not to impose on neighboring uses.
- d. Structures should be placed to create opportunities for plazas, courts or gardens. Setback areas should be considered for use as open space for patio areas.
- e. The main elements of quality business park/industrial site design that should be incorporated in new or changed projects include the following:
 - (1) Clustered buildings to facilitate shared infrastructure;
 - (2) Well-screened or hidden service areas located at the sides or rear of buildings;
 - (3) Convenient access, visitor parking and on-site circulation;
 - (4) Screened outdoor storage, work areas and equipment;
 - (5) Prominent building entries and enhanced landscaping;
 - (6) Placement of buildings to provide plazas and courtyards; and
 - (7) Landscaped open space.

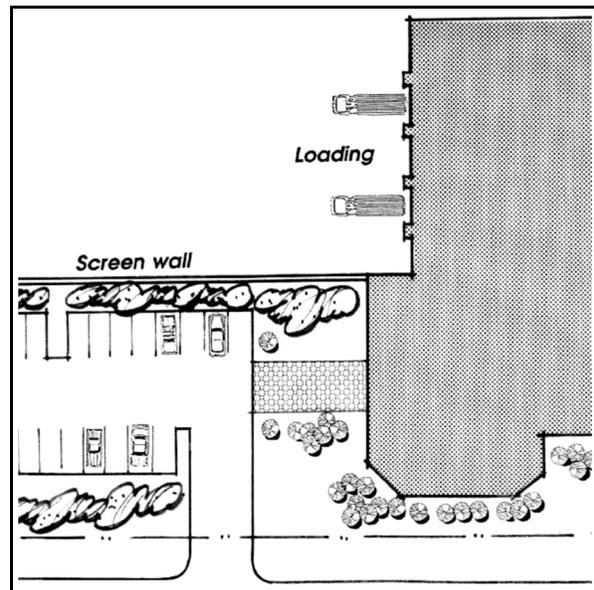
2. Parking and circulation.

- a. Parking lots should not be the dominant visual elements of the site. Large expansive paved areas located between the street and the building are to be avoided in favor of smaller multiple lots separated by landscaping and buildings. Parking should be located to the sides and rear of buildings whenever possible.

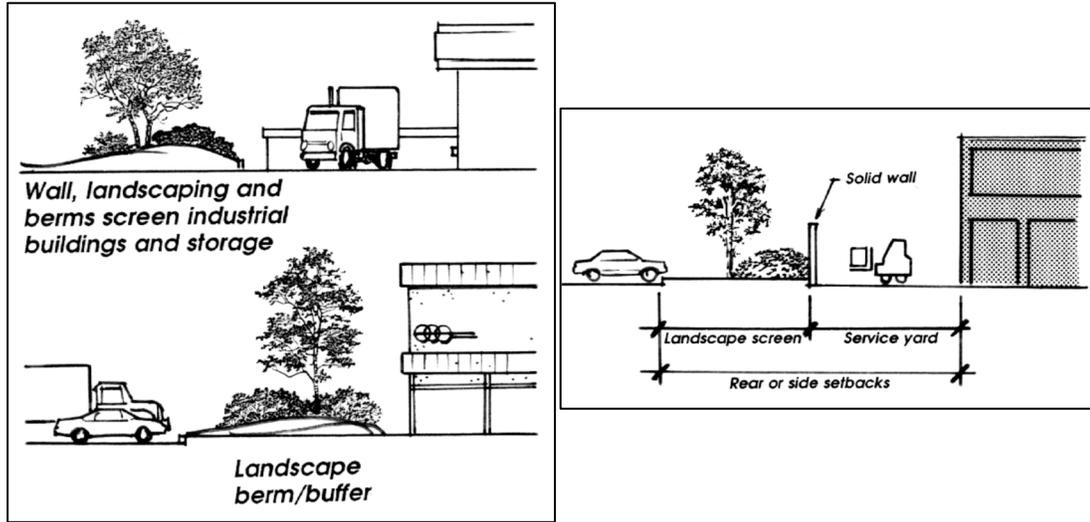
- b. Site access and internal circulation should be designed in a straightforward manner which emphasizes safety and efficiency. The circulation system should be designed to reduce conflicts between vehicular and pedestrian traffic. Truck maneuvering areas should be separated from parking areas.
- c. Entrances and exits to and from parking and loading facilities should be clearly marked with appropriate directional signage where multiple access points are provided.
- d. Parking lots adjacent to and visible from public streets must be adequately screened from view through changes in elevation, landscaping or combinations thereof.

3. Loading facilities.

- a. To alleviate the unsightly appearance of loading facilities for industrial uses, these areas should not be located at the front of buildings where it is difficult to adequately screen them from view. Loading facilities are more appropriate at the rear of the building where special screening may not be required.
- b. When it is not possible to locate loading facilities at the rear of the building because of circumstances unique to the site, loading docks and doors may be located at the side of the building but must be screened from view by a combination of screen walls, ornamental landscaping and/or portions of the building. Gates should be located so as not to allow views from the public right-of-way into loading areas.
- c. Backing from the public street onto the site for loading causes unsafe truck maneuvering and shall not be utilized except at the ends of industrial cul-de-sacs where each circumstance will be considered on a case-by-case basis.



**FIGURE 2-29
LOCATION OF LOADING AREAS**



**FIGURE 2-30
SCREENING OF LOADING AREAS**

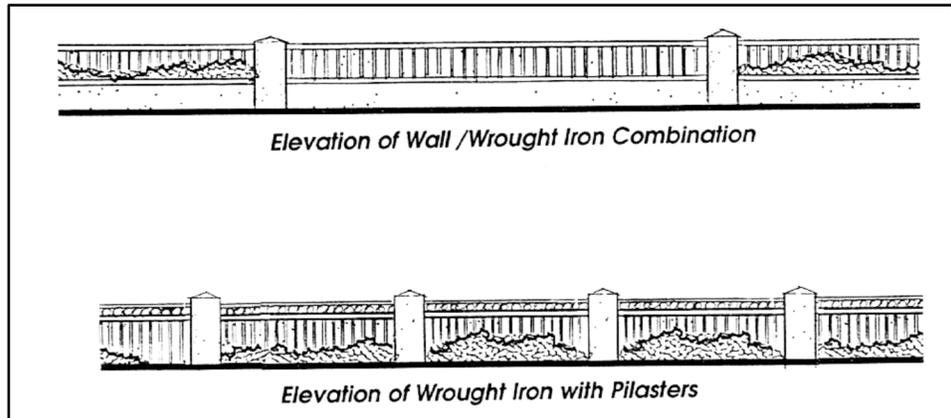
4. Landscaping.

- a. Landscaping should be used to define entrances to buildings and parking lots, define the edges of various land uses, provide transition between neighboring properties (buffering) and provide screening for outdoor storage, loading and equipment areas.
- b. Landscaping around the entire base of buildings is recommended to soften the edge between the parking lot and the structure. Landscaping should be accented at building entrances to provide focus.
- c. Earth berms can be used at the edge of the building in conjunction with landscaping to reduce the apparent height of the structure, especially along street frontages.
- d. Landscape design and materials should enhance and be compatible with the existing vegetation. Use of native, drought-tolerant plant materials is highly desired. Also see Chapter 18.40 (Landscape Standards) and Chapter 18.42 (Landscape Design Guidelines).

5. Walls and fences.

- a. If walls are not required for a specific screening or security purpose, they should not be used. Where they are required, they should be kept as low as possible while still performing their screening and security functions.
- b. Where walls are used at property frontages, or screen walls are used to conceal storage and equipment areas, they should be designed to blend with the site's architecture. Landscaping should be used in combination with walls, especially along the street frontage to soften the design.

- c. Long expanses of fence or wall surfaces along the street frontage should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided along the wall at minimum intervals of 40 feet.



**FIGURE 2-31
WALL DESIGN**

- d. When security fencing is required across a property frontage, it should be a combination of solid pillars, or short solid wall segments, and wrought iron grill work, board formed concrete, stone or other material consistent with Truckee Funk.

6. Screening.

- a. Exterior storage and loading areas should be confined to portions of the site least visible to public view where screening may not be required.
- b. Where screening is required, a combination of elements should be used including solid masonry walls, berms and landscaping. Vinyl-coated chain link fencing with wood, vinyl plastic or metal slatting is an acceptable screening material only for areas not visible from a public street or parking lot.
- c. All equipment, whether on the roof, side of building or ground, shall be properly screened in compliance with Section 18.30.100.A.2 (Screening).

7. Architectural design guidelines.

- a. **Architectural style.** The architectural style of buildings in the business park/industrial category should incorporate clean simple lines. Buildings should project an image of high quality through the use of appropriate durable materials and well-landscaped settings. Also see Section 18.24.040 (General Design Guidelines).

a. Expression of structure.

As a category of structure type, industrial buildings often present unattractive, unadorned forms. To avoid overly simplistic, bland design, demonstrate expression through the following:

- (1) Long, “unarticulated” facades should be avoided. Facades with varied front setbacks and recessed entries are strongly encouraged.
- (2) Avoid blank front and side wall elevations on street frontages.
- (3) Entries to structures should portray a quality office appearance while being architecturally tied into the overall building composition and scale.
- (4) Alteration of colors and textures should be used to produce diversity and enhance architectural forms. Avoid the use of color change in place of architectural detailing.
- (5) A compatible variety of siding materials (i.e., metal, masonry, concrete, cement or wood) should be used to produce effects of texture and relief that provide architectural interest. Avoid incorporating too many materials and colors on a single-wall plane, particularly where there is not a logical transition in the architectural design.

DO THIS:

Larger buildings such as this research and development building can be broken up through the use of varied building heights and roof orientation.

**FIGURE 2-32
BUILDING ARTICULATION**

- c. Undesirable elements.**
Design elements which are undesirable and should be avoided include:

- (1) Large blank, unarticulated wall surfaces;
- (2) Exposed, untreated precision block walls;
- (3) False fronts;
- (4) “Stuck on” mansard roofs;
- (5) Residential architecture;
- (6) Mirror window glazing; and
- (7) Loading doors facing the street.

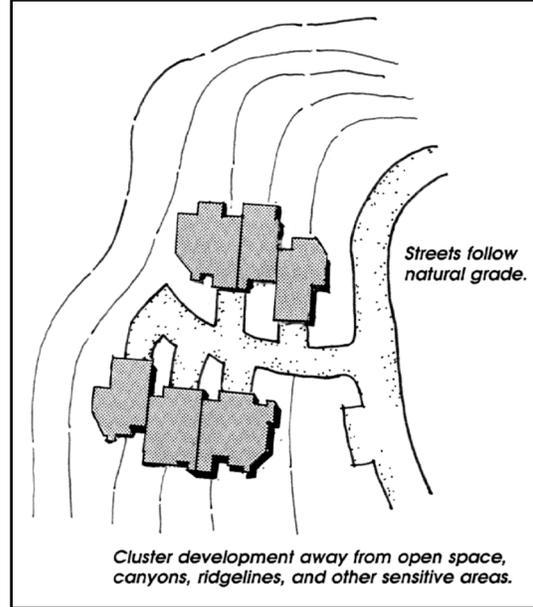
8. Metal buildings.

- a. All prefabricated metal buildings should be designed to have architectural interest, and articulation as is encouraged with conventionally built structures. In addition to architectural metal panels, exterior surfaces should include either stone, brick, wood or decorative masonry. Stock, “off-the-shelf” metal buildings are strongly discouraged as main structures.
- b. Metal buildings should employ a variety of building forms, shapes, colors, materials and other architectural treatments to add visual interest and variety to the building. Architectural treatments should emphasize the primary entrance to the building. Use of wood siding or other texturally-contrasting wall materials on entries, additions or customer-service areas is encouraged.
- c. Exterior surfaces that have the potential of being contacted by vehicles or machinery should be protected by the use of landscaped areas, raised concrete curbs, and/or traffic barriers. The use of stand-alone safety bollards should be minimized.

- D. Multi-family residential ~~uses requesting Flexible Design Review~~**—The densities of multi-family housing tend to create large parking areas, less private open space than is found in single-family areas, and long box-like structures. Parking facilities can dominate the site if not properly designed, and open spaces may be relegated to leftover areas not related to the structures or the people who live there. Residential developments with unarticulated walls and roofs surrounded by parking lots and rows of carports along public streets are examples of practices that should be avoided.

1. Site organization.

- a. The clustering of units should be a consistent site planning element. Projects containing more than 10 dwelling units should be broken up into groups of structures that are appropriate in scale and compatible with the neighborhood.
- b. Buildings should be oriented in random positions to avoid instances where living spaces of one structure face the living spaces of another and significantly reduce indoor privacy.
- c. Buildings should be oriented to create courtyards and common open space areas, thus increasing the aesthetic appeal of the development.



**FIGURE-2-33
CLUSTERING EXAMPLE**

DO THIS:	NOT THIS:
<p>Common open space</p> <p>Siting of Recreation Area Close to Project Entrance</p> <p>Special Entry Landscaping</p> <p>Special Paving</p>	
<p><i>Cluster buildings to create neighborhoods with strong aesthetic appeal.</i></p>	<p><i>This development reinforces monotony in site and building design, both of which are strongly discouraged.</i></p>

**FIGURE 2-34
MULTI-FAMILY DESIGN**

2. Building design.

- a. There is no specific architectural “style” proposed for multi-family/cluster residential structures. The primary focus should be on constructing a high-quality residential environment. The criteria presented here strives for this “quality” through descriptions and examples of appropriate building materials and architectural expression. Also see Section 18.24.040 (General Design Guidelines).



**FIGURE 2-35
ENCOURAGED
MULTI-FAMILY BUILDING DESIGN**

- b. Separations, changes in wall plane and height, and the inclusion of elements including balconies, porches, arcades, dormers and cross gables mitigate the “barracks-like” quality of flat walls and roofs of excessive length. Secondary hipped or gabled roofs covering the entire mass of a building are preferable to mansard roofs or pitched roof segments applied at the structure’s edge.
- c. Structures containing three or more attached dwellings in a row should incorporate at least one of the following:

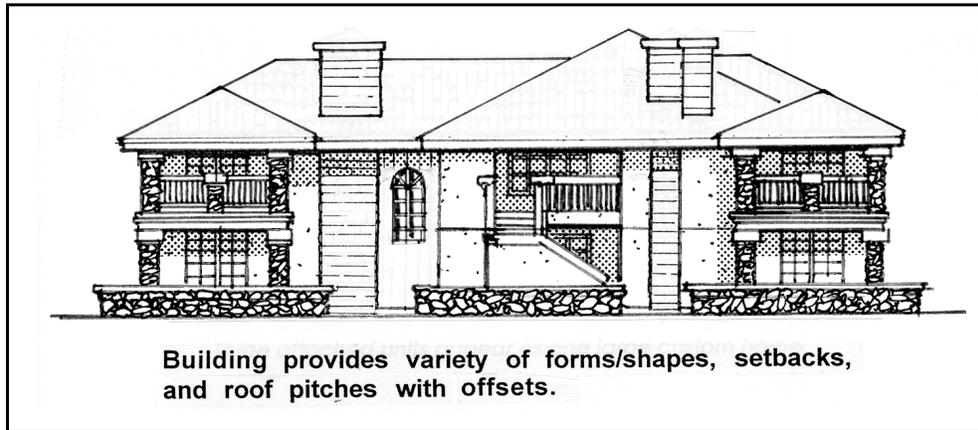


**FIGURE 2-36
DISCOURAGED
MULTI-FAMILY BUILDING DESIGN**

- (1) For each dwelling unit, at least one architectural projection not less than two feet from the wall plane and not less than four feet wide should be provided. Projections should extend the full height of single-story structures, at least

one-half the height of a two-story building, and two-thirds the height of a three-story building; or

- (2) A change in wall plane of at least three feet for at least 12 feet for each two units should be provided.
- (3) Multi-family residential projects with five or more dwelling units should include a variety of building rhythms among buildings to avoid architectural monotony and repetition throughout the development.

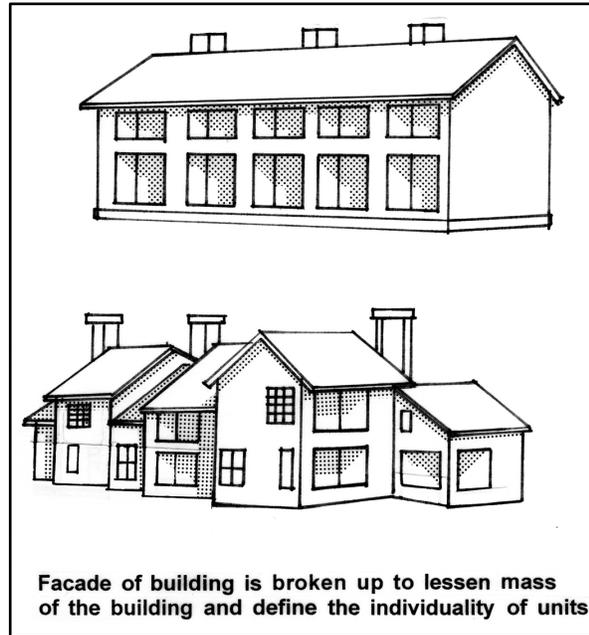


**FIGURE 2-37
BUILDING ARTICULATION**



**FIGURE 2-38
VARIETY IN BUILDING RHYTHM**

- c. Because multi-family residential projects are usually taller than one story, their bulk can impose on surrounding uses. The scale of these projects should be considered within the context of their surroundings. Structures with greater height may require additional setbacks so as not to dominate the character of the neighborhood. Large projects should be broken up into groups of structures. The use of single “megastructures” is to be avoided.



**FIGURE 2-39
BREAKING UP BUILDING MASS**

- d. The use of functional balconies, porches and patios is encouraged for both practical and aesthetic values. These elements should be integrated into structures to break up large wall masses, offset floor setbacks, and add human scale to structures. Design should be simple and straightforward.
- e. The use of long, monotonous access balconies and corridors which provide access to five or more units should be avoided. Instead, access points to units should be clustered in groups of four or less. The use of distinctive architectural elements and materials to denote prominent entrances is encouraged.
- f. Simple, clean, bold projections of stairways are encouraged to complement the architectural massing and form of the structure. Thin-looking, open metal, prefabricated stairs are discouraged.
- g. Support structures (e.g. laundry facilities, recreation buildings and sales/lease offices) should be consistent with the architectural design of the rest of the complex.
- h. For projects with multiple structures, reduce architectural monotony within a project through use of more than one building design, variations in architectural details, color, material, etc.

3. Parking and circulation.

- a. Project entry areas should provide the resident and visitor with an overview of the project. They should provide an open window with landscaping, recreational facilities and project directories. Special attention should be given to hardscape and landscape treatments to enhance the overall image of the project.

- b. The principal vehicular access should be through an entry drive rather than a parking drive. Colored, textured paving treatment at entry drives is encouraged.
- c. There are generally three means of accommodating parking: parking driveways, parking courts and garages within residential buildings. Projects with either long, monotonous parking drives or large, undivided parking lots are not desired. If parking within residential structures is not provided, dispersed parking courts are the desired alternative.
- d. Parking areas should be visible from the residential units which use them to the greatest degree possible.
- e. A parking court should not consist of more than two double-loaded parking aisles (bays) adjacent to each other. The length of a parking court should not exceed 14 stalls.
- f. Parking courts should be separated from each other by dwelling units or by a landscaped buffer not less than 30 feet wide. Each 10 spaces of parking, whether in garages, carports or open parking areas, should be separated from additional spaces by a landscaped bulb not less than 10 feet wide. Architectural elements (e.g., trellises, porches or stairways) may extend into these landscaped bulbs.
- g. Parking areas tucked under residential structures should be enclosed behind garage doors. Garages with parking aprons less than 20 feet in length should be equipped with automatic door openers ~~and roll-up doors~~.
- h. Where carports are utilized, they must follow the same spacing criteria as parking courts. Carports may be incorporated, with patio walls or used to define public and private open space, but incorporating carports into exterior project walls adjacent to streets is strongly discouraged. The ends of each cluster of carports should be concealed with low walls and landscaping.

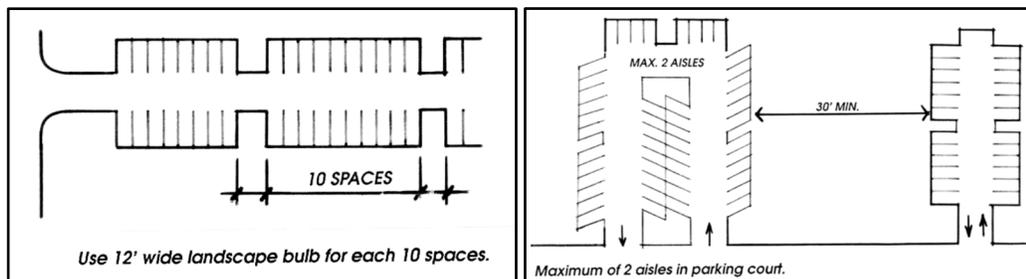


FIGURE 2-40
BREAKING UP BUILDING MASS

- i. Carports and detached garages should be designed as an integral part of the overall project. They should be similar in material, color and detail to the principal

structures. Due to snow loads, carports should not utilize flat roofs. Prefabricated metal carports shall be prohibited.

4. Open space areas.

- a. The design and orientation of active open space areas (e.g., children’s play areas, barbecue area, sports or pool area) should take advantage of available sunlight and should be sheltered from the noise and traffic of adjacent streets or other incompatible uses.
- b. Common open spaces should be conveniently located for the majority of units. Children’s play areas should be visible from as many units as possible. In complexes with more than 40 two-bedroom units, several play areas should be provided throughout the complex.

E. Commercial centers. Commercial centers are typified by the grocery store/drug store anchor with a series of smaller shops. They may also have one or more freestanding building sites. Because they are usually located in or next to residential areas, the major design issue is the interface between the center’s service activities and adjacent residences.

1. Site organization. Buildings should have a strong spatial and functional relationship to each other.

- a. Shopping centers should be divided into multiple buildings, and buildings should be clustered to achieve a “village” scale. This creates opportunities for plazas and pedestrian areas while preventing long “barracks-like” rows of buildings.
- b. Shopping centers should be designed to locate a minimum of 50 percent of the total building frontage (including pad buildings) at the front setback line. This siting, together with substantial landscaping treatment, reinforces and strengthens the overall streetscape and public realm, and helps to screen off-street parking areas.
- c. The location of open space areas should be accessible from the majority of structures, and should be oriented to take advantage of solar access.
- d. 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.

2. Building design.

- a. An “extruded” appearance should be avoided in the design of long linear buildings. Where long buildings are unavoidable, their linearity should be mitigated by changes in building height, wall plane, spatial volumes, and by varied use of window areas, arcades, materials and roof elements.
- b. Buildings adjacent to and visible from residential properties should be stylistically consistent with the more public portions of the buildings. Building scale should be

decreased adjacent to residential uses by reducing wall height, articulating wall and roof planes, and generating strong shadows.

- c. Large blank building walls and loading areas that disrupt the continuity of pedestrian-oriented shops should be avoided.

F. Office buildings. Office buildings have functional characteristics that result in physical forms different from other development: (1) their intensity of use is lower, (2) buildings are typically “live” on all four sides, (3) office activities are not limited to the first floor, (4) building perimeters have fewer entries and windows and thus have more opportunity for landscaping, and (5) the occupation of office buildings is more predictable.

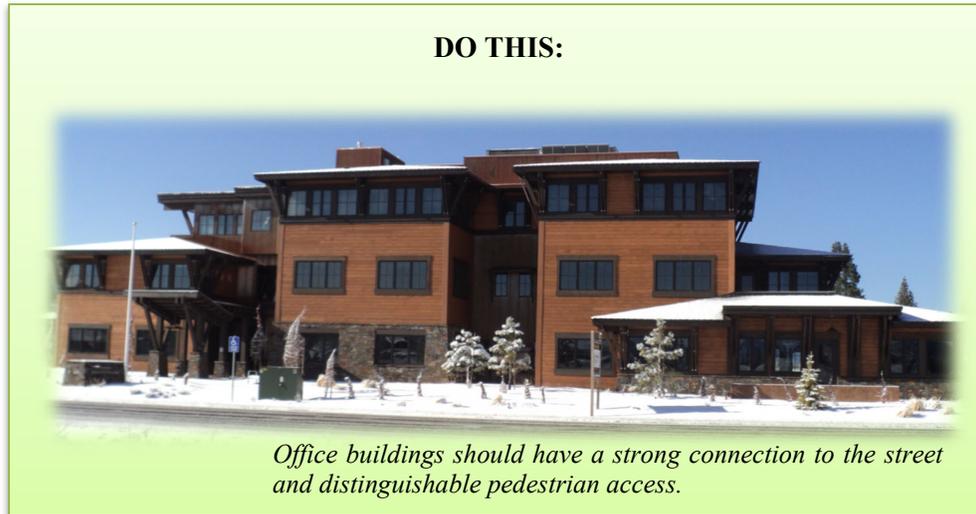
Because of their use patterns, there are more opportunities to locate office buildings toward the street with parking behind or to the side. This arrangement is strongly encouraged even where the existing pattern is not an established one.

1. Site organization.

- a. Buildings should be placed at the minimum required front setback with parking located at the rear of the site or at the side of the building.
- b. Multi-story buildings should not be placed adjacent to the private open space of residential units.
- c. A series of smaller office buildings linked by a plaza system is encouraged over a single large structure.
- d. Buildings should have their primary entry from the public street with secondary entries from on-site pedestrian paths or parking areas.

2. Building design.

- a. Long unadorned wall planes should be avoided. As a general principle, building surfaces over two stories high or 100 feet in length should be relieved with a change of wall plane that provides strong shadow and visual interest.



**FIGURE 2-41
OFFICE BUILDING DESIGN**

- b. The ground floor of larger office buildings should include elements of pedestrian interest including retail businesses and food services where pedestrian traffic is high and these uses are allowed.
 - c. Clear glass (at least 88 percent light transmission) should be used for ground floor windows where pedestrians are present and there is a potential for retail businesses, food services or other service occupancies.
 - d. Building entries should be prominent and should afford a “sense of entry” for the structure. Entries should be protected from inclement weather.
- G. Permanent outdoor sales and display.** The design issues associated with permanent outdoor sales and display areas are quality of fencing material, internal organization and lack of quality paving materials. Also see Section 18.58.190 (Outdoor Uses).
- 1. Site organization.**
 - a. The permanent outdoor sales and display area should be organized, visually attractive and located near the building entrance.
 - 2. Screening/security.**
 - a. Chain-link fences are strongly discouraged as screening and security devices.
 - b. Barbed wire or razor wire is discouraged.
 - c. For permanent outdoor sales and display areas, appropriate fencing materials include wrought iron pickets or wood slats/pickets.

3. **Paving.** Paving material shall be permanent. Use of decorative paving materials within the display area is encouraged.

H. Service stations and car washes. Service stations and car washes are intensive uses that are characterized by large areas of paving which permit vehicles to maneuver freely and have the potential to create significant adverse impacts for adjoining streets and properties. Service stations, in particular, have historically enjoyed several points of access from adjacent streets to maximize maneuvering flexibility for vehicles. When weighed against the safety risk inherent in multiple driveways and the negative environmental and visual impacts of large areas of asphalt, fully flexible circulation clearly can no longer be accommodated. Driveway cuts need to be limited, circulation needs to be channeled, and paved areas reduced.

1. **Site organization.**

- a. Structures on the site should be spatially related; buildings should be organized into a simple cluster.
- b. The site should be designed to accommodate all legitimate, anticipated circulation patterns, but those patterns should be defined by reduced areas of paving and well-placed landscaped areas. Driveway cuts should be limited to one, occasionally two per street.
- c. Service bays should not face residential properties and should avoid facing any major commercial thoroughfare.

2. **Building design.**

- a. All structures on the site (including kiosks, car wash buildings, gas pump columns, etc.) should be architecturally consistent with the main structure and consistent with Section 18.24.050 (Building Characteristic Design Guidelines) and Section 18.24.060 (Site Design Characteristics).
- b. All building elevations facing public streets, whether these elevations 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 provide a positive presence to the street scene.
- c. Building materials should have the appearance of substance and permanency. Lightweight metal or other temporary-appearing structures are not appropriate.

3. **Special requirements.**

- a. Car wash facilities should include appropriate noise control measures to reduce machinery and blower noise levels.
- b. Areas should be provided on self-service station sites to allow patrons to service their vehicles with water and air. These facilities should be located where they do not obstruct the circulation patterns of the site.

- c. On automatic car wash sites, facilities should be provided for vacuuming of vehicles and for drying of vehicles upon exiting the car wash building. These areas should be carefully located to avoid obstructing legitimate circulation.
- d. Each pump island should generally include stacking for a minimum two vehicles (40 feet) on site so that driveways or the street are not utilized for waiting customers.
- e. Truck circulation patterns and positions for tank filling should not conflict with customer circulation patterns or cause a potential for stacking overflow onto a street.

CHAPTER 18.25 – OBJECTIVE DESIGN STANDARDS

Sections:

[18.25.010 – Purpose of Chapter](#)

[18.25.020 – Applicability](#)

[18.25.030 – Review Process](#)

[18.25.040 – Definitions](#)

[18.25.050 – Multi-Family Site Design](#)

[18.25.060 – Multi-Family Massing and Articulation](#)

[18.25.070 – Multi-Family Building Entries and Stairwells](#)

[18.25.080 – Multi-Family Colors and Materials](#)

[18.25.090 – Multi-Family Architectural Elements](#)

[18.25.100 – Multi-Family Utilities and Service Areas](#)

[18.25.110 – New Single-Family Subdivisions](#)

[18.25.120 – Residential Mixed-Use Development](#)

[18.25.130 – Multi-Family Residential Projects within the Downtown Visitor Lodging \(DVL\) Zoning District.](#)

18.25.010 - Purpose of Chapter

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

18.25.020 – Applicability

- [A. The Objective Design Standards apply to new multi-family residential projects, as defined by this chapter, and new single-family residential subdivisions with five or more residential parcels. These standards do not apply to existing single-family residences or existing single-family subdivisions created prior to **DATE OF ORDINANCE**. For the purposes of this section, “multi-family residential projects” are projects with two or more residential units only or a mix of multi-family residential and non-residential uses, with at least two-thirds of the gross square footage of the development designated for residential use. Multi-family residential projects and new single-family residential subdivision projects shall adhere to requirements contained in this Chapter in order to gain administrative approval. The provisions of Chapter 18.24 \(Design Guidelines\) apply to multi-family residential projects that choose to request a variation to the Objective Design Standards, pursuant to Section 18.25.030.B \(Flexible Design Review\) and complete a review with the identified review authority in Table 4-1.](#)
- [1. Multi-family projects are subject to the standards outlined in Sections 18.25.050 – 18.25.100.](#)
 - [2. New single-family subdivision projects are subject to the standards outlined in Section 18.25.110.](#)
 - [3. Residential mixed-use projects are subject to the standards outlined in Sections 18.25.050 – 18.25.100 and Section 18.25.120.](#)
 - [4. Multi-family residential projects in the DVL zone district are subject to the standards in Sections](#)

18.25.050 – 18.25.100 and Section 18.25.130.

- B. For additions to existing multi-family residential buildings, the standards of this chapter shall apply to the entire building, including the existing structure and addition, if the addition requires a demolition of the existing building that is equal to or greater than 50% of the surface area of all existing exterior wall assemblies above finished grade or for additions over 50% of the existing square footage of the building. If the addition requires demolition that is less than 50% of the existing building or the addition is less than 50% of the square footage of the existing building, the Standards shall apply to only the building addition. The design of the addition shall use the same roof form, materials, and color found on the existing building. Category A, B, or C historic resources within the HP Overlay District shall be exempt from this requirement and preservation of the historic structure shall be maintained per the requirements of Chapter 18.77 (Historic Design Review).
- C. Projects with less than two-thirds of the gross floor area of the development designated for residential use are considered commercial projects and are not subject to this chapter (see Chapter 18.24 – Design Guidelines for commercial projects).
- D. For mixed-use developments with two-thirds or greater of the gross floor area designated for residential use, the standards shall apply to the entirety of the structure(s) and are not limited to only residential portions.
- E. These standards are in addition to those in Chapter 18.08 (Residential Zoning Districts), specifically the RM (Residential Multi-Family), DRM (Downtown Medium Density Residential), DRH (Downtown High Density Residential), and Chapter 18.12 (Commercial and Manufacturing Zoning Districts), specifically the DVL (Downtown Visitor Lodging), CN (Neighborhood Commercial), CG (General Commercial), CS (Service Commercial), DMU (Downtown Mixed Use), DC (Downtown Commercial), M (Manufacturing), and DM (Downtown Manufacturing/Industrial) zoning districts, as well as Chapters 18.46 (Open Space/Cluster Requirements), Chapter 18.30 (General Property Development and Use Standards), Chapter 18.40 (Landscape Standards), Chapter 18.48 (Parking and Loading Standards), and Chapter 18.54 (Signs).
- F. Standards contained within resource protection Chapters, including Chapter 18.34 Floodplain Management, Chapter 18.36 Hillside Development, Chapter 18.38 Lake and River/Stream Corridor Development, Chapter 18.46 Open Space & Cluster Guidelines, and Chapter 18.26 Historic Preservation Design Guidelines shall prevail over standards in this Chapter whenever there is a conflict.
- G. Organization. The Objective Design Standards are organized by topic. Descriptive diagrams are provided to help articulate the standards visually. The diagrams should be considered as examples and do not contain specific architectural elements that apply to projects. In the event of a conflict or inconsistency between the text of this document and any illustration, figure, table, heading, caption, or map, the text shall take precedence.
- H. Interpretation. The following standards provide direction on interpreting this chapter:
1. Mandatory and Discretionary Terms
 - a. The words “shall,” and “will” are mandatory, establishing a duty or obligation to comply with the specific Standard.

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

18.25.030 – Review Process

- A. **Streamlined Residential Review.** Consistency with development standards, including the Objective Design Standards of this Chapter, shall be determined administratively under a Streamlined Residential Project process, unless a variation is requested. The Streamlined Residential Review (Chapter 18.79) process will result in a determination of approval or denial for compliance with the standards of the Development Code.
 - 1. The allowances under Chapter 18.78 (Planned Development) may not be used in addition to the Streamlined Residential Permit Process.
 - 2. The Residential Project Streamlined Review process may be used in conjunction with the provisions of Chapter 18.212 (Density Bonuses, Concessions, and Incentives).
- B. **Flexible Design Review.** Any application that voluntarily requests a flexible approach to architectural design review of the project may apply for the applicable land use application per Article IV and be subject to the criteria set forth in Chapter 18.24 (Design Guidelines). In this process, architectural review is at the discretion of the final review authority and ~~are~~ is not subject to the requirements of this chapter, except for 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). Projects that are also requesting flexibility in development standards listed in Tables 2-4, 2-9, or 2-11, or Sections 18.25.020.E and 18.25.020.F, shall be subject to the requirements of Chapter 18.78 (Planned Developments) and/or Chapter 18.82 (Variances and Historic Variances).

18.25.040 – Definitions

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

- A. **Architectural projection.** A building feature that extends from the face of the wall of the primary building. Examples include uncovered balconies, bays, porches, canopies, variations in massing proportions, or similar protrusion of a building.

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

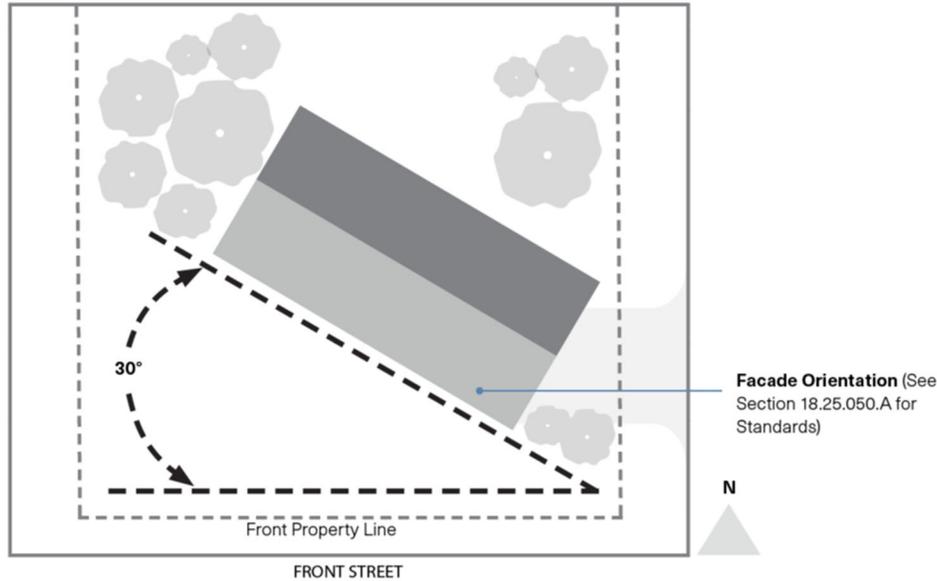
18.25.050– Multi-Family Site Design

The purpose of this section is to ensure development responds to the overall site conditions and neighborhood. It outlines standards for key site level features that create quality design outcomes, particularly when viewed from the street. Site organization, circulation, parking, and open areas all contribute to successful development.

A. Site organization.

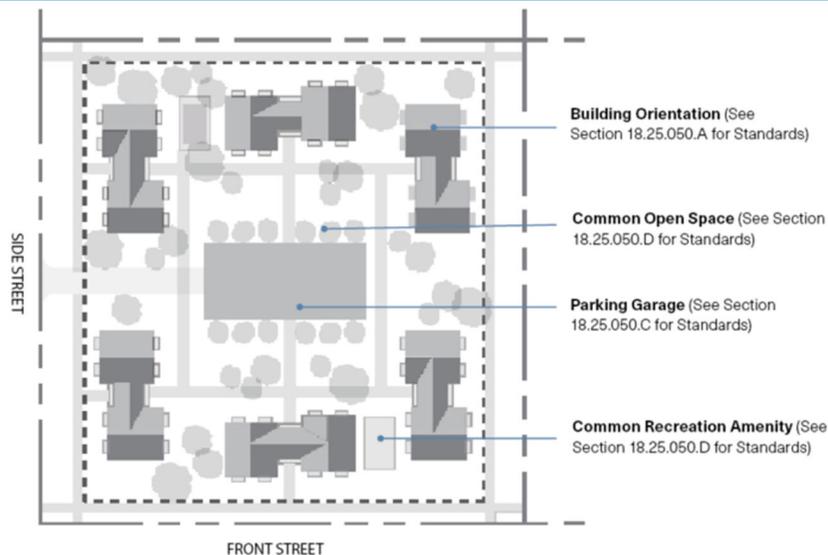
1. Buildings shall be oriented to the street edge (see Figure 2-2). At a minimum, building walls along a street-facing façade shall abut and be parallel to the front or street-side setback line for at least 50% of the property frontage for the project. Where no setbacks are required for a zoning district, the building shall be located within 10 feet of the property line and parallel to the front or street-side property line, unless frontage improvements or landscaping require further setback. Exceptions to this regulation shall be made for projects with no commercial uses or with fewer than 10 residential units when the street-facing façade of the building is within 30 degrees of south and the building orientation supports passive solar gain (see Figure 2-1).

FIGURE 2-X1 BUILDING FAÇADE ORIENTATION FOR PASSIVE SOLAR GAIN



2. When a project includes multiple buildings, building walls that are internal to the site and face another building shall position windows and entrances to avoid instances where living spaces of one structure face the living spaces of another to improve indoor privacy. Refer to Section 18.25.060.F (Massing and Articulation, Adjacent Development).
3. When multiple residential structures are proposed, the structures shall be grouped so as to preserve contiguous open space areas (see Figure 2-2). Refer to Section 18.46.050 (Open Space Standards).
4. When a project includes multiple buildings, buildings shall be located to create contiguous courtyards and/or common open space areas (see Figure 2-2).

FIGURE 2-X2 BUILDINGS AT STREET WALL, COMMON OPEN SPACE



B. Circulation

Standards for pedestrian and vehicular circulation are required to ensure safe access to and within a residential project.

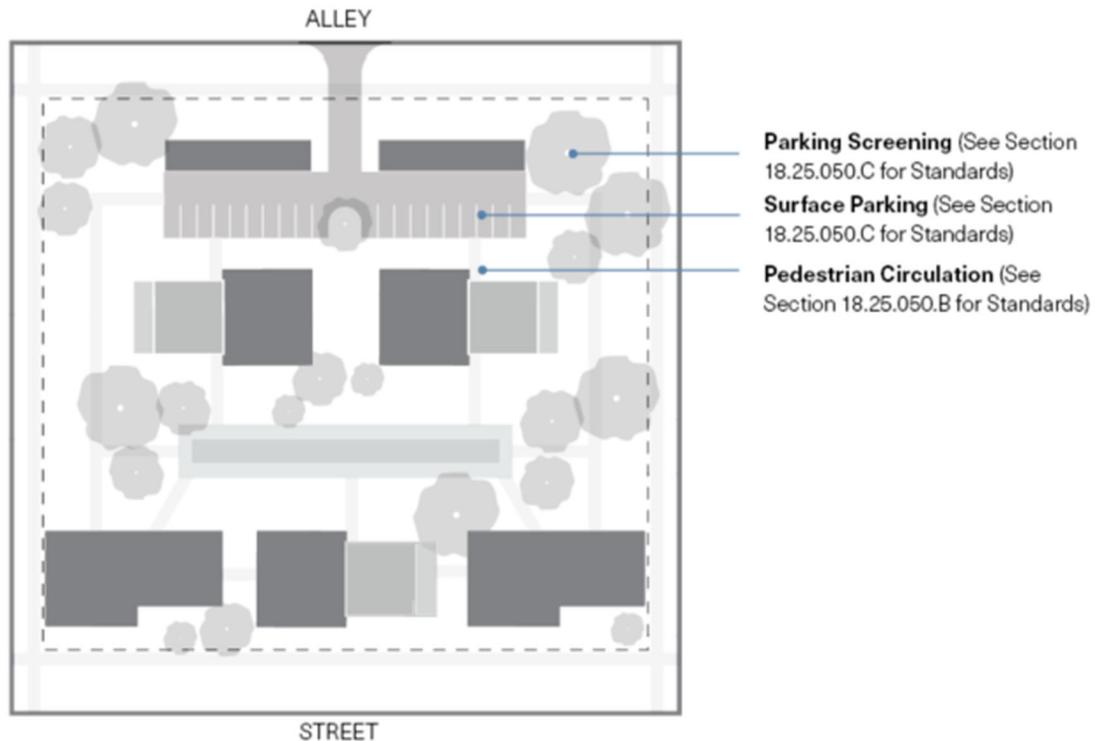
1. In addition to the standards contained herein, multi-family developments shall adhere to the standards contained in Chapter 18.30 (General Property Development and Use Standards) and Chapter 18.48 (Parking and Loading Standards).
2. Pedestrian walkways
 - a. As determined by the Town Engineer, projects shall provide public sidewalks parallel to the front setback line. On a corner lot, sidewalks shall be provided for both lot lines that abut the street (see Figure 2-3 and Figure 2-4). Sidewalk dimensions and design shall comply with the applicable standards of the Town of Truckee Public Improvement Engineering Standards, the Public Rights-of-Way Accessibility Guidelines, and the ADA Standards for Accessible Design and shall be approved by the Town Engineer prior to permit issuance/construction of the sidewalk improvements.
 - b. Projects shall connect the on-site pedestrian circulation system to the existing or required off-site public sidewalk at intervals of at least one connection for each 200 linear feet of frontage (or fraction thereof).
 - c. Parking areas shall be connected to primary building entrances by means of walkways with pavers, concrete slab, or asphalt.

