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RIVER REVITALIZATION

RESTORE • REVIVE • REIMAGINE

Steering Committee Meeting

November 5, 2024

Truckee Regulations & Plans (for River Corridor) DRAFT

ZONING...

- Sets specific rules
- Is a more detailed regulatory tool
- Governs what is permitted on a specific parcel of land within the framework of the broader land use designation
- Is legally enforceable and controls things like the types of structures allowed, building heights, setbacks, density, and parking requirements

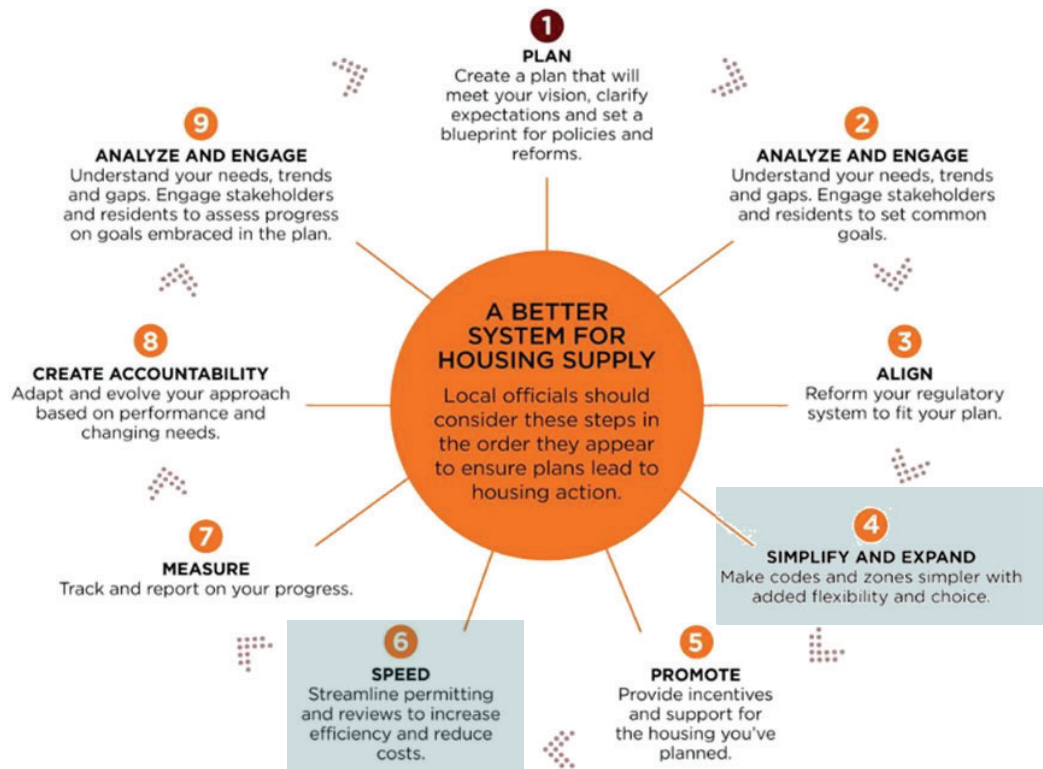
Note: List is not all inclusive but represents a few of the primary planning documents regulating development for the River Corridor.

REGULATIONS & PLANS:

- **Development Code:** zoning, land use, and subdivision regulations (includes the majority of req'ts and has special districts for the River Corridor)
- **2040 General Plan:** A guide for decision-making, particularly for land use and development
- **Downtown Truckee Plan:** Policies, projects, implementation plans, and regulations w/in DSA boundaries
- **Objective Design Standards:** Primarily for multi-family residential projects
- **Downtown River Revitalization Strategy:** The vision for development and circulation in the river corridor through downtown
- **Building Codes:** Safety and technical specs for construction

Zoning Updates | Consistent with APA & ULI Rec's

American Planning Association and Urban Land Institute have identified that addressing complex regulatory processes and approvals as one of the strategies for addressing housing supply shortages.



ZONING AND THE DEVELOPMENT PROCESS

Traditional zoning



Zoning uncertainty raises costs at every stage of development, from financing through construction; higher costs are generally passed along to future tenants and buyers.



Development projects that comply with traditional zoning and include features that are not aligned with market demand—for example, projects with excessive parking in areas with high walkability and transit access—raise costs and lead to less viable developments.



