

**TABLE 2-1
ZONING DISTRICTS**

Zoning Map Symbol	Zoning District Name	General Plan or Downtown Specific-Truckee Plan (DSP/DTP) Land Use Classification Implemented by Zoning District
Residential Zoning Districts		
RR	Rural Residential	Rural Residential Residential Cluster – 5 acres and 10 acres Open Space Recreation DSP – Single Family Residential
RS	Single-Family Residential	Very Low Density Residential Low Density Residential Medium Density Residential Residential Cluster – 5 acres and 10 acres Open Space Recreation Tahoe Donner PC Public (Hospital/Office)
RM	Multi-Family Residential	Medium Density Residential Medium High Density Residential High Density Residential Tahoe Donner PC
DRS	Downtown Single-Family Residential	DSP-DTP – Single Family Downtown Low Density Residential
DRM	Downtown Medium Density Residential	DSP-DTP – Single Family Downtown Medium Density Residential
DRH	Downtown High Density Residential	DSP-DTP – Multi Family Downtown High Density 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-DTP - Downtown Commercial
DVL	Downtown Visitor Lodging	DSP – Visitor Lodging

Establishment of Zoning Districts

18.06

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

Zoning Map Symbol	Zoning District Name	General Plan or Downtown Specific-Truckee Plan (DSP DTP) Land Use Classification Implemented by Zoning District
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Mixed Use Zoning Districts

CMU	Corridor Mixed Use	Corridor Mixed Use
DMU	Downtown Mixed Use	DTP – Mixed Use
NMU	Neighborhood Mixed Use	Neighborhood Mixed Use

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-DTP - Public
PC ¹	Planned Community	Planned Community 1, 2 and 3 Special Study Area
DMP ¹	Downtown Master Plan	DSP-DTP - Master Plan
DRRRTC	Downtown Railroad Transportation Corridor	DSP-DTP - All Rail Transportation Corridor

Overlay Zoning Districts

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

CHAPTER 18.08 – RESIDENTIAL ZONING DISTRICTS

Sections:

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

18.08.010 - Purpose of Chapter

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

18.08.020 - Purposes of Residential Zoning Districts

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

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

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

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

- B. RS (Single Family 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~~ one to 12 dwelling units per acre. The RS zoning district is consistent with the Very Low Density Residential, Low Density Residential, Medium Density Residential ~~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 minimum and maximum allowable number of dwelling units per acre. For example, RS-1 to 12 means a minimum of one dwelling unit per acre and RS 4 means four a maximum of 12 dwelling 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 unless further subdivision is allowed pursuant to State law.
- 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~~ six to 24 housing units per acre. The RM zoning district is consistent with the Medium Density Residential ~~(RES)~~, Medium High Density Residential, 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 minimum and maximum allowable number of dwelling units per acre. For example, RM-~~8-6~~ to 24 means eight a minimum of six dwelling units per acre and RM 14 means 14 a maximum of 24 units per acre. ~~RM 18 means 18 dwelling units per acre. RM 24 means 24 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~~ six dwelling units per acre. The DRS zoning district is consistent with the single-family residential ~~Downtown Low Density Residential~~ land use classification of the Downtown Specific Truckee 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 minimum and maximum allowable number of dwelling units per acre. For example, DRS-~~10-1~~ to 6 means 10 a minimum of 1 dwelling units per acre and DRS 4 means four a maximum of 6 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 ~~7~~-14 dwelling units per acre. The DRM zoning district is consistent with the ~~single family residential~~ Downtown Medium Density Residential land use classification of the ~~Downtown~~ Specific Truckee Plan.

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

- 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 ~~12~~-24 dwelling units per acre. The DRH zoning district is consistent with the Downtown High-Density Residential land use classification of the ~~Downtown~~ Specific Truckee Plan

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

18.08.030 - Residential Zoning District Land Uses and Permit Requirements

- A. General land use permit requirements.** Tables 2-2 and 2-3 identify the uses of land allowed by this Development Code in each residential and downtown residential zoning district, and the land use permit required to establish each use, in compliance with Section 18.06.040 (Zoning District Regulations).

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

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

TABLE 2-2 – ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT			See standards in Section:
	RR	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, accessory to a primary residential use	P(2)			18.58.060
Nature reserves	P	P	P	
Trails	P	P	P	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

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.

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 minimum and maximum density, expressed as dwelling units per acre, for subdivision of the parcel. For example, RR-~~0-1-2~~ means a minimum of one unit per 10 acres and ~~RS-4~~ means four a maximum of two dwelling units per acre. The minimum and 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, unless the further subdivision is allowed pursuant to State law, 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 minimum and maximum number of dwelling units allowed per acre. For example, RM-10 to 15 6 means six a minimum of 10 dwelling units per acre and RM-20 means 20 a maximum of 15 dwelling units per acre. 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
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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-6-10 to 15 zoning](#) district would be calculated as: 0.62 acre x [6-15](#) units/acre = [3.729.3](#) units allowed. The site could accommodate any combination of studio and/or one-, two-, three-bedroom or larger units as long as the total number of equivalent dwelling units based on Table 2-5 does not exceed [3.729.3](#).

C. Density Requirements for all residential zoning districts (RR, 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 density range of the zoning district except as follows](#):

- ~~a. Projects with 90 percent to 100 percent of the maximum allowable density shall be exempt from providing additional housing units beyond those required under Chapter 18.214 (Inclusionary Housing).~~
- ~~b. For projects with less than 90 percent of the maximum allowable density, additional inclusionary housing units shall be provided as shown in Table 2-6 below:~~

**TABLE 2-6
MINIMUM DENSITY REQUIREMENT**

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

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

~~d.a.~~ Exceptions to Minimum Density Requirements. The review authority may waive the [minimum density](#) requirements ~~of Section D~~ if one or both of the following findings can be made:

- (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~~
 - ~~e. 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~~
 - ~~e. 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

CHAPTER 18.12 - COMMERCIAL AND MANUFACTURING ZONING DISTRICTS

Sections:

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

18.12.010 - Purpose of Chapter

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

18.12.020 - Purposes of Commercial and Manufacturing Districts

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

- A. **CN (Neighborhood Commercial) District.** The CN zoning district is applied to areas appropriate for retail sales, offices and services serving the daily needs of nearby residents. This district may also accommodate mixed-use developments with residential and commercial uses. The development standards and permit requirements of the CN district are intended to create a pedestrian-oriented environment. The maximum floor area ratio ~~for commercial development~~ is 0.2025, and the density for residential development within the CN district is ~~four units per acre for mixed use developments and 12 units per acre for stand alone 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 construction of onsite multi-family residential units is allowed when required to address a project's workforce housing requirements pursuant to Development Code Chapter 18.216.~~ The maximum floor area ratio ~~for commercial development~~ is 0.2025, and the density for residential development within the CG district is ~~four units per acre for mixed use developments and 12 units per acre for stand alone multi family residential projects~~. The CG zoning district is consistent with the Commercial and Public (Hospital/Office) land use

Commercial and Manufacturing Districts

18.12

classifications of the General Plan and the [Downtown Commercial](#) land use classification of the Downtown [Specific-Truckee](#) Plan.