C. Parking**1. Parking accommodation.**

- a. Required parking shall be accommodated through one or more parking types identified in Sections 18.25.050.C.3 through 18.25.050.C.6. All individual requirements for the chosen parking types shall be met.
- b. Standards for parking and circulation shall be consistent with Chapter 18.48 (Parking and Loading Standards).
- c. Landscaping is required pursuant to Section 18.40.040.B (Site Landscaping Standards, Parking areas). An eight-foot landscape width is preferred for tree health, but in no case shall a landscape area be less than six feet wide.
- d. Parking areas shall be visible from the residential units which use them to the greatest degree possible. Parking areas shall be located at the rear of buildings and screened from the public right-of-way. Screening shall include either of the following (see Figure 2-3):
 - (1) Dense three-tiered landscaping consisting of the following:
 - (a) Groundcover;

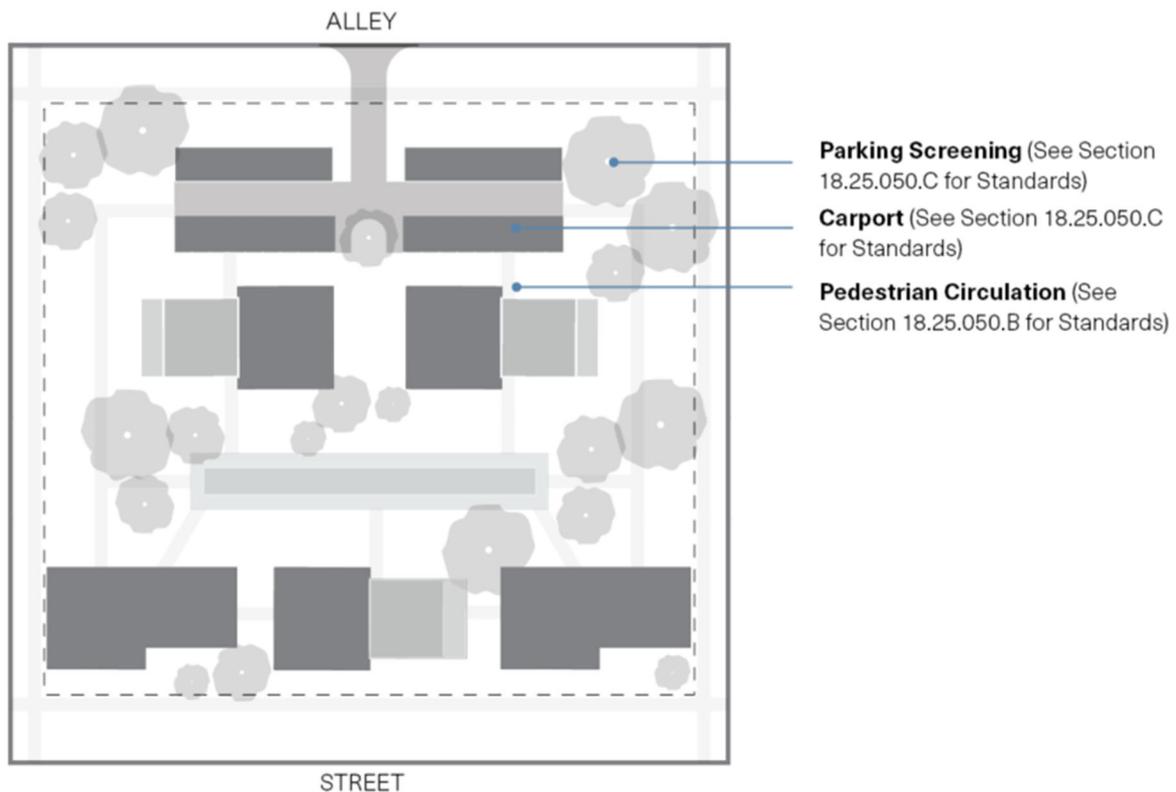
- (b) Five-gallon shrubs at least two feet tall at maturity at a rate of two per linear feet of the area-, and 15-gallon trees at least six feet tall at planting or fencing that ensure that the parking area is not visible from pedestrian height from the public right-of-way.

FIGURE 2-3X: SMALL PARKING AREAS



2. Parking carports.

- Individual parking carports shall provide a maximum of ten parking spaces.
- A parking carport shall not be located between the primary residential building entrance and the street (see Figure 2-4). They are permitted to be located adjacent to a private alley with public access.
- Car elevators and tandem parking are prohibited in carports.

FIGURE 2-X4: PARKING CARPORT LOCATION

- d. Carports shall be designed as an integral part of the overall project. They shall use materials, colors, and details found in the residential structures. Carports may be attached to the residential structure.
- e. Carports shall be oriented to consider solar access for solar panels.
- f. Carports shall be oriented and the roofs sloped to avoid snowshed on public rights-of-way, sidewalks, and internal pedestrian paths.
- g. Prefabricated metal carports shall be made of durable materials that are consistent with the residential structure and include a minimum manufacturer warranty of 25 years from color fading or other weather or climate-induced degradation of the material.
- h. Each carport structure shall be separated from additional parking spaces and/or other carports by a landscaped bulb not less than ten feet wide. Architectural elements (e.g., roof overhangs, trellises, porches, or stairways) may extend into these landscaped bulbs by up to 18 inches.

- i. A group of parking carports shall not consist of more than two double-loaded parking aisles (bays) adjacent to each other (see Figure 2-4).
- j. Storage areas may be incorporated into carports either above, behind, or beside the carport. However, in no instance may the carport length exceed 100 feet or 12 feet in height.
- k. The ends of each cluster of carports shall be concealed with low walls up to four feet in height and/or landscaping at least six feet in height.

3. Parking lots.

- a. Parking lots shall not be located between the public right-of-way and the structure, with the exception of accessible parking spaces required by the Building Code. They are permitted to be located adjacent to a private alley with public access.
- b. Every ten parking spaces shall be separated from additional parking spaces by a landscaped bulb not less than ten feet wide. Architectural elements (e.g., roof overhangs, trellises, porches, or stairways) may extend into these landscaped bulbs by up to 18 inches.
- c. A parking lot shall not consist of more than two double-loaded parking aisles (bays) adjacent to each other. Parking lots with two double-loaded parking aisles shall be separated from each other by dwelling units, or by a landscaped buffer that is not less than 20 feet wide.
- d. Car elevators and tandem parking are prohibited in surface parking lots.

4. Parking structures.

- a. A parking structure is defined as a covered and fully enclosed parking garage with two or more levels for parking.
- b. Parking structures shall be provided for residential projects that contain 200 or more units that are located in Downtown High Density Residential (DRH), Downtown Commercial (DC) and Downtown Mixed Use (DMU) zoning districts. This standard does not apply if private garages are provided for each unit.
- c. Parking structures, with the exception of one 24-foot entrance, shall not be located on the street frontage (see Figure 2-5). Where a project has two street frontages, the entrance shall be located on the street with the lesser amount of traffic as determined by the Town Engineer's traffic counts.
- d. Parking structures may be detached or attached to a structure containing the primary use. For projects with more than 70 units, at least 50% of the required parking shall be accommodated in an attached parking structure.

- e. Exterior walls of a parking structure shall not be a solid unbroken wall surface. Walls greater than 40 feet in length shall meet the following criteria:
- (1) Building wall design. The exterior wall shall be broken up with one or both of the following options:
- (a) Plane changes of at least four feet wide, 18 inches deep, and extending a minimum of ten feet in height with material changes for at least 50% of the total length of the wall; or
- (b) A wrap of residential or commercial ground floor land uses (as permitted in the underlying zone district or site-specific approval) around the parking garage that provide pedestrian activation. In this option, only the access point designed to the minimum dimensions may be located at the street.
- (2) Vegetation that shields the view from the right-of-way by a minimum of 75% of the façade from the natural grade to a height of four to six feet at maturity. Vegetation shall be consistent with Section 18.40.050 (Landscape Standards).
- f. For mixed-use projects with at least 100 residential units, podium parking shall be required. Ground floor commercial with a minimum depth of 30 feet shall surround the parking structure elevations that front a major road (arterial or collector).
- g. Multi-level parking structures may be depressed into the ground to minimize their visual impact.

5. Parking garages.

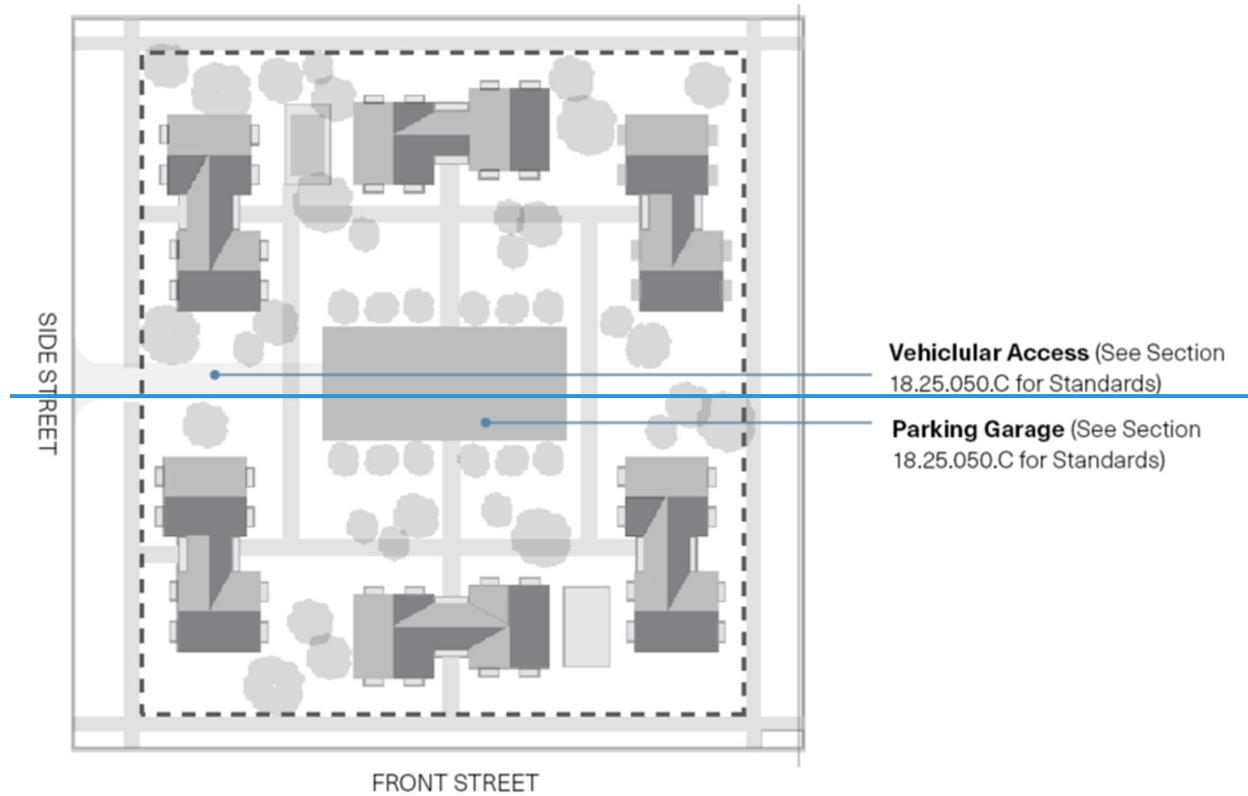
- a. Parking garages shall be covered and enclosed and are limited to a single-story in height.
- b. Parking garages may be detached or attached to a structure containing the primary use (see Figure 2-5).
- c. Garage design.
- (1) For projects with five or more dwelling units, garages shall be located behind the primary uses. For projects with four or fewer dwelling units, garages may be located in plane with or in front of the residential unit.
- (2) Parking areas tucked under residential structures shall be in a fully enclosed garage.
- d. Exterior walls of a parking garage shall not be a solid unbroken wall surface. Walls greater than 40 feet in length shall be broken up as follows:

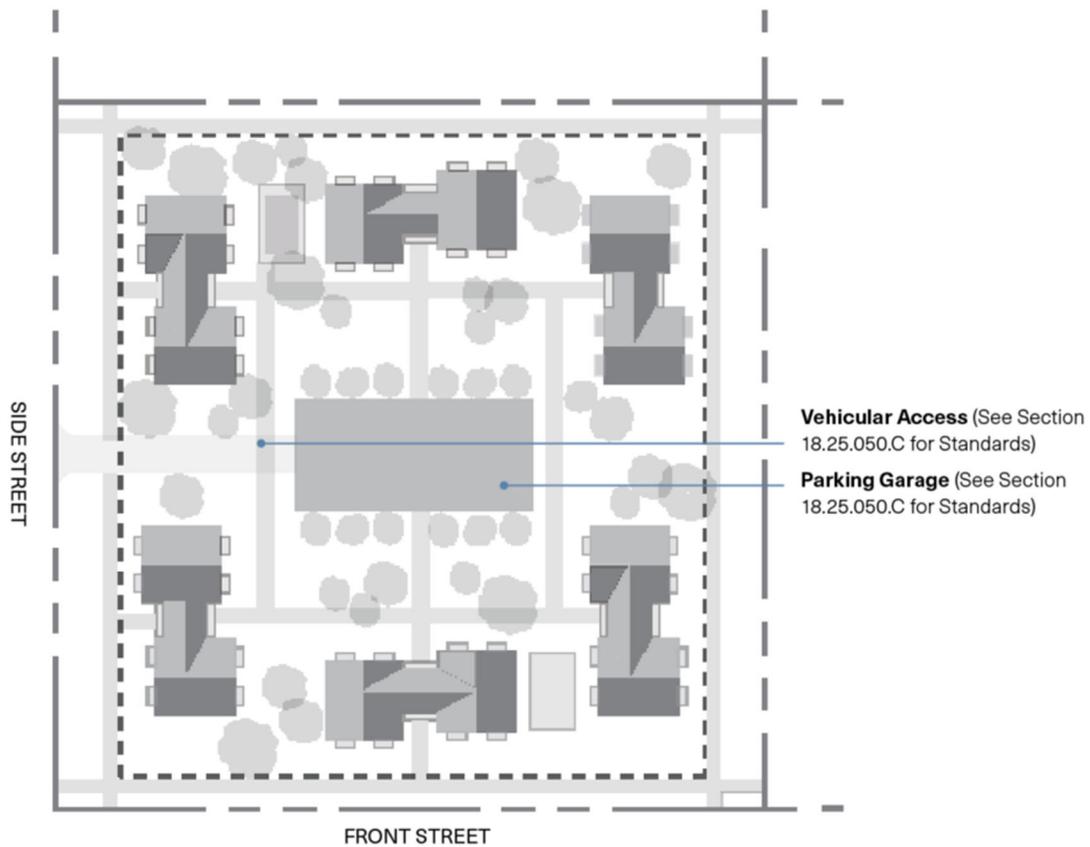
- (1) Plane changes of at least four feet wide, 18 inches deep, and extending a minimum of ten feet in height with material changes for at least 25% of the total wall length; or
- (2) Vegetation that shields the view from the right-of-way by a minimum of 75% of the façade from the natural grade to a height of four to six feet at maturity. Vegetation shall be consistent with Section 18.40.050 (Landscape Standards).

e. Detached parking garages.

- (1) Detached parking garages shall not be located more than 750 feet from the project's primary entrance or the entrance of the unit for which it serves. This shall be measured based on the clear pedestrian path.
- (2) Detached garages shall be designed as an integral part of the overall project. They shall be similar in material, color, and detail to the residential structures.

FIGURE 2-5X PARKING GARAGE LAYOUT



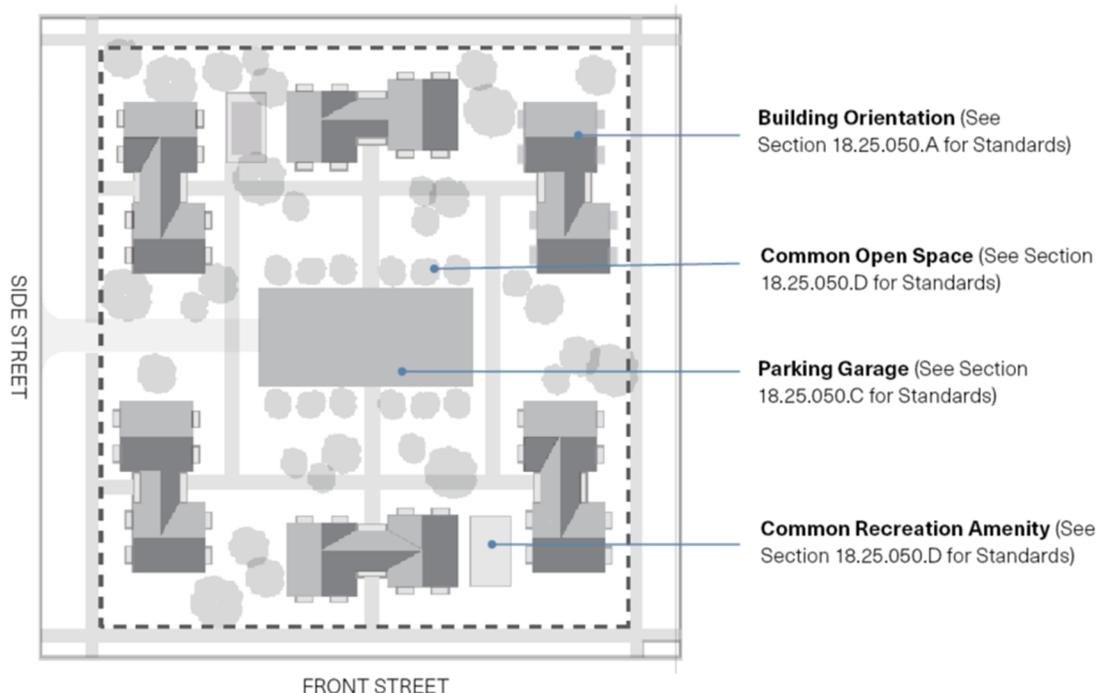


D. Open Space and Common Outdoor Areas

1. Open space requirements. The provisions of the following Chapters shall apply to the minimum amount of open space required, design of open space areas within the property, and requirements for snow storage:
 - a. Chapter 18.08 — Residential Zoning Districts
 - b. Chapter 18.12 – Commercial and Manufacturing Districts
 - c. Chapter 18.46 — Open Space/Clustering Requirements
2. Common outdoor area requirements. Common outdoor areas shall be defined as usable outdoor space that is designed and/or programmed for recreation, leisure, and pleasure. All multi-family residential developments with five or more dwelling units shall incorporate the following (see Figure 2-6):
 - a. The project shall be designed to provide the equivalent of a minimum of 250 square feet of common outdoor area for each dwelling unit.
 - b. Each common outdoor area shall maintain a minimum dimension of twenty feet, shall be no smaller than 250 square feet and shall not include rights-of-way, vehicle access, parking areas, or landscaping associated with a parking area.

- c. Rear setbacks that meet the definition of common outdoor area are credited as usable Common Outdoor Areas up to a maximum of 50% when they are at least 20 feet in all dimensions.
- d. Up to 50% of Common Outdoor Areas may be included as part of a project's Open Space calculations, as defined in Chapter 18.46 (Open Space/Cluster Requirements). The uses identified in Sections 18.46.050.G.1 shall be allowed in the Common Outdoor Areas. Discretionary and prohibited uses identified in Section 18.46.050.G.3 shall not be counted toward the Open Space requirement.
- e. Up to 25% of any required Common Outdoor Area may be paved or ~~in~~ hard surface if the surfaces are to be used exclusively for recreational purposes (e.g., basketball court, swimming pool). These areas shall not be counted toward the Open Space calculations, as defined in Chapter 18.46 (Open Space/Cluster Requirements).

FIGURE 2-6X OPEN SPACE, COMMON OUTDOOR AREA, RECREATION AMENITY



3. Common recreational amenities.

- a. All multi-family residential developments with ten or more units shall provide a minimum of one indoor or outdoor recreational amenity for every 25 units or fraction thereof (see Figure 2-6).
- b. Common recreational amenities shall be provided within the common outdoor areas or in a common building (see Figure 2-6). Refer to Section 18.46.050.G for allowed, discretionary and prohibited uses in Open Space areas. Recreational amenities that are prohibited in Open Space areas shall be provided in separate common outdoor area that is not designated as Open Space.

c. One of the following recreational amenities shall be required to fulfill this common recreational amenity requirement:

- (1) Barbecue area with plumbed gas stub, concrete pad, picnic tables, and roof;
- (2) Recreation building with community room, including exercise equipment;
- (3) Fenced dog play area that is a minimum of 2,500 square feet in size with decomposed granite or gravel cover and regularly maintained waste stations. Fencing shall be a maximum of four feet in height, shall be metal or wood and 50% transparent. Chain link or barbed wire are prohibited. No lighting shall be permitted and the hours of operation shall be 7:00 AM or sunrise, whichever is later, to 9:00 PM or sundown, whichever is earlier. The fenced dog run shall be located outside of any setbacks;
- (4) Formal and maintained outdoor recreation areas (e.g., bocce courts, basketball courts, volleyball courts); and
- (5) Children’s outdoor play area with play equipment. Individual play areas shall be a minimum of 2,500 square feet. Children’s play areas shall contain a minimum of two structured play modules including a play structure and/or swing area. Play modules shall follow ADA Standards for Accessible Design and shall be available for use by all residents of the project.

Projects with more than 40 two- or more bedroom units are required to provide a children’s play area within the project. There shall be a minimum of one outdoor play area per 25 two-bedroom or larger units. If two play areas are required, they may be combined to a minimum size of 5,000 square feet. The minimum size shall scale according to the number of units up to 10,000 square feet and shall contain a minimum of one play module and other formal and maintained outdoor area (see Section 18.25.050.D.3.c.(4)). The play areas may be used to meet the required total number of recreational amenities.

- (6) Applicants choosing to provide a recreational amenity that is not listed above may seek approval through a discretionary review process, as outlined in Section 18.25.030.B of this Chapter.

E. **Fencing and Wall Design.** Proposed multi-family developments shall adhere to all standards contained in Chapter 18.40 (Landscape Standards), Section 18.30.070 (Fences, Walls, and Hedges), (General Property Development and Use Standards), and Chapter 18.24 (Design Guidelines).

18.25.060 – Multi-Family Massing and Articulation

The purpose of this section is to ensure buildings are designed to reduce their overall perceived scale and to add visual interest from all observable scales. It outlines standards to promote human-scale buildings and ensure development is consistent with Truckee’s character-.

A. **Massing breaks.** Massing is used to express or break up the form of a building and is one of the most important ways a building is experienced. Thoughtful building massing can minimize the perceived

scale of large buildings and enhance the pedestrian experience. Major massing breaks are considered those that break the building into discernable volumes. Major massing breaks shall be achieved by incorporating the following features (see Figure 2-7).

1. **Unit count.** No individual building shall have more than 30 residential units.

2. **Building elevation length.** No building façade or elevation visible from the public right-of-way or where residents and/or customer access is available shall be greater than 200 feet in length.

3. **Buildings elevations that face an adjacent property.** Building elevations that face an adjacent property, are located within ten feet of the adjacent structure, and is of the same or lesser height of the adjacent structure shall be exempt from these standards, except that no building façade or elevations shall be greater than 200 feet in length.

4. **Canopies.** Buildings that are two stories or higher shall provide a three-foot minimum depth canopy, roof structure, or balcony that extends from the face of the building over an entry toward the street at a height of between ten feet and 15 feet above the adjacent sidewalk. Such extension(s) shall extend horizontally parallel to the street and cover a minimum of the entire width of the entry area (see Figure 2-8). See also Section 18.30.120 (General Property Development and Use Standard, Setback Requirements and Exceptions).

5. **Step backs.** For buildings three stories or taller in height, a minimum step back of ten feet from the ground floor building walls that front a public street or pedestrian walk is required for the third story or at 30 feet measured from the lower story building walls at finish grade, whichever is less. See Figure 2-8.

6. **Wall plane change.** Changes in wall plane that are a minimum of 20% the width of the building elevation, 18 inches deep, and extend a minimum of 20% of the maximum height of the building elevation or 10 feet in height, whichever is greater. See Figure 2-7.

7. **Height change:** Changes in wall or roof height at a minimum of 80% the maximum height of the building frontage for a minimum width of 20% of the elevation width.

8. **Roofline articulation.** At least one change in the roofline related to the specific building elevation. Roofline articulation shall be measured by vertical changes to the roofline that occur from a change in roof type, direction, or pitch of the roof plane, and/or roofline modulation from stepping up or lowering the highest point of the roof by two feet or stepping forward or backward a portion of the façade by two feet. Roofline articulation shall not be measured by the addition of chimneys or dormers. See Figure 2-7.

B. **Façade breaks.** On facades that are 50 feet or longer, a façade offset that is at least 18 inches in depth, measuring at least 25% of the length of the façade and extending the full height of the building is required for each 50-foot of facade. Additionally, the following features must be incorporated (see Figure 2-7):

1. **Accent material for entry.** When a facade is 50 feet or longer and includes an entryway accent material that is distinct from the building facade it is required to cover a minimum of 20% of the wall surface surrounding the entryway. Windows and doors are included in the calculation. ~~Where a façade is 50 feet or longer and includes an entryway accent material that is distinct from the building façade covering a minimum of 20% of the wall surface area surrounding the entryway~~

~~including windows and doors is required.~~ Refer to Section 18.25.080 (Materials and Colors) for a list of allowed building materials.

2. Material variations. Changes in material direction are required on wall planes for a minimum of 20% of the building façade. Materials changes shall begin and end at wall plane breaks and shall not occur on the same plane. See Figure 2-7.

3. Wainscoting. Wainscoting on wall planes for a minimum of ten feet in width are required, and must ~~and~~ extend a **minimum** of three feet in height. Wainscoting ~~should~~ shall begin and end at wall plane breaks and shall not occur on the same plane. See Figure 2-7.

FIGURE 2-X7 MASSING AND FACADE BREAKS

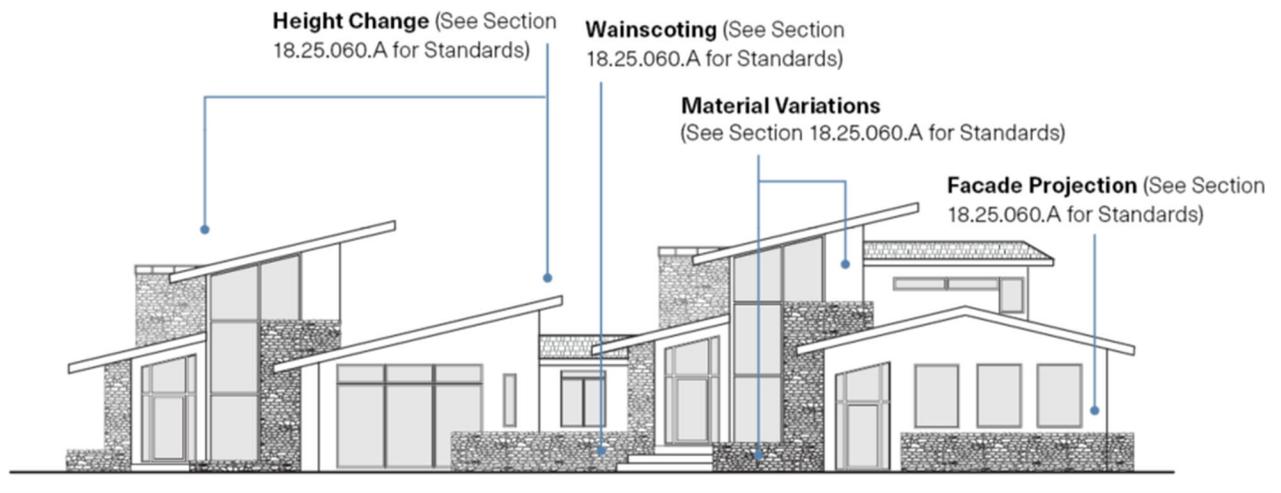
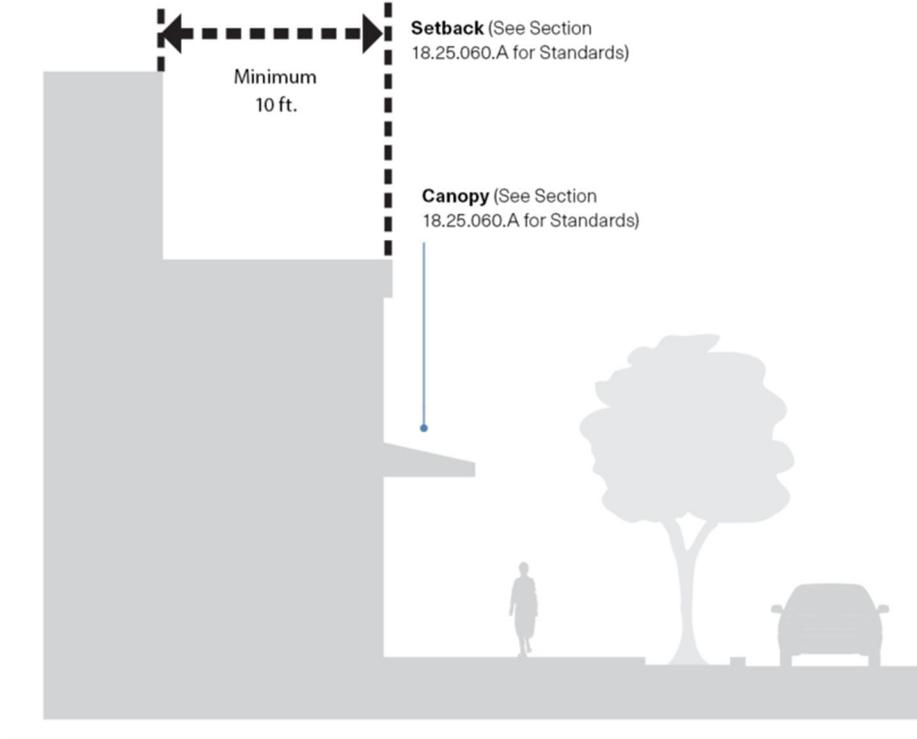


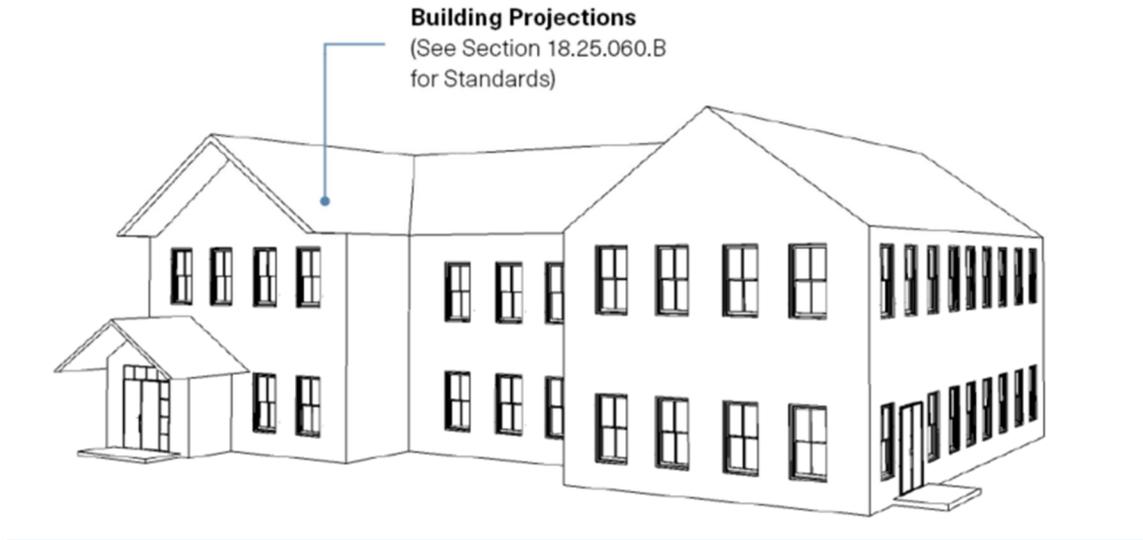
FIGURE 2-X8 BUILDING STEP BACKS AND CANOPY



C. Building Articulation

In order to create multi-family residential projects with articulation and interest, the following features shall be required. One standard applies to each building, based on the number of units in that building. If the project includes multiple structures with varying unit counts, more than one standard may apply to the project. If a feature meets the criteria of this subsection and those listed under Section 18.25.060.A (Massing Breaks), the feature can be used to meet the criteria for both sections.

1. Structures containing three to five attached dwellings on the same elevation. At least two of the following features shall be incorporated into projects with structures containing three or more attached dwellings with entries on the same façade. At least one of the three features shall be located along the building's front elevation:
 - a. At least one horizontal architectural projection that extends at least two feet from the wall plane and is not less than four feet wide for every 40 linear feet of wall (see Figure 2-10);
 - b. Building wall projections that extend at least two feet from the face of the primary building wall and the full height of a single-story structure, measuring at least one-half the height of a two-story building, and two-thirds the height of a three-story building; or
 - c. A recess to the overall building massing that creates a change in wall plane and living area of at least three feet in depth for at least 20% of the frontage.

FIGURE 2-9X: BUILDING PROJECTIONS

2. Structures containing six to 19 dwelling units. In order to avoid architectural monotony and repetition throughout a development a minimum of three of the following distinct features shall be incorporated into a project with structures containing six to 19 units. At least one feature shall be located along any building elevation which fronts a public street, public parking lot, private parking lot available to the general public, or pedestrian walk on or adjacent to the property:
- a. At least three architectural projections, not less than two feet from the wall plane and not less than four feet wide, not including any features required under Section 18.25.090.B (Balconies, porches, decks, and patios);
 - b. Building wall projections that extend at least two feet from the face of the primary building wall and the full height of a single-story structure, measuring at least one-half the height of a two-story building, and two-thirds the height of a three-story building (see Figure 2-9); or
 - c. A recess to create a change in wall plane and living area of at least three feet in depth for a minimum width of two feet at intervals of no more than 30 feet.
3. Structures containing 20 or more dwelling units. ~~Individual buildings~~ Structures containing 20 or more dwelling units shall include a variety of building rhythms to avoid architectural monotony and repetition throughout the development by incorporating at least three of the following distinct features. At least one feature shall be located along any building elevation which fronts a public street, public parking lot, private parking lot available to the general public, or pedestrian walk:
- a. At least three architectural projections, not less than two feet from the wall plane and not less than four feet wide, not including any features required under Section 18.25.090.B (Balconies, porches, decks, and patios);

- d. Building wall projections that extend at least two feet from the face of the primary building wall and the full height of a single-story structure, measuring at least one-half the height of a two-story building, and two-thirds the height of a three-story building; or
- d. A recess to create a change in wall plane and living area of at least three feet in depth for a minimum width of two feet at intervals of no more than 30 feet.
- e. Break units into more than one building that are located a minimum of ten feet apart, and meet the requirements of Section 18.25.060.D, Building Variation.

FIGURE 2-X10 INDIVIDUAL BUILDING BALCONIES AND PROJECTIONS



D. Building Variation. Where a multi-family residential project includes multiple structures, building variation standards are required to reduce architectural monotony.

1. **Projects with three to six residential structures.** Projects with three to six structures shall reduce architectural monotony through use of a minimum of two building designs. One building design may be a “mirrored design” that copies or reflects door, window and material placement from one nonsymmetrical building to another. Each building design is required to meet the other requirements of this Chapter to ensure appropriate architectural variation, massing articulation, parking design, and the like. In addition to the other standards of this Chapter, projects shall adhere to the following building variation standards:
 - a. Architectural Features. Each building design shall include at least three options listed in Section 18.25.060.B, Building Articulation, as applicable.
 - b. Materials. Each building design shall include at least two materials, pursuant to Section 18.25.080, and the overall development shall include at least three different materials.
 - c. Color. The color palette for the overall development shall be consistent, but variation in color is required to ensure variation in design. At least ~~minimum of~~ two colors are required for the overall development.
2. **Projects with seven or more residential structures with more than two units in each structure.** Projects with seven or more structures with more than two units in each structure shall reduce architectural monotony through use of a minimum of three building designs. One building design may be a “mirrored design” that copies or reflects door, window, and material placement from one nonsymmetrical building to another. Each building design is required to meet the other requirements of this Chapter to ensure appropriate architectural variation, massing articulation,

parking design, and the like. In addition to the other standards of this Chapter, projects shall adhere to the following building variation standards:

- a. Architectural Features. Each building design shall include at least three options listed in Section 18.25.060.B, Building Articulation, as applicable.
- b. Different roof materials and roof designs. Refer to Section 18.25.060.D (Roofs and Rooflines) and Section 18.25.080.C (Roof Materials).
- c. Building height.– Maximum height of one of the three designs, as measured per Section 18.30.090.B, shall be least 80% of the height of the design with the greatest height.
- d. Materials. Each building design shall include at least two materials, pursuant to Section 18.25.080, and the overall development shall include at least three different materials.
- e. Color. The color palette for the overall development shall be consistent, but variation in color is required to ensure variation in design, pursuant to Section 18.25.080. At least ~~minimum of~~ two colors are required for the overall development.

E. Roofs and rooflines

The roof is a major component of the architectural character of a building. The form, materials, and design should be responsive to Truckee’s climatic conditions and utilitarian character.

1. Roof pitches.

- a. The following roof types shall be permitted:
 - (1) Gable, including clipped gable and A-frame roofs. Roof styles shall be applied through the whole building or at least 10% of the building. For instance, the design cannot be a flat roof with a pitched roof segment applied only at the structure’s edge.
 - (2) Shed roofs with a minimum roof slope of 1:12 and a maximum roof slope of 6:12.
- b. The following flat roofs shall be permitted:
 - (1) Any flat portions that provide for utility or equipment placement shall comprise a maximum of 10% of the roof surface. Flat portions shall not be visible from streets, open space areas or common recreation facilities.
 - (2) Flat roofs are permitted for mixed-use developments in CG, CN, M, CS, DMU, DC, or DM zones; and/or
 - (3) Flat roofs are permitted on structures that are larger than 10,000 square feet.

~~Up to two roof types are allowed per building, however, multiple pitches are permitted. For instance, a building could include a 4:12 shed roof, as well as a 4:12 gable roof and 7:12 gable roof. Flat roofs in compliance with 18.25.060.D.a.b(1) are exempt from this requirement.~~

- c. Building roofs and pitches shall be designed to minimize or prevent snow shedding onto common sidewalks and walking areas.

(1) Buildings with roofs that are located 10 feet or less from a property line shall be designed so that the pitch of any portion of the roof within 10 feet of the property line is not directed toward the property line. ; and

(2) All roofs that have a pitch greater than 7:12 shall use a non-shedding roof material such as composition shingle and/or snow retention mechanism, such as a snow fence.

F. Adjacent developments. New developments should be compatible with and responsive to the existing context of the project. Any time a development is within 50 feet of an existing building, a proposed building cannot exceed the height of the adjacent building by more than one story or 10 feet, whichever is less, for 25% of the width of the adjacent building.

18.25.070 – Building Entries and Stairwells

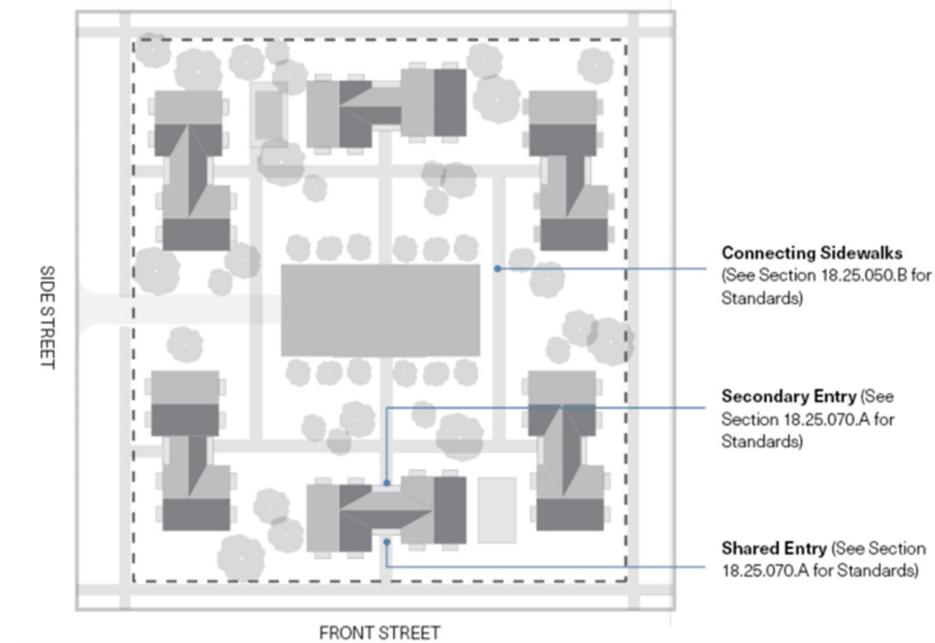
The purpose of this section is to ensure all buildings have clear entries and access points in order to promote human-scale development.

A. Building entries. Building entries can be located on the exterior of the ground floor of the building providing access to each unit or can be access to a common area, hall, or walkway that provide access to the primary entrance to the residences. Doors that access the patio but are not considered the primary entrance to the building are not considered building entries.

1. All entries shall contain a roof overhang or canopy and a stoop. The roof overhang or canopy shall extend a minimum of 24 inches beyond the face of the building elevation (see Figure 2-8 and Figure 2-12).

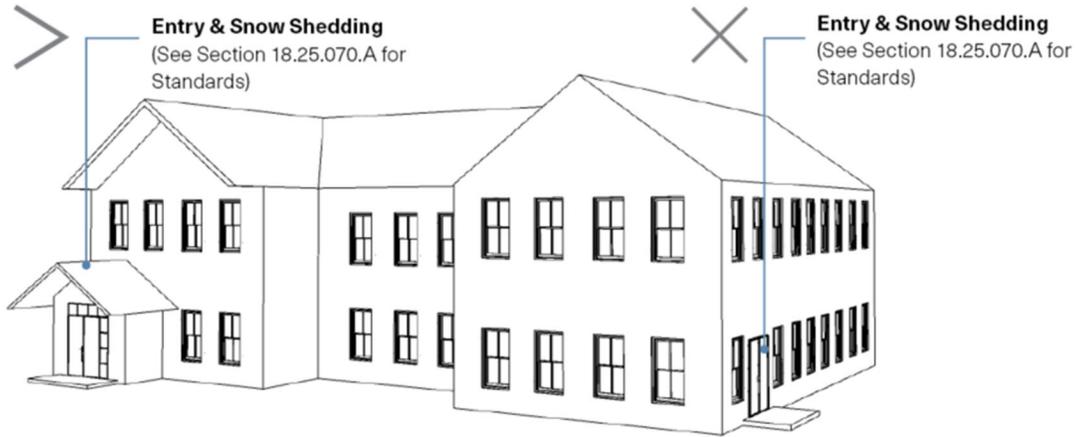
2. For buildings with shared entries, shared building entrances are required along all street-facing elevations. Secondary shared entrances may be provided on other facades. Secondary shared entrances shall be oriented to common areas such as courtyards, a landscaped area, or parking facility. See Figure 2-11.