Existing zoning may not meet current market demand, forcing developers to build less economically viable products to avoid potentially costly and lengthy approvals processes to gain variances.

Updated zoning policies



Simplifying zoning to reduce the cost of development is more likely to lead to developments that affordably meet community needs.



Zoning updates that streamlines the development approvals process may give municipalities room to require or incentivize developer-funded, in-demand community investments, such as parks and trails, which can also provide a return on investment for associated projects.



Aligning zoning policies with community needs and market demand means developer and investor funds that would otherwise be spent to gain variances or get parcels rezoned may instead be used to invest in features that support health, equity, resilience, and sustainability.

APA: Housing Supply Accelerator Playbook, 2024.

ULI: Reshaping the City, 2023.

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Techniques for Zoning Updates & Flexibility

- **Comprehensive Updates/Overhaul**
 - Create new zoning policies to replace previous codes
- **By Right Zoning**
 - Policies that allow projects that comply with certain zoning standards to obtain approvals and building permits through relatively simple administrative processes
- **Overlays**
 - Special districts placed over existing zones that include provisions in addition to those already present
- **Floating Zones**
 - Districts that delineate conditions that must be met before the area is approved for a given set of zoning rules
- **Zoning Incentives**
 - Tools to make it more attractive or financially feasible for development to provide certain public benefits by offering incentives that offset the cost of providing such features (e.g., density or height bonuses)

Truckee currently updating

Truckee currently incorporating for affordable housing

Existing Special Districts & Overlays:

- **Downtown Master Plan District**
- **River Protection Overlay**
- **Historic Preservation Overlay**

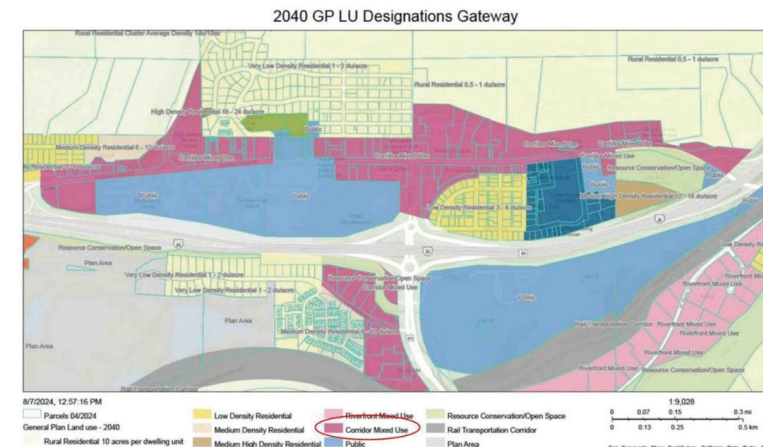
Truckee's code includes incentives for affordable housing

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Truckee Work on 2040 General Plan Implementation

1. Development Code Amendments

- Creation of new Mixed-Use Zoning Districts: Corridor Mixed Use (Gateway land uses) and Neighborhood Mixed Use (Donner Lake and Glenshire)
- Creation of By Right Housing for compliance with State housing law
- Clean-up Amendments for General Plan Consistency