- C. **CH (Highway Commercial) District.** The CH zoning district is applied to locations along highways and it is intended to provide highway and tourist related services. The [maximum](#) floor area ratio for commercial development in the CH zoning district is [0.200.25](#). The CH zoning district is consistent with the Commercial land use classification of the General Plan.
- D. **CS (Service Commercial) District.** The CS zoning district is applied to areas appropriate for more intensive commercial activities than are allowed in other commercial zoning districts. The [maximum](#) floor area ratio ~~for commercial development~~ in the CS zoning district is [0.2025](#), ~~and the density for residential development within the CS district is 4.0 units per acre for mixed-use developments.~~ The CS zoning district is consistent with the Commercial and Industrial land use classifications of the General Plan.
- E. **M (Manufacturing/Industrial) District.** The M zoning district is applied to areas appropriate for manufacturing/industrial uses including [manufacturing, processing, warehousing and distributions and storage.](#) ~~This designation also allows supporting commercial uses, work/live opportunities, and workforce housing.~~ The [maximum](#) floor area ratio for industrial development in the M zoning district is [0.2025](#). ~~The maximum density for residential development is four dwelling units per acre.~~ The M zoning district is consistent with the Industrial land use classification of the General Plan.
- F. ~~**DMU (Downtown Mixed Use) District.** The DMU zoning district is applied to areas in the Downtown Study Area appropriate for a combination of retail sales, offices, services, lodging and residential land uses. The development standards and permit requirements of the DMU district are intended to create a pedestrian-oriented mixed-use environment. In general, most non-retail related uses are prohibited in ground floor spaces along Commercial Row within this district. For a complete list of allowed uses, see Table 2-7 in Chapter 18.12. There is no maximum floor area ratio. The maximum density for residential development is 24 dwelling units per acre. The DMU zoning district is consistent with the Mixed Use land use classification of the Downtown Specific Plan.~~
- G. **DC (Downtown Commercial) District.** The DC zoning district is applied to areas in the Downtown Study Area appropriate for a wide range of commercial uses in or near the Downtown Core, including retail sales, restaurants and offices. There is no maximum floor area ratio. The DC zoning district is consistent with the [Downtown Commercial](#) land use classification of the Downtown [Specific-Truckee](#) Plan.
- H. ~~**DVL (Downtown Visitor Lodging) District.** The DVL zoning district is applied to the “gateway property” at the southwest corner of the I-80/Highway 267 interchange. The DVL district accommodates lodging as the primary use. Secondary and appurtenant uses such as a restaurant, meeting rooms and a visitor center are allowed. High density residential, with a minimum density of 16 dwelling units per acre is encouraged in the DVL district through the use of incentives. See Section 18.25.130 (Multi-Family Residential Projects within the Downtown Visitor Lodging Zoning District) for a complete description of the incentives. The maximum floor area ratio is 0.25. Residential uses are not counted toward the maximum floor area ratio. The DVL district is consistent with the Visitor Lodging land use classification of the Downtown Specific Plan.~~

H. **DM (Downtown Manufacturing) District.** The DM zoning district is applied to areas in the Downtown ~~Study Area~~area appropriate for manufacturing/industrial uses. ~~There is no maximum floor area ratio.~~The floor area ratio for industrial development in the DM zoning district is 0.25. The maximum density for residential development is four dwelling units per acre. The DM zoning district is consistent with the Industrial land use classification of the ~~Downtown Specific~~General Plan.

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

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See standards in Section:
	CN (2)	CG	CH	CS	M	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
Community centers	P	P		UP		
Docks and piers, commercial	MUP	MUP				
Health/fitness facilities	UP	P		P		
Ice skating rinks		P		P		
Indoor recreation centers		P		P		
Libraries and museums	P	P				
Marina	UP	UP				
Membership organization facilities	MUP	P				
Outdoor commercial recreation	MUP	P	MUP			
Parks and playgrounds	UP	UP		UP	UP	
Public Assembly Uses	UP	UP		UP	UP	18.58.090
Recreational vehicle (RV) parks			UP			
Schools - Public and private	UP	P	UP			
Schools - Specialized education and training		P		UP	UP	
Studios for art, dance, music, photography, etc.	P	P		P	P	
Theaters and event spaces	UP	UP				
RESIDENTIAL USES						
Accessory dwelling units	P(4)	P(4)		P	P	18.58.025
Caretaker housing	MUP	MUP	MUP	MUP	MUP	
Emergency shelters	UP	P	UP	P		
Live/work units	MUP	MUP	-	MUP	MUP	18.58.130
Multi-family dwellings, 11 and more units	UP(5)	UP(5)	-	-		18.25
Multi-family dwellings, in commercial/industrial project	P	P	-	P	P	18.25, 18.58.140
Senior citizen congregate care/congregate care housing	UP	-	-	-	-	18.58.240
Single-family dwelling(6)(7)		-	-	-	-	18.25
Single-room occupancy (SRO) housing	UP	UP	-	-	-	-
Supportive housing	P(3)	P(3)		P(3)	P(3)	18.58.255
Transitional housing	P(3)	P(3)		P(3)	P(3)	
Transitional Living Center	UP	UP		UP		
Work/live units	MUP	MUP		MUP	MUP	18.58.130
Workforce housing required pursuant to Chapter 18.216	P	P	P	P	P	18.216

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 7,500 sq. ft. of floor area 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 lands uses) and Section 18.40.040(E) (Landscaping requirements between neighborhood commercial and residential land uses).

Commercial and Manufacturing Districts

18.12

- (3) Supportive and transitional housing are subject to the same regulations that apply to other residential uses of the same type in that zone.
- (4) Accessory Dwelling Units associated with multi-family residential project.
- (5) Standalone residential uses shall be subject to the development standards of the RM zoning district and Chapter 18.25 (Objective Design Standards)
- (6) Time-share uses are allowed within existing legal nonconforming single-family residences in the CG and CN zoning districts.
- (7) Small lot single-family subdivisions that comply with all requirements of Gov. Code, § 66499.40 are permitted in zoning districts that allow 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:

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

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

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

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 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)						
Tow yard				UP	P	18.58.200
Transit stations and terminals		UP	UP	UP		
Transit stops shelters	P	P	P	P	P	
Truck stops					UP	
Utility lines	P	P	P	P	P	
Vehicle and freight terminals					UP	
Wireless Communication Facility (4)	P	P	P	P	P	18.58.270

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 7,500 sq. ft. of floor area 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.	

Note

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

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

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

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 5,000 sq. ft. of floor area 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:

Commercial and Manufacturing Districts

18.12

(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			DVL	See standards in Section:
	DMU	DC	DM		
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, accessory to a primary residential use	P(4)	P(4)	P(4)	P(4)	18.58.060
Caretaker housing	MUP(3)	MUP	MUP	MUP	
Detached living areas	P(3)	-		-	18.58.220
Emergency shelters/transitional living centers	-	UP		-	
Emergency shelters, accessory to a church/place of worship	MUP(3)				
Employee housing	P(6)				
Junior Accessory Dwelling Units	P				18.58.025.O
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
Multi-family dwellings, 11 and more units	DP-(2)(3)	-		DP(5)	18.25
Multi-family dwellings, individual ownership, 2 to 10 units	P-(2)(3)	-		-	18.25
Multi-family dwellings, individual ownership, 11 or more units	DP-(2)(3)	-		DP(5)	18.25
Multi-family dwellings, in commercial/industrial project	P(3)	P	P	-	18.25, 18.58.140
Residential care homes, 7 to 12 clients	UP(3)	-		-	
Senior citizen congregate care/congregate care housing	UP(3)	-		-	18.58.240
Single-family dwellings(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
Workforce housing required pursuant to Chapter 18.216		P	P		18.216