FIGURE 2-~~X~~11 SHARED ENTRIES AND SECONDARY ENTRIES



3. Residential projects on corner lots shall engage both streets by providing entrances on both street-facing elevations. See Figure 2-11.
4. Mixed-use buildings shall provide:
 - a. A minimum of one shared entry with indoor individual private entries for all commercial spaces and residential spaces located within; or
 - b. A minimum of one shared entry for the ground floor with individual private residential unit entries that are accessible from outside.
5. Buildings that include more than one unit with private residential unit entries which are not oriented to the street shall have private front entries that are oriented to common and open space areas per Section 18.25.050.D (Open Space and Common Outdoor Areas), such as courtyards or a landscaped area.
6. Shared entry areas shall provide a minimum 10-square foot window with views of landscaping and/or recreational facilities. This may be achieved through the use of a glass door or sidelight.
7. Entries shall contain hardscape and landscape treatments with a minimum six square feet of landscaping within 10 feet of the door. Potted plant material is allowed.

FIGURE 2-12X ENTRY ROOF OVERHANG OR CANOPY



B. Exterior stairwells

1. Exterior stairwells shall be located at the interior of the parcel or screened from view of the street through landscaping or an architectural feature. See Figure 2-13.
2. Exterior stairwells shall be designed with a full roof cover (see Figure 2-13). A minimum of 25% of the square footage of the stairwell structure, including roof and/or wall planes, shall be the same materials as the primary structure at a minimum of 25% of the stairwell square footage.

FIGURE 2-13X EXTERIOR STAIRWELLS



18.25.080 – Multi-Family Colors and Materials

The purpose of this section is to ensure the materials and colors used reflect the character and history of Truckee.

A. Colors

1. **Inappropriate colors outside of the HP Overlay District.** The following colors are prohibited as the primary colors on building exteriors outside of the HP Overlay District.

a. Neon and fluorescent colors.

a. Pinks;

b. Purples; and/or

c. Yellows; and/or

d. White and light beige, except in the HP Overlay District where up to 70% of the building facade may be white.

- ~~2. **Inappropriate colors within the HP Overlay District.** The following colors are prohibited on building exteriors in the HP Overlay District.~~

~~a. Neon and fluorescent colors; and~~

~~b. All white facades. Only 70% of the total building facade may be white.~~

- ~~3. Neon and fluorescent colors are prohibited in all instances.~~

4. A maximum of two color shades, tones, or tints of the base color and a maximum of two accent colors shall be used to accent building features. Accent colors are colors that are not a shade, tone, or tint of the base color and comprises 10% of the facade colors.

5. Bright accent colors (such as white, light beige, turquoises, yellows, pinks, purples, and the like) comprising no more than five percent of the total building facade may be included. If two bright accent colors are utilized, they shall together comprise no more than five percent of the building facade. Neon or fluorescent colors are prohibited in all instances.

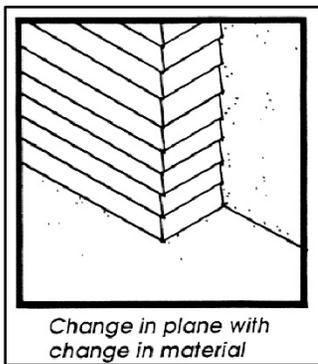
6. When an existing building is undergoing an exterior remodel beyond maintenance and repair, the updated colors shall comply with this section. Property owners shall provide proof of compliance prior to any future siding replacement of buildings, other than like-for-like maintenance.

- B. **Exterior cladding materials.** This section identifies the requirements for the cladding of building exteriors, unless specifically identified. Fencing and decking materials are not regulated by this section but are subject to all other applicable code requirements, including Section 18.30.070 (Fences, Walls, and Hedges).

1. High-quality materials that withstand long-term weathering in Truckee's climate or are consistent with Truckee's character are required. New construction projects or alterations to non-historic structures in the HP Overlay District shall use the following for exterior cladding:
 - a. Wood, including board and batten, logs, natural wood, painted or stained wood, and hand-hewn lumber;
 - b. Metal, including weathered and matte finish corrugated metal, hand-forged metals, iron, copper, and rolled steel;
 - c. Rough-cut, smooth cut, and natural stone;
 - d. Concrete, including board formed concrete, and stained or pre-colored concrete;
 - e. Steel structural elements;
 - f. Smooth fiber cement board, except for projects within the -HP Overlay District;
 - g. Reclaimed materials; and/or
 - h. Wire and cable to be utilized only for railings, except for projects within the -HP Overlay District; and/or
 - i. Crusher screen may be used for railings, except for projects within the HP Overlay District.;
2. Alterations to existing historic structures within the HP Overlay District shall only use the materials found on the historic structure.
3. **Materials appropriate with specific application requirements.** The following materials are considered appropriate only when specific requirement are applied (see Figure 2-15):
 - a. Unpainted brick in a primarily standard running bond pattern (horizontal) is appropriate in multi-family residential and mixed-use projects in the -HP Overlay District and in mixed-use projects outside of the -HP Overlay District. Brick may be applied to the ground floor of the structure and shall comprise up to a maximum of 50% of the building façade. Alternative brick patterns may be used to frame architectural features;
 - b. Warm greens with brown or gray undertones, brown, and gray stucco may be utilized used in multi-family projects that are smaller than 5,000 square feet or less than five units. Use of stucco shall not exceed 10% of façades that face public rights-of-way; and/or
 - c. Aluminum cladding systems. Smooth, nonreflective aluminum plank, panel, or batten cladding systems may be used on multi-family residential or mixed-use projects outside of the -HP Overlay District. Use of the aluminum cladding systems may comprise up to 30% of the building façade.
4. **Inappropriate materials.** The following materials are considered inappropriate and are prohibited for use in the exterior cladding of a building (see Figure 2-15):

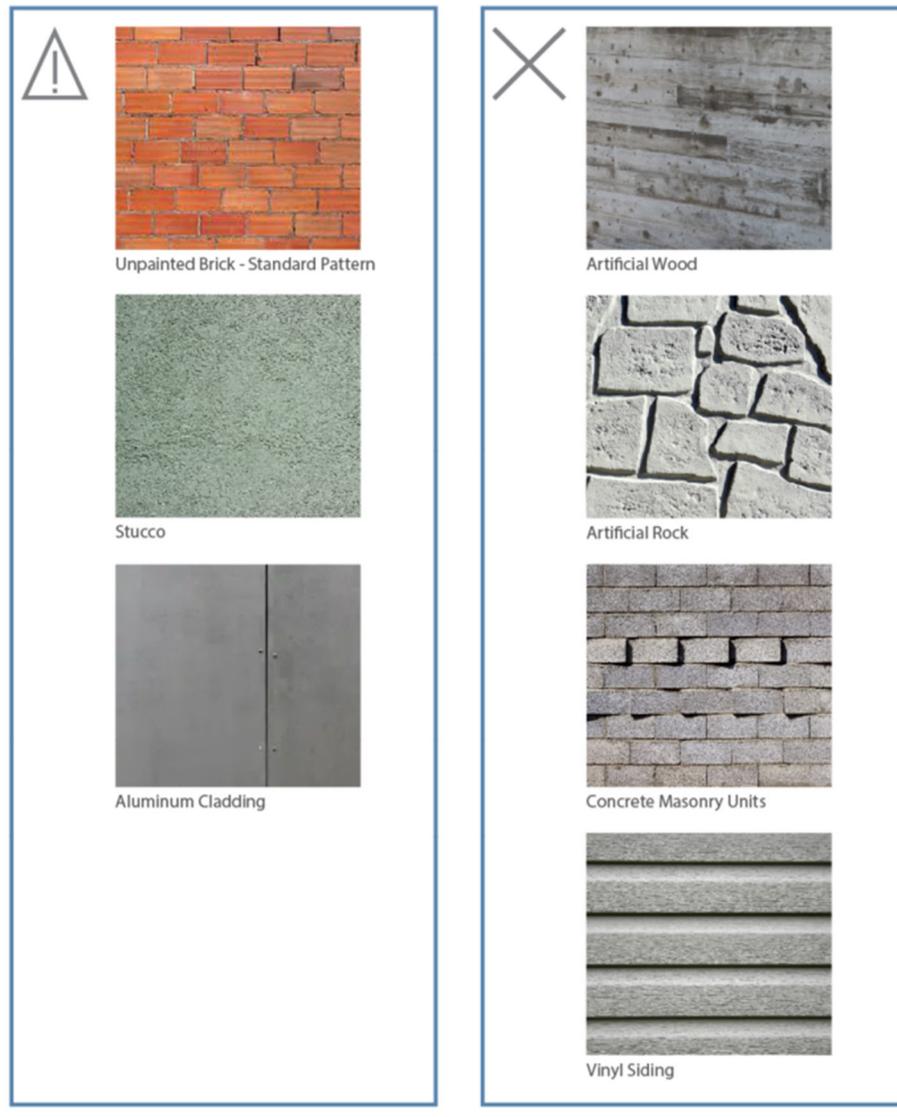
- a. Synthetic material, such as vinyl or plastic siding and trim;
 - b. Concrete Masonry Units;
 - c. Artificial products that attempt to imitate real materials such as cultured or artificial rock, imitation stone, artificial wood, or simulated brick.
5. Materials shall be used in ways that are appropriate to their nature. For instance, fiber cement board is light in weight in comparison to materials such as stone or steel, so should not be used below as a load-bearing material to materials that are heavier.
 6. Façade designs shall incorporate a minimum of two different building materials that vary in size, texture, color or pattern to add articulation and dimension.
 7. Composition of materials shall avoid creating the impression of thinness and artificiality. Veneers shall turn corners and extend at least five inches, avoiding exposed edges. A change of materials shall occur with a change of plane and shall not occur on the same plane or at the outside corner. See Figure 32-14X.

FIGURE 2-14X BUILDING MATERIALS AT WALL EDGES



8. Additions shall use only the materials and colors found on the original structure and shall use the same materials as the original structure for window/door trim and lighting fixtures. This standard does not apply if the addition is paired with rehabilitation of the entire structure and existing materials are replaced.
9. For additions to a Category A, B, or C historic resource within the -HP Overlay District, wood siding shall be required. Siding on additions shall have a different application of the wood siding (vertical siding where the historic structure has horizontal siding or different dimensions of siding width). Modern materials such as corten siding or hot-rolled steel may be used on a new addition for 25% of each building-I.
10. When an existing building is undergoing an exterior remodel, the updated materials shall comply with this section. Property owners shall provide proof of compliance prior to any future siding replacement of buildings, other than like-for-like maintenance.

FIGURE 2-15X EXTERIOR CLADDING MATERIALS



C. Roof materials.

1. Roofs shall utilize only the following materials:

- a. Thick or dimensional asphalt shingle in dark earth tone colors (i.e., greens, browns, grays);**

- b. Metal: Standing seam, box rip, corrugated or similar in dark earth tone colors (i.e., greens, browns, grays, blacks, rust);
 - c. “Class A fire rated” treated wood shake;
 - d. Slate;
 - e. Flat concrete tiles/shingles in dark earth tone colors;
 - f. Copper or terne metal treated;
 - g. Matte shingles made of recycled materials in dark earth tone colors (i.e., greens, browns, grays); and
 - h. Granulated cap sheet, asphalt, and bitumen materials on flat roofs may be used to create light-colored rooftops for solar reflection. White roofs are allowed only on flat roofs where the roof cannot be seen from the public right-of-way.
2. **Inappropriate materials.** The following roofing materials are prohibited (see Figure 2-16):
- a. Untreated, unpainted aluminum or metal;
 - b. Brightly colored materials, including as-turquoises, yellows, pinks, purples, neons, whites, and the like;
 - c. Spanish tile;
 - d. White rock/gravel;
 - e. Untreated smooth or corrugated metal;
 - f. Shiny or reflective materials.
3. **Solar reflectivity.** To promote the use of materials that reflect solar energy, it is recommended that roofing material have a Solar Reflectance Index (SRI) of 29 or higher for pitches greater than 2:12 and an SRI value of 78 or higher for roofs with a pitch less than 2:12.

FIGURE 2-~~X~~16 INNAPROPRIATE ROOF MATERIALS

18.25.090 – Multi-Family Architectural Elements

There is no specific architectural style required for multi-family residential development. The primary focus should be on constructing a high-quality residential environment that is compatible with the Truckee character. The criteria presented here strives/trive for this quality through descriptions and examples of appropriate architectural expression but should not be construed to be requiring a specific style. Also see Section 18.24.040 (General Design Guidelines).

A. Windows and doors

1. Windows.

- a. One decorative window (non-orthogonal window such as a diamond, hexagonal, or circular shaped window) shall be permitted per façade.

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

2. Doors.

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

B. Balconies, porches, decks, and patios

- 1. All residential units shall have one private balcony, patio, or deck that is a minimum of 48 square feet with no dimension less than six feet. The private outdoor space shall be accessible to only one dwelling unit. See Figure 2-17 and Figure 2-10.
- 2. Residential roof-top decks are ~~prohibited~~permitted.
- 3. Private exterior space shall be private and immediately accessible to the dwelling unit it is designed to serve.
- 4. Balconies shall be unenclosed on at least one-third of its perimeter, except for required railings.

5. Fences and railings for balconies, porches, and decks shall be 50% transparent and shall use metal, wood, cable, or materials found on the structure of the building.
6. If a private, at-grade-level patio is provided, it shall be enclosed through fencing or railing, or other solid material. Fences and railings for patios shall be 50% transparent and shall use metal, wood, cable, board formed concrete, or materials found on the structure of the building. A solid enclosure may be permitted if it is a maximum of two feet in height.

FIGURE 2X-17X: PRIVATE BALCONIES & PORCHES



C. Amenities

1. **Support structure design.** Laundry facilities, recreation buildings, sales/lease offices, and the like, shall be consistent with the architectural design, color, and material of the rest of the complex.
2. **Common laundry facilities.**
 - a. All multi-family residential developments with five or more dwelling units shall provide common laundry facilities, except where laundry facilities are provided within each unit.
 - b. Common laundry facilities shall be provided at a minimum ratio of: One washer and one dryer for every five units or fraction thereof for up to 100 units; and one washer and one dryer for every 10 units or fraction thereof for the number of units over 100.
 - c. Where multiple buildings are proposed with four or more units per building, each building shall have at least one washer and one dryer.
3. **Keyed access.** All common facilities shall be provided with keyed access and signed for “tenants only.”

4. **Distribution of facilities.** All common facilities shall be evenly disbursed throughout the multi-family development and easily accessible to all tenants.
5. **Security.** All common facilities shall be designed to address security concerns in their design, location, and layout. This may include security lighting at entrances, keyed access, security cameras, and the like.
6. **Storage.** At least 40 square feet of storage shall be provided for each residential unit, not including closets within bedrooms. The length and width shall be a minimum of two feet and the height a minimum of five feet six inches. Storage areas may be located in each unit, as a separate private storage space, or as a combination of both.

18.25.100 – Multi-Family Utilities and Service Areas

A. Utility locations.

1. Utility equipment (e.g., electric and gas meters, electrical panels and junction boxes) shall be located in a utility room within the structure or enclosed utility cabinets at the rear of the structure, unless required in a different location by the utility provider. A letter indicating the utility company's position on location shall be required if a utility room or cabinet behind the front most wall of the building at the rear of the structure is infeasible.
2. All ground-mounted utility areas shall be combined and shall be located in areas out of view from public rights-of-way, or open space areas and/or be integrated into the building architecture through use of materials or color found on the primary buildings or screened using fences or landscaping. When fences are used, the height of the screening shall be a maximum of four feet tall or the height of the utility equipment up to six feet. Materials for the fencing shall be consistent with the development's building materials. The utility equipment shall be painted dark brown, dark gray, or forest green.

B. Service Areas.

1. All waste and service areas shall be accessed from an alley or side street when one exists.
2. All waste and service areas shall be located so that their use does not interfere with on-site parking or circulating areas and adjacent uses.
3. For projects with five or more units, all waste and service areas shall be located behind the front-most wall of the building(s) and shall be located at least 20 feet from the front or street property line. Reference Section 18.30.150 (Solid Waste/Recyclable Materials Storage) for additional standards.
4. Projects with fewer than five units may install bear boxes that are maximum four feet in height. Each unit may have one bear box that is a maximum 30 inches in width and 30 inches in depth. Bear boxes may be combined. Bear boxes shall be painted brown or clad in architectural material that matches the residential structure. Bear boxes may be located within 20 feet of the property line.
5. All waste and service areas shall not block access to designated snow storage areas.

6. For projects with five or more units utilizing separate buildings (as opposed to a single building), a separate waste facility for trash, recycling, and compost (if applicable) shall be provided for each residential building.
7. All waste facilities shall be fitted with wildlife resistant containers and/or enclosures and shall be consistent with Section 18.30.150 (Recycling Facilities).

18.25.110 New Single-Family Subdivision

- A. **Purpose.** This section identifies standards for the development of new single-family subdivisions with five or more parcels created after **XX DATE OF ORDINANCE**. The standards are meant to encourage design flexibility while requiring individual residences to contribute to a comfortable pedestrian environment, reflect Truckee's architectural context and respond to neighboring properties.
- B. **Applicability.** This section applies to all new single-family residential subdivisions with five or more parcels created after **XX DATE OF ORDINANCE**. If custom home designs are anticipated, these requirements shall be included in the requirements for the Covenants, Conditions, and Restrictions for the subdivision.
- C. **Exemptions.** Existing single-family residences and existing single-family subdivisions shall be exempt from the provisions of this Section. Further subdivision of an existing parcel will be considered a new subdivision.

D. Standards

1. **Lots that are wider than 60 feet.** The width of a primary residential building shall extend no greater than 50 feet without a façade break (per Section 18.25.060.B), change in roof articulation (per Section 18.25.060.E.4), or an architectural projection that extends at least two feet from the face of the building and at least four feet wide.
2. **Building variety.** New single-family residential projects shall be required to incorporate building variety to reduce architectural monotony. Mirrored designs are considered two designs. Individual building designs for each parcel is preferred.
 - a. **Projects with five to 10 residential parcels** shall use a minimum of four building designs.
 - b. **Projects with 11 to 20 residential parcels** shall use a minimum of six building designs.
 - c. **Projects with 21 to 30 residential parcels** shall use a minimum of eight building designs.
 - d. **Projects with 31 or more residential parcels** shall use a minimum of 10 building designs.
 - e. **Building designs shall use both of the following massing variations:**
 - (1) **Different roof materials and roof types. Refer to Section 18.25.060.E (Roofs and rooflines)**

(2) Building height. At least half of the designs shall be required to be 80% of the maximum height of the tallest structure, as measured per Section 18.30.090.B.

f. Building design shall use at least one of the following façade changes:

(1) Materials. Each building design shall include at least two materials, pursuant to Section 18.25.080, and the overall development shall include at least three different materials.

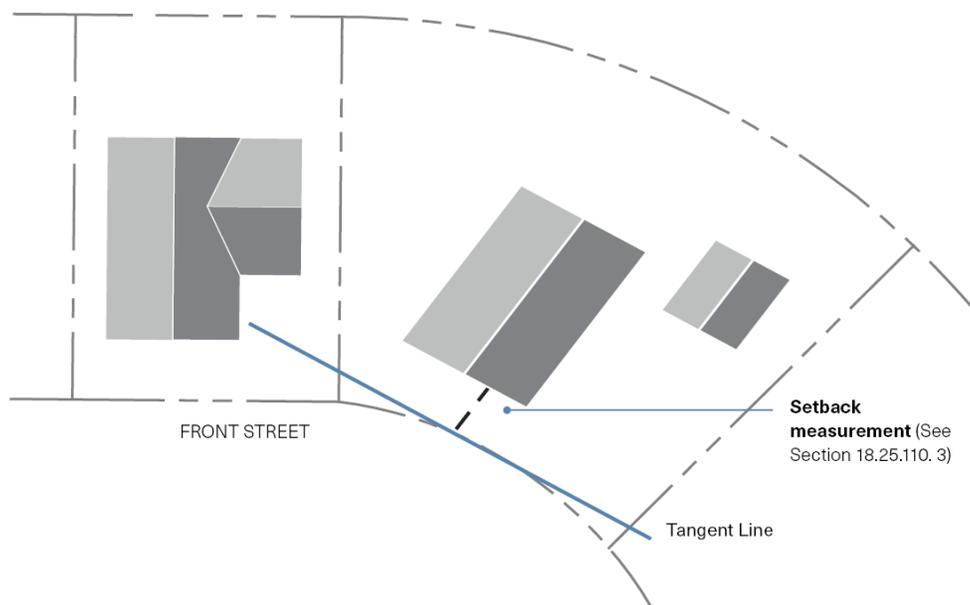
(2) Color. The color palette for the overall development shall be consistent, but variation in color is required to ensure variation in design, pursuant to Section 18.25.080. At least two colors are required for the overall development.

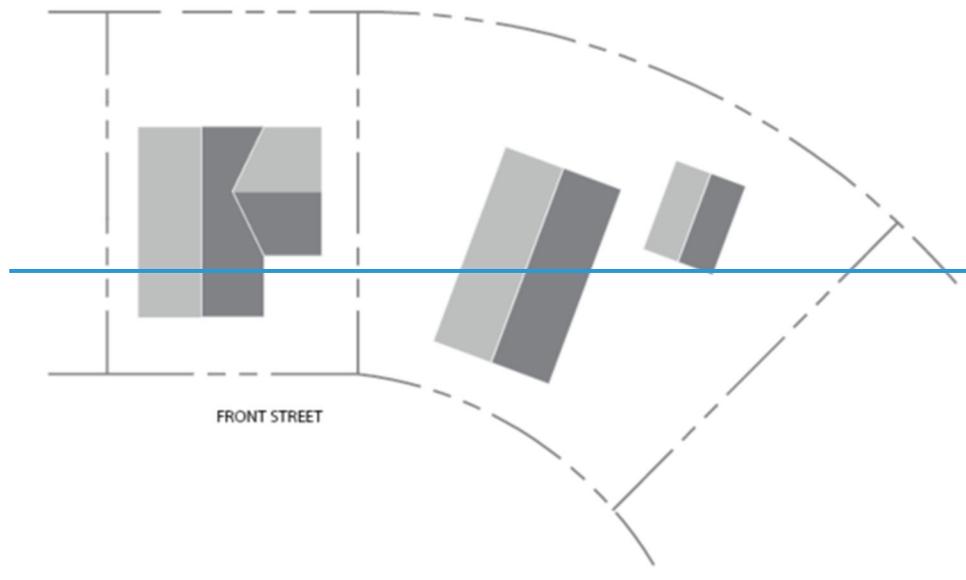
g. Buildings of the same design, mirrored design, or same color scheme shall not be located directly adjacent to each other and a clear pattern (1, 2, 1, 2 or 1, 2, 3, 1, 3, 2, 1 etc.) shall not be allowed.

3. Building orientation. The placement of buildings should seek to engage the street by framing street edges and providing a physical presence. New single-family developments shall adhere to the following:

- a. 10% of the front façade of a residential building shall be parallel to the front setback line.
- i. For curvilinear lot frontages, this measurement shall be taken based on the tangent of the curve. See Figure 2-18.
 - ii. On a corner lot, both street-facing facades of a building shall be required to be consistent with this requirement.
 - iii. For through lots, the façade with the primary entrance shall meet this requirement.

FIGURE X2-X18: CURVILINEAR LOT FRONTAGES





4. Pedestrian –walkways. Standards for pedestrian circulation are required to enhance neighborhood character and safety.

- a. If sidewalks do not exist, the project shall provide public sidewalks parallel to the front setback line. On a corner lot, sidewalks shall be provided for both lot lines that abut the street.

5. One-story element. This standard seeks to create human scale building features by providing ground-level elements on the street-facing façade. New single-family developments shall adhere to a minimum of one of the following:

a. **Projection or recess.**

- (1) The front façade of the primary building shall have a one-story street-facing element that projects at least six feet from the front façade and has a width equivalent to at least 20% of the building's overall width. The projected one-story element shall be an enclosed living space or a front porch that is open on three sides and is a minimum of 50 square feet in area.
- (2) The front façade of the primary building shall have a one-story street-facing element that recesses at least six feet but no more than ten feet from the front façade and has a width equivalent to at least 20% of the building's overall width. The recessed element shall be a minimum of 50 square feet in area.

- b. **One-story stepdown.** A two-story primary building shall include a one-story component and a three-story primary building shall include a two-story component on one side of the building that remains one-story or two-story from the front façade to the rear wall. The one-story or two-story portion of the building shall be a minimum width of 20% of the

building's overall width. Accessible space, such as a deck, over the first-story element is allowed. See Figure 2-19.

FIGURE X2-X19: ONE-STORY STEPDOWN



6. Entry features. This standard seeks to provide a visible and clearly accessed entryway from the street to individual residences. New single-family developments shall adhere to the following:

- a. A main entrance shall be provided on the front façade of the primary building and shall face the street.
- b. The main entrance shall not be set back more than ten feet from the front-most wall of the front façade.
- c. **Visibility.** Fencing, hedges, walls, or other permitted structures shall not obstruct visibility to the primary entrance.
 - (1) Fences and hedgerows shall not exceed a maximum height of 42 inches.
 - (2) Walls shall not exceed a maximum height of 36 inches.
- d. **Front porch.** If a front porch is provided, it shall be directly accessed from the entryway, open on at least two sides, and a minimum of 50 square feet.
- e. **Roofed entrance.** A roof over the primary entrance shall not be more than 12 feet in height.

7. Windows. This standard seeks to ensure that residential developments provide access to light and ~~also to prevent large stretches of blank walls on building facades.~~ New single-family residences shall adhere to the following:

- a. All street-facing facades shall have at least one window with dimensions of four feet by four feet or greater.
- b. One (1) decorative window (non-orthogonal window such as a diamond or circular shaped

window) shall be permitted per façade.

8. Garages. This standard seeks to minimize the visual impact of garages and potential safety risks of vehicular parking by concentrating it along alleys when possible and away from areas with high potential for pedestrian activity. New single-family residences shall adhere to the following standards:

a. Lots with vehicular access from an alley or private street.

- (1) Lots with access from an alley or private street shall access garages from the alley or private street.
- (2) When attached to the primary structure, building depth standards found in Section 18.25.110.D.1 (Building Massing) shall apply. Attached rear garages shall only be permitted on lots that have vehicular access from an alley and shall not be permitted for corner lots.

b. Lots with vehicular access from the primary street.

- (1) Garages shall be located at least five feet behind the front-most wall of the building, unless they are side loaded. Side-loaded garages may be forward of the front-most wall of the building. .
- (2) The length of the habitable space in the primary structure as measured along the front property line shall be a minimum of five feet greater than the length of the garage.

c. Height. Garage heights shall not exceed one story or 15 feet above driveway grade. Living area above the garage up to one -story or 12 additional feet shall be permitted. In all cases the overall garage height shall comply with the applicable -height limit for the zoning district.

9. Colors and Materials. Single-family residences shall adhere to the colors and material requirements found in Section 18.25.080 (Colors and Materials) of this chapter. See Figure 2-14, Figure 2-15, and Figure 2-16.

10. Roof decks. Roof decks are prohibited on the top-most roof level, but are permitted on lower roof levels. For instance, when a building is two-stories in height with a one-story stepdown, the deck is permitted on the roof of the one-story step down but prohibited on the second-story roof.

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, DMU, DC, M and DM zoning districts with at least two-thirds of the gross square footage of the development designated for residential use.

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. 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 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.
- 3. 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. 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 1.2 workforce housing units and 2.8 inclusionary housing units, a total of ~~four~~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, a total of 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. Maximum multi-family residential unit sizes.** The maximum average residential gross floor area shall be 1,000 square feet.

18.25.130 – Multi-Family Residential Projects within the Downtown Visitor Lodging (DVL) Zoning District.

A. High density multi-family residential (Multi-family 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. Multi-family 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.

18.30.050 - Drainage and Storm Water Runoff

All applications for Zoning Clearance, Development Permit, Minor Use Permit or Use Permit shall include drainage and erosion control plans and be designed and constructed to provide facilities for the proper conveyance, treatment and disposal of storm water in compliance with this Section.

A. Drainage and erosion control plan requirements. Drainage and erosion control plans shall be submitted to the Department for review for compliance with the requirements of this Section. The plan may be incorporated within the project site plan.

1. A preliminary drainage and erosion control plan shall be submitted as part of an application for a land use permit, for new development, and the significant expansion or redevelopment of an existing use as determined by the Director. All erosion control plans for single-family dwellings on existing lots shall be designed to be consistent with "Town of Truckee Minimum Standards for Year-Round Erosion Prevention on One and Two Family Construction Projects."
2. Following approval of the land use permit, a final drainage and erosion control plan shall be submitted as part of the application for a Building Permit. Final plans shall be approved by the Director before the start of on-site construction or soil disturbance and before the issuance of a Building Permit. Projects requiring Commission approval due to their size or use shall require plans prepared by a licensed engineer.
3. Preliminary and final plans shall contain all information specified in the instructions for preparing drainage and erosion control plans provided by the Building Division.
4. After initial application review in compliance with Section 18.70.060 (Initial Application Review), the Director shall review each preliminary and final plan to verify its compliance with the provisions of this Section. The Director may approve the submittal in compliance with this Chapter, or may deny or require changes to a submittal that is not in compliance.
5. For projects disturbing one acre or more of surface area, the project applicant shall provide their Stormwater Pollution Prevention Plan (SWPPP) and Waste Discharge Identification number to the Town Engineer prior to issuance of any improvement plans or construction permits. The erosion control sheet provided in the Town submittal shall match the erosion control plan within the SWPPP submitted to the Regional Water Quality Control Board.
6. For all erosion control plans and pre- and post-construction BMP design, emphasis and first order of prevention shall be placed on erosion control as compared to sediment control and runoff. Erosion control prevents soil and other pollutants from moving, while sediment control retains and treats water containing pollutants.

B. Runoff treatment. Surface runoff treatment measures consistent with the Regional Water Quality Control Board's Truckee River Hydrologic Unit Project Guidelines for Erosion Control, the Town of Truckee Stormwater Management Program Guidelines and the "California Stormwater Best Management Practices Handbooks," prepared by the California

Stormwater Quality Association shall be incorporated into the project. The following measures shall also be incorporated into the project:

1. Stormwater runoff:

- a. To the maximum extent feasible, the use of Low-Impact Design (LID) practices shall be incorporated into project design. Runoff from impervious surfaces shall be collected, treated and contained on-site utilizing infiltration disposal facilities (e.g., infiltration basins and trenches) designed, installed and maintained for, at a minimum, a twenty-year, one-hour storm event based on the Public Improvements and Engineering Standards. The Director may require a design to accommodate a larger storm event when topographic and/or drainage conditions of the surrounding area or watershed warrant more stringent drainage improvements;
- b. Runoff shall be directed into any on-site retention/treatment basin using a slot drain, culvert, depressed swale, rock-lined trench, rain gardens and/or other approved drainage facilities. Surface and subsurface water shall not drain over sidewalks or adjoining parcels;
- c. The California Building Code requires that water drain away from building foundations. Drip line infiltration trenches have been found to directly conflict with the requirement when installed in close proximity to foundations.
 - (1) Infiltration trenches or dry wells may be used in other locations such as along driveways. Drip lines of buildings and decks are recommended to be armored with rock or other approved material to prevent splash erosion;
- d. Runoff from snow storage areas shall be collected, treated and contained on-site in accordance with the requirements of Subsection B; and
- e. BMPs included in the design shall be appropriate to treat the anticipated pollutants in the stormwater runoff at the site.

2. On-site drainage facilities:

- a. Facilities shall be designed to direct stormwater runoff, which exceeds the required capacity of the facility, into a public storm drainage system contained within the nearest public right-of-way;
- b. Facilities shall not be used for snow storage unless designed or retrofitted for snow melt and the required detention volume. Snow shall not be placed within any required on-site drainage facility, which conflicts with the intended function of the facility; and
- c. Markers and signage, which prohibit illegal dumping at storm drain inlets and at public access points along channels and creeks within the project area, shall be installed by the project applicant. Storm drain inlet signs shall be permanent in

nature for new facilities (i.e. stamped concrete). New development projects with existing facilities shall be retrofitted with a sign that can be bolted or glued on.

3. Wetlands:

- a. Runoff into wetland areas shall not be increased above or decreased below pre-project levels unless the review authority finds that the increase or decrease of runoff will not adversely affect the health, function and values of the wetland nor shall the flow path of runoff be altered (i.e., sheet flow as opposed to concentrated flow); and
- b. Runoff into wetland areas shall be treated in accordance with Subsection B prior to release into the wetland.
- c. All site disturbance shall be set back from the perimeter of the delineated wetlands at least 10 feet and a four-foot tall wetland protection fence shall be required around the perimeter of the wetland. Signage in earthtone colors (dark green, brown, or warm grays) with a nonreflective white background shall be required at least every 50 feet unless the review authority finds that fewer signage will provide adequate protection

C. Erosion control. Erosion control measures consistent with the Regional Water Quality Control Board's Truckee River Hydrologic Unit Project Guidelines for Erosion Control and the "California Stormwater Best Management Practices Handbooks," prepared by the California Stormwater Quality Association, shall be incorporated into the project. The following measures shall also be incorporated into the project:

1. Erosion control plans.

- a. All erosion control plans shall be designed to achieve the following performance standards:
 - Prevent fugitive dust during and after construction which may be accomplished with the use of a water source or by covering areas that may have been disturbed;
 - Prevent soil migration off of the property limits or construction area;
 - Prevent rilling and other forms of erosion on-site;
 - Prevent tracking of material off-site which may be accomplished using a construction entrance and/or a tire wash;
 - Prevent spills and leaks of materials by properly storing and handling trash enclosures, storage containers and portable toilets;
 - Prevent stock pile erosion which may include situating stock piles in appropriate locations to reduce wind and water impacts, installing appropriate erosion control such as silt fences and waddles at appropriate intervals around piles and/or application of tackifier products;
- b. All erosion control plans shall include details and section views of correct BMP placement and installation.

- c. All erosion control plans shall provide a non-pervious concrete wash out area or prohibit concrete wash out on site.
- 2. Temporary measures.** Temporary erosion control measures as required by the Director shall be installed and continuously maintained and changes in the field made as needed to comply with the requirements described below for the duration of construction and shall include:
- a. All non-construction areas shall be clearly marked and protected during construction by fencing or other identification approved by the Director;
 - b. The protection of loose piles of clay, debris, sand, silt, soil or other earthen material during periods of precipitation or runoff with nonwoven filter fabric fence, temporary gravel and/or earthen or sand bag dikes;
 - c. All soil disturbance activities shall cease if adverse weather conditions exist, unless operating under an exception granted by the Director. Adequate temporary erosion control measures shall be installed prior to adverse weather conditions. Loose soil piles shall be tackified or covered with material that minimizes migration of the stockpile. Tarps are not recommended but may be used for the building season (May 1 – October 15) or in an emergency. A tackifier is a bonding or adhesive agent, which when applied to loose soil piles works to minimize soil erosion and migration;
 - d. All temporary erosion control measures shall remain in place until all disturbed areas are permanently stabilized and/or vegetated. After all permanent erosion control is properly in place on a site, the temporary measures must be taken out unless fully compostable; and
 - e. The responsible party shall field check all BMPs prior to anticipated storm events, immediately after storm events, during storm events longer than 48 hours and weekly. All maintenance, repairs and needed BMP changes shall be completed in a timely and/or appropriate manner depending on timing of the storm event (i.e. prior to an anticipated event or as soon thereafter).
- 3. Permanent measures.** Permanent erosion control measures as required by the Director shall be installed and continuously maintained for the life of the project and shall include:
- a. All surplus or waste earthen materials shall be removed from the site and deposited in an approved location within 10 days from completion of construction;
 - b. Earthen materials shall not be placed in surface water drainage courses, permanent or temporary, or in a location to allow the discharge of earthen materials to any surface water drainage course; and
 - c. All disturbed areas shall be permanently stabilized or vegetated. Vegetated areas shall be continuously maintained to ensure adequate growth and root development. Vegetation shall consist of seeding, planting, mulching and initial fertilizing and watering as needed. Temporary erosion control measures shall remain in place until permanent vegetation has been established.

- d. Prior to approval of any grading permits or improvement plans, the project applicant shall submit a maintenance plan and provisions for post-construction BMPs to the Town Engineer for review and approval. The maintenance schedule and plan shall be recorded with the Nevada County Recorder's Office and a copy shall be provided to the Town Planner. Single-family residences or accessory dwelling units are exempt from this requirement.
 - e. Projects that are required to comply with the State Construction General Permit shall at a minimum comply with the permanent BMP requirements in the most current Construction General Permit.
- 4. Timing of operations.** Ground disturbance including vegetation removal that disturbs the soil shall be prohibited between October 15 of any year and May 1 of the following year. Exceptions may be granted by the Director based upon the following:
- a. Predicted dry weather conditions;
 - b. The construction activity is associated with existing disturbed conditions only and is not intended to allow for the commencement of new construction activity or new disturbance;
 - c. Specific dates and scope of work involved in the construction activity; and
 - d. The site shall be winterized and specific Best Management Practices implemented to control erosion and protect water quality within 48 hours of the Director's order to cease ground disturbance.
- 5. Stabilization.** Before October 15 in any year, permanent or temporary stabilization of all disturbed or eroding areas shall be installed consistent with the requirements of this Section. Installation and maintenance of Best Management Practices is required on a year-round basis. All Best Management Practices shall be inspected for winterization and function prior to October 15.
- D. Limitation on runoff.** The net rate release of runoff from a site onto adjoining parcels and rights-of-way after construction shall not be greater than pre-construction levels of the runoff release from the site based on a 20-year, one-hour storm event. The Town Engineer may require a design to accommodate a larger storm event when topographic and/or drainage conditions of the surrounding area or watershed warrant more stringent drainage improvements.
- E. Maintenance.** All required drainage and erosion control improvements shall be maintained for the life of the approved project, including routine maintenance, repair and replacement of the improvements. The property owner shall retain all maintenance records verifying compliance with this section for a period of five years for the life of the project. Maintenance shall include:
- 1. Unclogging of basins, pipes, swales and trenches by debris, ice and sediment;
 - 2. Repair of damaged basins, pipes, swales and trenches;

3. Replacement of unhealthy, damaged or non-productive vegetation; and
4. Restabilization of erosion on slopes.

F. ~~Minor-Use Permit required.~~ Projects satisfying any of the following conditions will require the approval of a ~~Minor-Use Permit~~ in compliance with Chapter 18.76:

1. Projects within the 100-year floodplain of waters under the jurisdiction of the State Regional Water Quality Control Board or projects required by the Regional Water Quality Control Board to obtain a waste discharge permit due to the potential for the discharge or threatened discharge of solid or liquid materials to surface waters, potential wetland areas, or other sensitive lands. Docks, piers, ramps and similar structures within the 100-year floodplain of Donner Lake shall not require the approval of a ~~Minor-Use Permit~~ if constructed in compliance with Section 18.38.050.D;
2. Projects located on sites containing contaminated soils as identified by the Nevada County Health Department or the State Regional Water Quality Control Board; and
3. Projects resulting in the disturbance of land or located within 200 feet of any wetland area. ~~unless the Director finds that the topographic conditions of the surrounding area will clearly preclude any disturbance of wetland areas and will ensure that any runoff from the project will not result in any water quality impacts to a wetland area.~~ A wetlands delineation report prepared by a wetland expert in accordance with the Corps of Engineers Wetlands Delineation Manual within the prior five years and drainage report shall be required. ~~for all projects requiring a minor use permit under this condition. The~~ Any disturbance of wetland areas, including increased or decreased water runoff into the wetlands or water quality impacts, shall comply with Section 18.46.040 (Wetlands).

Exception: For projects that are not requesting Streamlined Residential Review (Chapter 18.79). The Director may exempt the project from the wetland requirements if it is found that the topographic conditions of the surrounding area will clearly preclude any disturbance of wetland areas and will ensure that any runoff from the project will not result in any water quality impacts to a wetland area.

G. Standards for Specific Land Uses. Projects which include any of the following land uses shall comply with the applicable development standards. Additional standards are found in Appendix K of the Town of Truckee's Stormwater Management Program.

1. **Outdoor Materials Storage.** For outdoor areas for storage of materials that may contribute pollutants (debris, dirt, chemicals, etc.) to the storm water conveyance system, require these materials to be placed in an enclosure (cabinet, shed) that prevents contact with runoff or spillage to the storm water conveyance system OR to be protected by secondary containment structures such as berms, dikes or curbs. Also, the storage area must be paved and sufficiently impervious to contain leaks and spills and shall have a roof or awning to minimize collection of storm water within the secondary containment area.
2. **Outdoor Solid Waste Storage Areas.** The solid waste and recycling receptacle area(s) shall be designed to divert drainage from adjoining roofs and pavement around the receptacle. The solid waste and recycling container shall be screened or walled to prevent

off-site transport of trash, including transport by wind. The solid waste and recycling receptacle(s) shall also be covered when not in use or during storm events.

3. **Large Commercial/Industrial Developments.** For large commercial/industrial developments of greater than 100,000 square feet, the following is required:
 - a. Loading dock areas shall be covered or designed to minimize run-on and runoff of storm water drainage;
 - b. Direct connections to storm drains from depressed loading docks (truck wells) shall be prohibited;
 - c. Repair/maintenance bays shall be indoors or designed in such a way that does not allow storm water run-on or contact with storm water runoff;
 - d. The drainage system for a repair/maintenance bay shall capture all wash water, leaks and spills and connect to a sump for collection and disposal (direct connection to the storm drain system shall be prohibited); and
 - e. If needed by the types of uses proposed in the development, require an area for washing/steam cleaning of vehicles and equipment which is self-contained and/or covered, equipped with a clarifier or other pre-treatment facility and properly connected to a sanitary sewer or other appropriately permitted disposal facility.
4. **Restaurants.** An area for the washing/steam cleaning of equipment and accessories which is self-contained, equipped with a grease trap and properly connected to a sanitary sewer is required unless an alternative equivalent is approved by the Nevada County Environmental Health Department. If the washing area is located outdoors, the area shall be covered, paved, have secondary containment and be connected to the sanitary sewer or other appropriately permitted disposal facility.
5. **Service Stations.** For service stations or other land uses with on-site fueling stations, the following is required:
 - a. The fuel dispensing area shall be covered with an overhanging roof structure or canopy with minimum dimensions equal to or greater than the area within the grade break;
 - b. The canopy shall not drain onto the fuel dispensing area, and the canopy downspouts must be routed to prevent drainage across the fueling area;
 - c. The fuel dispensing area must be paved with Portland cement concrete or equivalent smooth impervious surface (asphalt concrete shall be prohibited);
 - d. The fuel dispensing area shall have a 2% to 4% slope to prevent ponding and shall be separated from the rest of the site by a grade break that prevents run-on of storm water to the extent practicable; and
 - e. The concrete fuel dispensing area shall extend a minimum of 6.5 feet from the corner

of each dispenser or the length at which the hose and nozzle assembly may be operated plus one foot, whichever is less.

6. **Vehicle Repair and Maintenance Shops.** For vehicle repair and maintenance shops, the following is required:
 - a. Any fuel dispensing areas shall comply with the requirements for retail gasoline outlets;
 - b. Repair/maintenance bays shall be indoors or designed in such a way that does not allow storm water run-on or contact with storm water runoff;
 - c. The drainage system for a repair/maintenance bay shall capture all wash water, leaks and spills and connect to a sump for collection and disposal (direct connection to the storm drain system shall be prohibited);
 - d. An area for washing/steam cleaning of vehicles and equipment shall be required, and the area shall be self-contained and/or covered, equipped with a clarifier or other pre-treatment facility and properly connected to a sanitary sewer or other appropriately permitted disposal facility;
 - e. Loading dock areas shall be covered or designed to minimize run-on and runoff of storm water drainage; and
 - f. Direct connections to storm drains from depressed loading docks (truck wells) shall be prohibited.
7. **Parking Lots.** For parking lots greater than 5,000 square feet of surface area or 25 spaces, the following is required:
 - a. Runoff shall be infiltrated or treated;
 - b. Oil and petroleum hydrocarbons at heavily used parking lots (fast food outlets, lots with 25 or more spaces, sports event parking lots, shopping malls, grocery stores, discount warehouse stores) shall be treated and removed from storm water; and
 - c. Adequate operation and maintenance of treatment systems, particularly sludge and oil removal, and system fouling and plugging prevention control shall be required.
8. **Repair and Maintenance Bays.** For repair and maintenance bays, the following is required:
 - a. Repair and maintenance bays must be indoors or designed in such a way that does not allow storm water run-on or contact with storm water runoff; and
 - b. Repair and maintenance bays shall be designed to capture all wash water, leaks and spills. All bay drains shall be connected to a sump for collection and disposal. A direct connection of the bays to the storm drain system is prohibited.