2. Zoning Map Amendments

- To be consistent with the 2040 General Plan land use designations

3. General Plan Clean-up Amendments

- Land use diagram and noise contours

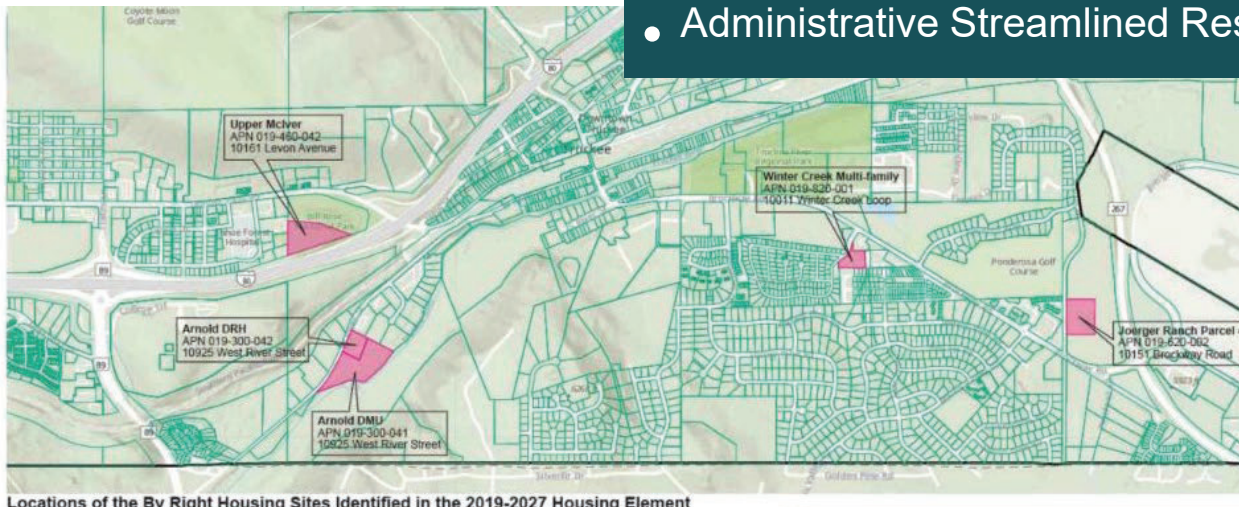
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Truckee Work on 2040 General Plan Implementation

“By right:”

Project cannot be subject to discretionary review if the project meets objective standards. All projects that meet the required criteria would be reviewed at the staff level.

- For the following types of housing development on 5 sites in Truckee:
 - Required to be a minimum density of 15 du/acre
 - 20% of the housing units are required to be affordable to lower income households
 - Meets objective standards
 - Applicable for the 5 parcels since they have been identified as potential housing sites in 2 previous Housing Elements with no development
- Administrative Streamlined Residential Review and Zoning Clearance



Locations of the By Right Housing Sites Identified in the 2019-2027 Housing Element

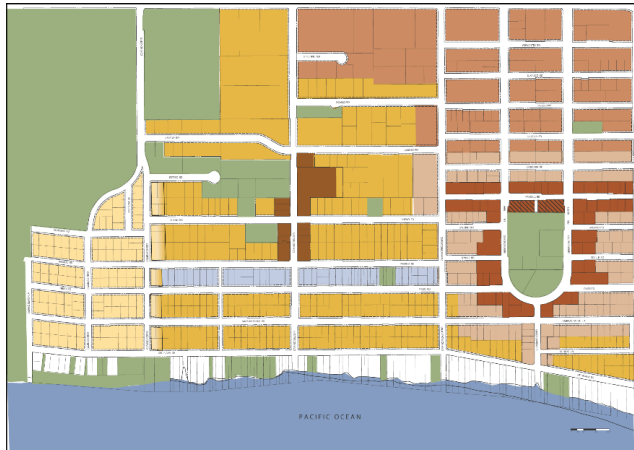
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Sites identified in 2019-2027 Housing Element