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 5,000 sq. ft. of floor area 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
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MUP	Conditional use, Minor Use Permit approval required.	18.76
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required. 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
Bikeshares	P	P	P	P	18.58.072
Business support services	P(3)	P		P	
Car wash	-		UP	-	
Card lock fueling facilities	-		UP	-	
Child day care centers	UP(3)	P		P	18.58.080
Child day care, large family day care homes	P(3)			-	18.58.080
Construction contractor's yard	-		UP	-	
Hotels and motels	UP(3)	P		P	
Laundromats	-	P	P	-	
Makerspace, Craft	P(3)	P		P	18.58.135
Medical services - Clinics and labs	P(3)	P		P	
Medical services - Extended care	UP(3)	P		-	
Mortuaries	UP(3)	UP		UP	
Offices, accessory to primary use	P(3)	P	P	P	
Offices, business and professional	P(3)	P		P	
Outdoor storage and work areas	-		MUP	-	18.58.200
Personal services	P(3)	P		P	
Public buildings and structures	UP(2)	UP(2)	UP(2)	UP(2)	
Public safety and utility facilities	UP	UP	UP	UP	
Repair/maintenance – Consumer products	P(3)	P	P	P	
Repair/maintenance – Vehicle	-		P	-	
Research and development (R&D)	P(3)	P	P	P	
Residential care facilities	UP(3)	P			
Service stations	-			-	
Snow removal business	-		UP	-	
Storage, personal storage facilities (mini-storage)	-				
Veterinary clinics, animal hospitals, kennels, boarding	UP(3)	P	P		
Visitor center	P	P		P	
Work/live units		MUP	MUP		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.	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).

Commercial and Manufacturing Districts

18.12

- (2) Permitted if the public agency use (e.g. office, outdoor storage, etc.) is permitted in zoning district; UP otherwise.
- ~~(3) These uses are prohibited on ground floor spaces along Commercial Row. See Section 18.20.070.~~

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

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

TEMPORARY USES

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

TRANSPORTATION, INFRASTRUCTURE & COMMUNICATIONS USES

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

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 5,000 sq. ft. of floor area 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 18.58.270 (Wireless Communications Facilities).

18.12.040 - Commercial and Manufacturing District General Development Standards

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

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

Development Feature	Requirement by Zoning District		
	CN	CG	CH
Setbacks required	None, except as may be required through land use permit conditions of approval to address screening, landscaping, design guidelines and other land use and visual compatibility issues.		
Floor Area Ratio (FAR)	0.200, 25 ; See 18.12.050 (FAR Criteria) for possible FAR increases.		
Site coverage (1)	70% maximum.		
Open space	20% or in compliance with 18.46 (Open Space/Cluster Requirements), whichever is greatest.		
Height limit (2)	50 ft. or 3 stories, whichever is less.		
Landscaping	As required by Chapter 18.40 (Landscape Standards).		
Mixed Use Component	As required by Section 18.12.060 (Mixed Use Component).		
Outdoor activities	All sales, displays and storage shall be conducted within an enclosed building, unless outdoor activities are approved in compliance with 18.58.190 (Outdoor Display and Sales Standards) and 18.58.200 (Outdoor Storage and Work Areas).		
Parking and loading	As required by Chapter 18.48 (Parking and Loading Standards).		
Signs	As required by Chapter 18.54 (Signs).		

Notes:

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

Continues on next page.

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

Development Feature	Requirement by Zoning District	
	CS	M
Setbacks required	None, except as may be required through land use permit conditions of approval to address screening, landscaping, design guidelines and other land use and visual compatibility issues.	
Floor Area Ratio (FAR)	0.200.25 ; See 18.12.050 (FAR Criteria) for possible FAR increases.	
Site coverage (1)	70% maximum.	
Mixed Use Component		As required by Section 18.12.060 (Mixed Use Component) .
Open space	20% or in compliance with 18.46 (Open Space/Cluster Requirements), whichever is greatest.	
Height limit (2)	50 ft. or 3 stories, whichever is less.	
Landscaping	As required by Chapter 18.40 (Landscape Standards).	
Outdoor activities	All sales, displays and storage shall be conducted within an enclosed building, unless outdoor activities are approved in compliance with 18.58.190 (Outdoor Display and Sales Standards) and 18.58.200 (Outdoor Storage and Work Areas).	
Parking and loading	As required by Chapter 18.48 (Parking and Loading).	
Signs	As required by Chapter 18.54 (Signs).	

Notes:

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

Continues on next page.

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

Development Feature	Requirement by Zoning District			
	DMU	DC	DVL	DM
Setbacks required	Minimum setbacks required unless otherwise shown on the Zoning Map, Subdivision Map or Planned Development. See 18.30.120 (Setback Requirements and Exceptions) for setback measurement, allowed projections into setbacks and exceptions to required setbacks.			
Front	Edge of the existing or future sidewalk improvement as determined by the Town Engineer.		15 ft. from property lines adjacent to State Highway 267.	25 ft.
Sides (each)	None required.		15 ft.; 100 ft. from Truckee Cemetery property lines (4).	None required.
Street-side	Edge of the existing or future sidewalk improvement as determined by the Town Engineer.		125 ft. from property lines adjacent to Interstate 80 (4).	Edge of the existing or future sidewalk improvement as determined by the Town Engineer.
Rear	None required.		15 ft.; 100 ft. from Truckee Cemetery property lines (4).	
Floor Area Ratio (FAR)	No maximum FAR requirement.		0.25 (1)	No maximum FAR requirement 0.25.
Site coverage (21)	No maximum.		50% maximum (4)	75% maximum.
Site Disturbance	In compliance with 18.30.080.D (Maximum site disturbance for single-family residential uses).			
Height limit (32)	50 ft. or 3 stories, whichever is less.			
Landscaping	As required by Chapter 18.40 (Landscaping Standards).			
Outdoor activities	All sales, displays and storage shall be conducted within an enclosed building, unless outdoor activities are approved in compliance with 18.58.190 (Outdoor Display and Sales Standards) and 18.58.200 (Outdoor Storage and Work Areas).			
Parking and loading	As required by Chapter 18.48 (Off-Street Parking and Loading).			
Signs	As required by Chapter 18.54 (Signs).			

Continues on next page.

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

Notes:

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

18.12.050 – Floor Area Ratio Criteria

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

- ~~A. The review authority may approve a FAR increase, with or without conditions, only if all of the following findings can be made:~~
- ~~1. The FAR increase is proportional to the public benefit provided by the project, including exemplary design and environmental sensitivity, and compliance with the other provisions of this Section;~~
 - ~~2. The increased project intensity will not create unmitigatable traffic circulation impacts in the site vicinity or elsewhere in the Town; and~~
 - ~~3. The subject site is physically suitable for and adequate in size and shape to accommodate the type and intensity of development being proposed.~~
- ~~B. The review authority may increase the FAR by 0.05, or 2,178 square feet per acre, up to a maximum of 0.35, for each/any of the following project features:~~
- ~~1. The primary use of the site is for lodging;~~
 - ~~2. The project is a mixed use development that complies with the eligibility requirements of Section 18.58.140.C (Eligibility for mixed use development incentives);~~
 - ~~3. The site is within the preferred infill area shown on Sheet 28 of the Town Zoning Map;~~

- ~~4. Lands are dedicated for public open space, public access and/or public recreation beyond that necessary for the project;~~
- ~~5. The project will provide enhanced public facilities which are needed by the Town beyond those necessary for the project or required for the project as mitigation measures (for example, transit facilities);~~
- ~~6. The project is a development with commercial and/or industrial uses that contain one or more businesses that support other businesses within the development and reduce traffic and parking demand for the development to an extent greater than that generated by the increased floor space. The review authority may require traffic and/or parking analyses to support this finding; and/or~~
- ~~7. The project incorporates transportation control measures that reduce traffic and parking demand for the development to an extent greater than that generated by the increased floor space. The review authority may require traffic and/or parking analyses to support this finding.~~
- ~~8. An in-lieu fee is paid in accordance with Council Resolution No. 2002-50 as amended.~~
- ~~9. Public art valued at one percent or more of the private development costs for new construction.~~

~~C. Residential floor space within mixed use developments and work/live spaces shall not be counted toward the maximum allowed FAR.~~

18.12.060 – Mixed Use Component

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

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

18.12.070-050 - Downtown Commercial District Development Standards

- A. In-lieu parking fees.** Unless a project is exempted from providing required parking by state law, parking impact fee may be paid at the discretion of the Director for uses in the DMU and DC districts in lieu of complying with Section 18.48.040 (Number of Parking Spaces Required). The amount of the impact fee per parking space shall be set by Town Council resolution.