9. **Vehicle and Equipment Wash Areas.** For vehicle and equipment wash areas, the following is required:
- a. The area for washing/steam cleaning of vehicles and equipment is required to be self-contained and/or covered, equipped with a clarifier;
 - b. The area shall be properly connected to a sanitary sewer or other appropriately permitted disposal facility; and
 - c. Commercial vehicle washing in areas without these specially designed wash areas are prohibited.

18.30.056 - Easements

- A. Structures within easements.** No structure shall be allowed within public utility easements, snow storage easements, access/driveway easements, drainage easements or any other easement offered for dedication to the County of Nevada or the Town, except as follows:
1. The structure serves the purpose of the easement. For example, an electrical transformer in a public utility easement;
 2. The structure is allowed in the easement in accordance with the Public Improvement and Engineering Standards; or
 3. The structure is allowed with Minor Use Permit approval. A Minor Use Permit for a structure within an easement may be granted only where the review authority first finds that the structure will not interfere with the purpose of the easement.
 4. A single-family driveway, including retaining walls, bridge decks, and/or support posts, may be allowed within easements as approved by the Town Engineer.
- B.** Required parking, required landscaping, and required site improvements shall be prohibited within easements unless either: (i) the easement is amended, with the consent of all entities with an interest in the easement, to clarify that the parking, landscaping, and/or other improvements can remain in place in perpetuity notwithstanding any other provision of the easement; or (ii) all entities with an interest in the easement provide written consent for the parking, landscaping and/or other improvements to remain in place in perpetuity, which such consent is absolute, irrevocable, permanent, supersedes the easement to the extent it is inconsistent with the easement, and is recorded in the official records of Nevada County. Parking required to meet the minimum standards of Section 18.48.040 (Number of Parking Spaces Required) shall not be permitted within snow storage easements (Municipal Code Section 10.17.030).

18.30.060 - Exterior Lighting and Night Sky

- A. Purpose.** It is the purpose and intent of this Section to balance the goals of the Town of Truckee General Plan to maintain its small town character with the need to provide for safe lighting practices and to minimize light pollution for the enjoyment of Truckee's residents and visitors.

18.30.070 - Fences, Walls, and Hedges

The following standards shall apply to the installation of fences, walls and hedges, regardless of whether a permit or Town approval is required by this Section, except where an applicable Specific Plan establishes different standards. The provisions of this Section shall not apply to a fence or wall required by a law or regulation of the Town, State or an agency thereof. For the purposes of brevity, the term “fence” as used in this Section shall mean “fence, wall or hedge.”

- A. Permit requirement.** Fences require Zoning Clearance in compliance with Chapter 18.72 in all zoning districts except where exempted from this requirement by following Subsection B.
- B. Exemptions from permit requirement.** The following fences and walls do not require Zoning Clearance, but shall otherwise comply with all applicable provisions of this Development Code:
 - 1. Fences on developed parcels within the residential zoning districts are exempt, provided that they comply with the height limits in following Subsection C.
 - 2. Retaining walls less than 48 inches in height measured from the bottom of the footing to the top of the wall. Retaining walls are exempt only in compliance with this height limit, and where they retain earth only with no surcharge, and are not required by Title 15 of the Municipal Code to have a Building Permit.
- C. Fence, height limitations.**
 - 1. Fences are subject to the height limitations shown in Table 3-1, based on the area of the site and the location of the fence on the site relative to the required setbacks established by Article II (Zoning Districts and Allowable Land Uses). See Figure 3-1.

**TABLE 3-1
HEIGHT LIMITS FOR FENCES, WALLS, AND HEDGES**

Parcel Size	Maximum Allowed Height Based on Location			
	Within Front or Street-Side Setback	Within Side or Rear Setback	Within Rear Setback on Through Lot	Outside Setback Areas (1)
Less than 1 acre	3 ft. (1,2,3)	6 ft.	3 ft.	6 ft. (4,6)
1 acre or more	3 ft. (2,5)	6 ft. (6)	6 ft. (2)	6 ft. (4,6)

Notes: (continued on next page)

- (1) Open fences up to a maximum of four feet in height may be allowed in front and street-side setbacks if the Town Engineer finds that the fence will not adversely affect a front or street-side setback traffic safety visibility area or interfere with street snow removal operations. An open fence shall be defined as a split board or rail fence (not exceeding three boards or three rails high), woven wire or chain link that does not impair sight visibility.
- (2) Fences up to a maximum of six feet in height may be allowed in street-side setbacks if the fence is located outside the traffic safety visibility area.

- (3) Fences up to a maximum of six feet in height may be allowed in front and street-side setbacks on residential properties that face commercial or industrial properties if the Town Engineer finds that the fence will not adversely affect a front or street-side setback traffic visibility area or interfere with snow removal operations.
 - (4) Fences up to a maximum of 20 feet in height may be allowed for tennis and other outdoor recreational courts outside the required setback areas with Minor Use Permit, in compliance with Chapter 18.76 (Use Permits and Minor Use Permits). Also see Section 18.58.220.I.
 - (5) On parcels of one acre or larger, fences up to a maximum of six feet in height may be allowed in front and street-side setbacks if the Town Engineer finds that the fence will not adversely affect a front or street-side traffic safety visibility area or interfere with street snow removal operations;
 - (6) An open agricultural fence shall be allowed to a maximum height of eight feet in the side and rear setbacks and outside the required front and street-side setback areas for property located in the RR and RC districts, provided that the Director first determines that the fence is essential to a legitimate agricultural operation or animal keeping on the site. An open agricultural fence shall be defined as an agricultural board fence or split rail (not exceeding three boards or three rails high), barbed or woven wire or chain link that does not impair sight visibility.
2. Entry features over front yard gates (e.g., arches and trellises), with a maximum height of eight feet, provided that the entry features are no wider than six feet.
 3. Retaining walls shall be subject to the height and setback limits established by Section 18.30.120.F.6 (Setback Requirements - Retaining Walls). The maximum allowed height of a retaining wall is six feet unless additional height is approved through a Variance in compliance with Development Code Chapter 18.82 (Variances and Historic Variances). The maximum height shall include the combined height of terraced retaining walls. In order to qualify for a retaining wall height in excess of six feet, the proposed project must comply with all the requirements of Chapter 18.36 (Hillside Development Standards).
 4. These height limits shall not apply to the following:
 - a. Official governmental warning signs or signals;
 - b. Public utility poles;
 - c. Saplings or plant species of open growth habits and not planted in the form of a hedge, which are so planted and trimmed as to leave, at all seasons, a clear and unobstructed cross-view;
 - d. Supporting members of appurtenances to permanent structures existing on the effective date of this Development Code; and
 - e. Trees trimmed (to the trunk) to a line at least six feet above the elevation of the intersection.
 5. Parcels with grade differential.
 - a. Where there is a difference in the ground level between two adjoining parcels of less than two feet, the height of a fence constructed along the common property line shall be determined by using the natural grade of the highest contiguous parcel.

- b. When there is a difference in the ground level between two adjoining parcels of two feet or more, the maximum allowed height of a fence on the property line shall be determined by the Director.

E. Allowed materials. For projects requesting Streamlined Residential Review (Chapter 18.79), all fences shall be two-sided and made of wood or a dark wrought iron. No spikes or ornamental features shall be used. Only orthogonal designs shall be allowed.—

F. **Prohibited materials.** The use of barbed wire, electrified fence or razor wire fence in conjunction with a fence, wall or hedge, or by itself within any zoning district, is prohibited unless:

1. Approved as part of the land use permit, based upon a finding that the material is necessary for the security of the facility or is required by a law or regulation of the Town, State or an agency thereof; or
2. The fence is a simple, one-strand horse electric fence in the RR and RC districts.

18.30.080 - Grading and Vegetation Removal

A. Preservation of the natural vegetation. To prevent premature grading of the existing terrain and to ensure preservation of the natural vegetation within the Town, grading and/or removal of natural vegetation shall not occur before the issuance of a land use permit (e.g., Zoning Clearance, Use Permit, etc.) and required grading or building permit authorizing development on the subject parcel, except for the following:

1. Vegetation and tree removal on an existing developed single-family residential subdivision lots. This exemption also applies to accessory dwelling units on existing developed single-family residential subdivision lots. Tree removal associated with an approved building permit for a single-family residence, accessory dwelling unit is also exempt. This exemption does not apply to vacant single-family residential subdivision lots;
2. Removal of vegetation done within an open space area by a subdivision homeowner's association or similar organization or a public agency in order to maintain the health of the forest and/or enhance fire safety. Documentation from a registered forester or other similar licensed professional shall be provided to Planning Division staff for review prior to any tree removal;
3. Removal of vegetation to comply with the fuel clearance regulations of the Truckee Fire Protection District. Documentation from a registered forester or other similar licensed professional shall be provided to Planning Division staff for review prior to any tree removal; and
4. Removal of vegetation to comply with the active defensible space program of a subdivision homeowner's association. Documentation from a registered forester or other similar licensed professional shall be provided to Planning Division staff for review prior to any tree removal.

B. Building and Grading Permits. A Grading Permit shall not be issued until the associated Building Permits are issued, unless grading is secured with an appropriate performance guarantee in compliance with Section 18.84.040 (Performance Guarantees).

C. Commission requirements. As part of the approval of a Development Permit or Use Permit involving grading, the Commission shall make one of the following findings:

1. Performance guarantees in compliance with Section 18.84.040 (Performance Guarantees) shall be required prior to issuance of any grading or building permits for the project to guarantee restoration of the site if the project is not completed;
2. There is sufficient evidence demonstrating there is adequate financing for the project to guarantee that the project will be completed; or
3. Performance guarantees are not necessary, given the particular circumstances of the application.

D. Maximum site disturbance for single-family residential uses. For parcels that are 1.5 acres or greater but less than five acres with or proposed to be developed with single-family residential dwellings, the maximum allowed site disturbance shall be 40% or 1.5 acres, whichever is greater. For parcels that are five acres or greater, with or proposed to be developed with single-family residential dwellings, the maximum allowed site disturbance shall be 30%. ~~For purposes of this standard, disturbance for septic systems shall be exempt from the site disturbance calculation if the area is revegetated with unirrigated septic-appropriate native landscaping. No maximum site disturbance standard is required for single-family residential uses on parcels smaller than 1.5 acres; development standards related to site coverage, setbacks, snow storage areas, etc. apply. Projects that comply with this requirement but may exceed the 26,000 s.f. of site disturbance are exempt from the Development Permit process (Chapter 18.74) for the purposes of site disturbance. The project shall be subject to Chapter 18.72 (Zoning Clearance) and any other applicable land use entitlement processes.~~

18.30.090 - Height Measurement and Height Limit Exceptions

All structures shall comply with the following standards relating to height, except for fences and walls, which are instead subject to the provisions of Section 18.30.070 (Fences, Walls and Hedges).

A. Maximum height of structures. The height of structures shall not exceed the standard established by the applicable zoning district in Article II (Zoning Districts and Allowable Land Uses).

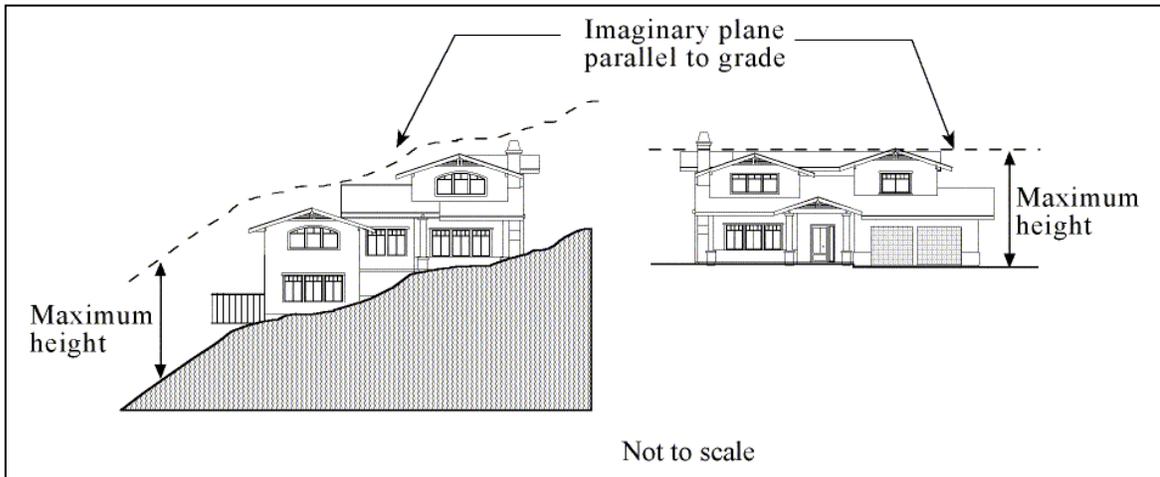
B. Height measurement.

- ~~1. **Measurement of Height.** The height limit for buildings and structures established by Article II or other provisions of this code shall be measured as the vertical distance from the highest point of the structure to the average of the highest and lowest points where the exterior walls touch the natural grade as shown in Figure 3-2.~~
- ~~2. Where the structure has a split roof(s) 10 or more feet below the highest point of the structure and the floor area underneath the split roof extends at least 20 feet out from the remainder of the structure, the height limit for the structure shall be measured as the vertical distance from the highest point of the structure and the highest point of the split roof to the average grade of the development envelope. The average of these two measurements will determine the height of the structure. In order to be eligible for this allowance, the split roof area shall be at least 30 percent of the entire roof area of the structure.~~

3. In no case shall the height of any portion of a structure exceed a height greater than five feet above the standard established by the applicable zoning district in Article II (Zoning Districts and Allowable Land Uses) as measured as the vertical distance from the natural grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade. See Figure 3-3.



**FIGURE 3-2
HEIGHT MEASUREMENT**



**FIGURE 3-3
MAXIMUM HEIGHT**

C. Exceptions to height limits. The height limits of this Development Code may be exceeded as follows:

1. Fire or parapet walls may extend up to four feet above the allowable height limit of the structure.
2. Belfries, chimneys, cupolas, domes, flag poles, gables, monuments, penthouses, scenery lofts, spires, towers (e.g., hose, radio, utility, water, etc.), water tanks, similar structures

~~and necessary mechanical appurtenances may be authorized to exceed the height limit established for the applicable zoning district, subject to the approval of a Minor Use Permit in compliance with Chapter 18.76.~~

- ~~3. Telecommunication facilities, including antennae, poles, towers and necessary mechanical appurtenances, may be authorized to exceed the height limit established for the applicable zoning district, in compliance with Section 18.58.250 (Telecommunications Facilities).~~

~~The height of a single family dwelling in a residential zoning district as measured in accordance with Sections 18.30.090.B.1 and B.2 may be increased up to an additional five feet, when the average slope of the parcel within the building pad is 25 percent or greater.~~

D. ~~Director exceptions to height limits.~~ ~~The Director may authorize exceptions to the height limits for single family dwellings in a residential zoning district, as follows:~~

~~On building sites with slopes less than 25 percent, the Director may approve an average height limit not to exceed 38.5 feet.~~

~~On building sites with slopes greater than 25 percent, the Director may approve an average height limit not to exceed 44 feet.~~

~~No portion of a single family dwelling shall exceed a height greater than five feet above the average height limit approved by the Director. For example, if the Director approves an average height limit of 37 feet, no portion of the single family dwelling may exceed 42 feet.~~

~~—The Director may approve the additional height, as follows:~~

- ~~1. The Director finds all of the following:~~
 - ~~a. There are unique circumstances associated with the property or the structure design that necessitate an increase in the height limit to prevent an unnecessary hardship or to overcome practical difficulties in constructing the dwelling;~~
 - ~~b. The structure height and design is compatible with the neighborhood;~~
 - ~~c. The additional height of the structure will not significantly impair views from surrounding properties; and~~
 - ~~d. The structure height is not substantially taller than other structures in the neighborhood.~~
- ~~2. Prior to approving an exception to the height limit, notice of the Director's intent to approve an exception to the height limit shall be issued in conformance with Chapter 18.72 (Zoning Clearance), including the requirement to mail notice of the Director's intent to properties within 500 feet of the project site.~~

A. Maximum height of structures. The height of structures shall not exceed the standard established by the applicable zoning district in Article II (Zoning Districts and Allowable Land Uses).

B. Height measurement. The height limit for buildings and structures established by Article II or other provisions of this code shall be measured as the difference between the point of lowest natural grade along an exterior wall of the building or building segment pursuant to Section 18.30.090.C, and the elevation of the highest point of the building. Where cantilevered or otherwise supported floor area (e.g., living area, garage, storage) exists, an imaginary vertical line shall extend down to natural grade and shall be considered an exterior wall for purposes of determining the lowest natural grade along an exterior wall.

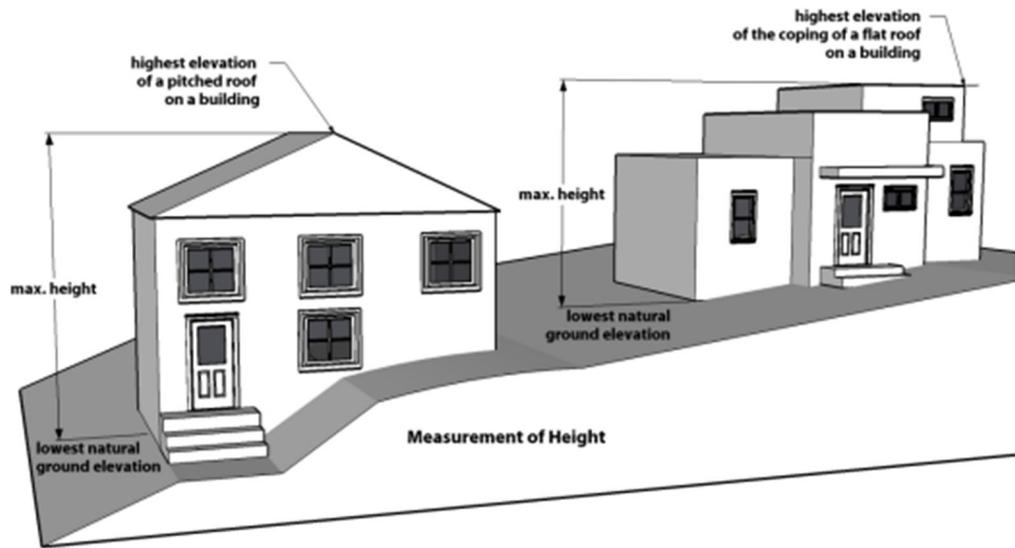


FIGURE 3-2 – HEIGHT MEASUREMENT

C. Maximum Height for Single-Family Residential Dwellings on Slopes. For a single-family residential building located on a sloping site with a percent cross slope retained across the building site of 10% or greater, the following applies:

- a. For purposes of measuring height, the building may be divided into up to three distinct, attached segments (e.g., steps or terraces), equidistant in width, perpendicular to the elevation facing the front property line;
- b. Each segment of the building shall comply with the base maximum height permitted by Section 18.30.090.B, except that the building segment closest to the street providing primary access to the building shall not exceed 28 feet in height.
- c. The total maximum height of the building as measured from the lowest point of the structure to the highest point on the structure shall not exceed 150% of the average maximum height of each of the building segments.

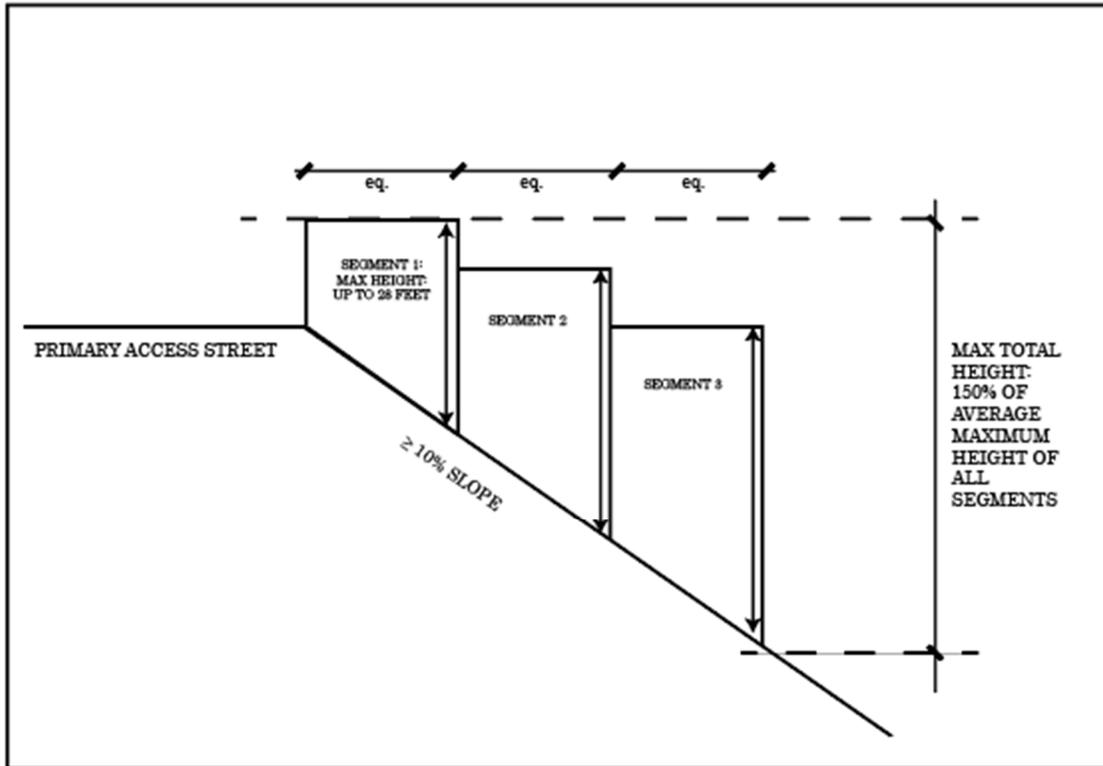


FIGURE XX – HEIGHT MEASUREMENT FOR SINGLE-FAMILY DWELLINGS ON SLOPES

D. Exceptions to height limits. The height limits of this Development Code may be exceeded as follows:

- a. **Chimneys and other rooftop appurtenances.** Chimneys, flues, vents, antennas, and similar mechanical appurtenances may be erected to a height ten percent greater than the otherwise permissible maximum height of a building or five feet, whichever is less.
- b. **Telecommunication facilities.** Telecommunication facilities, including antennae, poles, towers and necessary mechanical appurtenances, may be authorized to exceed the height limit established for the applicable zoning district, in compliance with Section 18.58.250 (Telecommunications Facilities).

18.30.100 - Property Maintenance

- A. **Purpose.** This Section provides for the abatement of conditions which are offensive or annoying to the senses, detrimental to property values and community appearance, an obstruction to or interference with the comfortable enjoyment of adjoining property, or hazardous or injurious to the health, safety or welfare of the general public in a manner which may constitute a nuisance.

- 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.
- C. **Screening and buffer between multi-family and single-family residential uses.** Wherever a multi-family residential project adjoins a site developed with or zoned for a single-family residence, but is not separated by a street, a six-foot high solid wood fence or decorative masonry wall shall be constructed along the property line adjoining the single-family residential use. The review authority may modify or waive the requirements for the fence or wall if the review authority finds the characteristics of the site or vicinity would make the required screening and buffer unnecessary or the fence or wall would adversely affect neighborhood compatibility and other screening and buffer methods have been incorporated into the project to achieve the same effect of the required fence or wall.
- D. **Equipment.** Any equipment in multi-family and non-residential zoning districts, whether on a roof, the side of structure or ground, and any loading docks, service yards, trash and storage areas, and utility services shall be properly screened from public view.
 - 1. The method of screening shall be architecturally compatible with other on-site development in terms of colors, materials, shape and size.
 - 1. The screening design and construction shall be subject to the approval of the Director, and shall blend with the design of the structures and include appropriately installed and maintained landscaping when on the ground.

18.30.120 - Setback Requirements and Exceptions

This Section provides standards for the use and minimum size of required setbacks. These standards are intended to provide open areas around structures for: visibility and traffic safety; access to and around structures; access to natural light, ventilation and direct sunlight; separation of incompatible land uses; and space for privacy, landscaping and recreation.

- A. **Setback requirements.** All structures shall comply with the setback requirements of the applicable zoning district established by Article II (Zoning Districts and Allowable Land Uses), and with any special setbacks established for specific uses by this Development Code, except as otherwise provided by this Section. No portion of a structure, including eaves or roof overhangs, shall extend beyond a property line, or into an access easement or street right-of-

way. Each required setback shall be open and unobstructed from the ground upward, except as provided in this Section.

B. Exemptions from setback requirements. The minimum setback requirements of this Development Code apply to all uses except the following:

1. Fences or walls six feet or less in height above the natural grade of the parcel, except on corner lots and within front yards in compliance with Section 18.30.070;
2. Decks, earthworks, free-standing solar devices, hot tubs, steps, swimming pools/spas, terraces and other site design elements which are placed directly upon the finish grade and do not exceed a height of 18 inches above natural grade at any point;
3. Retaining walls less than four feet in height above the surrounding finish grade at any point;
4. Parking pads with railings four feet or less in height; and
5. Basketball baskets and supports.

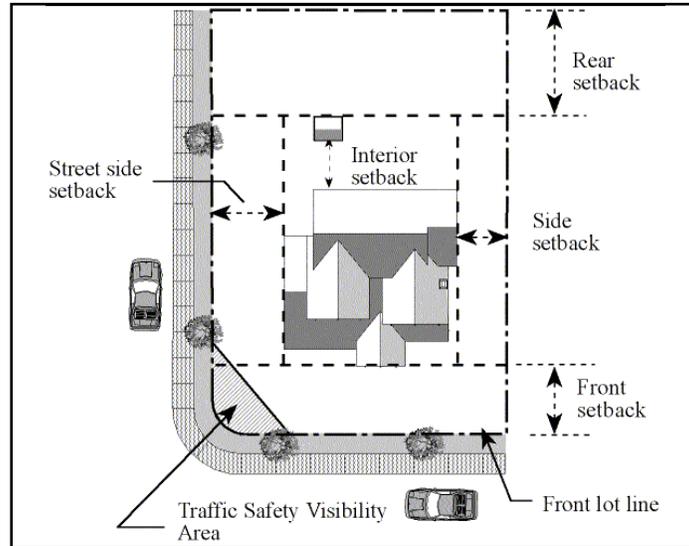
C. Allowable setback reductions.

1. The Director may approve a side yard setback reduction up to 20 percent of the minimum required setback for permitted uses and structures on residential lots in compliance with Development Code Section 18.75 (Minor Modifications).
2. The required street-side setback may be reduced by the Town Engineer by a maximum of five feet on residential lots that are less than 80 feet wide if the Town Engineer finds that the reduced setback will not adversely affect a traffic safety front or street-side visibility area or interfere with street snow removal operations.

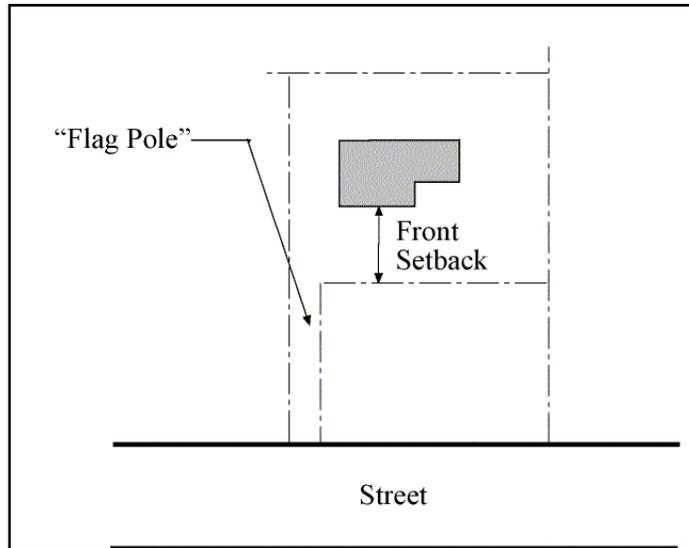
D. Measurement of setbacks. Setbacks shall be measured as follows. See Figure 3-4.

1. **Front yard setbacks.** The front yard setback shall be measured at right angles from the nearest point on the front property line of the parcel to the nearest line of the structure, except as follows: whenever a future right-of-way width line is officially established for a street, required setbacks shall be measured from the established lines.
 - a. **Corner parcels.** The measurement shall be taken from the nearest line of the structure to the nearest point of the property line adjoining the street which has the narrowest parcel frontage. Whenever a future right-of-way width line is officially established for a street, required setbacks shall be measured from the established line(s); and
 - b. **Flag lots.** The measurement shall be taken from the nearest line of the structure to the point where the access strip meets the bulk of the parcel, establishing a building line parallel to the lot line nearest to the public street or right-of-way. See Figure 3-5.

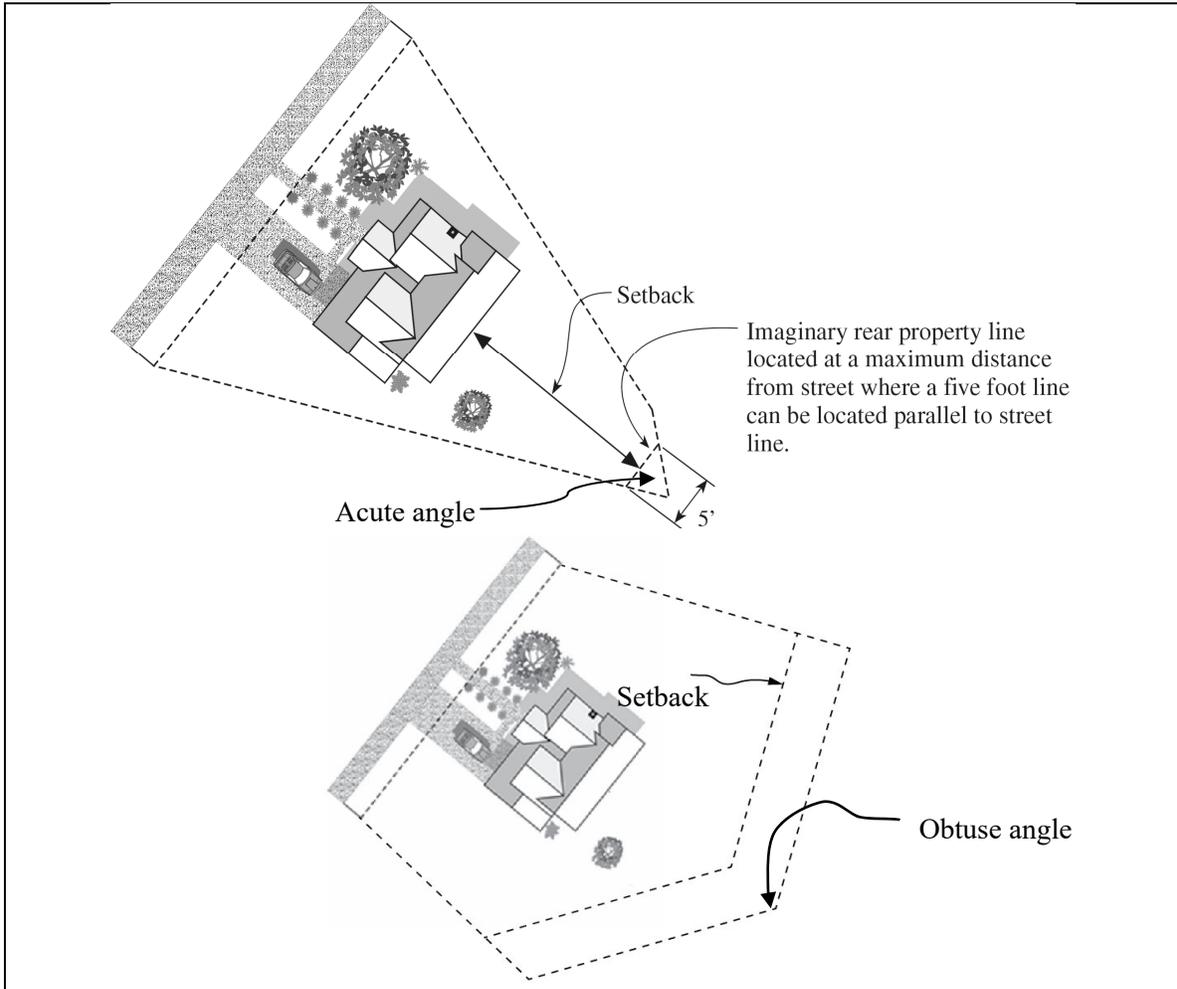
2. **Side yard setbacks.** The side yard setback shall be measured at right angles from the nearest point on the side property line of the parcel to the nearest line of the structure, establishing a setback line parallel to the side property line, which extends between the front and rear yards.
3. **Street-side setbacks.** The setback on the street-side of a corner parcel shall be measured from the nearest point of the property line adjoining the street to the nearest line of the structure. Whenever a future right-of-way width line is officially established for a street, required setbacks shall be measured from the established lines.
4. **Rear yard setbacks.** The rear yard shall be measured at right angles from the nearest point on the rear property line of the parcel to the nearest line of the structure, establishing a setback line parallel to the rear property line, which extends between the side yards, except:
 - a. On a through lot, both lot lines are front lot lines, and the lot is considered to have no rear lot line; or
 - b. Where the side lot lines converge to a point and the angle of convergence is 90 degrees or less (acute), a line five feet long within the parcel, parallel to and at a maximum distance from the front lot line, shall be deemed to be the rear lot line for the purpose of determining the depth of the required rear yard. See Figure 3-6. Where the side lot lines converge to a point and the angle of convergence is greater than 90 degrees (obtuse), the side property lines that converge to this point are both considered the rear property line for the purpose of determining the depth of the required rear yard. See Figure 3-6.



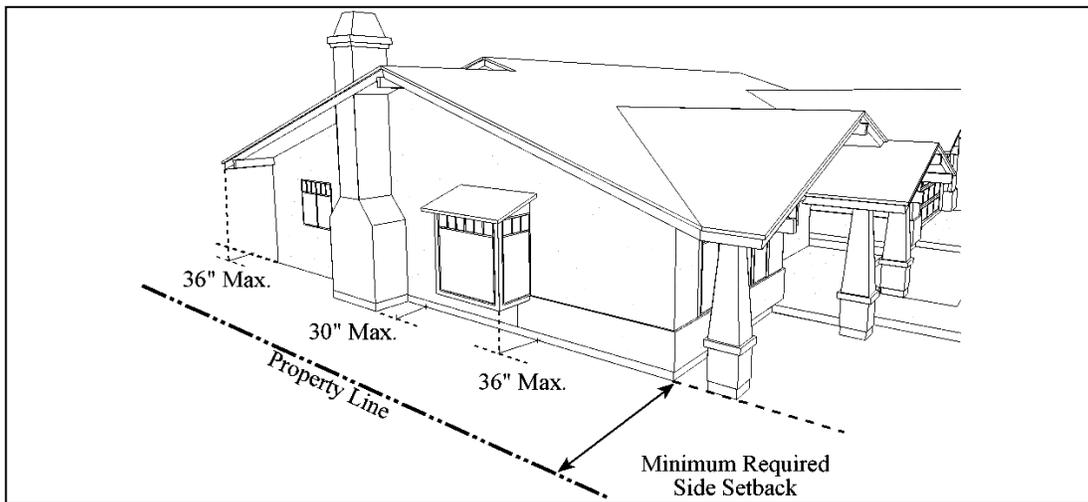
**FIGURE 3-4
LOCATION AND MEASUREMENT OF SETBACKS**



**FIGURE 3-5
FLAG LOT SETBACKS**



**FIGURE 3-6
REAR SETBACK MEASUREMENT ON TRIANGULAR AND IRREGULAR LOTS**



**FIGURE 3-7
EXAMPLES OF ALLOWED PROJECTIONS INTO SETBACKS**

- E. Allowed projections into setbacks.** Attached architectural features may extend beyond the wall of the structure and into the front, side, street-side and rear setbacks, in compliance with Table 3-2, below. Other portions of single-family dwellings may extend into required setbacks in compliance with Subsection F.7 (Setback requirements for specific structures and situations - Single-family dwellings).

**TABLE 3-2
ALLOWED PROJECTIONS INTO SETBACKS**

Projecting Feature	Allowed Projection into Specified Setback		
	Front Setback	Side and Street-Side Setback	Rear Setback
Balconies, bay windows and other cantilevered features at least ten feet above average natural grade at the location of the feature.	36 in.	36 in. (1)	5 ft.
Chimney/fireplace, 6 ft. or less in width	30 in.	30 in. (2)	30 in. (2)
Canopy, cornice, eave, roof overhang	36 in.	36 in. (3)	5 ft.
Deck, porch, which may be roofed but is otherwise unenclosed, 18 in. or more above natural grade (4)	6 ft.	36 in. (1)	6 ft.
Stairway, not attached to a deck, not enclosed, and does not extend above the ground floor as measured from the driveway grade adjacent to the garage or house	6 ft. (5)(6)	36 in. (1)	6 ft.

Notes:

- (1) Feature may project no closer than seven feet to any side property line. Feature may not project into the side yard setback in the DRS and DRM districts. See Section 18.30.120(F)(7) for exceptions.
- (2) Feature may project no closer than three feet to any side or rear property line.
- (3) Feature may project no closer than seven feet to any side property line; or three feet to any side property line in the DRS, DRM and DRH districts only if the structure has a non-shedding roof. See Section 18.30.120(F)(7) for exceptions.
- (4) Decks less than 18 inches above natural grade are exempt.
- (5) Covered walkways and stairways adjoining garages within the front yard setback may project into the front yard setback up to the front of the garage.
- (6) For steep lots that qualify for a 50 percent reduction of the front yard setback in accordance with Section 18.30.120.F.7.a, a six-foot encroachment into the reduced 10-foot setback will be permitted for an uncovered stairway necessary to provide access to the residence, including railings that do not exceed current Building Code height requirements. This reduction shall not apply to covered stairs or walkways which may only project into the front yard setback up to the front of the garage or residence. Additionally, this reduction shall not apply to areas within recorded easements or where special setbacks are recorded on the subdivision map.

F. Setback requirements for specific structures and situations.

- 1. Dwelling groups.** An inner court providing access to a multi-family dwelling group (constructed and located face-to-face) shall provide a minimum width of 10 feet between the rows for single-story structures with an additional five feet of width for each additional floor above the first floor.
- 2. Fences.** See Section 18.30.070 (Fences, Walls and Hedges).

3. **Garages.**

- a. Except on flag-shaped lots, a garage for a single-family residence, including detached and attached accessory dwelling units, may be located within the front yard or street-side setback area, up to one foot from the front or street-side property line. When the face of a garage entrance, situated approximately parallel to a front or street-side property line adjoining a street, the garage shall be set back a minimum of 20 feet from the edge of the pavement of the adjoining street, including sidewalks. In other cases, the garage shall be set back a minimum of 10 feet from the edge of the pavement of the adjoining street.
- b. The garage shall not be located within a traffic safety visibility area.
- c. Except for a vehicle entry door, there shall be no windows or other openings (e.g. door entry) on the garage elevation that is parallel to and facing the street and within the front setback area.
- d. Whenever a future right-of-way width line is officially established for a street, required yards shall be measured from the established line(s).
- e. A garage within the front yard setback shall not exceed one story or 20 feet in height, whichever is less, as measured from the driveway grade at the garage entry door.
- f. The use of the garage shall be limited to laundry facilities, parking of vehicles, personal work areas and storage. Living space such as a recreation room, home office, bedroom, living room and kitchen shall not be allowed in conjunction with a garage within the front or street-side setback area, except that living space may be authorized below the garage, on a down sloping parcel in compliance with the minimum setback for a garage in Section 18.30.120.F.3.a. Uncovered decks with railings four feet or less in height may be allowed on the top of the garage.
- g. A cornice, eave or roof overhang for a garage may extend up to a maximum of 36 inches into the 20-foot from edge of pavement setback required by Section 18.30.120.F.3.a, but shall be located at least one foot from the property line.

4. **Hot tubs, swimming pools/spas and other site design elements.**

- a. Site design elements less than 18 inches above natural grade are exempt from setback requirements.
- b. Detached decks, earthworks, freestanding solar devices, hot tubs, steps, swimming pools/spas, terraces and other site design elements, and which equal or exceed a height of 18 inches above natural grade at any point, shall conform to the setback requirements. Swimming pools, or other recreational pools or landscape ponds, may be located in a required front, rear or side yard, subject to the approval of a Minor Use Permit, in compliance with Chapter 18.76, and applicable Building and Health Codes.

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

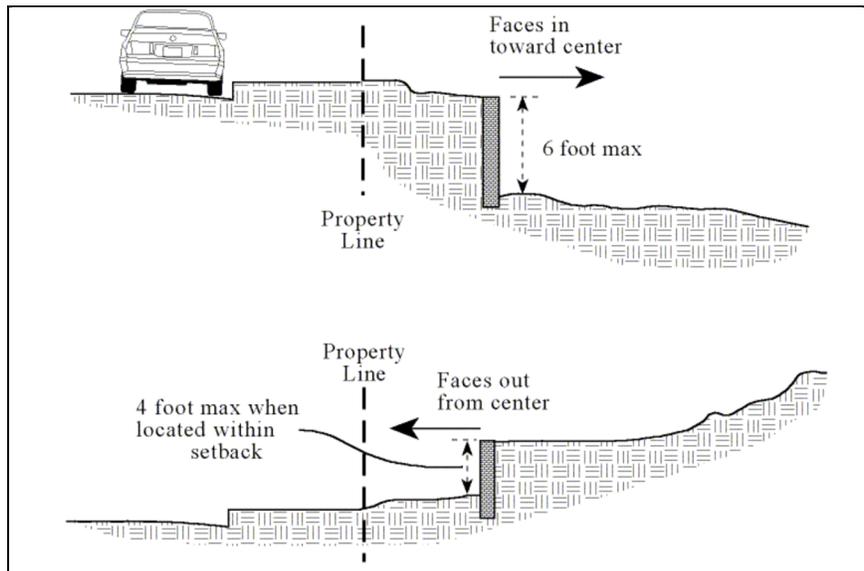
**TABLE 3-3
REQUIRED SETBACKS - RESIDENTIAL ACCESSORY USES AND STRUCTURES**

Accessory Use/Structure	Type of Setback (1)	Required Setback (2)
Air conditioning equipment, pool and spa equipment, ground-based antennas, generators	Sides, rear	5 feet
Garage	Front, street-side	1 foot and 20 feet from edge of street pavement
Gazebo, greenhouse, patio cover	Front, street-side	15 feet
	Rear	15 feet for single-family dwelling, 10 feet for multi-family dwellings
	Interior (3)	6 feet
Propane tank	Front, street-side	As required for main structure.
	Sides, rear	0 feet (4)
Stationary barbecue, fire pit	Sides, rear	5 feet
Swimming pool, spa, fish pond, outdoor play equipment	Street-side	As required for main structure.
	Sides, rear	5 feet
Other structures greater than 120 square feet	Front, street-side, sides, rear	As required for main structure.
Non-habitable structures less than 120 square feet and greater than 6 feet in height	Front, street-side	As required for main structure.
	Sides, rear	5 feet
Structures less than 120 square feet and 6 feet or less in height and not covered elsewhere in this section	Front, street-side, sides, rear	0 feet

Notes:

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

- 6. Retaining walls.** (Retaining walls up to four feet in height are exempt from setback requirements.)
- Retaining walls from four to six feet in height may be located within a required setback provided the exposed side of the wall faces into the subject parcel; and
 - Retaining walls greater than six feet in height, or retaining walls greater than four feet in height where the exposed side of the wall faces out from the subject parcel, shall conform to the setback requirements.
 - Retaining walls greater than four feet in height for driveways and driveway structures may be located within a required front yard setback if the Town Engineer finds that the wall will not adversely affect a front or street-side traffic visibility area or interfere with street snow removal operations.