Form-Based Code | Five Main Elements

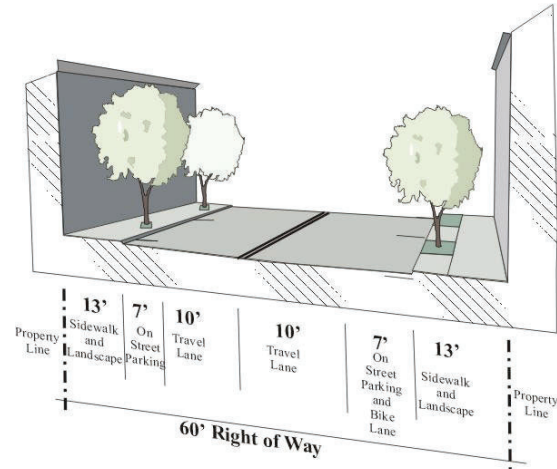
1) Regulating Plan

Designates locations where different building form standards apply



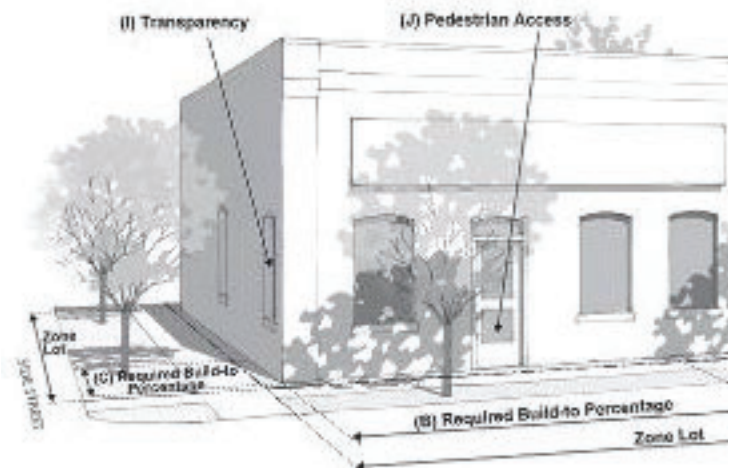
2) Public Standards

Standards for public realm elements (sidewalks, travel lanes, etc.)



3) Building Standards

Standards for features, configurations, and functions of buildings



4) Administration

Application and project review process

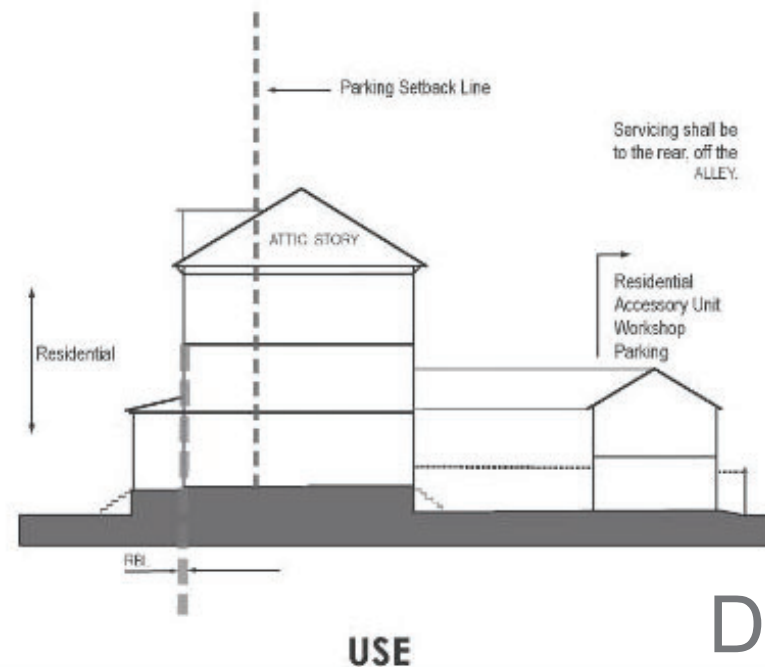
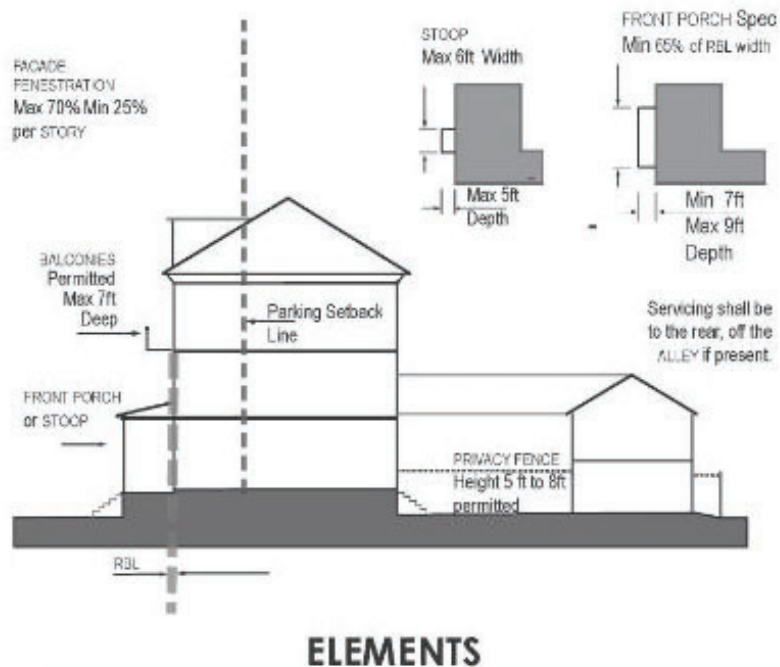
5) Definitions