~~**B. In lieu bicycle parking fees.** A bicycle parking impact fee may be paid at the discretion of the Director for uses in the DMU and DC districts in lieu of complying with Section 18.48.090 (Bicycle Parking and Support Facilities). The amount of the impact fee per bicycle parking space shall be set by Town Council resolution.~~

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

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

18.12.080-060 - Commercial and Manufacturing Zoning District Performance Standards

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

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

18.12.090-070 - Retail Trade Uses

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

CHAPTER 18.14 – MIXED USE ZONING DISTRICTS

Sections:

18.14.010 - Purpose of Chapter

18.14.020 - Purposes of Mixed Use Districts

18.14.030 – Mixed Use Land Uses and Permit Requirements

18.14.040 – Mixed Use District General Development Standards

18.14.060 - Mixed Use Component

18.12.090 - Retail Trade Uses

18.14.010 - Purpose of Chapter

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

18.14.020 - Purposes of Mixed Use Districts

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

- A. DMU (Downtown Mixed Use) District.** The DMU zoning district is applied to areas in the Downtown Study Area appropriate for a combination of commercial, office, lodging and residential land uses. The development standards and permit requirements of the DMU district are intended to create a pedestrian-oriented mixed-use environment. In general, most non-retail related uses are prohibited in ground floor spaces along Commercial Row within this district. For a complete list of allowed uses, see Table 2-7 in Chapter 18.12. There is no maximum floor area ratio. The density for residential development is 12-24 dwelling units per acre. The DMU zoning district is consistent with the Mixed Use land use classification of the Downtown Truckee Plan.
- B. CMU (Corridor Mixed Use) District.** The CMU zoning district is applied to areas in the Gateway Area appropriate for a combination of multi-family residential, retail, office, service commercial, and public uses. The development standards and permit requirements of the CMU district are intended to create a pedestrian-oriented mixed-use environment with residential and commercial uses. Mixed use is required. Horizontal and vertical mixed-use development are allowed. Stand-alone residential is not permitted. In general, most non-retail related uses are prohibited in ground floor spaces within this district. For a complete list of allowed uses, see Table 2-7 in Chapter 18.12. The maximum floor area ratio is 1.0. The density for residential development in a mixed-use project is 12-24 dwelling units per acre. The CMU zoning district is consistent with the Corridor Mixed Use land use classification of the General Plan.
- B. NMU (Neighborhood Mixed Use) District.** The NMU zoning district is applied to areas appropriate for restaurants, retail sales, offices and services serving the daily needs of nearby residents. The development standards and permit requirements of the NMU district are intended to create a pedestrian-oriented, neighborhood-serving mixed-use environment with residential and commercial uses. Mixed-use is required. Horizontal and vertical mixed-use development are allowed. Stand-alone residential is not permitted. The maximum floor area

~~Commercial and Manufacturing~~ Mixed Use Districts

18.1214

ratio is 0.6. The density for residential development in a mixed-use project is 6-8 dwelling units per acre. The NMU zoning district is consistent with the Neighborhood Mixed Use land use classification of the General Plan.

18.12.030 – Mixed Use District Land Uses and Permit Requirements

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

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

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

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

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

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

AGRICULTURE, RESOURCE & OPEN SPACE USES

Nature reserves		UP (2)		
Trails		UP (2)		

MANUFACTURING, INDUSTRIAL & PROCESSING USES

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

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 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 2-10 – ALLOWED USES AND PERMIT REQUIREMENTS
FOR MIXED USE DISTRICTS (Continued)**

<u>LAND USE (1)</u>	<u>PERMIT REQUIREMENT BY DISTRICT</u>			<u>See standards in Section:</u>
	<u>CMU</u>	<u>DMU</u>	<u>NMU</u>	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

<u>Community centers</u>	<u>P</u>	<u>P (2)</u>	<u>P</u>	
<u>Docks and piers, commercial</u>			<u>MUP</u>	
<u>Health/fitness facilities</u>	<u>P</u>	<u>P (2)</u>	<u>UP</u>	
<u>Ice skating rinks</u>	<u>P</u>	-	<u>P</u>	
<u>Indoor recreation centers</u>	<u>P</u>	-	<u>P</u>	
<u>Libraries and museums</u>	<u>P</u>	<u>P (2)</u>	<u>P</u>	
<u>Marina</u>			<u>UP</u>	
<u>Membership organization facilities</u>	<u>UP</u>	<u>P (2)</u>	<u>UP</u>	
<u>Outdoor commercial recreation</u>	<u>MUP</u>	<u>UP (2)</u>	<u>MUP</u>	<u>18.58.090</u>
<u>Parks and playgrounds</u>	<u>UP</u>	<u>UP (2)</u>	<u>UP</u>	
<u>Public Assembly Uses</u>	<u>UP</u>	<u>UP (2)</u>	<u>UP</u>	<u>18.58.090</u>
<u>Schools – Public and private</u>	<u>UP</u>	<u>UP (2)</u>	<u>MUP</u>	
<u>Schools – Specialized education and training</u>	<u>MUP</u>	<u>UP (2)</u>	<u>MUP</u>	
<u>Studios for art, dance, music, photography, etc.</u>	<u>P</u>	<u>P (2)</u>	<u>P</u>	
<u>Theaters and event spaces</u>	<u>UP</u>	<u>UP</u>	<u>UP</u>	

KEY TO PERMIT REQUIREMENTS

<u>Symbol</u>	<u>Permit Requirement</u>	<u>Procedure is in Section:</u>
<u>P</u>	<u>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.</u>	<u>18.72</u>
<u>DP</u>	<u>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.</u>	<u>18.74</u>
<u>MUP</u>	<u>Conditional use, Minor Use Permit approval required.</u>	<u>18.76</u>
<u>UP</u>	<u>Conditional use, Use Permit approval required.</u>	<u>18.76</u>
<u>TUP</u>	<u>Temporary use, Temporary Use Permit approval required.</u>	<u>18.80</u>
	<u>Use not allowed. See 18.03.020.E regarding uses not listed.</u>	

Notes:

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

Table continues on next page.