**FIGURE 3-8
RETAINING WALLS IN SETBACK**

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

setback would be increased from the standard 20-foot rear yard setback to a 28-foot rear yard setback (addition of the eight-foot reduction to the rear setback).

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

The reduced front yard setback applies to all structures including the main structure, decks, eaves, etc. If the reduced front yard setback is used, the allowed projections of Table 3-2 (Allowed Projections into Setbacks) do not apply. Living space is permitted below a garage within the front yard setback in compliance with Section 18.30.120.F.3.f.

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

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

- c. Side setbacks for legal, nonconforming single-family structures.** An addition or modification to an existing legal non-conforming single-family dwelling that encroaches into the side setback may extend up to five feet into a required side setback, but no closer than five feet to a side property ~~line~~ required setback may extend up to five feet into a required side, as follows:

- ~~(1) The Director finds all of the following:~~
- ~~(1) (a) The height and design of the addition or modification is compatible with the existing structure;~~
- ~~(2)~~

- ~~(3)(1) (b)~~—The side yard setback for the addition or modification is equal to or greater than the side yard setback for the existing legal, non-conforming dwelling;
- ~~(2) (e)~~—The lineal feet of the addition or modification within the side yard setback does not exceed the lineal feet of the existing dwelling within the side yard setback;
- ~~(3) The addition is only one-story or 12 feet, whichever is less, in the side yard setback (i.e., an existing legal, nonconforming one-story or two-story structure in the side yard setback may only be added onto up to another story in the side yard setback; if the building is being extended on the ground floor, then the addition shall only be a one-story addition in the side yard setback);~~
- ~~(4) The wall of the structure is located no closer than 15 feet to the wall of any structure on an adjoining parcel; and~~
- ~~(5) (d) The pitch of any portion of the roof within the side yard setback is not directed toward the side property line or the structure has a non-shedding roof with a deed restriction recorded on the property that limits the type of roofing materials to a non-shedding roof material and/or snow retention mechanism for the life of the structure. The addition or modification will not exacerbate any problems resulting from the side yard encroachment (e.g. roof shedding of snow onto adjacent property).~~
- ~~(6) Windows and other wall openings of the structural wall within the side setback are limited to five percent or less of the total area of the wall.~~

~~(2) — A Zoning Clearance shall be issued in conformance with Chapter 18.72 (Zoning Clearance), including the requirement to mail notice of the Director's intent to properties within 500 feet of the boundary which is the subject of the Zoning Clearance. The applicant shall submit evidence of the date when the original nonconforming use was established.~~

- 8. Traffic safety visibility areas.** Structures shall not be altered, constructed, erected or moved, so that they are located closer to a street line than is necessary to provide adequate space for on-site traffic/vehicle maneuvering and the structures shall not be located within a traffic safety visibility area except for fences as permitted by Section 18.30.070.C (Fence Height Limitations). See Figure 3-4.

G. Structures in front yard setback. Any damage sustained to any fence, garage, wall, barrier or other building or structure located within the front yard setback as the result of snow removal operations other than direct contact by snow removal equipment shall be the sole responsibility of the property owner and the Town shall have no liability whatsoever therefore.

CHAPTER 18.36 - HILLSIDE DEVELOPMENT STANDARDS

Sections:

- 18.36.010 - Purpose of Chapter
- 18.36.020 - Applicability
- 18.36.030 - Application Content
- 18.36.040 - Standards for Hillside Development
- 18.36.050 - Design Criteria for Hillside Development
- 18.36.060 - Criteria for Use Permit Approval

18.36.010 - Purpose of Chapter

This Chapter establishes regulations for development within hillside areas in order to:

- A. Preserve and protect the views to and from hillside areas in order to maintain the identity, image and environmental quality of the Town;
- B. Ensure that development in the hillside areas is concentrated on the most level portions of the site, is in locations with the least environmental impact, and is designed to fit the existing land forms;
- C. Preserve significant features of the natural topography, including swales, canyons, knolls, ridgelines and rock outcrops;
- D. Correlate intensity of development with the steepness of terrain in order to minimize the impact of grading, unnecessary removal of vegetation, land instability and fire hazards; and
- E. Provide alternative approaches to conventional flat land development practices by achieving land use patterns and intensities that are consistent with the natural characteristics of hillside areas including slopes, land form, vegetation and scenic quality.

18.36.020 - Applicability

- A. **Hillside area.** The standards of this Chapter apply to all uses, subdivisions and structures proposed on development sites with an average slope of 10 percent or greater or on development sites with any slopes of 20 percent or greater; except that single-family dwellings in existing subdivisions, accessory dwelling units, and residential accessory structures shall be exempt from the provisions of this Chapter. [For purposes of this chapter, “existing subdivisions” are subdivisions that were created prior to DATE OF ORDINANCE.](#)
- B. **Basis for slope determinations.** For the purpose of this Chapter, slope shall be computed on the natural slope of the land before grading is commenced, as determined from a topographic map having a scale of not less than one inch equals 100 feet and a contour interval of not more than five feet. See Chapter 18.220 (Definitions, Glossary) for definitions on simple slope and

complex slope and how to measure slope. Minor topographic variations, including small, isolated pockets of steeper slopes (300 sq. ft. or less), and manmade features, slopes and fill from previous site disturbance shall not apply toward calculating slopes and shall be exempt from Use Permit requirements.

- C. Use Permit required.** Hillside developments, including roads, streets and driveways, proposed on slopes of 20 percent or greater shall be subject to the approval of a Use Permit in compliance with Chapter 18.76 and in compliance with the criteria set forth in Section 18.36.060. A Use Permit shall not be required for residential Tentative Map applications of four parcels or less if it can be demonstrated with certainty that slopes of 20% or greater will not be disturbed. A soil and geotechnical study that identifies special constraints and mitigation measures to minimize grading, unstable soils and erosion shall accompany the use permit application. The geotechnical study shall also analyze the landslide hazards of the site and their potential effect.

D. Streamlined Residential Review. For projects requesting Streamlined Residential Review (Chapter 18.79), no development, improvements, or disturbance, including structures, roads, streets, driveway, stormwater treatment features, or snow storage shall be permitted on areas with slopes of 30% or greater.

18.36.030 - Application Content

Land use permit and subdivision applications for projects proposed within hillside areas shall include all information and materials required by Section 18.70.040 (Application Preparation and Filing), and all additional information required by the Director on the basis of site topography.

18.36.040 - Standards for Hillside Development

- A. Minimum lot area.** The minimum lot area for new subdivisions in hillside areas shall be determined by the applicable zoning district, except where housing units are clustered and the project is approved as a Planned Development in compliance with Chapter 18.78.
- B. Clustered development required.** Proposed hillside development shall be clustered in compliance with Chapter 18.46 (Open Space/Cluster Requirements).
- C. Preservation of steep slopes.** Slopes of 30 percent or greater shall be permanently preserved as open space. Permanent open space areas may be used in compliance with Section 18.46.060 (Open Space Standards).
- a. Grading, structures and/or streets on slopes exceeding 20% **but less than 30%** shall be avoided if there is sufficient area on the site with slopes less than 20% to accommodate development and streets. For projects requesting Streamlined Residential Review (Chapter 18.79), a geotechnical study will be required to determine the potential for environmental impact.
 - b. For projects not requesting Streamlined Residential Review (Chapter 18.79), the Planning Commission may authorize grading and structures on slopes **exceeding 30% or greater** only if the Commission finds there is not sufficient area on the parcel with

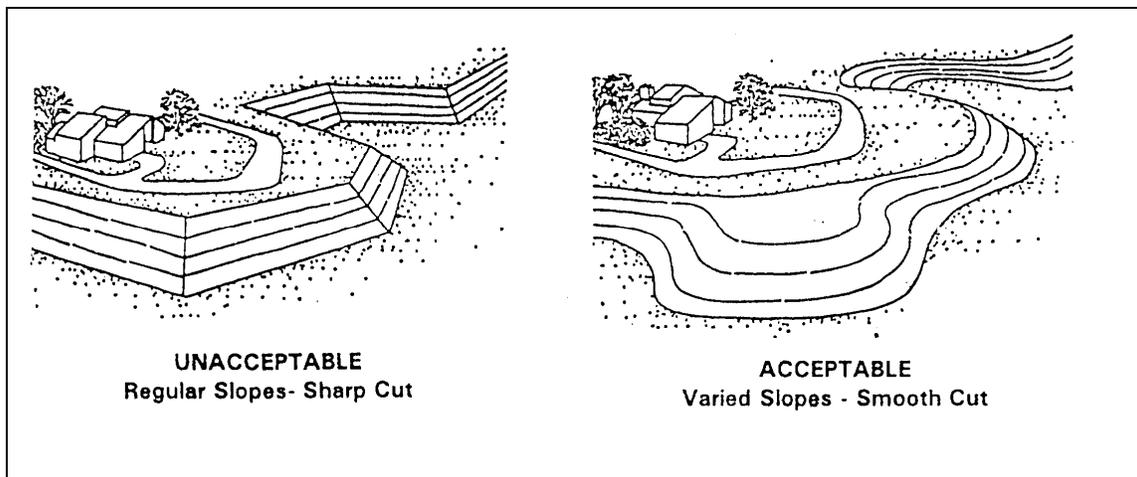
slopes less than 30% to accommodate a reasonable development, and measures have been incorporated into the development to minimize disturbance of the terrain (e.g. use of stem walls, split foundations).

- c. Projects located in the Historic Preservation (-HP) Overlay District on Zoning Map Sheet #25 or in the FAR Incentive Infill Area on Zoning Map Sheet #28 shall be provided additional flexibility to construct on slopes exceeding 20% and 30% for the purpose of achieving desired infill only if the review authority determined the development to be appropriate on the site and in keeping with the standards and criteria of this Chapter.

D. Height limits. The height of structures in a hillside area shall not exceed the maximum established by the applicable zoning district. Measurement of structure height shall be as provided in Section 18.30.090 (Height Measurement and Height Limit Exceptions). Lesser heights may be required where the structure may impair prominent views to or from scenic vistas or prominent slopes, ridgelines, bluff lines or hillsides, as identified in General Plan Community Character Element Figure CC-1 “Scenic Resources.” [See Section 18.46.080 \(Corridor Standards\).](#)

E. Grading and drainage.

- 1. Grading shall be designed to:
 - a. Conserve natural topographic features and appearances by minimizing the amount of cut and fill and by means of landform grading to blend graded slopes and benches with the natural topography; and
 - b. Retain major natural topographic features (i.e., canyons, knolls, ridgelines and prominent landmarks.)
- 2. Grading plans shall identify slopes that are to be landform graded. “Landform grading” means a contour grading method that creates artificial slopes with curves and varying slope ratios in the horizontal plane designed to simulate the appearance of the surrounding natural terrain.



**FIGURE 3-10
LANDFORM GRADING**

3. Lot pad grading for subdivisions shall be limited to the structure footprint, vehicle parking space and a yard area as shown on the approved grading plan. Lot pad grading shall be reviewed and approved as part of the subdivision process. Pads shall not exceed 5,000 square feet in total area. Smaller pad areas may be required.
4. Cut and fill slopes shall be designed and constructed to not exceed a vertical height of 10 feet, unless the review authority approves slopes of greater height with benching, terracing and/or the use of retaining walls.
5. All graded areas shall be protected from wind and water erosion. Interim erosion control plans shall be required, certified by the project engineer, and reviewed and approved by the Town Engineer. Permanent erosion control measures in accordance with Best Management Practices of the "Project Guidelines for Erosion Control for the Truckee River Hydrologic Unit" as adopted by the Lahontan Regional Water Quality Control Board shall be required.
6. Slopes created by grading shall not exceed a ratio of 1:2 (vertical:horizontal), except where the Director determines that a greater slope is appropriate. A soils report, stabilization study, or other technical information may be required.

18.36.050 - Design Criteria for Hillside Development

The following design criteria shall be implemented in the design and construction of projects on hillsides whenever applicable. The criteria may be applied with some flexibility on a case-by-case basis as not all design criteria may be workable or appropriate for each project, depending on site-specific characteristics. In some circumstances, a criterion may be relaxed in order to accomplish another, more important criterion or community goal. The overall objectives are to ensure that the intent of the criteria is followed and to attain the best possible design in keeping with the purpose of this Chapter as defined in Section 18.36.010.

- A. Preservation of topography.** The natural contour of the site is an important characteristic of the site, and new buildings should try to minimize alterations to the perceived slope of the area. Site grading should be sensitive to existing land forms and topography so that the natural setting may be preserved to the greatest extent possible. Every effort should be made to minimize the limits of construction on the site, and all stockpiling of materials and equipment and equipment storage should occur within those limits. Abrupt grade changes on property lines should not be permitted. Grade changes within tree driplines should be avoided.
- B. Terrain alteration.** The project shall be designed to fit the terrain rather than altering the terrain to fit the project. Development patterns which form visually protruding horizontal bands or steeply cut slopes for roads or lots shall be avoided. [Buildings may be terraced up the hillside or built into the upslope in order to minimize the alteration of the landform. Cut and fill type grading is discouraged if its purpose is to revise the topography to create a flat pad.](#)
- C. Street layout.** Streets shall follow the natural contours of the terrain in order to minimize the need for grading, preserve natural drainage patterns, and produce roads that are easily

negotiated. Cul-de-sacs and loop roads may be permitted to fit the natural topography subject to the approval of the Town Engineer and the Truckee Fire Protection District;

E. ~~D.~~ Site and structure design. Site design shall utilize varying structure and setbacks, heights, split-level foundations and retaining walls to terrace structures with the direction of the slope.

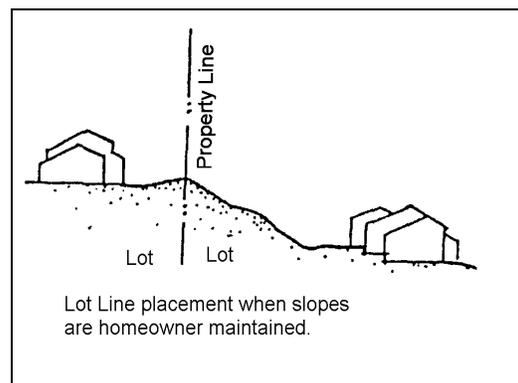
1. Allowable density shall be transferred and clustered in lower elevations and the least visible areas of the site.
2. Within a significant ridgeline area, no primary or accessory building shall be constructed to project above the physical ridgeline as seen from any viewing areas. If a building cannot be sited below a significant ridgeline because the lower elevation is otherwise not suitable for development, the following shall apply:
 - a. The building shall not exceed 25 feet in height at any point as measured from natural grade.
 - b. Landscaping shall be provided to screen the building from view to the greatest extent possible.
3. Building sites shall be located where they will have the least impact on adjacent properties and respect the privacy, natural ventilation and light, and views of neighboring homes. When development is proposed downslope from an existing development, the proposed development shall be at least ten (10) feet lower in height, measured horizontally, than the existing building located upslope.
4. Site and structure design shall adhere to the dimensional requirements found in Section 18.08.040 (Residential Zoning District General Development Standards).

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E. Lot line locations. Lot lines shall be placed at the top of slope areas to help ensure that the slope will not be neglected by the up-hill owner (see Figure 3-11);

F. Design and location of structures. Structures proposed on slopes shall be designed and located as follows.

1. The form, mass and profile of the individual buildings and architectural features ~~should~~ shall be designed to blend with the natural terrain and preserve the character and profile of the natural slope. Some techniques which ~~may~~ shall be considered include:



**FIGURE 3-11
LOT LINE LOCATION**

- a. Split pads, stepped footings and grade separations to permit structure to step up the natural slope.
 - b. Detaching parts of a dwelling (e.g., a garage).
2. Excessive cantilevers should be avoided on downhill building elevations.
 3. Structures should be placed partly underground or utilize below grade rooms to reduce effective bulk and to provide energy efficient and environmentally desirable spaces. However, the visible area of the building shall be minimized through a combined use of regrading and landscaping techniques.
 4. Roofs on lower levels should be used as the deck open space of upper levels.
 5. Architectural treatment shall be provided to all sides of the structure visible.
 6. Exterior structural supports and undersides of floors and decks not enclosed by walls shall be permitted provided fire safety and aesthetic considerations have been adequately addressed.
 7. Building materials and color schemes should blend with the natural landscape of earth tones and natural vegetative growth.
 8. To the extent possible, the width of a building measured in the direction of the slope, shall be minimized in order to limit the amount of cutting and filling and to better “fit” the house to the natural terrain.
 9. Structures should be placed to minimize disturbance of natural vegetation on slopes of 10 percent or greater.

- G. Retaining walls.** Large retaining walls in a uniform plane shall be avoided. Retaining walls over five feet in height shall be divided into elements and terraces with landscaping to screen them from view. Generally, no retaining wall should be higher than 10 feet unless the wall is architecturally treated and of an exceptional design, appropriate for the site, would reduce ground disturbance, improve visual quality and/or achieves other Town goals. Where feasible, retaining walls should be constructed of the same materials as the primary buildings on the site. See Figures 3-12 and 3-13.

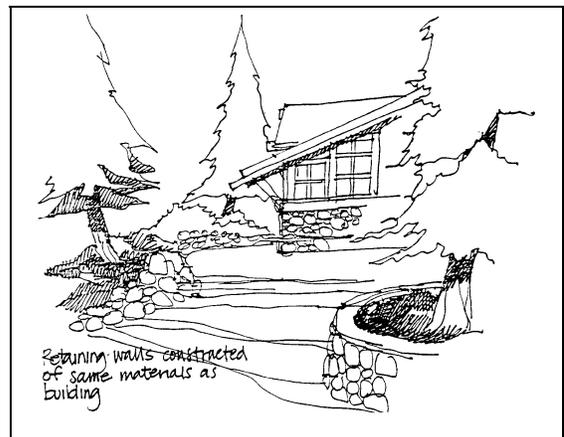
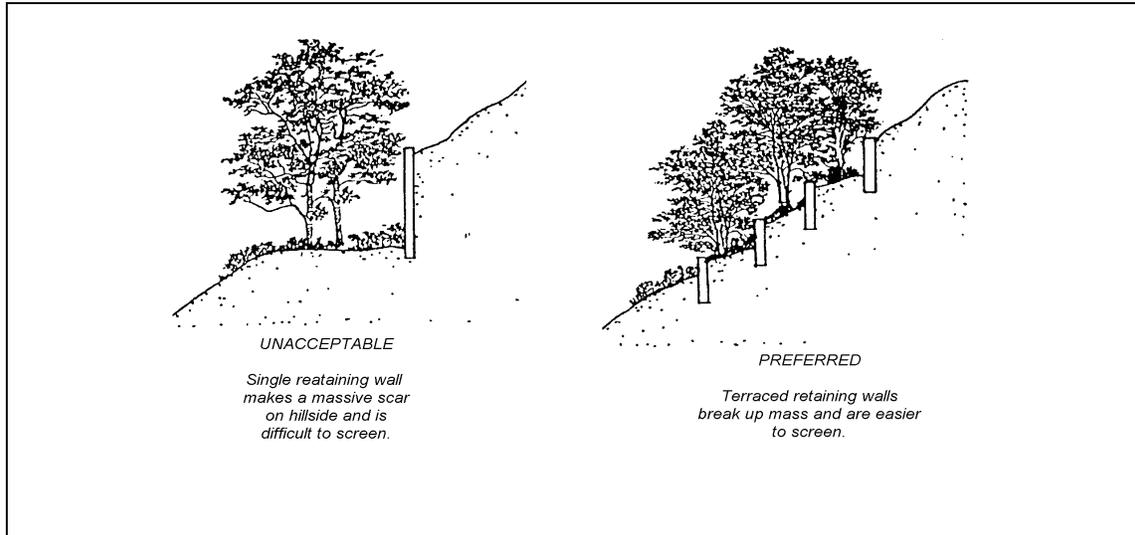


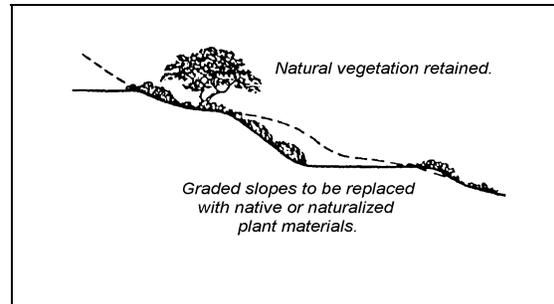
FIGURE 3-12
RETAINING WALL MATERIALS

- H. Open space preservation.** Open space may be preserved by reducing the width of street improvements, reducing sidewalk widths, using common driveways and clustering units subject to the approval of the Town Engineer and Truckee Fire Protection District.



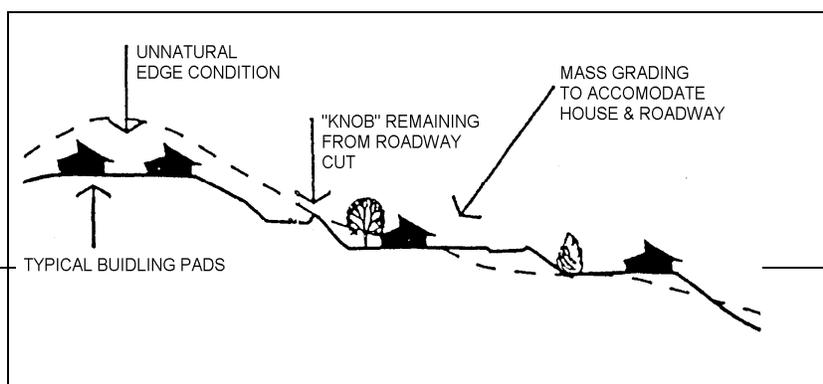
**FIGURE 3-13
RETAINING WALL DESIGN**

I. Slope restoration. Transitional slopes shall be replanted with self-sufficient trees, shrubs and ground cover that are compatible with existing surrounding vegetation in order to enhance the blending of manufactured and natural slopes. Cuts and fills shall have good surface drainage and shall be revegetated and terraced or controlled by retaining walls to protect against erosion and sedimentation. See Figure 3-14.



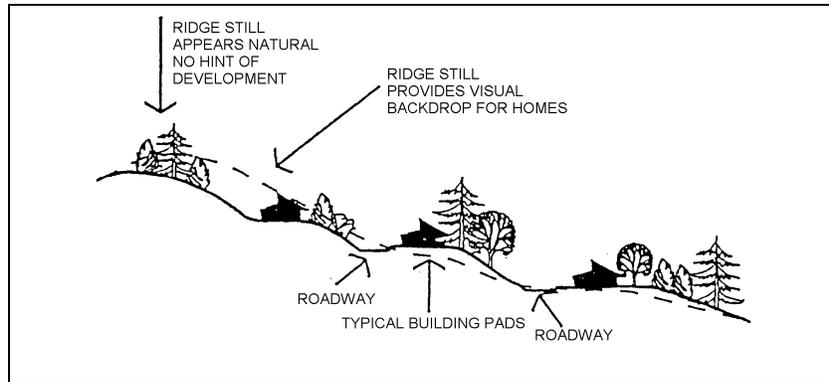
**FIGURE 3-14
SLOPE RESTORATION**

- J. Reduced street widths.** On-street parking lanes may be omitted from streets when the result is a substantial decrease in cutting and/or filling. Off-street parking areas shall be provided to yield a ratio of one additional space per dwelling unit.
- K. Preservation of ridgelines.** Prominent ridgelines, as identified in General Plan Community Character Element Figure CC-1 “Scenic Resources,” shall be preserved. Structures located adjacent to prominent ridgelines should complement, rather than provide a stark contrast with, the natural landform(s). Structures shall not be closer to a prominent ridgeline than 100 feet measured horizontally on a topographic map. In no case, shall the roofline or any other portion



of a structure extend above the line of sight between a ridgeline and any public right-of-way, whether the ridgeline is above or below the right-of-way. [Development is prohibited on top of a ridge.](#) See Figures 3-15 and 3-16.

**FIGURE 3-15
DEVELOPMENT DOES NOT PRESERVE RIDGELINE**



**FIGURE 3-16
DEVELOPMENT PRESERVES RIDGELINE**

18.36.060 - [Criteria Findings](#) for Use Permit Approval

The Commission shall evaluate a Use Permit application for hillside development based on the following objectives and the findings required for Use Permits by Chapter 18.76:

- A. Natural topographic features and appearances are preserved by means of landform grading so as to blend constructed slopes into the natural topography and through restrictions on successive padding and terracing of building sites;
- B. Major natural topographic features as identified in General Plan Community Character Element Figure CC-1 "Scenic Resources," including prominent slopes, ridgelines, bluffs, drainage courses, intermittent water courses or swales, watershed areas, vernal pools, view corridors and scenic vistas [are retained](#) [are not altered](#);
- C. Prominent landmark features - significant rock outcroppings, prominent trees and woodlands, and other areas of special natural beauty are preserved and enhanced;
- D. The use of varying setbacks, building heights, foundation designs and compatible building forms, materials and colors serve to blend buildings into the terrain;
- E. Sites and buildings are clustered on more gently sloping terrain so as to reduce grading alterations on steeper slopes;

Hillside Development Standards

18.36

- F. Buildings are designed, located and arranged to avoid a continuous intrusive skyline effect and which afford view privacy and protection;
- G. Vegetation is preserved and planted to protect slopes from soil erosion and slippage and minimize the visual effects of grading and construction of hillside areas;
- H. Streets and improvements are designed to minimize grading alterations and harmonize with the natural contours and character of the hillsides;
- I. The project is designed to address safety issues by reducing the risk of injury, loss of life and property damage from earthquakes, landslides and other geologic hazards associated with construction near steep slopes, cliff edges and escarpments.

and public trails), planting of exotic/nonnative or nonriparian plant species, or the removal of native vegetation except for fire safety shall not be permitted within a setback area.

3. **Drainage structures.** Where constructed drainage devices and improvements are required, they shall be placed in the least visible locations and naturalized through the use of river rock, earth tone concrete and native landscaping.
 4. **Allowed projections.** Architectural features may extend beyond the wall of the structure and into the setback area in compliance with the following:
 - a. Balconies, bay windows and other cantilevered features may extend five feet into the setback area;
 - b. Canopies, cornices, eaves and roof overhangs may extend five feet into the setback area;
 - c. Decks and porches, which may be roofed but is otherwise unenclosed, may extend six feet into the setback area provided any foundation, piers, supports or other structural connections to the ground comply with the required setback.
- C. **Flood hazard areas.** Development proposed in areas of flood hazard shall comply with the flood plain regulations in Chapter 18.34 (Flood Plain Management).
- D. **Drainage easements.** Uses and activities set forth in Subsection B shall not be permitted within open space easements created for waterways, or within drainage easements established and shown on subdivision maps.

18.38.050 - Donner Lake Development Standards

A. Donner Lake setback requirements.

1. **Donner Lake high water line setback.** Structures shall be set back a minimum of 20 feet from the high water mark of Donner Lake, which is an elevation of 5935.7 feet (NGVD 1929) above sea level. This setback requirement may be reduced through the approval of a Variance (Chapter 18.82), or where a Variance to the setback was approved by Nevada County prior to the Town's incorporation. Variance approval shall be based on findings consistent with the purpose and intent of this Chapter and with Chapter 18.82 (Variances).
2. **Donner Lake side yard setback.** The Donner Lake side yard setback applies to parcels directly adjacent to Donner Lake (i.e., waterfront properties). All properties on Donner Lake shall have a Donner Lake side yard setback of 10 feet. In order to reduce potential view impacts and increase visibility to the lake, the side yard setback relief provided for parcels 80 feet or less in width (as identified in Development Code Section 18.30.120.F.7.b), and for additions or modifications to legal nonconforming single-family dwellings (as identified in Development Code Section 18.30.120.F.7.c) do not apply to single-family parcels adjacent to Donner Lake.

Projections into the Donner Lake side yard setback provided in Table 3-2 (Allowed Projections) and the reduced setbacks for residential accessory uses and structures provided in Table 3-3 (Required Setbacks, Residential Accessory Uses and Structures) are prohibited for single-family residential parcels adjacent to Donner Lake. In addition, the Minor Modifications process is not applicable to Donner Lake waterfront properties. Any reduction of a side yard setback shall require approval of a Variance in compliance with Development Code Chapter 18.82.

B. Use of Donner Lake setback area.

1. **Structures.** Fences and other structures, parking access, parking space(s), paved areas (not including trails, paths, walkways and small sitting areas), swimming pools or hot tubs shall not be constructed within required setbacks.
2. **Grading and landscaping.** Grading or filling (not including trails, paths and walkways, and small sitting areas that, in total, do not exceed~~ing~~ 300 square feet), planting of exotic/nonnative or nonriparian plant species, or removal of native vegetation except for fire safety shall not be permitted within a setback area. Grading or filling performed in the course of soil stabilization or erosion control measures for improvements in place as of the effective date of this Development Code may be allowed with Building Permit approval.
3. **Drainage structures.** Where constructed drainage devices and improvements are required, they shall be placed in the least visible locations and naturalized through the use of river rock, earth tone concrete and native landscaping.
4. **Dredging and underwater construction.** There shall be no dredging, removal or rearrangement of materials or soils or placement of fill within the area below the high water mark of Donner Lake. Dredging or excavation performed in the course of the construction of a pier, dock, ramp or similar structure may be allowed with Building Permit approval and approval from all agencies with permitting authority.
5. **Allowed projections.** Architectural features may extend beyond the wall of the structure and into the Donner Lake high water line setback area in compliance with the following:
 - a. Balconies, bay windows and other cantilevered features may extend five feet into the setback area;
 - b. Canopies, cornices, eaves and roof overhangs may extend five feet into the setback area;
 - c. Decks and porches, which may be roofed but is otherwise unenclosed, may extend six feet into the setback area provided any foundation, piers, supports or other structural connections to the ground comply with the required setback.

- C. Flood hazard areas.** Development proposed in areas of flood hazard shall comply with the Floodplain Management Regulations in Chapter 18.34. The flood hazard area for Donner Lake shall include all lands at or below an elevation of 5,942 feet above sea level.

- D. Docks and piers.** Docks, piers, ramps and similar structures, including stairways and walkways connecting to the dock, pier or ramp, may be constructed within the Donner Lake flood hazard area and setback area required by this Section in compliance with all of the following requirements:
- 1. Limitation on number of facilities.** No more than one dock, pier, ramp or similar structure shall be constructed on any site.
 - 2. Enclosing structures.** Safety railings are allowed with a maximum height of four feet. Sidewalls and roofs shall be prohibited.
 - 3. Approvals from other agencies.** Approvals shall be obtained from all agencies with permitting authority.

CHAPTER 18.40 - LANDSCAPE STANDARDS

Sections:

- 18.40.010 - Purpose of Chapter
- 18.40.020 - Applicability
- 18.40.030 - Landscape Plan Requirements
- 18.40.040 - Site Landscaping Requirements
- 18.40.050 - Landscape Standards
- 18.40.060 - Water-Efficient Landscape Standards

18.40.010 - Purpose of Chapter

This Chapter provides standards for the provision of landscaping with development to achieve the following objectives:

- A. Enhance the aesthetic appearance of development throughout the Town by providing standards related to the quality and functional aspects of landscaping;
- B. Increase compatibility between abutting land uses and public rights-of-way by providing landscape screening, buffers, and defensible space;
- C. Provide for the conservation of water resources and stormwater management through the efficient use of irrigation, site-specific appropriate plant materials, and regular maintenance of landscaped areas; and
- D. Protect public health, safety and welfare by preserving and enhancing the positive visual experience of the built environment, providing appropriate transition between different land uses, preserving neighborhood character, and enhancing pedestrian and vehicular traffic and safety.

18.40.020 - Applicability

All projects that require approval of a Zoning Clearance, Development Permit, Minor Use Permit or Conditional Use Permit shall submit landscape plans and provide and maintain landscaping in compliance with the provisions of this Chapter. Standards for landscaping within the public right-of-way in conjunction with a subdivision are located in Chapter 18.92 (Subdivision Design and Improvements). [Projects requesting Streamlined Residential Review \(Chapter 18.79\), shall adhere to site design parking, and utility service area requirements contained in Chapter 18.25 \(Objective Design Standards\).](#)

18.40.030 - Landscape Plan Requirements

- A. **Submittal of plans required.** Landscape plans and plans for the ornamental use of water, including but not limited to lakes, ponds and fountains, shall be submitted to the Department for review for compliance with the requirements of this Chapter. Changes to the approved

landscape plans that affect the character or quantity of the plant material or irrigation system design are required to be resubmitted for approval prior to installation.

- B. Preliminary Landscape Plan.** A Preliminary Landscape Plan shall be submitted as part of an application for a land use permit, for new development, and the significant expansion or redevelopment of an existing use as determined by the Director.
- C. Final Landscape Plan.** Following approval of the land use permit, a Final Landscape Plan shall be submitted as part of the application for a Building Permit. Final plans shall be approved by the Director prior to the start of on-site construction or soil disturbance and prior to the issuance of a Building Permit. Projects requiring Commission approval due to their size or use shall require plans be prepared by a licensed landscape architect or licensed contractor contracted to complete the installation. Evidence shall also be provided that a licensed landscape contractor, licensed contractor, or owner-builder will be responsible for plant and irrigation installation.
- D. Landscape plan content.** Preliminary and Final Landscape Plans shall be in compliance with Chapter 18.40 and 18.42.
- E. Review and approval.** After initial application review in compliance with Section 18.70.060 (Initial Application Review), the Director shall review each Preliminary Landscape Plan and Final Landscape Plan to verify its compliance with the provisions of this Chapter. The Director may approve the submittal in compliance with this Chapter, or may deny or require changes to a submittal that is not in compliance.
- F. Effect of approval - Installation of landscaping.** Landscaping shall not be installed until the applicant receives approval of the final landscape plan.

18.40.040 - Site Landscaping Requirements

Landscaping shall be provided in the locations and amounts specified in this Section.

- A. General requirements.** Landscaping shall be provided as follows:
 - 1. Setbacks.** All front yard setback areas and side yard setback space areas required by this Development Code shall be landscaped, except where a required setback is occupied by a drainage facility, structure, parking space, sidewalk or driveway, or where a required setback is screened from public view and it is determined by the Director that landscaping is not necessary to fulfill the purposes of this Chapter.
 - 2. Disturbed areas.** All disturbed areas of a project site not intended for a specific use, including pad sites in shopping centers held for future development, shall be landscaped with trees, shrubs, herbaceous plants and groundcover. Native plants adapted to the specific microclimate are preferred. However, well-adapted, non-invasive, plants may be considered appropriate for use. Trees and shrubs shall be provided at a rate of one tree and four shrubs for every 100 square feet of landscaped area or fraction thereof. Disturbed areas include areas on the project site that are not associated with the project but were disturbed by previous grading activities, structures and/or substantial removal of vegetation on the site.

3. **Credit for native plant retention areas.** Where the review authority determines that a proposed site plan retains significant native trees and groundcover in the portions of the site proposed for development, the review authority may consider the native plant retention areas as counting toward the minimum percentages of site area required to be landscaped and the minimum number of trees required to be planted by this Section.
 4. **Alternatives to landscape requirements.** The review authority may modify the requirements of this section if the review authority finds that the landscape alternatives of the project will achieve the same effect as the landscape requirements of this section.
- B. Parking areas.** Parking areas shall be landscaped as required by this Subsection. Parking lot landscaping, including perimeter screening, shall not be included to meet the landscape requirements of Subsection D.
1. **Landscape materials.** Landscaping materials shall be provided throughout the parking lot area using a combination of trees, shrubs, herbaceous plants, and ground cover.
 2. **Location of landscaping.** Parking lot landscaping shall be located so that pedestrians are not required to cross landscaped areas to reach building entrances from parked cars. This should be achieved through proper orientation of landscape areas and islands.
 3. **Parking lot perimeter landscaping.** The perimeter of parking lots shall be landscaped as follows:
 - a. **Adjacent to streets.** Parking areas adjoining a street shall provide a landscaped strip at least six feet wide (inside dimension) between the street right-of-way and parking area. The landscaping shall be designed and maintained to screen cars from view from the street to a height of between 30 inches and 42 inches. Screening materials may include a combination of plant materials, earth berms, solid masonry walls or fences, raised planters or other screening devices which meet the intent of this requirement. Plant materials shall be chosen and designed to tolerate expected snow storage loads and potential exposure to road salts and sands during the winter season. Trees shall be provided at a rate of one for every 20 linear feet of landscaped area or fraction thereof. Shrubs shall be provided at a rate sufficient to provide a dense screen to the required height but no less than one shrub for every five feet of linear feet of landscaped area or fraction thereof. Trees and shrubs need not be planted in a linear, spaced manner, but may be grouped together where appropriate. Potted annuals shall be used only as seasonal accents. Plant materials, signs or structures within a traffic safety sight area of a driveway shall not exceed 30 inches in height.
 - b. **Adjacent to side or rear property lines.** Parking areas shall provide a perimeter landscaped strip at least six feet wide (inside dimension) where the facility adjoins a side or rear property line unless the parking lot is jointly used with the adjacent parcel. The perimeter landscaped strip may include a yard or buffer otherwise required. Trees shall be provided at the rate of one for every 20 linear feet of landscaped area or fraction thereof. Shrubs shall be provided at the rate of one for every five linear feet of landscaped area or fraction thereof.

- c. **Adjacent to residential use.** Parking areas for non-residential uses adjoining residential uses shall provide a landscape buffer in compliance with Section 18.30.110 (Screening).
 - 4. **Parking lot interior landscaping.** Landscaping shall be evenly dispersed throughout the parking lot at a ratio of 200 square feet of landscaped area for every five parking stalls or fraction thereof. Two trees and four shrubs shall be provided for every five parking stalls or fraction thereof. Overcrowding of plant material shall be avoided. Landscaping required by 18.40.040.B.3 shall not be counted towards meeting the requirements of interior landscaping.
- C. **Street buffer landscaping.** A minimum five-foot-wide landscape strip shall be provided along all street frontages. Shrub heights shall not impair sight distance. Trees shall be provided at a rate of one for every 20 linear feet of street frontage or fraction thereof. Shrubs shall be provided at a rate of one for every five linear feet of street frontage or fraction thereof. Trees and shrubs need not be planted in a linear, spaced manner, but may be grouped together where appropriate to create a superior landscape design. Plant material shall be chosen and designed to tolerate expected snow storage loads and potential exposure to road salts and sands during the winter season. Use of boulders may be considered to protect from snow removal equipment and storage. Landscaping may be allowed within the street right-of-way and snow storage easements where approved by the Town Engineer.
- D. **Zoning district landscaping requirements.** Additional landscaping may be required through the land use permit process to provide visual relief or contrast, or to screen incompatible features.
- E. **Landscaping between neighborhood commercial and residential land uses.** See Section 18.30.110 (Screening) for requirements for landscaping between neighborhood commercial uses and adjacent residential uses.

18.40.050 - Landscape Standards

Landscape areas and materials shall be designed, installed and maintained as provided by this Section.

- A. **General design standards.** The following features shall be incorporated into the design of the proposed landscape and shown on required landscape plans:
 - 1. ~~1.~~ **Design requirements.** Landscaping shall be planned as an integral part of the overall project design and not simply located in excess space after parking areas and structures have been planned;
 - 2. [Design intent. Landscaping should be used to help define outdoor spaces including the public realm, to soften a structure's appearance and/or enhance architecture, and to screen parking, loading, storage and equipment areas;](#)

2. **Pedestrian accessibility.** Pedestrian access to sidewalks or buildings should be considered in the design of all landscaped areas;
3. **Subdivision landscaping.** Landscape planting shall be provided for all adjacent public rights-of-way in compliance with Chapter 18.92 (Subdivision Design and Improvements);
4. **Protection.** Areas containing plant materials shall be protected from damage by vehicles and snow removal equipment in accordance with the Public Improvements and Engineering Standards;
5. **Irrigation.** Landscaped areas shall be irrigated in compliance with Subsection C, below;
7. ~~6.~~ **Berms.** Berms shall be used appropriately to enhance landscaping design and create visual interest within projects. Berms for the sole purpose of maintaining grading materials on-site or creating a solid buffer wall shall be strongly discouraged. Berms shall be a minimum of three feet in height and shall vary in width and height to ensure a natural aesthetic. Berms that cannot meet these criteria shall be prohibited.
- 7.8. **Stormwater.** Stormwater management shall be integrated into landscape design early in the design process. Landscaping at entries shall be used to soften retention basins where visible from the public right-of-way.

B. Plant materials. Plant materials shall be selected and installed in compliance with the following requirements:

1. A mix of plant materials shall be provided in compliance with Table 3-5. Calculations documenting the required mix shall be shown on the landscape plan;

**TABLE 3-5
REQUIRED MIX OF PLANT MATERIALS**

Plant Material	Required Percentage of Mix
Trees	
24-inch box	20%
#15	80%
Shrubs	
#5	70%
#1	30%
Plants	
#1 / 4" (herbaceous plants/perennials)	70%/30%
Groundcover	

CHAPTER 18.46 - OPEN SPACE/CLUSTER REQUIREMENTS

Sections:

- 18.46.010 - Purpose of Chapter
- 18.46.020 - Applicability
- 18.46.030 - Definitions
- 18.46.040 - Wetlands
- 18.46.050 - Open Space Standards
- 18.46.060 - Open Space and Clustering Guidelines
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- 18.46.080 - Scenic Corridor Standards

18.46.010 - Purpose of Chapter

This Chapter provides open space and clustering requirements for the preservation and maintenance of permanent open space in conjunction with the development of private property, to preserve and to protect the following areas:

- A. 100-year flood plains (as provided in Chapter 18.34, Flood Plain Management);
- B. Environmentally sensitive areas as defined in Section 18.46.030.B, below;
- C. Lakes and ponds; and
- D. Slopes in excess of 30 percent.

18.46.020 - Applicability

This Chapter shall apply to all new development projects including, but not limited to, residential subdivisions. A single-family dwelling, accessory dwelling unit and residential accessory structures constructed on an existing lot are exempt from the provisions of this Chapter.

- A. **Related provisions.** The provisions of the following Chapters shall also apply to the design of open space and clustered developments:
 - 1. Chapter 18.36 — Hillside Development Standards
 - 2. Chapter 18.38 — Lake and River/Stream Corridor Development
 - ~~3.~~ [3. Chapter 18.94 — Residential Subdivision Design Guidelines](#)
 - ~~3-4.~~ [Chapter 18.25 – Objective Design Standards](#)

18.46.030 - Definitions

The following are definitions of special terms and phrases used in this Chapter. Other general definitions are provided in Chapter 18.220 (Definitions/Glossary).