Glossary for use of technical terms

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Form-Based Code

- Rely heavily on graphics, tables, charts and illustrations
- “Build-to lines” instead of setbacks
- Primarily used to regulate walkable urban environments
- Uses form rather than use as an organizing principle, but still incorporates use tables



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Approaches to Zoning Urban Form

1. Add graphics to use-based code
2. Add design guidelines/site planning guidelines to use-based code
3. Add mixed use zones
4. Reorganize code, clean up administration, and include minor changes to development standards
5. Incorporate form based code overlays within existing zoning code
6. Create complete form based code



Unified Development Code
Combines all development regulations into a single document for improved clarity

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Elements in Place and in Progress in Truckee

- **Zoning Updates**

- In progress: Riverfront Mixed Use for West River Street area

- **By Right Zoning**

- In progress for affordable housing

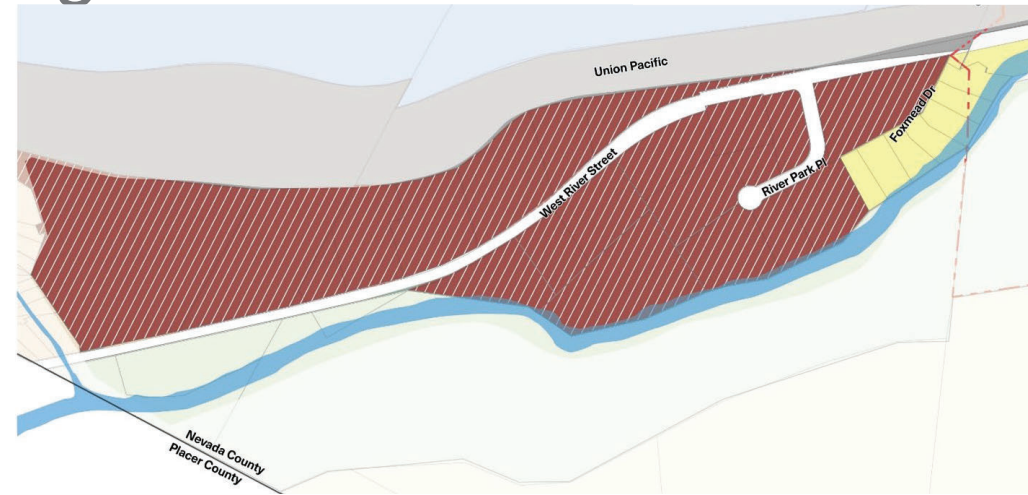
- **Overlays & Special Districts**

- Downtown Master Plan
- River Protection Overlay
- Historic Preservation Overlay

- **Zoning Incentives**

- For affordable housing

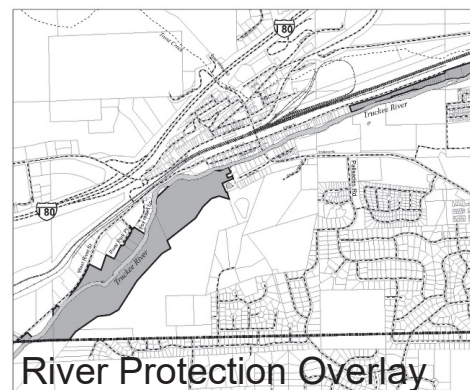
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Legend

- Low Density Residential
- Riverfront Mixed Use
- Open Space/ Resource Conservation

- Rail Transportation Corridor
- Public Facility



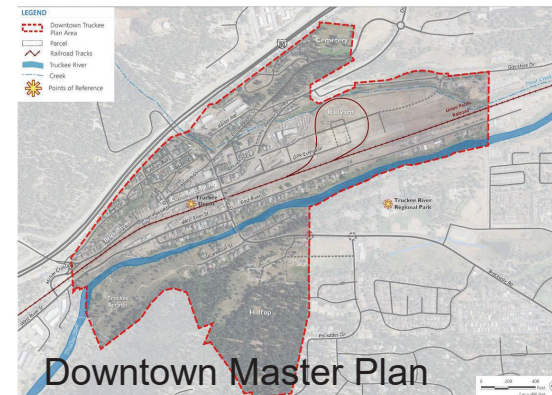
River Protection Overlay

Town of Truckee Zoning Map



Sheet #26 River Protection Overlay District

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Downtown Master Plan