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

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT			See standards in Section:
	CMU	DMU	NMU	
RESIDENTIAL USES				
Accessory dwelling units	P	P (2)(3)	P	18.58.025
Animal raising and keeping of household pets and backyard chickens, accessory to a primary residential use		P (4)	MUP	18.58.060
Caretaker housing	MUP	MUP (3)	MUP	
Detached living areas		P (3)		
Emergency shelters/transitional living centers	UP			
Emergency shelters, accessory to a church/place of worship		MUP (3)		
Employee housing		P (5)		
Junior Accessory Dwelling Units		P		18.58.025.O
Live/work units	MUP	MUP (3)	MUP	18.58.130
Manufactured home		P (2)(3)(6)		18.58.170
Multi-family dwellings, 2 to 10 units		P (2)(3)		18.25
Multi-family dwellings, 11 and more units		DP (2)(3)		18.25
Multi-family dwellings, individual ownership, 2 to 10 units		P (2)(3)		18.25
Multi-family dwellings, individual ownership, 11 or more units		DP (2)(3)		18.25
Multi-family dwellings, in a mixed-use project	P	P (3)	P	18.25, 18.58.140
Residential care homes, 7 to 12 clients	UP	UP (3)		
Senior citizen congregate care/congregate care housing	UP	UP (3)	UP	18.58.240
Single-family dwellings (7)		P (2)(3)		18.25
Single-room occupancy (SRO) housing	UP	UP (3)	UP	
Supportive housing	P (5)	P (5)	P (5)	18.58.255
Transient rental, single-family dwellings		P (3)		
Transitional housing	P (5)	P (5)	P (5)	
Workforce housing required pursuant to Chapter 18.216	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) Stand-alone residential projects must comply with residential development standards of DRM zoning district.
- (3) These uses are prohibited on ground floor spaces along Commercial Row. See Section 18.20.070.
- (4) Section 18.58.060 (Animal Raising and Keeping) may require a Minor Use Permit for certain animals and household pets, or the raising and keeping of animals or household pets over a certain number, and/or the raising and keeping of animals on small parcels.
- (5) Employee, supportive, and transitional housing are subject to the same regulations that apply to other residential uses of the same type in that zone.

~~Commercial and Manufacturing~~ Mixed Use Districts

18.1214

(6) Excludes sites listed on the National Register of Historic Places.

(7) Small lot single-family subdivisions that comply with all requirements of Gov. Code, § 66499.40 are permitted in zoning districts that allow multi-family. These uses are prohibited on ground floor spaces along Commercial Row. See Section 18.20.070.

Table continues on next page.

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

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

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for projects with less than 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) Retail trade businesses shall comply with the floor space standards in Section 18.12.090 (Retail Trade uses)

Table continues on next page.

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

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT			See standards in Section:
	CMU	DMU	NMU	
SERVICE USES				
Automated teller machines (ATMs)	P	P	P	
Banks and financial services	P	P (3)	P	
Bed and breakfast inns		MUP (3)	MUP	18.58.070
Bikeshares	P	P	P	18.58.072
Business support services	P	P (3)		
Child day care centers	P		P	18.58.080
Child day care, large family day care homes	P	UP (3)	P	18.58.080
Hotels and motels	P	UP (3)		
Laundromats	P		P	
Makerspace, Craft	P	P (3)	P	18.58.135
Medical services - Clinics and labs	P	P (3)	P	
Medical services - Extended care	P	UP (3)	UP	
Mortuaries	UP	UP (3)		
Offices, accessory to primary use	P	P (3)	P	
Offices, business and professional	P	P (3)	P	
Personal services	P	P (3)	P	
Public buildings and structures	UP (2)	UP (2)	UP (2)	
Public safety and utility facilities	UP	UP	UP	
Repair/maintenance – Consumer products	P	P (3)	P	
Repair/maintenance – Vehicle	UP			
Research and development (R&D)	P	P (3)	MUP	
Residential care facilities	P	UP (3)		
Snow removal business	UP		UP	
Veterinary clinics, animal hospitals, kennels, boarding	MUP	UP (3)	MUP	
Visitor center	P	P		
Work/live units	MUP	MUP (3)	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.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

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

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

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

TEMPORARY USES

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

TRANSPORTATION, INFRASTRUCTURE & COMMUNICATIONS USES

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

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement		Procedure is in Section:
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 18.58.270 (Wireless Communications Facilities).

18.14.040 – Mixed Use District General Development Standards

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

**TABLE 2-11
MIXED USE DISTRICT GENERAL DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District		DMU
	CMU	NMU	
<u>Setbacks required</u>	<u>None, except as may be required through land use permit conditions of approval to address screening, landscaping, design guidelines and other land use and visual compatibility issues.(3)</u>		<u>Minimum setbacks required unless otherwise shown on the Zoning Map, Subdivision Map or Planned Development. See 18.30.120 (Setback Requirements and Exceptions) for setback measurement, allowed projections into setbacks and exceptions to required setbacks</u>
<u>Front</u>	<u>None required.</u>	<u>None required.</u>	<u>Edge of the existing or future sidewalk improvement as determined by the Town Engineer.</u>
<u>Sides</u>	<u>None required.</u>	<u>None required. (3)</u>	<u>None required.</u>
<u>Street-side</u>	<u>None required.</u>		<u>Edge of the existing or future sidewalk improvement as determined by the Town Engineer.</u>
<u>Rear</u>	<u>None required.</u>		
<u>Residential Density</u>	<u>12-24 dwelling units per acre</u>	<u>6-8 dwelling units per acre</u>	<u>12-24 dwelling units per acre</u>
<u>Floor Area Ratio (FAR)</u>	<u>1.0 FAR maximum</u>	<u>0.6 FAR maximum</u>	<u>No maximum FAR requirement.</u>
<u>Site coverage (1)</u>	<u>70% maximum.</u>		<u>No maximum.</u>
<u>Site disturbance</u>	<u>None required.</u>		<u>In compliance with 18.30.080.D (Maximum site disturbance for single-family residential uses).</u>
<u>Mixed Use Component</u>	<u>As required by Section 18.14.050 (Mixed Use Component).</u>		<u>None required.</u>
<u>Height limit (2)</u>	<u>50 ft. or 3 stories, whichever is less.</u>	<u>35 ft. or 3 stories, whichever is less.</u>	<u>50 ft. or 3 stories, whichever is less.</u>
<u>Landscaping</u>	<u>As required by Chapter 18.40 (Landscaping Standards).</u>		
<u>Outdoor activities</u>	<u>All sales, displays and storage shall be conducted within an enclosed building, unless outdoor activities are approved in compliance with 18.58.190 (Outdoor Display and Sales Standards) and 18.58.200 (Outdoor Storage and Work Areas).</u>		
<u>Parking and loading</u>	<u>As required by Chapter 18.48 (Off-Street Parking and Loading).</u>		
<u>Signs</u>	<u>As required by Chapter 18.54 (Signs).</u>		

Continues on next page.

Notes:

- (1) Maximum percentage of net site area that may be covered with structures and pavement. See the definition of site coverage in Chapter 18.220 (Definitions, Glossary).
- (2) Maximum allowable height for structures. See 18.30.090 (Height Measurement and Height Limit Exceptions).
- (3) Projects in the NMU zoning district located directly adjacent to Donner Lake are required to comply with the required setbacks of Section 18.38.050 (Donner Lake Development Standards).

18.14.050 - Mixed Use Component

Land uses and projects in the CMU and NMU zoning districts are required to comply with the following standards:

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

1. In the CMU zoning district, more than 1/3 of the floor area of the project must be dedicated to commercial uses.
2. In the NMU zoning district, at least half of the floor area of the project must be dedicated to commercial uses, with the following exception:
 - a) For properties located directly adjacent to Donner Lake, at least one-quarter of the floor area of the project must be dedicated to commercial uses.
3. Projects proposing new construction or existing developed sites proposing an increase in floor area which is equal to or greater than 50 percent of the existing floor area must comply with the following:
 - a) For mixed-use projects without a residential component, the project must provide more than one type of use (e.g., restaurant and studio or retail and office).
 - b) For mixed-use projects proposing a residential component, the project must meet the minimum density requirements of the zoning district.
 - c) A mixed-use project which provides more than one non-residential use and only includes on-site workforce housing units is not subject to the minimum density requirements.