- A. Clustered Development.** Development in which residential lots, dwelling units or buildings are placed in close proximity to each other with the purpose of retaining large areas of undeveloped open space area and/or protecting environmentally sensitive areas. Undeveloped open space shall be in one contiguous area. For purposes of this section, “contiguous” means that all open space should be continuous and there should be no areas less than 20 feet in width.
- B. Environmentally sensitive areas.** Environmentally sensitive areas shall include, but not be limited to, the following:
1. Scenic vistas or prominent slopes, ridgelines, bluff lines or hillsides, including those identified in the General Plan Community Character Element Figure CC-1 “Scenic Resources” or determined to be of importance through the land use application review;
 2. Deer migration routes and fawning areas and other wildlife movement corridors;
 3. Habitat for State and Federally listed plant and animal species, including special status and candidate species;
 4. Large blocks of undeveloped forest lands and/or meadows. A large block of undeveloped forest is defined as a forested area with a minimum size of 10 acres that meets minimum State timber stocking requirements and is located on lands either managed by the United States Forest Service or designated PUB, RC/OS or OSR by the General Plan Land Use Map, Figure LU-1;
 5. Riparian habitat and corridors;
 6. Wetlands per Section 18.46.040, below;
 7. Unstable soils as identified in any required geotechnical study;
 8. Avalanche areas

18.46.040 - Wetlands

Wetlands are areas inundated or saturated by surface water or groundwater at a frequency and duration to promote the formation of hydric soils (as defined by the U.S. Department of Agriculture Soil Conservation Service) or to support the growth of hydrophytes.

- A. Presumption of significance.** All wetlands shall be presumed to be environmentally sensitive areas unless the Town finds, on the basis of evidence in the environmental documents prepared for the development of the property in which the wetlands are situated, that the subject wetlands are not environmentally significant. These finding shall be based on an analysis performed by a State agency, serving in the role of a responsible or trustee agency.

- 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); ~~and~~
 5. 3-The disturbance and/or removal of the wetlands and/or the wetland setback area complies with all applicable Federal and State regulations; ~~and-~~
 - 4.6. 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 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, 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 management options for open space, in order of preference, include the following:

- a. Dedication of the land to the Town of Truckee, the Truckee Donner Recreation and Park District, the Truckee Donner Land Trust, or similar public or non-profit agency. (Under this option, the project may be eligible for open space incentives in accordance with Section 18.46.070.B.1.a, below.)
 - b. Common area parcel(s) with a conservation easement granted in perpetuity to the Town of Truckee [with maintenance managed by the homeowners association](#).
2. Side and front setback areas shall not be counted toward the open space standards. Rear setbacks may be counted toward the open space standards up to a maximum of 50 percent when they are at least 20 feet in all dimensions.
 3. For small subdivisions of four parcels or less, the use of development envelopes in conjunction with conservation easements, deed restrictions and/or dedication to a homeowner's association [may be allowed](#). Development envelopes must be sited on the parcel to comply with required setbacks.
- 4.3. For projects requesting the Streamlined Residential Review (Chapter 18.79), the following standards also apply:
 - a. For small residential subdivisions of four parcels or fewer created after **DATE OF ORDINANCE**, the following standards apply:
 - (1) Development envelopes shall be used and shall be consistent with the setback standards of the zoning district;
 - ~~(1)~~(2) 50% of the required open space shall be permanently protected open space consistent with Items a. or b. of Section 18.46.050.B and shall be in one contiguous area. If there is existing protected open space adjacent to the proposed subdivision, the protected open space shall be located contiguous to the existing protected open space; and
 - (3) For small residential subdivisions of four parcels or fewer with development envelopes, created after **DATE OF ORDINANCE**, the development envelopes shall be located parallel to the front property line with a minimum of 50% of the development envelope frontage located at the front setback line.
 - b. For subdivision with five or more parcels, development envelopes shall not be allowed. Only dedication or land or a conservation easement consistent with Items a. or b. of Section 18.46.050.B shall be permitted.
- C. Minor Use Permit for habitat disturbance.** Development projects resulting in the disturbance of riparian habitat or habitat for State and Federally listed animal and plant species 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 these habitats only if all of the following findings can be made:
1. The habitat cannot be avoided and there are no feasible alternatives or mitigation to disturbance of the habitat;

2. Any habitat removed or destroyed as part of the project is mitigated by the restoration or creation of habitat at a rate of 1.5 to 1 (1.5 units of restored habitat for each unit of habitat removed or destroyed); ~~and~~
3. The disturbance and/or removal of the habitat complies with all applicable Federal and State regulations; ~~and-~~
4. The project is not requesting a Streamlined Residential Review (Chapter 18.79).

D. Trail alignments. Trail alignments as shown in the Trails & Bikeways Master Plan adopted by Town Council shall be preserved as open space with a ~~minimum width~~ minimum width of 20 feet with additional width required based on slope. A civil engineer's report shall be required to determine the appropriate width necessary to accommodate accessibility requirements. ~~to be determined by the Town Engineer.~~

E. Restoration of environmentally sensitive areas. During the consideration of any new discretionary land use application, if the natural tree or shrub coverage has previously been removed from environmentally sensitive areas, as defined in Section 18.46.030.B, the project shall include a restoration plan prepared by a qualified professional. The restoration plan shall include, but not be limited to, recommendations for comprehensive revegetation with indigenous plant material or an appropriate alternative and restoration of soils and/or hydrology within the environmentally sensitive area. The review authority shall consider the restoration plan as a part of the discretionary project approval process.

F. Setbacks from forests. Dwellings, buildings and other habitable structures shall be located a minimum of 200 feet from the edge of large blocks of forests (defined in Section 18.46.030.B.4) within the project site and on surrounding parcels.

G. Use of open space areas. Open space areas are generally intended to be large, undeveloped areas, remaining primarily in the natural state; however, some passive and active uses and activities may be appropriate within these areas.

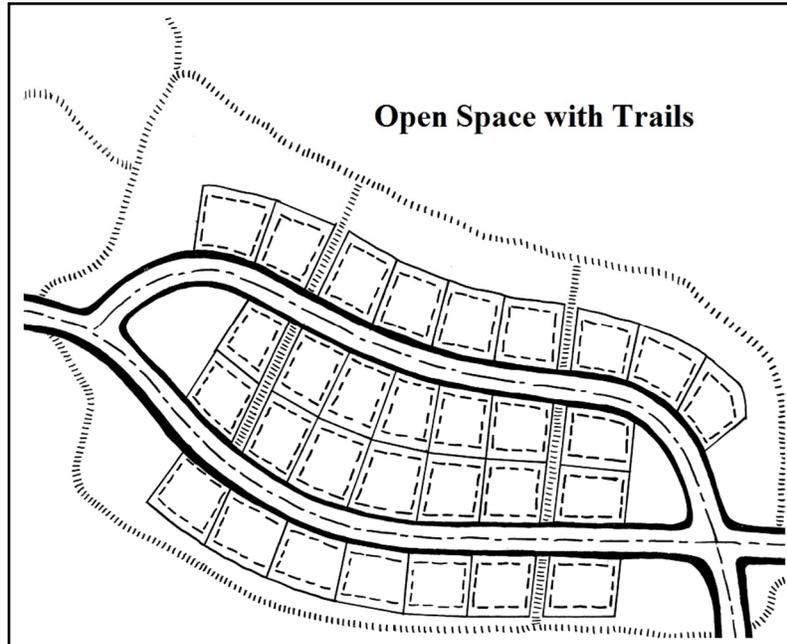
1. **Allowed uses.** The following uses/activities are permitted in open space areas:
 - a. Pedestrian, bicycle and equestrian trails, including trail amenities accessible to the public (e.g., benches, directional signs, interpretive signs, trash/recycling cans, bike racks, small restroom facilities, etc.).
 - b. Revegetation of native landscaping.
 - c. Fuel reduction or clearance as required for Fire Protection District standards.
 - d. ~~d.~~—For small subdivisions of four parcels or less, one 24-foot-wide driveway and required drainage requirements for the driveway per newly-created parcel leading from the subdivision's shared access road to the recorded development envelope.

2. **Discretionary uses.** The following uses/activities may be permitted in open space areas, at the discretion of the review authority at the time of land use application approval, if the review authority determines the use to be appropriate based on the open space characteristics of the property. For properties designated as Resource Conservation/Open Space (RC/OS) by the General Plan Land Use Map, Figure LU-1, [or for projects requesting Streamlined Residential Review \(Chapter 18.79\)](#), the uses below shall be prohibited:
- a. Primitive campgrounds (i.e., no facilities).
 - b. Small [barbecue/picnic areas with shade covering](#).
 - c. Equestrian corrals or pastures (not structures) with fencing limited to a height of 48” and a minimum 16” opening above finished grade with an open design such as split-rail (solid fencing and barbed wire are prohibited).
 - d. Existing fairways and greens for golf courses; however, General Plan Land Use Policy 6.5 states that no new golf courses are allowed in the Town of Truckee.
 - e. Small accessory structures (less than 120 square feet and six feet or less in height) necessary for utility installation, maintenance and function.
 - f. Small playground structures in a common open space area for larger residential projects if the area is determined to be appropriate for developed, active recreation.
 - g. Motorized recreation vehicles such as snowmobiles, motorcycles, etc., if the area is determined to be appropriate for active recreation.
 - h. Motorized vehicles allowed for the purpose of open space maintenance.
 - i. Community gardens and agriculture [with no permanent irrigation](#).
3. **Prohibited uses.** The following uses/activities are prohibited in open space areas:
- a. Shared access roads, parking areas and other large, paved areas.
 - b. Recreational vehicle campgrounds.
 - c. Tennis courts, basketball courts or similar paved areas.
 - d. Equestrian barns or centers, or similar enclosed animal keeping facilities.
 - e. Other structures, uses or activities not listed in Subsections 1 or 2 above and which result in disturbance of the open space area, unless the Director or review authority determines the use to be a similar, appropriate use of open space.

18.46.060 - Open Space and Clustering Guidelines

The following design guidelines may be applied with some flexibility on a case-by-case basis as not all design criteria may be workable or appropriate for each project, depending on site-specific characteristics. In some circumstances, a guideline may be relaxed in order to accomplish another, more important guideline or community goal. The overall objectives are to ensure that the intent and spirit of the design guidelines is followed and to attain the best possible design within reason.

- A. Clustering goals.** Clustered development should achieve the following goals:
1. Protect and preserve environmentally sensitive areas for their aesthetic and ecological values.
 2. Prevent sprawling development patterns.
 3. Provide community open space with opportunities for active and/or passive recreation.
- B. Create useable open space.** Open space areas should be designed to provide large, contiguous areas of useable open space. For example, narrow strips of open space between parcels; small, isolated pockets of land; and areas of 50% slopes are not useable to the broader community intended to benefit from the open space.
- C. Appropriately-scaled open space.** Within higher density residential areas, smaller open space areas may be appropriate, particularly in the form of neighborhood parks, pocket parks and common greenways.
- D. Provide connections through open space.** Proposed open space areas should provide continuity and meaningful connections with surrounding open space areas, residential developments and trails, whenever feasible.
- E. Protect natural resources.** In addition to areas that are required in Section 18.46.010 to be maintained as open space, development should be clustered in a manner to protect natural amenities such as mature trees groves, rock outcroppings, areas of dense vegetation, drainage areas, etc., to the greatest extent feasible.
- F. Relate development to open space.** New residential lots and buildings should be oriented to provide the maximum access and visibility to trails, parks and open space areas to encourage use of the space.



**FIGURE 3-1
RELATE DEVELOPMENT TO OPEN SPACE**

- G. Proportionate clustering proximity.** The proximity of clustered residential lots and buildings to each other should relate to the character of the surrounding development patterns and maximum zoning density. For example, building sites on 10-acre rural residential parcels may have larger buffers than building sites on 0.5-acre single-family parcels.

18.46.070 - Open Space Incentives

- A. Eligibility for open space incentives.** To qualify for open space incentives, the review authority shall make the following findings:
1. The project is consistent with the open space standards and guidelines of this Chapter; and
 2. Any open space reduction is proportionate to the benefit provided by the project.
- B. Open space incentives.** The review authority may approve one or more of the following incentives for eligible projects:
1. **Open space reduction.** The minimum open space requirements established in Section 18.46.050.A may be reduced by five percent (5%) of the project site, up to a maximum of 10 percent (10%), based on each/any of the following project features:
 - a. The open space areas are dedicated for public space, public access and/or public recreation in accordance with Section 18.46.050.B.1.a, above;
 - b. The site is within the FAR Incentive 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 required for the project as mitigation measures (e.g., onsite or offsite public trails, transit facilities, etc.).
2. **Reduction of planning fees.** The review authority may reduce planning fees for a land use permit application by up to 75% if the project provides permanent open space that is equivalent to 10% or more of the project site above and beyond the minimum open space requirements. For example, a project in the RS-1 zoning district would qualify for a planning fee reduction if 60% of the site was provided as permanent open space (50% minimum open space requirements + 10% of the site).

18.46.080 - Scenic Corridor Standards

A. Purpose.

1. The Scenic Corridor development standards are intended for major roadways identified by the General Plan where views should be preserved and the appearance of projects regulated within the viewshed of the roadway.
2. New development along these corridors requires sensitivity and special attention in project design, including additional landscape screening, minimizing native vegetation removal, and minimizing disruption of hillside views, prominent slope exposures, ridgelines, scenic vistas or other environmental features.

B. Applicability. The Scenic Corridor development standards apply to the following scenic corridor areas:

1. The areas that extend 300 feet on each side of the Interstate 80 right-of-way except those areas located within the Downtown Study Area as shown on the General Plan Land Use Diagram;
2. The areas that extend the following distances on each side of the Highway 89 North right-of-way (refer to Sheet 31 of Town Zoning Map):
 - a. 300 feet between Interstate 80 and the northern boundary line of Section 35, T18N, R16E;
 - b. 50 feet on the west side of the highway between the southern boundary line of Section 35, T18N, R16E and the Town boundary;
 - c. 20 feet on the east side of the highway between the southern boundary line of Section 35, T18N, R16E and the Town boundary.

C. Development standards. Proposed development and new land uses within scenic corridor areas and visible from the scenic highway shall be designed and constructed in compliance with the following minimum requirements. If the proposed development and new land uses are

not visible from the scenic highway, the review authority may reduce or waive these development standards:

1. Proposed structures and parking areas shall not be located within the scenic corridor area along Highway 89 North and shall be setback a minimum of 100 feet from the Interstate 80 right-of-way.
2. Allowable density shall be transferred and clustered in lower elevations and the least visible areas of the site.
3. The scale and mass of structures shall be reduced through split level and low profile design.
4. No structure shall exceed a maximum height of 25 feet.
5. Street lighting shall be low-level and of pedestrian-scale.
6. High illumination yard lighting shall not be used, and all exterior light sources shall be shielded to prevent off-site glare in compliance with Section 18.30.060 (Exterior Lighting).
7. Development (grading and construction) shall be blended into the natural setting through attention to color, materials, orientation and topography.
8. Grading (cut and fill slopes) shall be minimized and all disturbed areas shall be landscaped consistent with Section 18.40.040.A.2.
9. Grading (cut and fill slopes) for streets and driveways shall be minimized to reduce visual impacts.
10. Enhanced landscaped setbacks shall be provided along adjoining highways. The landscape design shall consist of the following:
 - a. A three-tier landscape design consisting of low growing ground covers, medium density height shrubs, and trees with emphasis on creating a natural, self-sustaining design.
 - b. Dense landscaping to screen views of parking lots, fencing, outdoor storage and work areas, and similar site features.
 - c. A variety of deciduous and evergreen trees, shrubs, perennial and groundcovers with an emphasis on using native species. The use of xeriscapes may also be considered by the Review Authority.
 - d. Preservation of existing vegetation to the extent feasible with new landscaping integrated to achieve a natural landscape.
 - e. Irrigation to temporarily provide water through the plant establishment period.

Section 18.58.025 - Accessory Dwelling Units

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

- A. Applicability.** Accessory dwelling units (ADUs) are allowed in all zoning districts that allow single-family and multifamily dwelling residential uses (i.e., DRS, DRM, DRH, RR, RS, RM, DMU, DC, DM, DVL, CN, CG, CS, M, RC and REC zoning districts) subject to compliance with the development standards of the underlying zoning district for the primary dwelling and the requirements of this Section. If a conflict arises between the general development standards and the development standards applicable to ADUs, the development standards of this Section shall supersede any conflicting development standard of Article II or Article III.
- B. Types of ADUs.**
- 1. Attached ADU.** An attached ADU is within or directly connected to an existing or proposed primary dwelling or its attached garage, having a wall and/or other conditioned space in common. This can include remodeling an existing permitted living space into an ADU, converting existing non-living space into an ADU, adding square footage or an additional floor to the primary dwelling or its attached garage to create an ADU, etc.
 - 2. Detached ADU.** A detached ADU is physically separated from an existing or proposed primary dwelling and its attached garage, not sharing a common wall or other conditioned space. This includes converting an existing detached structure into an ADU, adding square footage or an additional floor to an existing detached structure to create an ADU, constructing a new detached structure to create an ADU, etc.
 - 3. Junior ADU (JADU).** A JADUs is a smaller type of attached dwelling unit that is no more than 500 square feet in size. Standards for JADUs are described in Subsection O below.
- C. Number of units allowed.** An ADU that conforms to the development standards in this Section is deemed to be an accessory use and/or an accessory structure and will not be considered to exceed the allowable density for the lot upon which it is located.
- 1. Single-family parcels.** One accessory dwelling unit (attached or detached) and one junior accessory dwelling unit (JADU) shall be permitted on a legal parcel developed with one single-family dwelling. An ADU and/or JADU may be developed concurrently with a new single-family dwelling; however, final occupancy of the ADU/JADU shall not be issued prior to final occupancy of the new main dwelling.
 - 2. Multifamily parcels.** JADUs are prohibited on multifamily lots. On a lot with existing multifamily dwellings, the property owner of the underlying parcel may choose one or both of the following methods to create ADUs:
 - a. Detached ADUs.** Up to two detached ADUs shall be permitted with 16-foot height limits and 4-foot rear and side yard setbacks.

- b. Converted ADUs.** Converted ADUs within portions of existing multifamily dwelling structures that are not used as livable space (e.g., storage rooms, boiler rooms, passageways, attics, basements, attached garages) shall be permitted; the number of converted ADUs permitted shall be one unit per existing multifamily development or up to 25 percent of the existing unit count in the building, whichever is greater.

For example, a multifamily property with 12 existing units could add two detached ADUs and three new attached ADUs converted from within the existing, non-livable space.

D. Size and location standards.

- 1. Development envelopes and easements.** For ADUs constructed on lots where the recorded subdivision map established development/building envelopes and/or where there are recorded easements on the property, the building envelope and easement restrictions shall take precedence over any setback reductions provided within Subsection D.3 (Size limits, setbacks and standards) below.
- 2. Proximity.** A detached ADU shall be located within 100 feet of the main dwelling, unless a greater distance is determined to be necessary by the Director to avoid on-site septic systems, water supply systems, geographic constraints, and/or environmentally sensitive areas as defined in Section 18.46.030.B (Environmentally Sensitive Areas).
- 3. Size limits, setbacks and standards.** ADU size (i.e., floor area and height), setbacks, and development standards are directly correlated, therefore they are combined in this Subsection D.3 (Size limits, setbacks and standards). Where side yard setback reductions are allowed in this Subsection, these reductions do not apply to street-side setbacks on corner lots. Additionally, on a through lot, both lot lines facing streets are front lot lines and subject to standard front yard setback standards; the lot is considered to have no rear lot line in accordance with the Development Code definition of "Lot Line."

a. Standard ADUs.

- (1) Standard maximum floor area.** The gross floor area of an attached or detached ADU is subject to the following standards:
 - (a)** For single-family parcels under 1 acre in size and all multifamily parcels, the maximum gross floor area of an ADU shall not exceed the following:
 - i)** 850 square feet* for an efficiency unit, studio or 1-bedroom ADU; or
 - ii)** 1,000 square feet* for an ADU with two or more bedrooms.
 - (b)** For single-family parcels of 1 acre or more, the maximum gross floor area of an ADU shall not exceed 1,200 square feet*, regardless of the number of bedrooms within the unit.

** The actual gross floor area of a standard ADU may be limited to less than these maximum sizes based on the application of the setbacks, height limits, and general development standards described in Subparagraphs (2) and (3) below.*

For example, a 2-bedroom ADU may be limited to 900 square feet in order to comply with the maximum allowable site coverage on the property.

- (2) **Setbacks and height.** Any portion of an ADU that is 16 feet in height or less is permitted to be constructed with reduced side and rear yard setbacks, no closer than 4 feet to the side and/or rear property lines, including eaves. Any portion of an ADU structure that exceeds 16 feet in height from natural grade, shall comply with standard side and rear setbacks and height limits applicable to the main dwelling. (Note: Detached ADUs on multifamily lots shall not be permitted to exceed 16 feet in height per Section 18.58.025.c.2.a above.) ADUs shall comply with the standard front yard and street-side setbacks applicable to the main dwelling regardless of ADU height. The following standards shall apply to ADUs within the reduced side and/or rear yard setbacks:
- (a) **Roof design and materials.** The pitch of any portion of the roof within the reduced setback shall not be directed toward the side or rear property line, or the structure shall have a non-shedding roof material and/or snow retention mechanism for the life of the structure. The Town of Truckee finds that, in accordance with Truckee Municipal Code Sections 15.03.080 (Declaration as High Snow Area) and 15.03.110 (Snow Loads) which declare that all of the Town of Truckee is classified as a severe climate and "high snow" area, the aforementioned design standards shall apply to roofs within setback areas to address snow-related issues associated with life safety, structural integrity, and property damage prevention.
- (b) **Architectural projections.** All architectural projections shall comply with Table 3-2 (Allowed Projections in Setbacks) based on the standard setbacks for the zoning district, excluding eaves which are allowed up to 4 feet from side and rear property lines. For example, on a standard single-family residential lot in the RS zoning district, a deck may project up to 3 feet into the 10-foot side yard setback or 6 feet into the 20-foot rear yard setback. Projecting features shall not be permitted unless they comply with development standards (i.e., site coverage, floor area ratio, and open space).
- (3) **Other development standards.** ADUs shall comply with all other general development standards applicable to the main dwelling, including site coverage, floor area ratio, and open space unless an exception is provided elsewhere in this Subsection D.3 (Size limits, setbacks and standards).
- b. **Deviations for smaller ADUs.** An attached or detached ADU that has both a maximum gross floor area of 800 square feet and a maximum height of 16 feet from natural grade shall be permitted with the deviations to general development standards below. (An ADU that exceeds either 800 square feet of gross floor area or 16 feet in height from natural grade shall comply with Paragraph D.3.a (Standard ADUs) above.)
- (1) **Setback reductions.** This category of smaller ADU, including eaves, is permitted to be constructed with reduced side and rear yard setbacks, no closer than 4 feet to the side and/or rear property lines. ADUs within the reduced side

and/or rear yard setbacks shall comply with Subparagraphs D.3.a.2.a (Roof design and material) and D.3.a.2.b (Architectural projections) above.

- (2) **Deviations to development standards.** This category of smaller ADU is permitted to deviate from the site coverage, floor area ratio, and open space standards applicable to the property. Any deviation(s) shall be the minimum necessary to accommodate the floor area of the ADU living space, not to exceed an 800-square-foot deviation, and any existing nonconforming conditions to the zoning/development standards proposed to be exacerbated by the creation of an ADU must be legal.
- c. **Conversion ADUs.** An existing legally constructed portion of a single-family dwelling or residential accessory structure that is converted to or replaced with an ADU shall not be required to meet additional setbacks beyond those that were required at the time the original structure was built. For replacements, if the structure is partially or completely demolished and replaced with a structure for a new ADU, the replacement structure shall be in the same location and shall not exceed the dimensions of the original structure, including footprint, floor area, and height, except as permitted below. The maximum gross floor area of the ADU portion of a converted or replaced structure shall not exceed the size limitations of Paragraph D.3.a.1 (Standard maximum floor area) above. For example, if the converted or replaced structure is 1,500 square feet, the ADU portion of the structure shall not exceed 1,000 square feet of gross floor area for a 2-bedroom ADU, and the remainder may be used for other residential accessory uses.
- (1) **Garage conversions.** In addition to Paragraph D.3.c (Conversion ADUs) above, an existing legally constructed garage located within a front yard or street-side setback that is approved for conversion to or replacement with an ADU shall not include any windows, doors, or other wall openings on the elevation(s) that is/are parallel to and facing the street(s) within the standard setback area. The Town of Truckee finds that the incorporation of this standard is in accordance with Truckee Municipal Code Chapter 10.17 (Snow Removal) and is necessary for life safety to protect residents within or exiting the ADU during snow removal operations as large ice chunks can be projected through the air into front and street-side setbacks and toward buildings and windows within those areas.
- (2) **Roof modifications.** If the converted or replaced structure is within the standard setbacks applicable to the main dwelling, and if substantial modifications are proposed to the existing roof design or surface/material as a part of the ADU creation, the modifications shall comply with Subparagraph D.3.a.2.a (Roof design and material).
- (3) **Expansions of conversion ADUs.** If a conversion ADU is less than the maximum allowable floor area for an ADU, an expansion/addition may be approved; however, any expansions shall be subject to the standard unit size, height limit, setbacks, site coverage, floor area ratio, open space, and other development standards that would be applicable to a new ADU.

(4) **Ingress/Egress for conversions.** In addition to any expansion allowed under Subparagraph D.3.c.3 (Expansions of conversion ADUs), a conversion ADU may include an expansion of the existing structure up to 150 square feet for the purpose of accommodating ingress and egress to/from the ADU. This is permitted only for space that is unconditioned and not fully enclosed (e.g., front porch, covered stairway, breezeway, wheelchair ramp). This space is allowed to deviate from site coverage, floor area ratio, and open space standards applicable to the property up to 150 square feet, and, if relevant, may be used in addition to the deviations permitted for smaller ADUs in Subparagraph D.3.b.2 (Deviations to development standards) above.

(a) **Setbacks for ingress/egress.** A new ingress/egress feature for a conversion ADU shall be no closer than 4 feet to the side or rear property line and shall not extend further into standard front yard or street-side setbacks than the walls of the conversion ADU unless the feature is an architectural projection in compliance with Table 3-2 (Allowed Projections in Setbacks).

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

E. Parking and driveways.

- a. **Parking standard.** One on-site parking space shall be provided for each ADU, in addition to any parking required for the main dwelling unit, in compliance with Chapter 18.48 (Parking and Loading Standards), unless an exemption is provided below:
- b. **ADU garage size.** If a garage or carport for an ADU is proposed, it shall not exceed 500 square feet, shall comply with all general development standards applicable to garages and carports, including site coverage, floor area ratio and open space, and shall be consistent with Section 18.58.220.F.1.c (Residential Accessory Uses and Structures – Garages).
- c. **Parking exemptions.** The one on-site parking space for the ADU shall not be required if any of the following situations apply:
 - a. The ADU is located within a half mile walking distance of a transit stop or within the Downtown Specific Plan Area General Plan Land Use Designation;
 - b. The ADU is part of an existing or proposed primary residence or an existing accessory structure; or
 - c. When on-street parking permits are required but not offered to the occupant of the ADU.
 - d. A car share vehicle station is located within one block of the ADU.
- d. **Replacement parking exemption.** When a legally constructed garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or is converted to an ADU, replacement parking for the main dwelling is not required.

- e. **Parking location.** The Town of Truckee finds that in accordance with Truckee Municipal Code Chapter 10.17 (Snow Removal) and due to Truckee’s unique winter climate, the necessity to provide fast and efficient snow removal operations to accommodate emergency response vehicles and enhance driver safety, and the need to minimize property damage to parked vehicles during snow removal operations, required parking for ADUs and any required replacement parking for the main dwelling shall meet the following criteria:
- a. All required parking shall be entirely on the private property and not in the right-of-way (Development Code 18.78.070.A, Location [of off-street parking]);
 - b. No required parking shall be located within a snow storage easement (Municipal Code Section 10.17.030, Obstructing snow removal equipment prohibited). Required parking shall be prohibited within easements unless either: (i) the easement is amended, with the consent of all entities with an interest in the easement, to clarify that the parking can remain in place in perpetuity notwithstanding any other provision of the easement; or (ii) all entities with an interest in the easement provide written consent for the parking to remain in place in perpetuity, which such consent is absolute, irrevocable, permanent, supersedes the easement to the extent it is inconsistent with the easement, and is recorded in the official records of Nevada County;
 - c. No required parking shall be located within five feet of side property lines (Public Improvements and Engineering Standards Section 4.07, Driveways); and
 - d. Unless otherwise restricted by the above requirements, tandem parking and/or parking within setback areas is permitted.
- f. **On-street parking restriction.** Nothing within Subsection E (Parking and driveways), including the exemptions, shall be deemed to permit on-street parking during any time when such parking is prohibited. This includes, but is not limited to, the on-street parking restriction throughout Truckee from November 1 to April 30 annually (Truckee Municipal Code Section 10.17.030, Obstructing Snow Removal Equipment Prohibited).
- g. **Shared driveway.** An ADU shall be served by the same driveway encroachment as the main dwelling unit. A second driveway for an ADU will be permitted only if all of the following standards are met: 1) The ADU is located on a corner lot or through lot where the ADU will be accessed from a street other than the street providing access to the primary residence, or the ADU is on a lot with road frontage exceeding 150 lineal feet; 2) the proposal shall demonstrate compliance with the maximum allowable site coverage applicable to the property; and 3) the proposal shall comply with all other applicable Development Code standards and Public Improvement and Engineering Standards for single-family driveways and required off-street parking locations, except as modified within Subsection E (Parking and driveways).

F. ADU design features.

1. **ADU entrance.** The ADU shall have an exterior entrance separate from the main entrance to the proposed or existing main dwelling; this egress/entrance shall include a continuous and unobstructed path of travel to/from the public way. Additionally, the ADU may share with the main dwelling and/or JADU a single interior entryway (e.g., airlock, mudroom) not to exceed 80 square feet that provides direct, private access to each unit; however, in no case shall the primary entrance to the ADU be through the main dwelling living area, JADU, garage, or other interior space. A shared entryway is considered part of the main dwelling and is subject to general development standards applicable to the main dwelling, including setbacks, height limit, site coverage, floor area ratio, and open space.
2. **Interior access.** Interior access between the ADU and the main dwelling, attached or detached garage for the main dwelling, and/or other residential accessory structures shall be allowed, in compliance with all applicable California Building Standards Code requirements, as adopted by the Town of Truckee. If interior access is proposed, the tenant of the ADU shall be able to lock the shared door from the interior of the ADU for privacy.
3. **Kitchen or cooking facilities.** An ADU shall include a permanent kitchen or cooking facility, consistent with the Development Code definition of a kitchen (Section 18.220.020.K, Kitchen or Cooking Facilities, Residential). At a minimum, an ADU kitchen shall include the following equipment:
 - a. Cooking facilities (i.e., a standalone cooking appliance with at least two burners that is connected to a gas stub or 220 electric volt outlet; does not include portable cooking accessories such as hot plates and other temporary heat sources);
 - b. A refrigerator (no minimum size); and
 - c. A sink for dishwashing and sanitation purposes.

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

1. **Setbacks.** ADUs shall not be located between the primary residence and the front property line, unless the ADU falls under the standards of Section 18.58.025.D.3.b. Setbacks for an ADU shall be in compliance with the standards of the zoning district for the primary dwelling or as otherwise indicated in this section.
2. **Orientation.** The ADU shall be parallel to the side property lines.
3. **Siding.** Painted or semi-solid stained wood siding shall make up over 60% of the exterior wall material. Transparent stained wood siding is prohibited. A maximum of three types of siding shall be used on the ADU. The allowed siding types for any ADU shall be:
 - a. Horizontal wood lap or clapboard siding, four to six inches of wide.

- b. Brick in a running bond pattern for a large field (greater than 25% of the building wall) or used in any pattern as an accent (10% of any building wall).
 - c. Stone for wainscot, up to a third of the wall's height, including the cap or any moldings.
 - d. Wood shingles on gable ends.
- 4. **Siding for a detached ADU.** For detached ADUs, in addition to the siding material allowed above, the following materials may be used, however the maximum quantity of siding types remains three:
 - a. Board and batten with two- to four-inch battens and six- to eight-inch boards.
 - b. Weathered or powder-coated corrugated metal. If powder-coated metal is used, earthtone colors (shades of brown, green, and warm gray) are required.
 - c. Non-reflective hot-rolled steel.
- 5. **Windows.** All windows shall be wood or aluminum clad wood. One window material shall be used for all windows on the ADU. The following standards apply to windows on ADUs:
 - a. Windows on facades visible from the public right-of-way shall be vertically proportioned, with at least a 2:1 ratio. "Vertically proportioned" means that the vertical dimension is at least two times the length of the horizontal dimension.
 - b. Only rectangular windows are allowed (e.g., circular, triangle, octagonal, arched windows are not permitted).
 - c. Divided lights are not required, but if used, the divided lights shall be true divided lights or simulated divided lights. True divided lights are constructed with muntin bars between individual panes of insulated glass. Simulated divided lights are constructed with muntin bars permanently adhered to the surface both sides of the glass that create three-dimensional relief on the surface of the window glass.
 - d. Window openings are limited to 30% of the area of each building wall.
 - e. Painted wood window trim of at least two inches in width shall be required
- 6. **Doors.** The following standards apply to exterior doors:
 - a. Doors shall be painted wood.
 - b. Doors shall only have window openings up to 20% of the door area.
- 7. **Roofs.**
 - a. **Materials.** All roof material shall have a matte, non-reflective finish and shall be an

earthtone color (shades of brown, green, and warm grays). The following materials are allowed:

- (1) Sawn wood shingles.
- (2) Composition shingle with uniform shingle shapes. Cutaway corners, scalloped-edge, and other irregular shapes are prohibited. Faux shake shingles are prohibited.
- (3) Non-reflective corrugated metal.
- (4) Metal standing seam roofing with a one-inch seam height.

b. **Shape.** If the ADU is detached, roofs shall be the same pitch and shape as the main dwelling and the primary ridge line shall be perpendicular to the street. Mansard, flat, and false front roofs are prohibited. The following roof shapes are allowed:

- (1) Gable. Slopes shall be between 7:12 and 9:12. Gable ends shall face the street.
- (2) Shed. Slopes shall be 4:12 to 12:12.

c. Accessories. The following requirements apply to roof accessories:

- (1) A maximum of two dormers are allowed.
- (2) Skylights shall be flush with the roof plane. Bubbled or domed skylights are prohibited.
 - (a) Drains, gutters, and vents shall be painted to match the color of the roof or the wall on which it is located.
 - (b) Snow fences or guards shall be metal, non-reflective, and painted the color of the roof.

8. Decks, balconies, and patios. The following standards apply to decks, balconies, or patios on ADUs:

- a. Railings may be wood, steel, or cable metal.
- b. Glass, plastic, and plexiglass railings are prohibited.
- c. Crusher screen is prohibited.

9. Exterior lighting.

- a. Materials. All exterior light fixtures shall be non-reflective natural metal or earthtone colors (shades of brown, green, or warm gray) or black. The following materials are allowed for exterior lights:

(1) Non-reflective or powder-coated aluminum.

(2) Cast iron.

(3) Baked Enamel or porcelain.

(4) Oxidized copper.

b. A maximum of two light fixtures are allowed on an ADU.

~~G. ADU historic design standards. (Reserved for future use.)~~

- H. Water supply and sewage disposal.** All water supply and sewage disposal shall be provided by an established community system or by an on-site system approved by the Nevada County Environmental Health Department. An ADU shall not be allowed on a parcel that is served by an on-site septic system unless approval is obtained from the Nevada County Environmental Health Department and the unit complies with the Lahontan Regional Water Quality Control Board.
- I. Occupancy and rental requirements.** The short-term rental of an ADU for a term of less than 31 consecutive days is prohibited. There are no occupancy restrictions for long-term rentals of 31 days or more on either the primary dwelling unit or the ADU.
- J. Sale of unit prohibited.** No ADU shall be subdivided from the main dwelling through a condominium plan, community apartment plan, housing cooperative, or other subdivision. The sale or conveyance of an ADU independent and/or separate from the main dwelling shall be prohibited.
- K. Deed Restriction Requirements.** Prior to the issuance of a temporary or final certificate of occupancy, an ADU requires the recordation of a deed restriction in a form approved by the Town of Truckee, which shall run with the land, and shall include the following:
- a. A prohibition on the sale of the accessory dwelling unit separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers;
 - b. A restriction on the size and attributes of the accessory dwelling unit in compliance with this Section; and
 - c. A prohibition on the short-term rental of the accessory dwelling unit for a period of less than 31 consecutive days.
- L. Building code requirements.** Each ADU and JADU shall obtain a building permit from the Town of Truckee and shall be constructed in compliance with all applicable California Building Standards Code requirements, as adopted by the Town of Truckee.
1. **Fire sprinklers.** ADUs are not required to provide fire sprinklers if sprinklers are not required for the primary dwelling unit.

2. **Manufactured home, tiny homes, etc.** A manufactured home (a.k.a. mobile home), modular home (a.k.a. factory-built or prefabricated home), tiny home, park model home, or similar unit may be used as an ADU if it is permanently attached to a foundation and complies with the California Building Standards Code, as adopted by the Town of Truckee. A tiny home on a chassis or park model home on a chassis is not permitted for use as an ADU unless it is modified to meet the aforementioned standards.
 3. **Movable units.** A recreational vehicle (e.g., motorhome, campervan, truck camper, travel trailer, pop-up trailer, fifth wheel trailer, toy hauler), travel van, or other movable habitable space generally cannot be approved as an ADU; however, it may be approved if it is permanently attached to a foundation and complies with the California Building Standards Code, as adopted by the Town of Truckee.
- M. Illegal accessory dwelling units.** This Section shall not validate any existing illegal ADU. To convert an unpermitted ADU to a legal, conforming unit, the standards and requirements for the conversion shall be the same as for a newly proposed ADU, including the rental restrictions described in Subsection I (Occupancy and rental requirements) above.
- N. ADU reversions.** If an ADU or JADU is legally permitted and constructed with deviations to the development standards that would otherwise be applicable to the property, as permitted by the Subsections D (Size and location standards) and/or E (Parking and driveways) above, and the ADU is subsequently reverted or converted to another use other than an ADU/JADU, any deviations from development standards (e.g., setbacks, site coverage, floor area ratio, open space, parking) shall be brought into compliance with the standards in effect at the time a complete application for a reversion or conversion of the space is submitted to the Community Development Department.
- O. Junior Accessory Dwelling Units (JADUs).**
1. **Applicability.** JADUs are allowed in all zoning districts that allow single-family residential uses (i.e., RS, RR, DRS, DMU, RC and REC zoning districts), subject to compliance with the requirements of this Section.
 2. **Number of units allowed.** A maximum of one junior accessory dwelling unit (JADU), in addition to one attached or detached ADU, shall be allowed on a parcel with an existing or proposed single-family dwelling.
 3. **Location on site.** A JADU must share at least one wall, floor, and/or ceiling with the living space of the attached main dwelling. A JADU may be created by converting existing space within the walls of an existing single-family residence, built as an attached addition to an existing residence, or constructed concurrently as an attached unit to a new single-family residence. If a JADU is created as an addition to an existing residence or concurrent with a new residence, the JADU shall comply with all development standards applicable to the main dwelling, including setbacks, height limits, site coverage, floor area ratio, open space, etc.
 4. **Floor area limitation.** The gross floor area of the JADU shall not exceed 500 square feet and shall not be less than 150 square feet.

5. **JADU separate entrance.** A JADU shall have an exterior entrance separate from the main entrance to the existing or proposed single-family residence; this egress/entrance shall include a continuous and unobstructed path of travel to/from the public way. Additionally, the JADU may share with the main dwelling and/or ADU a single interior entryway (e.g., airlock, mudroom) that provides direct, private access to each unit; however, in no case shall the primary entrance to the JADU be through the main dwelling living area, ADU, garage, or other interior space. A shared entryway is considered part of the main dwelling and is subject to general development standards applicable to the main dwelling, including setbacks, height limit, site coverage, floor area ratio, and open space.
6. **Interior access.** Interior access from the JADU to the main dwelling may be maintained; however, if the sanitation facilities are shared with the main dwelling as allowed in Subsection 8 below (Sanitation Facilities), unrestricted interior access to the sanitation facilities is required at all times. If interior access is proposed, the tenant of the JADU shall be able to lock the shared door from the interior of the JADU for privacy.
7. **Cooking facilities.** The JADU shall include an efficiency kitchen, which shall include the following:
 - a. A cooking facility with appliances. (Note: Government Code Section 65852.22(a)(6) does not permit local jurisdictions to specify exactly what “a cooking facility with appliances” must include for JADUs. This standard can be met with basic plug-in kitchen appliances (e.g., microwave, hot plate, mini-fridge) or with a full, high-end kitchen (e.g., gas range, double oven, large sink with disposal, commercial refrigerator). Therefore, a JADU is not required to comply with the Development Code definition of a “Kitchen or Cooking Facility,” which specifies several types of appliances required in residential kitchens.)
 - b. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.
8. **Sanitation facilities.** A JADU may include separate sanitation facilities, or may share sanitation facilities with the existing structure.
9. **Water supply and sewage disposal.** A JADU shall not be considered a separate or new dwelling unit for the purposes of providing service for water, sewer or power.
10. **Parking.** No additional parking shall be required for a JADU.
11. **Occupancy and rental requirements.**
 - a. **Short-term rental restriction.** The short-term rental of a JADU for a term of less than 31 consecutive days is prohibited for all JADUs, including after-the-fact permits for existing illegal ADUs described in Subsection 13 (Illegal junior accessory dwelling units) below.
 - b. **Owner occupancy.** On a parcel with a primary dwelling unit and a JADU, only one of the units may be rented; the owner must reside in either the remaining portion of

the main dwelling or in the JADU. For example, the owner could reside in the main dwelling and long-term rent the JADU, or the owner could reside in the JADU and choose to long-term or short-term rent the main dwelling. Owner-occupancy is not required if the owner is a governmental agency, land trust, or housing organization.

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

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

13. Illegal junior accessory dwelling units. This Section shall not validate any existing illegal JADUs. To convert an unpermitted JADU to a legal, conforming unit, the standards and requirements for the conversion shall be the same as for a newly proposed JADU, including the rental restrictions described in Subsection 11 above (Occupancy and rental requirements).

18.58.030 - Accessory Retail Uses

This Section establishes standards for the development and operation of retail sales and service establishments within/in conjunction with and accessory to a main commercial and/or manufacturing use where authorized by Article II (Zoning Districts and Allowable Land Uses). For example, these accessory uses include restaurants and pharmacies within hospitals, etc., and the sale of retail merchandise.

- A. General standard.** Accessory retail uses are allowed, provided there will be only minor external evidence of any commercial activity other than the main use of the parcel (e.g., no signs, windows with merchandise visible from adjoining public rights-of-way, etc.), nor access to any space used for the accessory retail use other than from within the main structure.
- B. Commercial and manufacturing zoning districts.** Restaurants and retail sales are allowed in the commercial zoning districts incidental and accessory to offices, hospitals and other medical facilities and pharmacies. Accessory restaurants, retail sales and other services are allowed in the manufacturing zoning district to serve the needs of the employees.
- C. Residential and special purpose zoning districts.** Membership organizations, social or recreational establishments may engage in retail sales for guests only.

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. A. Purpose/Applicability. This Section ~~provides significant incentives to encourage applies to mixed-use projects~~ ~~the development of mixed-use projects~~ in the CN, CG, CS, 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).~~

A.B. Purpose. The intent is to ~~incentivize~~~~provide~~ 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.