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

18.14.060 – Mixed Use Zoning Design Standards

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

A. **Building orientation.** Buildings shall be oriented to the street and parking shall be provided in the rear or on the side of the building to create a pedestrian-oriented environment.

Commercial and Manufacturing Mixed Use Districts

18.1214

- B. Ground-floor commercial requirement.** Mixed-use developments shall have commercial spaces on the ground floor on the front of the building and residential uses and other nonresidential uses located above or behind the commercial use.
- C. Multi-family unit size.** Multi-family residential units for projects in the CMU zoning district are limited to a maximum average living area of 1,000 square feet.
- D. Streamlined Residential Review.** For projects with at least two-thirds of the gross square footage of the development designated for residential use, consistency with development standards, including the Objective Design Standards (Chapter 18.25), may be administratively determined through the Streamlined Residential Review (Chapter 18.79).

18.14.070 – Mixed Use Zoning District Performance Standards

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

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

18.14.070 - Retail Trade Uses

A single retail trade use or business as listed in Tables 2-10 shall not exceed 20,000 square feet of gross floor space. For the purpose of calculating the maximum square footage, the gross floor area of adjacent stores shall be aggregated in cases where the stores (1) are engaged in the selling of similar or related goods, wares or merchandise and operate under common ownership or management; (2) share checkstands, a warehouse, or a distribution facility; or (3) otherwise operate as associated, integrated or co-operative business enterprises. This restriction on the maximum gross

~~Commercial and Manufacturing~~ Mixed Use Districts

18.1214

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-Truckee~~ Plan that define the type, amount and mixture of land use allowed. The subareas include development of residential, commercial and mixed uses. The intent of this zoning district is to provide for development in Master Plan Areas consistent with the applicable policies and land uses identified for the Master Plan Areas in the ~~Specific-Truckee~~ Plan. The DMP zoning district is consistent with the Master Plan Area land use classification of the Downtown ~~Specific-Truckee~~ Plan.
- G. ~~DRR (Downtown Railroad)~~RTC (Rail Transportation Corridor) District.** The ~~Downtown Railroad~~Rail Transportation Corridor zoning district allows railroad operations and facilities, surface and subsurface utility lines, and land uses allowed immediately adjacent to the railroad right-of-way. This designation includes all areas within the Union Pacific Railroad right-of way. applies to portions of the Union Pacific Railroad right of way and operating properties within the Downtown Study Area which are not considered suitable for lease or sale to private parties for new non-railroad related land uses. The intent of this zoning district is to identify lands which are limited to land uses dedicated to railroad and railroad related operations and facilities, and surface and subsurface utility lines, utility related installations and other subsurface uses.

18.16.030 - Special Purpose District Land Uses and Permit Requirements

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

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

- B. Requirements for the PC (Planned Community) District.** In advance of Specific Plan approval, interim uses within the PC zoning district shall be limited to those allowed by this Chapter within the RC zoning district except golf courses and clubhouses, subject to the same land use permit requirements as the uses within the RC district. PC-1 (Coldstream Specific Plan), PC-2 (Gray’s Crossing Specific Plan), and PC-3 (Joerger Ranch Specific Plan) have been adopted and are the governing documents for the designated areas.

C. Requirements for the DMP (Downtown Master Plan) District. In advance of Master Plan approval, the following interim uses within the DMP zoning district shall be permitted uses:

1. A single-family dwelling on an existing parcel not owned by Union Pacific Railroad;
2. Improvements and land uses necessary for railroad operations on railroad owned property;
3. Operation of existing legally approved uses, subject to the non-conforming use provisions set forth in Chapter 18.130 (Nonconforming Uses, Structures and Parcels);
4. Public parking lots and appurtenant uses; and
5. Expansion of up to 25 percent of the floor area of existing non-residential land uses.

~~**D. Density for the Truckee River (Bright Property) Downtown Master Plan Area.** The density guideline for the Truckee River (Bright Property) Downtown Master Plan Area is 40 single family residential units. 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.~~

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

TABLE 2-~~10~~12 - ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE DISTRICTS

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

AGRICULTURE, RESOURCE & OPEN SPACE USES

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

MANUFACTURING & PROCESSING USES

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

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for 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) Zoning Clearance required when operated by a public agency; otherwise, Use Permit required

Continues on next page.

**TABLE 2-10-12 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR SPECIAL PURPOSE DISTRICTS (Continued)**

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

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Campgrounds			UP			
Community centers			UP	UP		
Docks and piers, commercial		MUP	MUP	P(2)		
Equestrian facilities, commercial or public			UP			18.58.060
Golf courses and country clubs		UP	UP	UP(2)		
Golf driving range			UP			
Health/fitness facilities			UP			
Hunting and fishing clubs	MUP	MUP	UP			
Ice skating rinks			UP	P		
Libraries and museums				P(3)		
Marina		MUP	UP	P(2)		
Outdoor commercial recreation			UP	P(2)		
Parks and playgrounds	MUP		P	P(2)		
Private residential recreational facilities			UP			
Public Assembly Uses		UP	UP	UP		18.58.090
Recreational vehicle (RV) parks			UP			
Religious retreats and organizational camps			UP			
Schools - Public and private				P(2)		
Schools - Specialized education and training				P(2)		
Seasonal park caretaker				P		
Ski lift facilities and ski runs			UP			
Sport facilities/outdoor entertainment				P(2)		
Theaters and event spaces				P(2)		

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for 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 2-10-12 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR SPECIAL PURPOSE DISTRICTS (Continued)**

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

RESIDENTIAL USES (3)

Accessory dwelling units		P	P			18.58.025
Animal raising and keeping of household pets and backyard chickens, accessory to a primary residential use		P(2)	P(2)			18.58.060
Caretaker housing			P			
Detached living areas		MUP	P			18.58.220
Employee housing		MUP(4)	P(4)			
Farmworker housing, up to 12 units or 36 beds in group quarters	P(5)	P(5)				
Manufactured home		MUP	P			18.58.170
Junior Accessory Dwelling Units		P	P			18.58.025.O
Mobile home as temporary construction residence		P	P			
Residential care homes, 7 to 12		UP				
Single-family dwellings	MUP	P			18.25	
<u>Student and employee housing</u>				P		
Supportive housing		MUP(4)	P(4)			18.58.255
Transient rental, single-family dwellings		P	P			
Transitional housing		MUP(4)	P(4)			
<u>Workforce housing required pursuant to Chapter 18.216</u>				P		<u>18.216</u>

RETAIL USES (3)

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 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
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TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	

Notes:

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

Special Purpose Districts

18.16

- (4) Employee, supportive, and transitional housing are subject to the same regulations that apply to other residential uses of the same type in that zone.
- (5) Farmworker housing is subject to the same regulations that apply to other agricultural uses in the same zone.

**TABLE 2-10-12 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR SPECIAL PURPOSE DISTRICTS (Continued)**

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

SERVICE USES

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

TEMPORARY USES

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

TRANSPORTATION, INFRASTRUCTURE & COMMUNICATIONS USES

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

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Zoning Clearance required for 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:

Special Purpose Districts

18.16

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

18.16.040 - Special Purpose District General Development Standards

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

**TABLE 2-113
SPECIAL PURPOSE DISTRICT GENERAL DEVELOPMENT STANDARDS**

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

Notes:

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

TABLE 2-~~113~~
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).	12-24 dwelling units per acre for student and employee housing projects. Determined through land use permit process.
Setbacks required	Minimum setbacks required unless otherwise shown on the Zoning Map. See 18.30.120 (Setback Requirements and Exceptions) for setback measurement, allowed projections into setbacks and exceptions to required setbacks.	
Front	20 ft.; 30 ft. on lots of 3 acres or larger.	
Sides (each)	20 ft; 30 ft. on lots of 3 acres or larger.	Determined through land use permit process.
Street-side	15 ft.; 30 ft. on lots of 3 acres or larger.	
Rear	20 ft.; 30 ft. on lots of 3 acres or larger	
Clustered development	Required in compliance with 18.46 (Open Space/Cluster Requirements).	
Site coverage (3)	40%, maximum.	
Site Disturbance	In compliance with 18.30.080.D (Maximum site disturbance for single-family residential uses).	
Floor Area Ratio	Average 0.2 FAR for non-open space land	0.8 FAR maximum (average FAR 0.2 for public hospital/office)
Open space	Permanent open space shall be provided in compliance with 18.46 (Open Space/Cluster Requirements).	
Height limit (4)	35 ft. or 3 stories, whichever is less.	
Landscaping	As required by Chapter 18.40 (Landscaping).	
Parking and loading	As required by Chapter 18.48 (Off-Street Parking and Loading).	
Signs	As required by Chapter 18.54 (Signs).	

Notes:

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

18.16.050 - RC (Resource Conservation) District Development Standards

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

18.16.060 - PC (Planned Community) District Development Standards

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

18.16.070 - REC (Recreation) District Development Standards

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

18.16.080 - DMP (Downtown Master Plan) District Development Standards

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

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

18.16.090 - Special Purpose District Performance Standards

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

- A. Sewer Requirement.** No land use shall be approved with on-site sewage disposal. Connection to sewer shall be required.
- B. Exceptions.** Residential subdivisions creating four or less parcels may use on-site septic systems with the approval of the appropriate health and environmental agencies and if approved by the review authority.

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

18.20.040 - Historic Preservation (-HP) Overlay District

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

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

18.24.110 - Design Guidelines for Specific Land Uses

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

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

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

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

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

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

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

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

~~2. **Building design.** All building elevations, whether they function as the front, side or rear of the building, should be architecturally detailed to avoid the appearance of the “back~~



**FIGURE 2-29
DRIVE THROUGH DESIGN**

~~of the building.” Buildings should contribute a positive presence to the street scene. The use of franchise or corporate architecture is strongly discouraged.~~

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

1. Site organization.

- 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.

18.25.120 - Residential Mixed-Use Development

- A. Purpose.** In addition to the design standards in this Chapter, this Section identifies additional requirements for development of residential mixed-use projects in the CN, ~~CG, CS, and~~ DMU, ~~DC, M and DM~~ zoning districts with at least two-thirds of the gross square footage of the development designated for residential use. For projects with less than two-thirds of the gross square footage of the development designated for residential use, reference Section 18.58.140 (Mixed-Use Developments).
- B. Allowed land uses.** The uses which may be approved in a mixed-use project shall be those allowed in the applicable zoning districts in compliance with the provisions of Section 18.12.030 (Commercial and Manufacturing District Land Uses and Permit Requirements). In addition, uses not specifically permitted in the applicable zoning district (e.g., office use in a manufacturing zoning district) may be approved in a mixed-use project as an accessory use. The floor area for uses not specifically permitted in the applicable zoning district shall not exceed 25% of the total floor area of the non-residential uses within each tenant space of the mixed-use project, and the review authority shall find that the uses are compatible with the other uses in the mixed-use project and the surrounding area. Reference Chapter 18.58.130 (Live/Work and Work/Live Units) for requirements for Live/Work and Work/Live Units.
- C. Residential mixed-use development standards.** A project shall meet the following requirements:
- ~~1. **Minimum density.** The project shall provide a minimum density of two residential units per acre onsite. For example, a mixed-use development on a 0.5-acre site shall include at least one residential unit, and a development on a two-acre site shall include at least four residential units. The residential units may be counted toward any workforce housing requirements for the project to comply with Chapter 18.216 (Workforce Housing).~~
 - ~~2. **Maximum density.** In the CN, CG, CS, DC, M, DM, and DMU zoning districts residential density shall not exceed four units per acre.~~
 1. **Minimum and maximum density.** The project shall comply with the minimum and maximum density requirements established by the density range for the zoning district.
 - ~~3.2. **Mix of uses.** Mixed-use multifamily residential developments shall have nonresidential space on the ground floor with residential uses and other commercial above or nonresidential space at the front of the site and residential uses at the rear. The uses may be attached or detached but must be comprehensively planned and managed. In the ~~CG, DC, CMU and~~ DMU zoning districts, mixed-use developments shall have commercial spaces on the ground floor on the front of the building and residential uses and other nonresidential uses located above or behind the commercial uses.~~

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

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

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

5.4. Maximum multi-family residential unit sizes. The maximum average living 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.~~

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

18.30.110 - Screening and Buffer

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

- A. Screening and buffer between non-residential or mixed use and residential land uses.** Where a non-residential development, mixed use development, or new land use is proposed on a parcel in the CG, CS, CH, CMU or M zoning district, and adjoins a residential zoning district, the following screening/buffering features shall be constructed as part of the development or land use:
1. A six-foot high, solid decorative masonry wall or solid fence or a combination of landscaping, berm and fencing, or wall shall be constructed between the non-residential use and residentially zoned parcels. The wall shall be architecturally treated on both sides and the design of the screening (e.g., berm and fencing, landscaping, or wall) shall be subject to the approval of the Director. A landscaping strip with a minimum width of five feet shall be provided along the wall or fence. If adjoining a parking area, the landscaped area may be counted towards required interior parking lot landscaping.
 2. All proposed or required landscaping shall comply with Chapter 18.40 (Landscape Standards).

Commented [LD1]: Do we want to apply these standards to CMU projects?

Commented [YD2R1]: I think so. We could distinguish between SFR/MFR zoning districts if we wanted to get into details.

3. The review authority may modify or waive the requirements of this subsection or approve alternatives to the screening and buffer methods if the review authority finds the characteristics of the site or vicinity would make the required screening and buffer unnecessary or the alternative will achieve the same effect of the required screening and buffer.

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

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

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

Commented [LD3]: Seems like we would want to apply these standards in NMU like we do with CN (Yumie identified these standards in for the Truckee Overhead Door mixed-use project in CN

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

18.46.050 - Open Space Standards

A. Minimum open space requirements.

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

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

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

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

B. Permanent open space.

1. The portions of the original underlying/parent parcel counted toward the minimum open space area requirement shall be preserved as permanent open space. Preservation and management options for open space, in order of preference, include the following:

CHAPTER 18.54 - SIGNS

Sections:

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

18.54.010 - Purpose of Chapter

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

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

18.54.020 – Applicability

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

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

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

Zoning District	Minimum Lot Size	Maximum Number
RS, DRS, DRM, DMU (1) (2)	2,500 sq. ft.	2
	5,000 sq. ft.	4
	10,000 sq. ft.	6
	0.5 acres	More than 6 is subject to Minor Use Permit
RM, DRH (2)	Subject to Minor Use Permit	Subject to Minor Use Permit

Notes:

- (1) Raising and keeping of six or fewer backyard chickens shall be allowed in these zoning districts without a permit requirement in association with single-family residential uses only
- (2) Raising and keeping of backyard chickens in association with multi-family residential uses in these zoning districts may be allowed subject to Minor Use Permit approval

3. Shelter requirement. A coop shall be provided that meets the following minimum standards:

- a. Be predator-proof from the sides, the top, and from below.
- b. Be located a minimum of 20 feet to the nearest abutting residence and five feet to any property line.
- c. Movable chicken coops are allowed in compliance with Table 3-3 for Residential Accessory Uses and Structures, and shall be considered temporary structures.