B.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). 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. The floor area for uses not specifically permitted in the applicable zoning district shall not exceed 25 percent of the total floor area of the non-residential uses 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.

C.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.

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

1. **Maximum Density.** Residential density shall not exceed four units per acre;
2. **Residential parking.** Parking requirements shall be reduced to one parking space for each residential unit.
3. **Inclusionary housing.** Residential units in a mixed-use development project shall comply with Chapter 18.214 (Inclusionary Housing).
4. **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.
 - c. Residential floor space shall not be counted towards the allowed floor area as determined by the floor area criteria development standard.
5. **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 multi-family residential standards of Section 18.58.180 (Multi-family Residential Projects) 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

- B. Alterations.** If the manufactured home, mobile home, or tiny home has been altered at any time since original construction, evidence of alteration permits from HCD or HUD shall be presented to the Building Division when applying for a Building Permit for the manufactured home, mobile home or tiny home;
- C. Mobile Home, Manufactured Home, or Tiny Home Installation Permit required.** Before location and occupancy of the manufactured home, mobile home, or tiny home on a permanent foundation within a mobile home park or RV park, a Mobile Home Installation Permit shall be received from the Building Division and a permit for water supply and sewage disposal shall be received from the Nevada County Health Department or a special district, as applicable. The manufactured home, mobile home, or tiny home shall comply with the California Building Code including snow load requirements. Mobile homes or tiny homes constructed before June 16, 1976, shall not be allowed;
- D. License relinquishment.** Before the issuance of an Installation Permit for a manufactured home, mobile home, or tiny home to be placed on a permanent foundation within a mobile home park or RV park, the Building Division shall receive evidence of vehicle license relinquishment for the unit, at which time the unit will be subject to real property tax rather than annual State vehicle licensing fees; and
- E. Mobile Home, Manufactured Home, or Tiny Home without a permanent foundation.** A manufactured home, mobile home, or tiny home not installed on and secured to an approved permanent foundation may only be located within a mobile home park in compliance with Section 18.58.150 (Mobile Home Parks and Subdivisions), above.

~~18.58.180—Multi-Family Residential Projects~~

~~This Section provides development and operational standards for multi-family residential projects, addressing the requirements for common and private open space, common recreational activities and laundry facilities. These standards are in addition to those in Chapter 18.08 (Residential Zoning Districts), specifically the RM (Residential Multi-Family), DRM (Downtown Medium Density Residential), DRH (Downtown High Density Residential), and DVL (Downtown Visitor Lodging) zoning districts, as well as Chapter 18.46 (Open Space/Cluster Requirements). Standalone residential projects in the CG (General Commercial) zoning district shall be subject to the requirements of this section, including the development standards of the RM zoning district.~~

- ~~**A.—Open space requirements.**—All multi-family residential developments with five or more dwelling units shall incorporate common and private useable open space for passive and active recreational purposes within the project's design in the following manner:~~
 - ~~**1.—Common open space.** Common open space consisting of active recreational and natural preservation areas shall be provided as follows:~~
 - ~~**a.—Minimum area.**—The project shall be designed to provide the equivalent of a minimum of 250 square feet of common open space for each dwelling unit;~~
 - ~~**b.—Minimum dimensions.**—The open space shall maintain a minimum dimension of 20 feet and shall not include rights of way, vehicle access or parking areas. Rear setback areas may be credited as useable common open space, up to a maximum of 50 percent, when the setback is a minimum of 20 feet wide; and~~

- ~~c. — **Pavement limitation.** Up to 50 percent of any required common open space may be paved or in hard surface if the surfaces are to be used for recreational purposes (e.g. basketball court, swimming pool). All open space areas shall be separated from unenclosed parking and access areas by either a minimum three foot wide landscaped strip or a minimum three foot high barrier. The landscaped strip may be included as open space if it is incorporated into an open space area which meets the minimum dimensional requirements.~~
- ~~2. — **Private exterior space.** Private exterior space shall be provided as follows. The exterior space shall be provided as a private and immediately accessible area to the dwelling unit it is designed to serve, in one of the following configurations:~~
- ~~a. — **Balcony.** A private balcony shall be attached to and directly accessible only from one dwelling unit, shall have an area of at least 60 square feet with no dimension less than six feet, and shall be unenclosed on at least one third of its perimeter, except for required railings;~~
- ~~b. — **Deck.** A private deck, including roof deck or patio, shall be accessible to only one dwelling unit and shall have an area of not less than 90 square feet with no minimum dimension of less than six feet; or~~
- ~~c. — **Patio.** A private, at grade level patio shall be accessible to only one dwelling unit, shall have an area of not less than 90 square feet with no dimension less than six feet, and shall be enclosed through fencing or other solid material.~~
- ~~B. — **Common recreational amenities.** All multi-family residential developments with 10 or more units shall provide a minimum of one indoor/outdoor recreational amenity for every 25 units or fraction thereof within the common open space areas, which may include the following:~~
- ~~1. — Barbecue/picnic area;~~
- ~~2. — Recreation building;~~
- ~~3. — Swimming pool; and/or~~
- ~~4. — Tot lot with play equipment.~~
- ~~C. — **Common laundry facilities.** All multi-family residential developments with five or more dwelling units shall provide common laundry facilities, except where laundry facilities are provided within each unit.~~
- ~~1. — **Facilities required.** Common laundry facilities shall be provided at a minimum ratio of:~~
- ~~a. — One washer and one dryer for every 15 units or fraction thereof for up to 100 units; and~~
- ~~b. — One washer and one dryer for every 30 units or fraction thereof for the number of units over 100.~~

- ~~2.—**Keyed access.** The facilities shall be provided with keyed access for “tenants only”;~~
- ~~3.—**Distribution of facilities.** The facilities shall be evenly disbursed throughout the multi-family development and easily accessible to all tenants; and~~
- ~~4.—**Security.** The facilities shall be designed to address security concerns in the location and layout of the common laundry facility areas.~~

~~**D.—Multi Family Residential Projects within the Downtown Visitor Lodging (DVL) zoning district.** High density multi-family residential (Multi-family dwellings, 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.~~

- ~~1.—Multi-family residential projects within the DVL zoning district shall provide a minimum density of 16 dwelling units per acre.~~
- ~~2.—Development standards and incentives.~~
 - ~~a.—**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 one 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.~~
 - ~~b.—**Inclusionary housing.** Multi-family residential projects shall comply with Chapter 18.214 (Inclusionary Housing).~~
 - ~~c.—**Floor area.** If a non-residential project is proposed concurrent with a multi-family, the residential floor space shall not be counted towards the allowed floor area as determined by the floor area criteria development standard.~~
 - ~~d.—**Site Coverage.** The maximum site coverage development standard may be increased up to 10%~~
 - ~~e.—**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.~~
 - ~~f.—**Setbacks.**~~
 - ~~(1)—**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.~~

- ~~(2) **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.~~

18.58.190 – Outdoor Display and Sale Standards

This Section provides development and operational standards for outdoor uses, including permanent outdoor display and sales (Subsection A, below), outdoor dining and seating areas (Subsection B, below), and outdoor garden supply areas (Subsection C, below).

- A. Permanent outdoor displays and sales.** The permanent outdoor sale and display of merchandise shall comply with the following standards.
- 1. Small displays.** Notwithstanding the permit requirements of Article II, small outdoor sales and display areas (e.g., mannequins, sidewalk displays, etc.) that comply with the following standards shall be exempt from permit requirements:
 - a. The display and/or sales area:
 - (1) May only be located near the main business's entrance(s);
 - (2) Shall not exceed a total of 12 square feet;
 - (3) Shall be oriented towards pedestrian traffic; and
 - (4) Shall not interfere with pedestrian or vehicular access, and shall not be located within parking spaces.
 - b. The products may only be displayed during regular business hours of the main business; they shall be brought in, each day, after closing.

CHAPTER 18.70 - APPLICATIONS, PROCESSING AND FEES

Sections:

- 18.70.010 - Purpose of Article
- 18.70.020 - Authority for Land Use and Zoning Decisions
- 18.70.030 - Concurrent Permit Processing
- 18.70.040 - Application Preparation and Filing
- 18.70.050 - Application Fees
- 18.70.060 - Initial Application Review/Environmental Assessment
- 18.70.070 - Application Review and Decision
- 18.70.080 - Appeals
- 18.70.090 - Post Approval Procedures

18.70.010 - Purpose of Article

This Article provides procedures and requirements for the preparation, filing and processing of applications for land use permits and other entitlements required by this Development Code.

18.70.020 - Authority for Land Use and Zoning Decisions

Table 4-1 (Review Authority) identifies the Town official or body responsible for reviewing and making decisions on each type of application, land use permit and other entitlements required by this Development Code.

18.70.030 - Concurrent Permit Processing

When a single project incorporates different land uses or features so that this Development Code requires multiple land use permit applications, an applicant submits multiple land use permit applications for a project or on the same site, and/or the project involves a land use permit application and a Tentative Map, all the applications shall be reviewed and approved or denied, concurrently by the highest level review authority assigned by Table 4-1 to any of the required applications. (For example, a project that requires a Zoning Map amendment and a Use Permit shall be reviewed and approved or denied by the Council, where a Use Permit application by itself would normally be reviewed and acted upon by the Commission.)

**TABLE 4-1
REVIEW AUTHORITY**

Type of Decision	Role of Review Authority (1)			
	Director (2)	Zoning Administrator (2)	Planning Commission	Town Council
Development Code Administration				
Development Agreement			Recommend	Decision
Development Code amendment			Recommend	Decision
General Plan amendment			Recommend	Decision
Interpretations	Decision		Appeal	Appeal
Master Plan			Recommend	Decision
Specific Plan			Recommend	Decision
Zoning Map amendment			Recommend	Decision
Land Use and Development Permits				
Certificate of Appropriateness	Decision		Appeal	Appeal
Certificate of Economic Hardship			Decision	Appeal
Demolition Review (3)			Decision	Appeal
Development Permit			Decision	Appeal
Historic Variance		Decision		Appeal
Minor Use Permit		Decision		Appeal
Planned Development			Decision	Appeal
Reasonable Accommodation (4)	Decision		Appeal	Appeal
Sign Permit	Decision		Appeal	Appeal
Streamlined Residential Review	Decision		Appeal	Appeal
Temporary Use Permit	Decision		Appeal	Appeal
Use Permit			Decision	Appeal
Vacation (5)				Decision
Variance		Decision		Appeal
Zoning Clearance	Decision		Appeal	Appeal
Subdivision Applications				
Certificate of Compliance		Decision		Appeal
Final Map	Decision (6)			

**TABLE 4-1
REVIEW AUTHORITY**

Type of Decision	Role of Review Authority (1)			
	Director (2)	Zoning Administrator (2)	Planning Commission	Town Council
Lot Line Adjustment (2-4 parcels)	Decision		Appeal	Appeal
Parcel Map	Decision (6)			Appeal
Reversions, 2-4 parcels		Decision		Appeal
Reversions, 5+ parcels			Decision	Appeal
Tentative Map, 2-4 parcels		Decision		Appeal
Tentative Map, 5+ parcels			Decision	Appeal
Voluntary Parcel Merger	Decision		Appeal	Appeal

Notes:

- (1) "Recommend" means that the review authority makes a recommendation to a higher decision-making body; "Decision" means that the review authority makes the final decision on the matter; "Appeal" means that the review authority may consider and decide upon appeals of an earlier decision, in compliance with Chapter 18.140 (Appeals).
- (2) The Director and the Zoning Administrator may refer any matter subject to their decisions, without making a decision, to the Commission so that the Commission may instead make the decision.
- (3) The Director may authorize the removal or demolition of a historic resource that poses an immediate danger in accordance with Section 18.83.020.C.
- (4) The procedures for the review and approval or denial of a reasonable accommodation are set forth in chapter 18.218 (Reasonable Accommodation).
- (5) The review authority for the release of covenant of easement shall be the review body that imposed the requirement of the covenant. The review authority for vacations considered through a tentative map application shall be the review authority of the subdivision application.
- (6) The review authority for parcel map and final map is the Town Engineer.

18.70.040 - Application Preparation and Filing

A. Application contents. The preparation and filing of applications for land use permits, amendments (e.g., General Plan, Zoning Map, or Development Code) and any other matters pertaining to this Development Code shall comply with the following requirements:

1. Applications shall include the forms provided by the Department and all information and materials required by the Application Content Requirements list provided by the Department for the specific type of application;
2. Applications shall be filed with the Department; and
3. It is the applicant's responsibility to provide evidence in support of the findings required for the approval of the application by this Article.

- B. Eligibility for filing.** Applications may be made by the owner of the subject property or by a lessee or any other person, with the written consent of the property owner.
- C. Time for filing.** Any land use permit required by this Development Code shall be filed with the Director, processed and approved before the approval of any Building, Grading, or other construction permit or other authorization required by the Municipal Code or this Development Code for the proposed use or structure.

18.70.050 - Application Fees

The Council shall, by resolution, establish a schedule of fees for permits, amendments and other matters pertaining to this Development Code. The schedule of fees may be changed or modified only by resolution of the Council. Processing shall not commence on any application until all required fees have been paid.

- A. Refunds and withdrawals.** Recognizing that filing fees cover the costs of public hearings, mailing, posting, transcripts and staff time involved in processing applications, refunds due to a denial are not allowed, except in the case of an appeal hearing by the Council in compliance with Section 18.140.030 (Filing and Processing of Appeals). In the case of a withdrawal, the Director may authorize a partial refund based upon the Director's determination of pro-rated costs to-date and the status of the application at the time of withdrawal.
- B. Council payment of fees.** The Council may elect to pay the filing fees in only the following situations:
 1. Applications made by tax supported Governmental agencies (e.g., school district, etc.);
 2. Applications made by charitable organizations as defined by resolution of the Council;
or
 3. Applications made in compliance with established Council policy on the Council's payment of fees.

18.70.060 - Initial Application Review/Environmental Assessment

All applications filed with the Department in compliance with this Development Code shall be initially processed as follows:

- A. Completeness review.** The Director shall review all applications for completeness and accuracy before they are accepted as being complete for processing.
 - 1. Notification of applicant.** The applicant shall be informed within 30 days of submitting an application, as required by the State law (Government Code Section 65943), either that the application is complete and has been accepted for processing, or that the application is incomplete and that additional information, specified in writing, shall be provided before it can be accepted for processing.

2. **Appeal of determination.** Where the Director has determined that an application is incomplete and the applicant believes that the application is complete and/or that the information requested by the Director is not required, the applicant may appeal the determination in compliance with Chapter 18.140 (Appeals).
 3. **Environmental information.** The Director may require the applicant to submit additional information needed for the environmental review of the project in compliance with Subsection C., below, after the application is determined complete and is accepted for processing.
 4. **Expiration of application.** If the applicant does not provide sufficient information to complete an application within 90 days after notification that the application is incomplete, the application shall be deemed withdrawn, unless an extension is granted by the Director. A new application, including fees, plans, exhibits and other materials that will be required to commence processing of any development project on the same property, may then be filed in compliance with this Article.
- B. Referral of application.** At the discretion of the Director, or where otherwise required by this Development Code, State or Federal law, any application filed in compliance with this Development Code may be referred to any public agency that may be affected by or have an interest in the proposed land use activity.
- C. Environmental assessment.**
1. All development applications shall be reviewed as required by the California Environmental Quality Act (CEQA), to determine whether the proposed project is exempt from the requirements of CEQA or is not a project as defined by CEQA, whether a Negative Declaration may be issued, or whether an Environmental Impact Report (EIR) shall be required.
 2. These determinations and, where required, the preparation of environmental documents shall comply with the CEQA Guidelines.
 3. [The procedure for environmental review, including adoption and certification of environmental document, will be as set forth in Town Council Resolution 2003-73](#)

18.70.070 - Application Review and Decision

- A. Project review procedures.** Each application shall be analyzed by the Director to ensure that the proposed uses/activities and development are consistent with the content, purpose and intent of this Development Code, any applicable design guidelines, the CEQA Guidelines, the General Plan and any applicable Specific Plan. Additionally, any application which may involve substantial grading shall require the submittal of preliminary grading plans for review and recommendation by the Town Engineer.
- B. Notice and hearings.** A land use permit application will be scheduled for a public hearing only after the Director has determined the application complete, in compliance with Section

18.70.060.A (Completeness Review). Noticing of the public hearing will be given in compliance with Chapter 18.180 (Public Hearings).

C. Expiration of Inactive Land Use Applications. An application shall expire and be considered abandoned 180 days after the last date that additional information, revisions, or funds are requested, if the applicant has failed to provide the items requested and the project has not been diligently/actively pursued, except that:

1. **Special Studies.** Whenever special studies (e.g., CEQA, etc.) are requested by the Town that are reasonably expected to take longer than 180 days to complete, the application will not be considered inactive on the basis of the time required to complete such special studies. Staff will estimate a completion date and should these studies be delayed beyond the initial projected completion date, a new projected date of completion shall be established after which the application shall expire and be considered abandoned in 180 days if no action occurs on the project.
2. The Planning Director may grant one 90-day extension if the following criteria are met:
 - a) A written request for extension is submitted at least 30 days prior to the expiration date;
 - b) The applicant demonstrates that circumstances beyond the control of the applicant prevent timely submittal of the requested revisions or information; and
 - c) The applicant provides a reasonable schedule for submittal of the requested revisions or information.
3. Applications made as a result of a code enforcement action may be expired in less than 180 days if the applicant does not proceed through the application process in a timely manner. Expiration of a permit application sought as a result of a code enforcement action does not relieve the responsible parties from the requirement to obtain the permits necessary to abate violations of the Town Municipal Code. An active application does not authorize any requested activity.
4. The Town shall notify the applicant in writing of the intent to close the inactive land use application, a minimum of 45 days prior to closing the application.
5. The Director may extend an expiration date when additional time for Town processing or scheduling of appointments is required, when information or responses from other agencies is needed, or under other similar circumstances.
6. Activities that require legislative decision such as adoption of a specific plan or master plan, or amendments to the zoning ordinance, are exempt from Section 18.70.070.C as they do not constitute a land use application.

18.70.080 - Appeals

The decision of the Director, Zoning Administrator, or Commission, as applicable, to approve or deny any land use permit shall be considered final unless an appeal is filed in compliance with

Chapter 18.140 (Appeals). The decision of the Director, or any condition of approval, is appealable to the Commission; the decision of the Zoning Administrator, or Commission, or any condition of approval, is appealable to the Council.

18.70.090 - Post Approval Procedures

The following procedures shall apply following the approval of the permit or entitlement.

- A. Expiration and extensions.** Time limits for the expiration of approved land use permits and procedures for obtaining extensions of time are established by Chapter 18.84 (Permit Implementation, Time Limits and Extensions).
- B. Phasing.** Requirements for the development of approved projects in multiple phases are established by Chapter 18.84 (Permit Implementation, Time Limits and Extensions).
- C. Building Permit.** Building Permits may be issued after all applicable terms and conditions of the land use permit approval have been satisfied. Any land use permit issued in compliance with this Development Code shall conform to all applicable provisions of this Development Code.
- D. Certificate of Occupancy.** The Certificate of Occupancy may be issued after all conditions have been fulfilled to the satisfaction of the Director.
- E. Minor changes.** The Director may approve minor changes to required conditions and operating standards of an approved land use permit. The minor changes shall be in compliance with Section 18.84.070 (Changes to an Approved Project).
- F. Major changes.** The original review authority may approve major changes to required conditions and operating standards of an approved permit or entitlement, in compliance with Section 18.84.070 (Changes to an Approved Project). The requirements and procedures contained in this Development Code shall apply to any application for a major change, which shall constitute a project requiring environmental review under CEQA.
- G. Performance guarantee.** The applicant/owner may be required to provide adequate performance security in compliance with Section 18.84.040 (Performance Guarantee) for the faithful performance of any/all conditions of approval imposed by the review authority.
- H. Revocation.** The original review authority may revoke or modify a land use permit approval in compliance with Chapter 18.190 (Revocations and Modifications).

CHAPTER 18.72 - ZONING CLEARANCE

Sections:

18.72.010 - Purpose of Chapter

18.72.020 - Applicability

18.72.030 - Review and Decision

18.72.040 - Conditions of Approval

18.72.010 - Purpose of Chapter

- A. This Chapter establishes procedures for the review and approval or denial of Zoning Clearances, which are required by the Town to verify that a requested land use activity and/or structure is an allowed land use within the applicable zoning district and complies with the development standards and any design guidelines applicable to the land use or the zoning district of the site.
- B. The review process begins with the recognition that the proposed use/construction is allowed in the zoning district and focuses on issues related to site layout and design in order to arrive at the best utilization of the subject site and compatibility of design with surrounding properties.
- C. The process includes the filing of a building permit application or land use permit application with the Director to verify compliance with all applicable land use development standards, any applicable design guidelines and the requirements of other Town departments.

18.72.020 - Applicability

Where Article II (Zoning Districts and Allowable Land Uses) requires Zoning Clearance, the Director shall evaluate the proposed use or structure in compliance with this Chapter.

- A. **Eligibility for Zoning Clearance.** A Zoning Clearance may be issued by the Director for land use activities or structure(s) identified in Article II (Zoning Districts and Allowable Land Uses) as an allowed use as follows:
 1. For projects of a single-family dwelling, accessory dwelling unit, and/or residential accessory structure, a change in land use, creation of a timeshare, new structures or additions to existing structures with a total gross floor area of less than 7,500 square feet (less than 5,000 square feet in Downtown Residential and Downtown Commercial and Manufacturing zoning districts); or
 2. For non-residential projects, a change in land use, new structures, or additions to existing structures with a total gross floor area of less than 7,500 square feet (less than 5,000 square feet in Downtown Residential and Downtown Commercial and Manufacturing zoning districts); or
 3. For multi-family residential projects, a change in land use, new structures, or additions to existing structures with ten or less residential units; and/or

4. For all projects, a change in land use, new structures, additions to existing structures, new improvements, or additions to existing improvements with site disturbance (grading, impervious surfaces, and/or the removal of natural vegetation) of less than 26,000 square feet.

B. Projects eligible for Streamlined Residential Review. Projects eligible for the Streamlined Residential Review per Chapter 18.25 shall be subject to the requirements of this Chapter. Projects requesting the Flexible Design Review (Chapter 18.25.030.B) process are not subject to the Streamlined Residential Review and shall be processed through the Zoning Clearance process and any other applicable permit processes. The Flexible Design Review allows the review authority to apply the criteria set forth in Chapter 18.24 (Design Guidelines) and waive the requirements of Chapter 18.25 (Objective Design Standards), except as otherwise stated.

B.C. Streamlined Zoning Verification. For projects with a change of use that falls within the Zoning Clearance criteria in terms of floor area and site disturbance, but does not represent an expansion of the square footage and/or intensification of use, the project may qualify for a streamlined Zoning Verification review. This review shall verify that the proposed use is allowed in the zoning district in which the use is proposed, does not create significant impacts (e.g., parking, noise, solid waste storage, or environmental degradation), and does not require review by utility agencies, special districts, or departments, as determined by the Community Development Director. Streamlined Zoning Verifications require a public notice sign to be posted at the parcel from the time of application submittal until 10 days after approval of the application.

C.D.C.—Other permits. A Zoning Clearance shall be required before the approval of a Building, Grading, or other construction permit or other authorization required by the Municipal Code or this Development Code for the proposed use or construction.

D.E.D.—Incremental or phased development projects. Incremental or phased developments shall be treated on a cumulative basis. The approval of a Development Permit, in compliance with Chapter 18.74 (Development Permits) shall be required for additions to projects that would bring (1) the total project gross floor area for non-residential structure(s) to 7,500 square feet or more (5,000 square feet or more for projects located within the Downtown Residential and Downtown Commercial and Manufacturing zoning districts; (2) the total site disturbance area to 26,000 square feet or more; or (3) the total number of multi-family residential units to eleven or more units.

18.72.030 - Review and Decision

- A. A.—Project review procedures.** Each application shall be analyzed by the Director to ensure that the application is consistent with the content, purpose and intent of this Chapter, this Development Code, any applicable design guidelines, the General Plan and any applicable Specific Plan.
- B. Issuance of a Streamlined Zoning Verification.**

1. **Time for decision.** The Director shall take appropriate action on the Zoning Verification within 30 days of finding the application complete in compliance with Section 18.70.060 (Initial Application Review/Environmental Assessment).
2. **Public notice.** Streamlined Zoning Verifications require a public notice sign to be posted at the parcel from the time of application submittal until 10 days after approval of the application.
3. **Required findings.** The Director may approve a Streamlined Zoning Verification, with or without conditions, only if all of the following findings can be made:
 - a. The proposed project is:
 - (1) Allowed by Article II (Zoning Districts and Allowable Land Uses) within the applicable zoning district and complies with all applicable provisions of this Development Code, the Municipal Code and the Public Improvement and Engineering Standards; and
 - (2) Consistent with the General Plan, any applicable Specific Plan and/or Master Plan, the Trails Master Plan, the Truckee Tahoe Airport Land Use Compatibility Plan and the Particulate Matter Air Quality Management Plan.
 - b. The proposed project is located in an existing building and the tenant space was previously occupied by a permitted use for which no complaints have been received.
 - c. No changes are proposed to the exterior of the building except signage or repairs consistent with the underlying land use approval.
 - d. The Zoning Verification approval is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects upon environmental quality and natural resources; and
 - e. There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water and public utilities to ensure that the proposed development would not be detrimental to public health and safety. Adequate provisions shall mean that distribution and collection facilities and other infrastructure are installed at the time of development and in operation prior to occupancy of buildings and the land and all development fees have been paid prior to occupancy of buildings and the land.
 - f. The subject site is:
 - (1) Physically suitable for the type and density/intensity of development being proposed;
 - (2) Adequate in size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards and other features required by this Development Code; and

- (3) Served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development.
- g. The proposed development is consistent with all applicable regulations of the Nevada County Environmental Health Department and the Truckee Fire Protection District for the transport, use and disposal of hazardous materials.
- 4. **Effective date.** The Streamlined Zoning Verification shall not be valid until the companion Building and/or Grading Permit is issued or, where no Building and/or Grading Permit is required, a written determination is made by the Director.
- 5. **Appeals.** Appeals shall be submitted in writing and filed with the Town Clerk, on a Town application form, within 10 days from the date of the Director's action on the issuance of the Streamlined Zoning Verification, in compliance with Chapter 18.140 (Appeals).

C. Issuance of a Zoning Clearance.

- 1. **Time for decision.** The Director shall take appropriate action on the Zoning Clearance within 30 days of finding the application complete in compliance with Section 18.70.060 (Initial Application Review/Environmental Assessment).
- 2. **Public notice.** Notice of the Director's intent to take action on the issuance of a Zoning Clearance shall be required for all new multi-family residential, commercial and industrial projects and substantial additions, expansions, and/or intensifications (e.g., an addition of at least 25 percent of the gross floor area of the existing structure) in the following manner:
 - a. Notice shall include:
 - (1) A general explanation of the matter to be considered; and a general description, in text or by diagram, of the location of the real property that is the subject of the notice;
 - (2) The date on which the Director may take action on the issuance of the Zoning Clearance; and
 - (3) The location and available times that the application may be reviewed by the public.
 - b. The notice shall be mailed or delivered to:
 - (1) The owner(s) of the property being considered or the owner's agent and the applicant, if different from the owner;
 - (2) All owners of real property as shown on the County's latest equalized assessment roll within 500 feet of the boundary of the property which is the subject of the Zoning Clearance; and

- (3) Any person who has filed a written request for notice with the Director and has paid the fee set by the most current Council's Fee Resolution for the notice.
 - c. The notice shall be posted in Town Hall;
 - d. The notice shall be mailed, delivered and posted at least 14 days prior to the Director taking action on the issuance of the Zoning Clearance.
 - e. The Director may provide any additional notice in regards to content and/or method of distribution as the Director determines is necessary or desirable.
 - f. The Director may require a re-noticing of the application if the applicant makes substantial revisions to the land use permit, entitlement or matter being considered.
3. **Required findings.** The Director may approve a Zoning Clearance, with or without conditions, only if all of the following findings can be made:
- (a) a. The proposed development is allowed by Article II (Zoning Districts and Allowable Land Uses) within the applicable zoning district with the approval of a Development Permit and complies with all applicable provisions of this Development Code, the Municipal Code and the Public Improvement and Engineering Standards;
 - (b) The proposed site is served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development;
 - (c) The Zoning Clearance approval is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted;
 - (d) There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety. Adequate provisions shall mean that distribution and collection facilities and other infrastructure are installed at the time of development and in operation prior to occupancy of buildings and the land and all development fees have been paid prior to occupancy of buildings and the land;
 - (e) The proposed development is consistent with all applicable regulations of the Nevada County Environmental Health Department and the Truckee Fire Protection District for the transport, use and disposal of hazardous materials.
 - (f) For projects that are not processed concurrently with Streamlined Residential Review (Chapter 1879), the proposed development is:
 - (1) Consistent with the General Plan, any applicable Specific Plan and/or Master Plan, the Trails Master Plan, the Truckee Tahoe Airport Land Use

Compatibility Plan and the Particulate Matter Air Quality Management Plan.

(2) Consistent with the design guidelines, achieves the overall design objectives of the design guidelines and would not impair the design and architectural integrity and character of the surrounding neighborhood;

(3) The subject site is:

1. Physically suitable for the type and density/intensity of development being proposed;

2. Adequate in size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards and other features required by this Development Code; and

The proposed development is:

(1) Allowed by Article II (Zoning Districts and Allowable Land Uses) within the applicable zoning district and complies with all applicable provisions of this Development Code, the Municipal Code and the Public Improvement and Engineering Standards; and

(2) Consistent with the General Plan, any applicable Specific Plan and/or Master Plan, the Trails Master Plan, the Truckee Tahoe Airport Land Use Compatibility Plan and the Particulate Matter Air Quality Management Plan.

b. If applicable, the proposed development is consistent with the design guidelines, achieves the overall design objectives of the design guidelines and would not impair the design and architectural integrity and character of the surrounding neighborhood;

c. The Zoning Clearance approval is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted; and

d. There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water and public utilities to ensure that the proposed development would not be detrimental to public health and safety. Adequate provisions shall mean that distribution and collection facilities and other infrastructure are installed at the time of development and in operation prior to occupancy of buildings and the land and all development fees have been paid prior to occupancy of buildings and the land.

e. The subject site is:

Physically suitable for the type and density/intensity of development being proposed;

~~Adequate in size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards and other features required by this Development Code; and~~

~~Served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development.~~

~~f. The proposed development is consistent with all applicable regulations of the Nevada County Environmental Health Department and the Truckee Fire Protection District for the transport, use and disposal of hazardous materials.~~

4. **Effective date.** The Zoning Clearance shall not be valid until the companion Building and/or Grading Permit is issued or, where no Building and/or Grading Permit is required, a written determination is made by the Director.
5. **Appeals.** Appeals shall be submitted in writing and filed with the Town Clerk, on a Town application form, within 10 days from the date of the Director's action on the issuance of the Zoning Clearance, in compliance with Chapter 18.140 (Appeals).

D. Time limits, expiration. The Zoning Clearance shall be valid for the same time period that the companion Building and/or Grading Permit is in force or 120 days, where no Building and/or Grading Permit is required. Construction shall commence and shall be completed in accordance with the time limits established by Section 18.84.050 (Time Limits, Phasing and Extensions).

18.72.040 - Conditions of Approval

In approving a Zoning Clearance, the Director may impose specific development conditions relating to the construction (both on- and off-site improvements), establishment, maintenance, location and operation of the proposed activity, as the Director finds are reasonable and necessary to ensure that the approval will be in compliance with the findings required by Section 18.72.030.B.2 (Required Findings).

CHAPTER 18.74 - DEVELOPMENT PERMITS

Sections:

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

18.74.010 - Purpose of Chapter

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

18.74.20 ~~18.74.020~~ - Applicability

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

~~3.~~ ~~3.~~—An existing, new, or modified residential structure(s) that contains, would contain, or is part of a multi-family residential development of eleven or more residential units is proposed to be used or constructed.

~~3.~~—

4. **Projects eligible for Streamlined Residential Review.** Projects eligible for the Streamlined Residential Review per Chapter 18.25 shall be subject to the requirements of this Chapter. Projects requesting the Flexible Design Review (Chapter 18.25.030.B) process are not subject to the Streamlined Residential Review and shall be processed through the Zoning Clearance process and any other applicable permit processes. The Flexible Design Review allows the review authority to apply the criteria set forth in Chapter 18.24 (Design Guidelines) and waive the requirements of Chapter 18.25 (Objective Design Standards), except as otherwise stated.

~~B.~~—

B. Incremental or phased development projects. Incremental or phased developments shall be treated on a cumulative basis. Additions to projects that would bring the total project square footage to 7,500 square feet or more (5,000 square feet or more in the Downtown Residential and Downtown Commercial and Manufacturing zoning districts), or the total disturbance area to 26,000 square feet or more, or the total number of multi-family residential units to eleven or more requires the approval of a Development Permit. Modifications or additions to single family dwelling, accessory dwelling unit, residential accessory, or non-residential structure(s) that contain 7,500 square feet or more of total gross floor area (5,000 square feet in the Downtown Residential and Downtown Commercial and Manufacturing zoning districts) or multi-family residential structure(s) or developments that contain eleven or more residential units shall require the approval of a new Development Permit or modifications of a Development Permit unless the modifications or additions may be authorized by the Director as a minor change to an approved project in compliance with Section 18.84.070(B)(1).

~~C.~~ ~~C.~~—**Other permits.** A Development Permit shall be required before the approval of any Building, Grading, or other construction permit, or other authorization required by the Municipal Code or this Development Code for the proposed use or construction.

18.74.030 - Findings and Decision

Following a public hearing, the Commission shall record the decision in writing with the findings upon which the decision is based. The Commission may approve a Development Permit application, with or without conditions, only if all of the following findings can be made:

A. ~~A.~~—The proposed development is:

1. Allowed by Article II (Zoning Districts and Allowable Land Uses) within the applicable zoning district with the approval of a Development Permit and complies with all applicable provisions of this Development Code, the Municipal Code and the Public Improvement and Engineering Standards; ~~and~~

2. The proposed site is served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development;

- B. The Development Permit approval is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted;
- C. There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety. Adequate provisions shall mean that distribution and collection facilities and other infrastructure are installed at the time of development and in operation prior to occupancy of buildings and the land and all development fees have been paid prior to occupancy of buildings and the land;
- D. The proposed development is consistent with all applicable regulations of the Nevada County Environmental Health Department and the Truckee Fire Protection District for the transport, use and disposal of hazardous materials.
- E. For projects that are not processed concurrently with Streamlined Residential Review (Chapter 18.79), the proposed development is:
1. Consistent with the General Plan, any applicable Specific Plan and/or Master Plan, the Trails Master Plan, the Truckee Tahoe Airport Land Use Compatibility Plan and the Particulate Matter Air Quality Management Plan.
 2. Consistent with the design guidelines, achieves the overall design objectives of the design guidelines and would not impair the design and architectural integrity and character of the surrounding neighborhood;
 3. The subject site is:
 - a. Physically suitable for the type and density/intensity of development being proposed;
 - b. Adequate in size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards and other features required by this Development Code; and
- ~~(2) 2. Consistent with the General Plan, any applicable Specific Plan and/or Master Plan, the Trails Master Plan, the Truckee Tahoe Airport Land Use Compatibility Plan and the Particulate Matter Air Quality Management Plan.~~
- ~~1. B. The proposed development is consistent with the design guidelines, achieves the overall design objectives of the design guidelines and would not impair the design and architectural integrity and character of the surrounding neighborhood;~~
- ~~C. The Development Permit approval is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects~~

~~upon environmental quality and natural resources that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted; and~~

~~D. There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety. Adequate provisions shall mean that distribution and collection facilities and other infrastructure are installed at the time of development and in operation prior to occupancy of buildings and the land and all development fees have been paid prior to occupancy of buildings and the land;~~

~~E. The subject site is:~~

- ~~1. Physically suitable for the type and density/intensity of development being proposed;~~
- ~~2. Adequate in size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards and other features required by this Development Code; and~~
- ~~3. Served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development.~~

~~F. The proposed development is consistent with all applicable regulations of the Nevada County Environmental Health Department and the Truckee Fire Protection District for the transport, use and disposal of hazardous materials.~~

18.74.040 - Conditions of Approval

In approving a Development Permit, the Commission may impose specific development conditions relating to the construction (both on- and off-site improvements), establishment, maintenance, location and operation of the proposed activity, as it finds are reasonable and necessary to ensure that the approval will be in compliance with the findings required by Section 18.74.030 (Findings and Decision)

CHAPTER 18.79 – STREAMLINED RESIDENTIAL REVIEW

Sections:

18.79.010 - Purpose of Chapter

18.79.020 - Applicability

18.79.030 – Review

18.79.040 – Findings and Decision

18.79.050 - Conditions of Approval

18.79.010 - Purpose of Chapter

A. This Chapter establishes streamlined procedures for the review and approval or denial of multi-family residential projects and new single-family residential subdivisions requesting Streamlined Residential Review consistent with Chapter 18.XX (Objective Design Standards), which are required by the Town to verify that a requested land use activity and/or structure is an allowed land use within the applicable zoning district and complies with the development standards, including any objective design standards, applicable to the land use or the zoning district of the site.

B. The review process begins with the recognition that the proposed use is allowed in the zoning district, is consistent with the definition of “multi-family residential projects,” which applies to projects with two or more residential units only or a mix of multi-family residential and non-residential uses, with at least two-thirds of the square footage of the development designated for residential use and focuses on consistency with the objective standards of this Development Code, including Chapter 18.XX (Objective Design Standards), as required by State law, and other Town requirements.

18.79.20 - Applicability

A. **Eligibility for Streamlined Residential Review.** The following projects are eligible for Streamlined Residential Review:

1. Multi-family residential projects with two or more residential units only;
2. A mixed-use project with multi-family residential units and non-residential uses, with at least two-thirds of the gross square footage of the development designated for residential uses;
3. New single-family residential subdivisions with five or more residential parcels created after DATE OF ORDINANCE;
4. For existing projects that are consistent with Sections A.1 and A.2 above, the following projects are eligible for the Streamlined Residential Project Review:

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- a. Any additions to the existing project shall be eligible for the streamlined review; and/or
- b. This Chapter shall apply to the entire building including the existing structure and addition, if the addition requires a demolition of the existing building that is equal to or greater than 50% of the surface area of all existing exterior wall assemblies above finished grade or for additions over 30% of the square footage of the existing building. If the addition requires demolition that is less than 50% of the existing building or the addition is less than 30% of the square footage of the existing building, the Standards shall apply to only the building addition. The design of the addition shall use the same roof form, materials, and color found on the existing building. Category A, B, or C historic resources within the -HP Overlay District shall be exempt from this requirement and preservation of the historic structure shall be maintained per the requirements of Chapter 18.77 (Historic Design Review).

B. Flexible Design Review. Projects eligible for Streamlined Residential Review per Chapter 18.25 may request a Flexible Design Review (Chapter 18.25.030.B) process through Chapter 18.72 (Zoning Clearance) and Chapter 18.74 (Development Permit) process, which allows the review authority to apply the criteria set forth in Chapter 18.24 (Design Guidelines) and waive the requirements of Chapter 18.25 (Objective Design Standards) unless specifically stated otherwise. For any project that is not consistent with Section 18.79.030.A above, the standard development review process identified under Article IV shall apply.

C. Building permits. A Streamlined Residential Review shall be required before the approval of a Building, Grading, or other construction permit or other authorization required by the Municipal Code or this Development Code for the proposed use or construction.

18.79.030 - Review

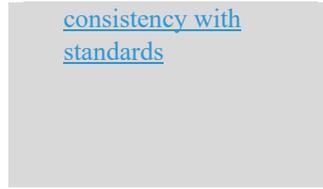
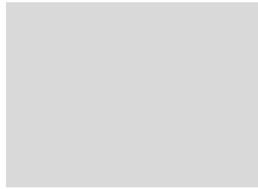
A. Project review procedures. Each application shall be analyzed by the Director to ensure that the application is consistent with the content, purpose and intent of this Chapter, this Development Code, including Chapter 18.25 (Objective Design Standards), the General Plan and any applicable Specific Plan. Application submittal and review procedures shall be consistent with Chapter 18.70 (Applications, Processing and Fees).

- 1. Time for decision.** The Director shall take appropriate action on the Streamlined Residential Review only after the Director has determined the application complete in compliance with Section 18.70.060 (Initial Application Review/Environmental Assessment) and in compliance with Government Code Section 65589.5(h)(6).
- 2. Review with other permits.** Streamlined Residential Review occurs concurrently with the applicable Zoning Clearance or Development Permit application. Streamlined Residential Review shall not be used with Chapter 18.78 (Planned Development).
- 3. Written Notification of Inconsistency.** The Director shall review the project and identify any inconsistencies with any applicable plan, program, policy, ordinance, standard.

- a. For projects containing 150 or fewer housing units. Within 30 days of the project application being deemed complete, the Director shall provide written documentation of the inconsistencies.
 - b. For projects containing more than 150 housing units. Within 60 days of the project application being deemed complete, the Director shall provide written documentation of the inconsistencies.
4. Determination by the Director. The Director shall review the application in accordance with Chapter 18.25 (Objective Design Standards) and all other Development Code standards and forward a determination of consistency or inconsistency to the appropriate review authority for the associated land use permit (Zoning Clearance, Development Permit, Minor Use Permit, Use Permit, or Variance). If the review authority finds that there is a factual error in the determination, the review authority will direct the Community Development Director to amend the determination as part of the final action. See Tables 4-2 and 4-3 for a chart to help determine the appropriate permit procedure and review authority for projects requesting Streamlined Residential Review.

TABLE 4-2 – PERMIT PROCESS FOR SMALLER PROJECTS REQUESTING STREAMLINED RESIDENTIAL REVIEW

<u>Project requesting Streamlined Residential Review*</u>				
<u>Project is less than 7,500 s.f. and fewer than 11 residential units</u>				
<u>Consistent with objective standards, including objective design standards</u>				
<u>Project specifics</u>	<ul style="list-style-type: none"> • <u>There is no potential for environmental impact.</u> 	<ul style="list-style-type: none"> • <u>There is potential for environmental impact.</u> 	<ul style="list-style-type: none"> • <u>Project is within the -HP Overlay District</u> • <u>There is no potential for environmental impact.</u> 	<ul style="list-style-type: none"> • <u>Project is within the -HP Overlay District</u> • <u>There is potential for environmental impact.</u>
<u>Land use process</u>	<ul style="list-style-type: none"> • <u>Zoning Clearance</u> • <u>Streamlined Residential Review</u> 	<ul style="list-style-type: none"> • <u>Zoning Clearance</u> • <u>Streamlined Residential Review</u> • <u>Environmental review</u> 	<ul style="list-style-type: none"> • <u>Zoning Clearance</u> • <u>Historic Design Review</u> • <u>Streamlined Residential Review</u> 	<ul style="list-style-type: none"> • <u>Zoning Clearance</u> • <u>Historic Design Review</u> • <u>Streamlined Residential Review</u> • <u>Environmental review</u>
<u>Review authority**</u>	<ul style="list-style-type: none"> • <u>Community Development Director decision, including determination of consistency with standards</u> 	<ul style="list-style-type: none"> • <u>Community Development Director determination of consistency with standards</u> • <u>Planning Commission review of Zoning Clearance and environmental review</u> 	<ul style="list-style-type: none"> • <u>Historic Preservation Advisory Commission recommendation based on the historic design guidelines and objective design standards</u> • <u>Community Development Director decision, including determination of</u> 	<ul style="list-style-type: none"> • <u>Historic Preservation Advisory Commission recommendation based on the historic design guidelines</u> • <u>Community Development Director determination of consistency with standards</u>



- Planning Commission review of Zoning Clearance and environmental review

*Projects not requesting Streamlined Residential review will be subject to the Development Permit or Zoning Clearance process (and any applicable land use permits) and design review will be conducted by the final review authority (Community Development Director for projects that are less than 7,500 s.f. and fewer than 11 residential units with no environmental impacts and the Planning Commission for projects that are greater than 7,500 s.f. and greater than 10 residential units).

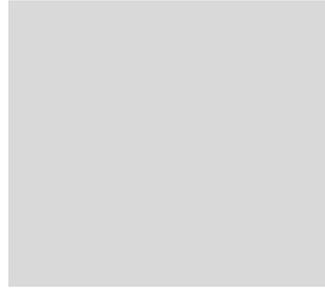
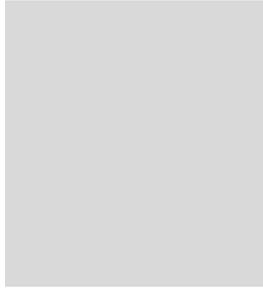
**The Town Council will be the review authority if an Environmental Impact Report is required in all case.

TABLE 4-3 – PERMIT PROCESS FOR LARGER PROJECTS REQUESTING STREAMLINED RESIDENTIAL REVIEW

	<u>Project requesting Streamlined Residential Review</u> <u>Project is greater than 7,500 s.f. and more than 10 residential units</u> <u>Consistent with objective standards, including objective design standards</u>			
<u>Project specifics</u> 	<ul style="list-style-type: none"> • <u>There is no potential for environmental impact.</u> 	<ul style="list-style-type: none"> • <u>There is potential for environmental impact.</u> 	<ul style="list-style-type: none"> • <u>Project is within the -HP Overlay District</u> • <u>There is no potential for environmental impact.</u> 	<ul style="list-style-type: none"> • <u>Project is within the -HP Overlay District</u> • <u>There is potential for environmental impact.</u>
<u>Land use process</u> 	<ul style="list-style-type: none"> • <u>Development Permit</u> • <u>Streamlined Residential Review</u> 	<ul style="list-style-type: none"> • <u>Development Permit</u> • <u>Streamlined Residential Review</u> • <u>Environmental review</u> 	<ul style="list-style-type: none"> • <u>Development Permit</u> • <u>Historic Design Review</u> • <u>Streamlined Residential Review</u> 	<ul style="list-style-type: none"> • <u>Zoning Clearance</u> • <u>Historic Design Review</u> • <u>Streamlined Residential Review</u> • <u>Environmental review</u>
<u>Review authority**</u>	<ul style="list-style-type: none"> • <u>Community Development Director determination of consistency with standards</u> • <u>Planning Commission review of the Development Permit</u> 	<ul style="list-style-type: none"> • <u>Community Development Director determination of consistency with standards</u> • <u>Planning Commission review of the Development Permit and environmental review</u> 	<ul style="list-style-type: none"> • <u>Historic Preservation Advisory Commission recommendation based on the historic design guidelines</u> • <u>Community Development Director determination of consistency with standards</u> • <u>Planning Commission review of the Development Permit</u> • <u></u> 	<ul style="list-style-type: none"> • <u>Historic Preservation Advisory Commission recommendation based on the historic design guidelines</u> • <u>Community Development Director determination of consistency with standards</u> • <u>Community Development Director determination of</u>

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consistency with standards
• Planning Commission review of Zoning Clearance and environmental review

*Projects not requesting Streamlined Residential review will be subject to the Development Permit or Zoning Clearance process (and any applicable land use permits) and design review will be conducted by the final review authority (Community Development Director for projects that are less than 7,500 s.f. and fewer than 11 residential units with no environmental impacts and the Planning Commission for projects that are greater than 7,500 s.f. and greater than 10 residential units).

**The Town Council will be the review authority if an Environmental Impact Report is required in all case.

18.79.040 - Findings and Decision

A. The Director may approve a Streamlined Residential Review, with or without conditions, only if all of the following findings can be made:

1. The proposed development is:
 - a. Allowed by Article II (Zoning Districts and Allowable Land Uses) within the applicable zoning district and complies with all applicable provisions of this Development Code, the Municipal Code and the Public Improvement and Engineering Standards; and
 - b. Generally consistent with the General Plan, any applicable Specific Plan and/or Master Plan, the Trails Master Plan, the Truckee Tahoe Airport Land Use Compatibility Plan and the Particulate Matter Air Quality Management Plan.
2. The proposed development is consistent with the objective standards of the General Plan, Development Code, and any applicable Specific Plan/Master Plan, including any objective design standards.

B. **Findings for Denial.** When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, the Director may deny the project the project or impose a condition that the project be developed at a lower density, only if the following conditions can be made:

1. The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density; and
2. There is no feasible method to satisfactorily mitigate or avoid the adverse impact, other than the disapproval of the housing development project or the approval of the project

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upon the condition that it be developed at a lower density. Feasible means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

18.72.050 - Conditions of Approval

In approving a Streamlined Residential Review, the Director may impose specific development conditions relating to the construction (both on- and off-site improvements), establishment, maintenance, location and operation of the proposed activity to ensure compliance with the findings required by Section 18.79.030.B.3 (Required Findings).

CHAPTER 18.214 - INCLUSIONARY HOUSING

Sections:

- 18.214.010 - Purpose and Intent
- 18.214.030 - Administrative Fees
- 18.214.040 - Inclusionary Housing Requirements
- 18.214.050 - Development Requirements
- 18.214.060 - Density Bonuses, Incentives, and Concessions
- 18.214.070 - Affordability Controls
- 18.214.080 - Inclusionary Housing Plan
- 18.214.090 - Adjustments and Waivers

18.214.010 - Purpose and Intent

- A. The purpose of this chapter is to establish an inclusionary requirement or an in-lieu fee for residential development projects to mitigate the impacts caused by these development projects on the additional demand for more affordable housing and rising land prices for limited supply of available residential land.
- B. It is intended to implement the Housing Element of the General Plan to provide a permanent supply of affordable housing to meet the needs of very-low, low-, and moderate-income residents, particularly those who live or work in Truckee, while maintaining the Town's character and improving the social and economic quality of life for Truckee residents.

18.214.030 - Administrative Fees

The Council may by resolution establish reasonable fees for the administration of this Chapter.

18.214.040 - Inclusionary Housing Requirements

- A. **Inclusionary Housing Required.** All residential development projects not exempt under Subsection F shall include or provide inclusionary housing as set forth in this chapter. Residential development projects shall include the subdivision of land which is planned, designed, or used for residential purposes, including the subdivision of land for the sale of vacant residential lots. The subdivision of land for the sale of vacant residential lots shall be required to comply with the requirements of this section; subdivisions of seven or more parcels shall comply with the inclusionary housing construction requirements of Subsection B or the alternative equivalent proposal requirements of Subsection D, and subdivisions of six or less parcels shall comply with the in-lieu affordable housing fee requirements of Subsection E.
- B. **Number of Inclusionary Units.** Fifteen percent (15%) of all new dwelling units in a residential development project shall be affordable units which shall be constructed and completed not later than the related market rate units. For fractions of affordable units, the developer may elect, at his or her option, to construct the next higher whole number of affordable units, perform

an equivalent alternative which has received the approval of the review authority pursuant to Subsection D, or pay the in-lieu specified in Subsection E for such fraction.

For purposes of calculating the number of affordable units required by this section, any additional residential units authorized as a density bonus under California Government Code Section 65915 et seq. shall not be counted in determining the required number of inclusionary units.

C. Affordability of Inclusionary Units.

1. For ownership residential development projects, the inclusionary units may be available for sale or for rent. The inclusionary units shall be available at affordable rents or affordable sales price as follows:
 - a. For ownership inclusionary units, 100% of the units shall be affordable to moderate income households, or one-third of the units shall be affordable to low income households, one-third shall be affordable to moderate income households, and one-third shall be affordable to above moderate income households.
 - b. For rental inclusionary units, 100% of the units shall be affordable to low income households, or one-third of the units shall be affordable to very low income households, one-third shall be affordable to low income households, and one-third shall be affordable to moderate income households.
2. For rental residential development projects, the inclusionary units shall be available for rent at affordable rents as follows:
 - a. 100% of the units shall be affordable to low income households, or one-third of the units shall be affordable to very low income households, one-third shall be affordable to low income households, and one-third shall be affordable to moderate income households.
3. These requirements are minimum requirements and will not preclude a residential development project from providing additional affordable units or affordable units with lowers rents or sales prices than required by this Chapter. The income targets for determining the rent or sale price may be modified through an alternative equivalent action.

D. Alternative Equivalent Proposal.

1. A developer of a residential development project may propose to meet the requirements of Subsection B and/or Subsection C by an alternative equivalent action, subject to review and approval by the review authority of the project [unless Streamlined Residential Review \(Chapter 18.79\) is requested](#). A proposal for an alternative equivalent action may include, but is not limited to, the construction of inclusionary units on another site within the Truckee region; the dedication and conveyance of land to the Town or its designee; purchase of inclusionary housing credits from other residential development projects with excess affordable units; and acquisition and enforcement of required rental and/or sales price restrictions on existing standard market-rate dwelling units. A proposal for an

alternative equivalent action may also address, but is not limited to, tenure of units, higher or lower rents or sales prices, and a lesser or greater number of affordable units.

2. An alternative equivalent proposal shall be considered on a case by case basis by the review authority and may be approved at the review authority's sole discretion, if the review authority finds that such alternative will further affordable housing opportunities in the Truckee region to an equal or greater extent than compliance with the express requirements of Subsection B. For dedications of land, the review authority shall find that the land is suitable for the construction of affordable housing and is of equivalent or greater value than is produced by applying the express requirements of Subsection B.
4. [Projects requesting Streamlined Residential Review \(Chapter 18.79\) are not eligible for an alternative equivalent proposal.](#)

E. In-Lieu Affordable Housing Fee.

1. A developer of a residential development project may propose to meet the requirements of Subsection B by submitting at the time of application for a discretionary or building permit, whichever comes first, a request to pay the in-lieu fee.
2. Such proposals for payment of an in-lieu affordable housing fee shall be considered on a case by case basis by the review authority and may be approved at the review authority's sole discretion, if the review authority finds that the payment of the in-lieu fee will further affordable housing opportunities in the Truckee region to an equal or greater extent than compliance with the express requirements of Subsection B.
3. Notwithstanding the requirements of Subsection 2, the payment of an in-lieu affordable housing fee for a residential development project of less than seven units or subdivision lots shall be at the discretion of the developer.
4. The amounts, calculation, and timing of payment of the affordable housing in-lieu fee shall be established by resolution of the Town Council.

F. Exemptions. The following residential development projects shall be exempt from the requirements of this Chapter:

1. The construction of one single family dwelling unit on a single family lot.
2. The construction of an accessory dwelling unit in accordance with Section 18.58.025.
5. The construction of two attached units on one parcel on a multi-family lot in which the total number of dwelling units on the lot does not exceed two. If additional dwelling units are subsequently constructed on the lot, the single family dwelling unit and two attached units shall be included and calculated towards the inclusionary requirement of Subsection B.
4. The construction of dwelling units in a mixed use project in which the units will be restricted to affordable housing.

5. The reconstruction or replacement of any multi-family residential dwelling unit that has been involuntarily destroyed due to a catastrophic event in accordance with Section 18.130.060.
6. The conversion of residential units into condominiums or other common interest subdivision.
7. Residential development projects that are the subject of a development agreement currently in effect with the Town and approved prior to the effective date of this Chapter where such agreement expressly precludes the Town from requiring compliance with this Chapter.
8. Residential development projects which have received approval of the land use and development permit application prior to the effective date of this Chapter.

18.214.050 - Development Requirements

- A. **Location of Inclusionary Units.** Inclusionary units may be built on site within the residential development project or offsite.
- B. **Timing of Development.** Inclusionary units shall generally be constructed and offered for sale or rent in accordance with this Chapter concurrently with or prior to completion of market rate units within the residential development project or phase thereof. As used in this Chapter, “concurrently” means that a proportionate share of inclusionary units, including a proportionate share of units by income affordability, must be substantially completed by the time 50% of the market rate units within a residential development project are sold. The review authority at its own discretion may approve an alternative timing plan if the review authority finds the alternative timing plan will further affordable housing opportunities in the Town to an equal or greater extent and the completion of the inclusionary units is secured by a performance bond or other similar security.
- C. **Building Types and Exterior Appearance.** ~~Inclusionary units shall have exteriors that are visually and architecturally consistent with and similar to market rate units in the neighborhood.~~ Exterior building materials and finishes for inclusionary units shall be of the same type and quality as for the market rate units of the project. ~~Generally, the~~ The building types for inclusionary units shall be the same as for market rate units. For example, if the market rate units are attached two-unit buildings, the inclusionary housing units are also required to be attached as part of a two-unit building. The living area for the inclusionary units may only be up to 20% smaller than the average living area of all of the market rate units. The review authority may approve building types for inclusionary units that are different than market rate units (e.g., multi-family affordable units for a single family residential development project) if the project is not a “multi-family residential project” or “new single-family residential subdivision” as defined by Section 18.25.020.A or the applicants elect the Flexible Design Review option of 18.25.030.B, and, in both cases, the review authority finds the inclusionary units are compatible with the design and character of the development and neighborhood.
- 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 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 7-1 below. Examples of small, medium, and large projects are shown in Table 7-2.

**TABLE 7-5
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

TABLE 7-6

MAXIMUM AVERAGE LIVING AREA EXAMPLES

	Number of Market Rate Units	Number of Affordable Units	% of Affordable Units Provided	Maximum Allowed Average Living Area Size (sq. ft.)
Small Size Project	4	1	20%	1,650
Formula	Divide the total number of affordable units by the total number of units within the project to determine the percentage of affordable units provided; 1 affordable /5 units =20%			
Medium Size Project	15	5	25%	1,815
Formula	Divide the total number of affordable units by the total number of units within the project to determine the percentage of affordable units provided; 5 affordable /20 units =25%			
Large Size Project	144	56	28%	2,000
Formula	Divide the total number of affordable units by the total number of units within the project to determine the percentage of affordable units provided; 56 affordable /200 units =28%			

18.214.060 -Density Bonuses, Incentives, and Concessions

Density bonuses, incentives, and concessions shall be allowed in accordance with Chapter 18.212 (Density Bonuses, Incentives, and Concessions).

18.214.070 - Affordability Controls

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

18.214.080 - Inclusionary Housing Plan

- A. Plan Required.** An inclusionary housing plan shall be submitted with the land use and development permit application for residential development projects. The inclusionary housing plan shall be reviewed as part of the land use and development permit application and shall be approved prior to or concurrently with the approval of the land use and development permit application.
- B. Request for Determination.** A developer of a residential development project may submit a “Request for Determination of Complying with Inclusionary Housing Requirements” prior to submittal of a land use and development permit application. The request shall include all information required for an Inclusionary Housing Plan and any other information deemed necessary by the Community Development Director. The review authority may consider the request and provide comments to the developer on whether the request complies with this Chapter, may comply if revisions are made, or does not comply. Any comments provided by the review authority on the request shall not bind the review authority on any future actions on the Inclusionary Housing Plan and/or land use and development permit application.
- C. Plan Information.** The Inclusionary Housing Plan shall include, but not be limited to, the following information in addition to information otherwise required by the Development Code:
1. A site plan and typical floor plans depicting the location, structure, proposed tenure (rental or ownership), story and floor layout, and size of the proposed market rate and inclusionary units;
 2. The calculations used to determine the number of required inclusionary units;
 3. The income level targets for each inclusionary unit;
 4. The mechanisms that will be used to assure that the inclusionary units will remain affordable;
 5. A phasing plan for the construction and completion of the market rate and inclusionary units;
 6. A description of any requested density bonuses, incentives, and/or concessions;
 7. A marketing plan for the process by which qualified households will be reviewed and selected to either purchase or rent inclusionary units;
 8. Any information necessary to properly describe the alternative equivalent action, if proposed;
 9. Any other pertinent information requested by the Community Development Director.

- D. Plan Approval.** The Inclusionary Housing Plan shall be approved by the review authority of the land use and development permit application and included as part of the residential development project as a condition of approval of the land use and development permit.
- E. Plan Modifications.** Any request for a modification to an approved Inclusionary Housing Plan shall be processed, reviewed, and acted upon in accordance with Section 18.84.070 of the Development Code.
- F. Inclusionary Housing Agreement.** An agreement implementing the provisions of the approved inclusionary housing plan shall be prepared, approved, and recorded in accordance with Section 18.210.090.

18.214.090 - Adjustments and Waivers

- A. Developer Request.** A developer for a residential development project subject to the requirements of this chapter may request of the review authority a reduction, adjustment, or waiver of the requirements based upon a showing of substantial evidence that there is no economically feasible way to comply with the requirements or that compliance with the requirements will not reasonably achieve the purposes for which the ordinance was enacted. Any decision of the review authority must be supported by findings in the administrative record which articulate the reasons for the granting of the waiver, reduction, or adjustment and the evidence in the administrative record supporting the decision to do so.
- B. Developer Burden.** The developer in the request shall set forth in detail the factual and legal basis for the claim of reduction, adjustment, or waiver. The developer shall bear the burden of presenting substantial evidence to support the request including comparable technical information to support the developer's position.
- C. Timing.** To receive an adjustment or waiver, the developer shall submit the request prior to or concurrently with the submittal of the land use and development permit application for the residential development project. The review authority shall consider and take action on the request prior to or concurrently with taking action on the land use and development permit application for the residential development project.

CHAPTER 18.216 - WORKFORCE HOUSING

Sections:

- 18.216.010 – Purpose and Intent
- 18.216.030 – Administrative Fees
- 18.216.040 – Workforce Housing Requirements
- 18.216.050 – Development Requirements
- 18.216.060 – Bonuses, Incentives, and Concessions
- 18.216.070 – Affordability Controls
- 18.216.080 – Workforce Housing Plan
- 18.216.090 – Adjustments and Waivers

18.216.010 – Purpose and Intent

- A. The purpose of this chapter is to establish a workforce housing requirement and an in-lieu fee for commercial, industrial, and other non-residential development projects to mitigate the impacts caused by these development projects on the additional demand for more affordable housing.
- B. It is intended to implement the Housing Element of the General Plan to ensure an adequate supply of housing to meet the housing needs of all segments of the community and provide a permanent supply of affordable housing to meet the needs of very-low, low-, and moderate-income workers generated by new commercial, industrial, institutional, recreational, and residential resort projects.
- C. It is intended to implement Housing Program 1.3.4 of the Housing Element of the General Plan to balance the need for workforce housing for commercial, industrial, and other non-residential development with the other goals and policies of the General Plan including the goals and policies of the Economic Development Element.
- D. It is intended for the Town Council to conduct an annual review of this Chapter and its implementation to consider whether amendments are needed.

18.216.030 – Administrative Fees

The Council may by resolution establish reasonable fees for the administration of this Chapter.

18.216.040 – Workforce Housing Requirements

A. Workforce Housing Required. All commercial, industrial, institutional, recreational, residential resort, and other non-residential projects not exempt under Subsection G shall include or provide workforce housing as set forth in this Chapter.

B. Number of Workforce Housing Units.

1. A development project shall calculate the amount of full-time equivalent employees generated by the project in accordance with Section C.1 of this chapter, and construct and complete workforce housing unit(s) for employees calculated for the project as set forth in Paragraph 2. For fractions of workforce housing units, the developer may elect, at his or her option, to construct the next higher whole number of affordable units, perform an equivalent alternative which has received the approval of the review authority pursuant to Subsection E, or pay the in-lieu fee specified in Subsection F for such fraction.
2. The number of workforce housing units to be constructed and completed for a development project, shall be calculated based on a portion of the full-time equivalent employees generated by the project, in accordance with Section C.1, as follows:

**TABLE 7-7
WORKFORCE HOUSING REQUIREMENTS**

Project Size	Commercial Project¹	Industrial Project¹	Employee Generation	Workforce Housing Requirement
Smallest Project	3,500 s.f. or less	7,000 s.f.	Less than 7 FTEE	Exempt
Small Project	3,501 s.f. to 9,999 s.f.	7,001 s.f. to 19,999 s.f.	Equal to or more than 7 FTEE, but less than 20 FTEE	3.5% of FTEE
Medium Project	10,000 s.f. to 19,999 s.f.	20,000 s.f. to 39,000 s.f.	Equal to or more than 20 FTEE, but less than 40 FTEE	7% of FTEE
Large Project	20,000+ s.f.	40,000+ s.f.	Equal to or more than 40 FTEE	14% of FTEE

¹Square footages are provided as examples. Workforce housing requirements are based on the FTEE, as calculated in accordance with Section C.1.

Note: How to calculate the required workforce housing units:

- Determine the amount of FTEE proposed to be generated in accordance with Section C.1;
- Determine size of the project based on FTEE generation in Table 7-7; and
- Multiply the FTEE by the applicable Workforce Housing Requirement.

3. All workforce housing units shall have at least one bedroom, and 50% or more of the workforce housing units shall have two or more bedrooms.
4. The review authority, at its discretion, may reduce the number of required workforce housing units if the units have more than two bedrooms and/or are specialized

dwellings (e.g., dormitories) and the review authority finds that the units will accommodate an equal or greater number of employees than compliance with the express requirements of Subsection 4.

5. For mixed use projects subject to the requirements of Chapter 18.214 (Inclusionary Housing), the Inclusionary Housing requirements and Workforce Housing requirements are cumulative. The requirements shall be added together and implemented rather than applied separately.

C. Employee Generation. For the purposes of this Chapter, employees generated by a development project shall be calculated as follows:

1. The standard number of full-time equivalent employees (FTEE) generated by a land use type shall be:

Land Use	FTEE
Commercial including retail, service, office, and restaurant	1 FTEE per 500 s.f. of gross floor space
Industrial, not including uses with substantial outdoor work or activity areas	1 FTEE per 1,000 s.f. of gross floor space
Visitor Lodging	As determined by review authority based upon comparison with similar businesses
Uses Not Listed	As determined by review authority based upon comparison with similar businesses

2. A developer of a development project may submit an independent calculation of the number of employees generated by the proposed development to be used in place of the employee generation rates. Approval of the resulting calculation shall be at the discretion of the review authority. Seasonal full-time employees will be counted as 0.50 of a full-time equivalent employee. Part-time employees will be counted based on the number of hours worked per hour for a 40-hour work week (e.g., a part-time worker who works 30 hours per week would be counted as a 0.75 FTEE).

D. Affordability of Workforce Housing Units.

Workforce housing units shall be deed restricted to require two components:

1. Component 1: Employee preference. Employees of the nonresidential business for which the workforce housing units are required shall have first right-of-refusal with the following requirements:
 - a. Prohibit short-term rentals (for both whole units and portions of the unit);

- b. Require the unit to be a primary residence;
 - c. Require a six month initial lease; and
 - d. Require annual monitoring.
2. Component 2: If employees of the nonresidential business for which the workforce housing units are required do not rent the workforce housing units, then 100% of the units shall be affordable to low income households, or one-third of the units shall be affordable to very low income households, one-third shall be affordable to low income households, and one-third shall be affordable to moderate income households and shall have the following requirements:
- a. Prohibit short-term rentals (for both whole units and portions of the unit);
 - b. Require the unit to be a primary residence;
 - c. Require a six month initial lease; and
 - d. Require annual monitoring.

These requirements are minimum requirements and will not preclude a development project from providing additional affordable units or affordable units with lower rents or sales prices than required by this Chapter. The income targets for determining the rent price may be modified through an alternative equivalent action.

E. Alternative Equivalent Proposal.

1. A developer of a development project may propose to meet the requirements of this Chapter by an alternative equivalent action, subject to review and approval by the review authority of the project, [unless Streamlined Residential Review \(Chapter 18.79\) is requested](#). A proposal for an alternative equivalent action may include, but is not limited to, the following:
 - a. **Land Donation or Dedication to the Town.** Donation or dedication of land to the Town for affordable housing is allowed. Land donation or dedication of land shall be equal in value to or more than the requirements of the Code. The Town may partner to construct affordable housing on the property or sell the property to create funds for future housing projects. Requirements for consideration:
 - (1) An assessed value report of the developable land with feasibility study will be required to ensure that the land is equal in value to or more than the requirements of the Code.
 - (2) If affordable housing units are required (rather than an in-lieu fee), a pro forma for the potential affordable housing project will be required to ensure that the value of the land is equal to or more than the requirement. A peer review may be required by the Town at the applicant's expense.

- (3) The Town Council shall be the review authority for acceptance of a land donation.

b. Purchase housing credits from the open market.

(1) Two options:

- a. Developments that are building or have built housing voluntarily can sell their housing credits to developers who are required to build workforce housing. Non-residential developers may partner with projects that have residential units that are not otherwise required for inclusionary or workforce housing requirements. They may purchase the affordable housing “rights” and apply a deed restriction to the units.
- b. Developers can buy existing market rate housing units in the open market and deed-restrict them. The unit would be required to be income-restricted. If it is income-restricted and the developer does not want to be tied to the unit, the units may be sold with the deed restriction.

(2) Requirements:

- a. The unit(s) would be required to be deed restricted by income consistent with Section 18.216.040.D for rental units or Section 18.216.040.E.1.d;
- b. No existing long-term rentals shall be displaced;
- c. Prohibit short-term rentals (for both whole units and portions of the unit);
- d. Require the unit to be a primary residence;
- e. Require a six month initial lease; and
- f. Require annual monitoring.

(3) Timing:

- a. If developers partner with another developer that has an existing residential unit, the unit should be identified and an agreement with the homeowner shall be submitted as part of the land use application. Proof of a deed restriction shall be required prior to building permit issuance.
- b. If a new unit is proposed to be constructed, an agreement with the property owner shall be submitted as part of the land use permit application. The building permit for the unit shall be submitted prior to or concurrent with the building permit for the non-residential project.

(4) Calculation for housing:

- a. All housing units shall have at least one bedroom, and 50% or more of the workforce housing units shall have two or more bedrooms; and
- b. If a property has a primary home and a secondary home and both will be deed restricted, then the developer shall be credited with two units.
- c. **Accessory dwelling unit partnership.** Developers can partner with homeowners who have or want a legal accessory dwelling unit on their property. Through the partnership, the developer can either pay the homeowner to deed restrict their existing unit or the developer can help construct a new unit on a property. Requirements for consideration:
 - (1) Requirements for deed restriction:
 - a. The unit(s) would be required to be deed restricted by income consistent with Section 18.216.040.D;
 - b. Prohibit short-term rentals (for both whole units and portions of the unit);
 - c. Require the unit to be a primary residence;
 - d. Require a six month initial lease; and
 - e. Require annual monitoring.
 - (2) Timing:
 - a. If developers partner with a homeowner that has an existing legal accessory dwelling unit, the unit should be identified and an agreement with the homeowner shall be submitted as part of the land use application. Proof of a deed restriction shall be required prior to building permit issuance.
 - b. If a new accessory dwelling unit is proposed to be constructed, an agreement with the homeowner shall be submitted as part of the land use permit application. The building permit for the accessory dwelling unit shall be submitted prior to or concurrent with the building permit for the non-residential project.
- d. **Ownership units.** Ownership units can be considered for any project instead of rental units.
 - (1) For ownership units, 100% of the units shall be affordable to moderate income households, or one-third of the units shall be affordable to low income households, one-third shall be affordable to moderate income households, and one-third shall be affordable to above moderate income households. Deed-restrictions shall be required to be recorded on the units.

- (2) All workforce housing units shall have at least one bedroom, and 50% or more of the workforce housing units shall have two or more bedrooms.

2. 2.—An alternative equivalent proposal shall be considered on a case by case basis by the review authority and may be approved at the review authority’s sole discretion, if the review authority finds that such alternative will further affordable housing opportunities in the Truckee region to an equal or greater extent than compliance with the express requirements of Subsections B and D. In making these findings, the review authority may consider the type of non-residential use(s) being proposed in the development project and whether workforce housing constructed within or adjacent to the development project would be compatible with such uses. The alternatives provided within Section 18.216.040.E provide assurance to developers that the review authority can support these alternatives. The alternatives can be modified or new alternatives can be proposed for review and approval by the review authority.

3. Projects requesting Streamlined Residential Review (Chapter 18.79) are not eligible for an alternative equivalent proposal.

F. In-Lieu Affordable Housing Fee.

1. A developer of a development project may propose to meet the requirements of Subsections B and D by submitting at the time of application for a discretionary or building permit, whichever comes first, a request to pay the in-lieu fee.
2. Such proposals for payment of an in-lieu affordable housing fee shall be considered on a case by case basis by the review authority and may be approved at the review authority’s sole discretion, if the review authority finds that the payment of the in-lieu fee will further affordable housing opportunities in the Truckee region to an equal or greater extent than compliance with the express requirements of Subsections B and D.
3. Notwithstanding the requirements of Subsection 2, the payment of an in-lieu affordable housing fee for a development project which generates less than 20 full-time equivalent employees or 10 very low, low, and moderate income category employees shall be at the discretion of the developer.
4. The amounts, calculation, and timing of payment of the affordable housing in-lieu fee shall be established by resolution of the Town Council.

G. Exemptions. The following development projects shall be exempt from the requirements of this Chapter:

1. Residential development projects which do not include a resort, commercial, or community amenity use that will generate employees.
2. Development projects that generate less than seven full-time equivalent employees as determined in accordance with Subsection C.

3. The conversion of non-residential floor space from one use to another use whereby the new use generates the same or less number of full-time equivalent employees than the previous use.
4. Development projects that are the subject of a development agreement currently in effect with the Town or approved prior to the effective date of this Chapter where such agreement expressly precludes the Town from requiring compliance with this Chapter.
5. Development projects which have received approval of the land use and development permit application prior to the effective date of this Chapter, except the development project shall comply with any conditions regarding affordable housing that were imposed at the time of approval of the land use and development permit.

18.216.050 – Development Requirements

- A. Location of Workforce Housing Units.** Workforce housing units shall be built on site within or adjacent to the development project, or offsite in close proximity to the development project, along or near a major transportation corridor with public transit, and/or near a major service center.
- B. Timing of Development.** Workforce housing units shall generally be constructed and offered for sale or rent in accordance with this Chapter concurrently with or prior to completion of the development project or phase thereof. As used in this Chapter, “concurrently” means that a proportionate share of workforce housing units, including a proportionate share of units by income affordability, must be substantially completed by the time 50% of the development project is occupied. The review authority at its own discretion may approve an alternative timing plan if the review authority finds the alternative timing plan will further affordable housing opportunities in the Town to an equal or greater extent and the completion of the workforce housing units is secured by a performance bond or other similar security.
- C. Building Types and Exterior Appearance.** Workforce housing units shall have exteriors that are visually and architecturally consistent with and similar to market rate units in the neighborhood. Exterior building materials and finishes for workforce housing units shall be of the same type and quality as for market rate units. The building types for workforce housing units shall be compatible with the design and character of the development and neighborhood.
- D. Interior Quality.** Workforce 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 contractor grade for new housing.

18.216.060 – Bonuses, Incentives, and Concessions

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

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

18.216.070 – Affordability Controls

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

18.216.080 – Workforce Housing Plan

- A. **Plan Required.** A workforce housing plan shall be submitted with the land use and development permit application for development projects. The workforce housing plan shall be reviewed as part of the land use and development permit application and shall be approved prior to or concurrently with the approval of the land use and development permit application.
- B. **Request for Evaluation.** A developer of a development project may submit a “Request for Evaluation of Complying with Workforce Housing Requirements” prior to submittal of a land use and development permit application. The request shall include all information required for a Workforce Housing Plan and any other information deemed necessary by the Community Development Director. The review authority may consider the request and provide comments to the developer on whether the request complies with this Chapter, may

comply if revisions are made, or does not comply. Any comments provided by the review authority on the request shall not bind the review authority on any future actions on the Workforce Housing Plan and/or land use and development permit application.

C. Plan Information. The Workforce Housing Plan shall include, but not be limited to, the following information in addition to information otherwise required by the Development Code:

1. A site plan and typical floor plans depicting the location, size, structure, proposed use(s), and story and floor layout of the proposed non-residential development;
2. A site plan and typical floor plans depicting the location, structure, proposed tenure (rental or ownership), story and floor layout, and size of the proposed workforce housing units;
3. The calculations used to determine the number of required workforce housing units, including floor space of non-residential development, employee generation rates, and employees credited for each workforce housing unit;
4. The income level targets for each workforce housing unit;
5. The mechanisms that will be used to assure that the workforce housing units will remain affordable;
6. A phasing plan for the construction and completion of the non-residential development and the workforce housing units;
7. A description of any requested bonuses, incentives, and/or concessions, in compliance with Chapter 18.212 (Density Bonuses, Concessions, and Incentives);
8. A marketing plan for the process by which qualified households will be reviewed and selected to either purchase or rent workforce housing units;
9. A description of any provisions providing preference for employees employed by the project to the proposed workforce housing units.
10. A description of private and public transit services available to the workforce housing residents and a description of the residents' access to transit facilities and services including walking distance and pedestrian improvements between the workforce housing and transit facilities;
11. Any information necessary to properly describe the alternative equivalent action, if proposed. If an alternative equivalent proposal is requested, the applicant shall provide justification that shows that the alternative equivalent proposal meets the intent and purpose of this chapter; and
12. Any other pertinent information requested by the Community Development Director.

D. Plan Approval. The Workforce Housing Plan shall be approved by the review authority of the land use and development permit application and included as part of the development project as a condition of approval of the land use and development permit.

E. Plan Modifications. Any request for a modification to an approved Workforce Housing Plan shall be processed, reviewed, and acted upon in accordance with Section 18.84.070 of the Development Code.

F. Workforce Housing Agreement. An agreement implementing the provisions of the approved workforce housing plan shall be prepared, approved, and recorded in accordance

with Section 18.210.090.

18.216.090 – Adjustments and Waivers

- A. Developer Request.** A developer for a development project subject to the requirements of this chapter may request of the review authority a reduction, adjustment, or waiver of the requirements based upon a showing of substantial evidence that there is no economically feasible way to comply with the requirements or that compliance with the requirements will not reasonably achieve the purposes for which the ordinance was enacted in compliance with Chapter 18.212 (Density Bonuses, Concessions, and Incentives). Any decision of the review authority must be supported by findings in the administrative record which articulate the reasons for the granting of the waiver, reduction, or adjustment and the evidence in the administrative record supporting the decision to do so.
- B. Developer Burden.** The developer in the request shall set forth in detail the factual and legal basis for the claim of reduction, adjustment, or waiver. The developer shall bear the burden of presenting substantial evidence to support the request including comparable technical information to support the developer's position.
- C. Timing.** To receive an adjustment or waiver, the developer shall submit the request prior to or concurrently with the submittal of the land use and development permit application for the development project. The review authority shall consider and take action on the request prior to or concurrently with taking action on the land use and development permit application for the development project.

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.

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 an 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 living quarter(s) within a detached residential accessory structure, 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.

Development. Any construction activity or alteration of the landscape, its terrain contour or vegetation, including the erection or alteration of structures. New development is any construction, or alteration of an existing structure or land use, or establishment of a land use, after the effective date of this Development Code.

Development Agreement. A contract between the Town and an applicant for a development project, in compliance with Chapter 18.150 (Development Agreements) of this Development Code and Government Code Sections 65864 et seq. A development agreement is intended to provide assurance to the applicant that an approved project may proceed subject to the policies, rules, regulations, and conditions of approval applicable to the project at the time of approval, regardless of any changes to Town policies, rules, and regulations after project approval. In return, the Town may be assured that the approved project will contain elements and components that are in the best interests of the Town and will promote the public interest and welfare of the Town.

Development Code. The Town of Truckee Development Code, Title 18 of the Truckee Municipal Code, referred to herein as “this Development Code.”

Development Envelope. The designated development area on a parcel within which disturbance may occur (also known as a “building envelope”). The purpose of the development envelope is to preserve open space and ensure clustered development. All areas outside the development envelope are required to be maintained in a natural, vegetated state. The development envelope shall encompass all disturbance on a parcel, ~~including structures~~

~~(walls, foundations, footings, supports, retaining walls, etc.), architectural features (eaves, decks, balconies, all other projecting or cantilevered features, etc.), accessory structures (including sheds and other structures less than 120 square feet), agricultural accessory structures (including horse corrals, barns and unenclosed structures) and all other site features (fences, walkways, patios, swimming pools, hot tubs, septic disposal areas, etc.).~~ One driveway to access the building envelope is allowed outside the building envelope; all portions of the driveway outside the building envelope shall be a maximum of 24 feet wide. No other disturbance is allowed outside the development envelope, including grading, landscaping or tree removal (except as required for the purpose of fuel clearance for wildfire prevention), unless specifically allowed through the conditions of approval for an approved subdivision.

Director. The Town of Truckee Community Development Director, referred to throughout this Development Code as “Director.”

Dismantled. From which essential equipment, parts or contents have been removed or stripped and the outward appearance verifies the removal.

District. See “Zoning District.”

Disturbance. See “Site Disturbance.”

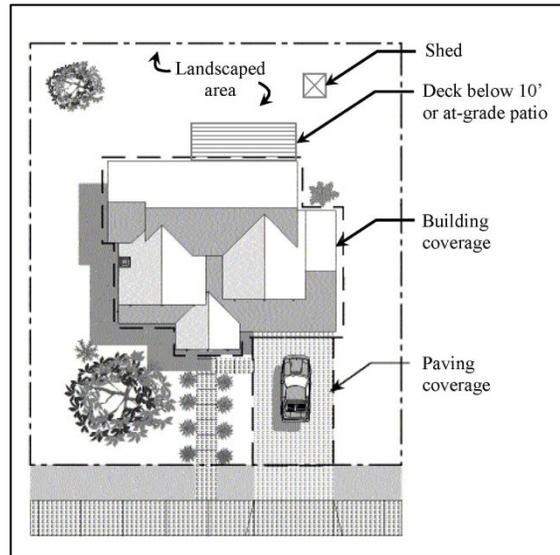
Docks and Piers, Commercial. Commercial waterfront facilities providing fuel for boats and other watercraft, and mooring facilities.

Drive-in and Drive-through Sales. Facilities where food or other products may be purchased by motorists without leaving their vehicles. These facilities include fast-food restaurants, drive-through photo, coffee, and dairy product stores, etc.

Drive-in and Drive-through Services. Facilities where services may be obtained by motorists without leaving their vehicles. These facilities include drive-up bank teller windows, dry cleaners, etc. Does not include: walk-up automatic teller machines (ATMs) or automobile service stations, which are separately defined; or car washes (see “Repair and Maintenance – Vehicle”).

Dwelling. One or more habitable rooms, that are used, intended or designed to be used, rented, leased, let or hired out as an independent living space with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of one or more people maintaining a household. A dwelling shall have no more than one kitchen, room, or other area with cooking facilities unless a second kitchen is approved by the Director due to special circumstances (e.g., a request for a kosher kitchen). All habitable areas for the dwelling unit shall have interior access to and from each other from within the building except for detached living areas. A dwelling includes other types of dwelling units in which sleeping accommodations are provided but sanitary facilities and/or cooking facilities are shared by occupants of two or more dwellings including dwellings in a co-housing building or development and single room occupancy units.

Dwelling, Multi-Family. One or more buildings or a portion of a building or buildings used, intended or designed to be used, rented, leased, let or hired out to be occupied as residences



**FIGURE 8-6
SITE COVERAGE**

Site Disturbance. Any alterations to the site including structures (walls, foundations, footings, supports, retaining walls, etc.), architectural features (eaves, decks, balconies, all other projecting or cantilevered features, etc.), accessory structures (including sheds and other structures less than 120 square feet), agricultural accessory structures (including horse corrals, barns and unenclosed structures), all other site features (fences, walkways, patios, swimming pools, hot tubs, utility lines, septic disposal areas, etc.), and vegetation removal.

Ski Lift Facilities and Ski Runs. Commercial establishments charging admission or user fees to the public for the use of ski lifts, ski runs, and trails. Ski lift facilities include powered conveyors for transporting skiers or sightseers up a mountainside. Ski lifts can be chair lifts, surface lifts, gondolas, or cable cars. Ski runs include slopes intended for downhill skiing, paths or trails for cross-country or Nordic skiing, and helicopter ski runs. Ski facilities also include snow making, helicopter skiing facilities, and related commercial facilities including equipment rental, storage lockers, warming huts, restaurants and bars, and overnight lodging accommodations.

Slope, Complex. The rate of rise or fall of the natural terrain, expressed as a percentage, of an area with two or more directions of slope. Complex slope is measured by the following formula:

$$\text{Complex Slope} = (0.00229 * I * L) / A$$

- 0.00229 = Conversion factor for square feet
 I = Contour interval in feet
 L = Sum of the length of contour lines in feet
 A = Size of the area in acres

Slope, Simple. The rate of rise or fall of the natural terrain, expressed as a percentage, of an area with a single direction of slope. Simple slope is measured by the following formula:

Sport Facilities and Outdoor Entertainment. Indoor and outdoor facilities for spectator-oriented sports and other outdoor entertainment facilities for such activities as outdoor theater productions and concerts. These facilities include: amphitheatres; stadiums and coliseums; arenas and field houses; race tracks; motorcycle racing and drag strips; and other sports that are considered commercial.

State Board. State Mining and Geology Board, in the Department of Conservation, State of California.

State Geologist. An individual holding office in compliance with State law (Public Resources Code, Article 3, Chapter 2 of Division 1, Section 677).

Stealth facility. A communications facility which is designed to blend into the surrounding environment, typically one that is architecturally integrated into a structure. Also referred to as concealed antenna.

Stone and Cut Stone Products. Manufacturing establishments engaged primarily in cutting, shaping, and finishing marble, granite, slate, and other stone for building and miscellaneous uses. Also includes establishments engaged primarily in buying or selling partly finished monuments and tombstones.

Storage, Accessory to Residential Project. Common storage facilities shared by residents of a multi-family housing project or mobile home park.

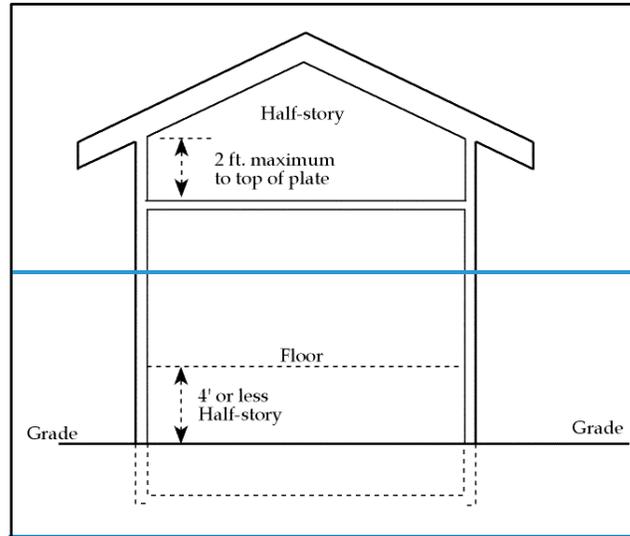
Storage, Personal Storage Facility. A structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand. Includes mini-storage and self-storage uses and up to one accessory caretaker and employee housing unit per project.

Story, ~~Half Story.~~ See Figures 8-7 and 8-8.

1. Story. The portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, the space between the floor and the ceiling above.

3. ~~Half story.~~ ~~A story under a gable, hip or gambrel roof, the top plates of which are no more than two feet above the floor of the story. See Figure 5-2.~~



**FIGURE 8-7
STORY****FIGURE 8-8
HALF-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,” “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.”

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.