18.58.070 - Bed and Breakfast Inns

This Section establishes standards for the development and operation of Bed and Breakfast Inns (B&Bs). The intent of these provisions is to ensure that compatibility between the B&B and any adjoining residential zoning districts/uses is maintained and enhanced.

A. Applicability. Bed and Breakfast Inns (B&Bs) are allowed in the RR, RS, DRS, RM, DRM, DRH, DMU, NMU, CN and CH zoning districts with Minor Use Permit approval in compliance with Chapter 18.76, and in the CG and DC zoning districts with Zoning Clearance approval in compliance with Chapter 18.72.

- 1. Hosted Rental Exceptions.** The renting of one designated bedroom within a single-family dwelling for the purpose of overnight or vacation lodging as a hosted rental is allowed as a permitted use, subject to compliance with Municipal Code Chapter 3.24 (Transient Occupancy Tax) and the following criteria:

**TABLE 3-15
MAXIMUM SITE COVERAGE**

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

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

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

 - ~~1. Aisle design. Drive through aisles shall be located and designed as follows:

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

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

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

18.58.114 - Electrical Utility Facilities

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

18.58.140 - Mixed-Use Development

- A. **Applicability.** This Section applies to mixed-use projects in the CN, ~~CG, CS, CMU, NMU, DMU, DC, M~~ and DM zoning districts where less than two-thirds of the total gross floor area for the project is designated for residential uses. Projects that have two-thirds or more of the total gross floor area designated for residential uses are considered multi-family residential projects and are eligible for Streamlined Residential Review (Chapter 18.79). This section also applies to projects that request Flexible Design Review (Section 18.25.030.B).
- B. **Purpose.** The intent is to ~~incentivize~~ allow a mixture of commercial and manufacturing/industrial uses with residential uses ~~within the commercial and manufacturing zoning districts~~ to increase the area's population and pedestrian activity, and to reduce air pollution, energy consumption and transportation costs. The provisions of this Section allow greater flexibility in design and encourage innovative and creative site planning by providing incentives to combine commercial and residential land uses on the same site.
- C. **Allowed land uses.** The uses which may be approved in a mixed-use project shall be those allowed in the applicable zoning districts in compliance with the provisions of Section 18.12.030 (Commercial and Manufacturing District Land Uses and Permit Requirements) and Section 18.14.030 (Mixed Use District Land Uses and Permit Requirements). In addition, uses not specifically permitted in the applicable zoning district (e.g., office use in a manufacturing zoning district) may be approved in a mixed-use project as an accessory use. The floor area for uses not specifically permitted in the applicable zoning district shall not exceed 25 percent of the floor area of the non-residential uses within each tenant space of the mixed-use project, and the review authority shall find that the uses are compatible with the other uses in the mixed-use project and the surrounding area. Live/work and work/live units as defined in Section 18.58.130 shall require Minor Use Permit approval, and the "work" portion of each unit shall count toward the maximum allowable floor area ratio of the project.
- ~~D. **Eligibility for mixed-use development incentives.** To qualify for a mixed-use development incentive, a project shall meet the following minimum requirements:~~
 - ~~1. The project shall provide a minimum density of two residential units per acre onsite. For example, a mixed-use development on a 0.5-acre site shall include at least one residential unit, and a development on a two-acre site shall include at least four residential units.~~

~~The residential units may be counted toward any workforce housing requirements for the project to comply with Chapter 18.216 (Workforce Housing).~~

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

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

1. **Maximum Residential Density.** Residential density shall ~~not exceed four units per acre~~ comply with the minimum and maximum density for the applicable zoning district.
2. **Floor area.** Residential floor space in a mixed-use project shall count towards the allowed floor area as determined by the floor area criteria development standard.
3. **Mixed Use Component.** Projects in the CMU and NMU zoning districts are required to provide a mixed use component in compliance with Section 18.14.050 (Mixed Use Component).
- 1.4. **Inclusionary housing.** Residential units in a mixed-use development project shall comply with Chapter 18.214 (Inclusionary Housing) and Chapter 18.216 (Workforce Housing).
- 2.5. **Amenities.** Projects with residential units, including projects where less than two-thirds of the gross floor area of the development is designated for residential use, shall be subject to the applicable requirements of Sections 18.25.050.D (Open Space and Common Outdoor Areas, 18.25.090.B (Balconies, porches, decks, and patios), and 18.25.090.C (Amenities).
3. ~~**Floor area.**~~
 - a. ~~The maximum floor area ratio may be increased by 0.05, or 2,178 square feet per acre in accordance with Section 18.12.050 (Floor Area Ratio Criteria).~~
 - b. ~~Commercial and/or industrial uses shall be the primary components of a mixed-use project. Residential floor area shall not exceed 50 percent of the total floor area of the mixed-use project. For example, a project with 5,000 square feet of industrial warehouse space may have up to 5,000 square feet of residential floor area.~~
 - e. ~~Residential floor space shall not be counted towards the allowed floor area as determined by the floor area criteria development standard.~~
6. **Design.** Mixed-use developments shall have commercial spaces on the ground floor on the front of the building and residential uses and other nonresidential uses located above or behind the commercial uses.

7. **Phasing.** The project may be developed as one or more multi-use or single purpose structures. If the project is developed in phases, a proportionate amount of residential units shall be constructed in each phase.
- ~~4. **6. Additional Incentives.** The development standards of the applicable zoning district shall apply to mixed use projects unless they are specifically modified by the review authority as an additional incentive. The review authority shall find that the modifications are appropriate on the site and will not create adverse impacts on the surrounding area.~~
- ~~a. The maximum site coverage development standard may be increased up to 10%.~~
- ~~b. The minimum open space development standard may be decreased up to 10%.~~
- ~~c. The number of parking spaces required for the project may be decreased up to 10%.~~
- ~~d. The amenities required in Section 18.58.140.D may be waived for second story residential units above commercial/industrial uses.~~

18.58.150 - Mobile Home Parks and Subdivisions

- A. Purpose.** This Section establishes standards for the location, development and operation of mobile homes in planned, integrated mobile home parks or subdivisions, and to protect the health, safety and welfare of the community and those living within the park or subdivision.
1. These standards are intended to produce a development with appropriate standards of light and air, open space, pedestrian and vehicular circulation, and a density which is similar to those required by the residential zoning district in which the development is located.
 2. For purposes of this Section, the use of the term “mobile home park” shall mean and refer to both a mobile home park and a mobile home subdivision.
- B. Applicability.** New mobile home parks shall conform to the minimum standards of this Section. The Commission may impose other, more restrictive requirements in the interest of public health, safety and welfare.
- C. Design and development standards.**
1. **Minimum area and density.** Proposed mobile home parks shall comply with the following requirements:
 - a. Minimum site area for park: Five acres.
 - b. Minimum lot area: 3,500 square feet for parcels in a mobile home subdivision.
 - c. Maximum density: Eight spaces per acre.

- (b) In locations where the existing topography, vegetation or other structures provide the greatest amount of screening; or
 - (c) On vacant land without significant visual mitigation, only in commercial and manufacturing zoning districts.
- (2) **Prohibited areas.** Wireless communications facilities shall not be established within the RS, RM, DRS, DRMT, DRH, NMU, OS and RC zoning districts, within the HP Overlay District, or within environmentally sensitive areas as outlined in Chapter 18.46.
 - (3) **Placements on existing structures.** The Town shall encourage and allow placement of wireless communications facilities on appropriate existing Town structures and towers subject to reasonable engineering requirements. The Town shall encourage utility providers, special districts and other public agencies to allow placement of wireless communications facilities on appropriate existing structures and towers subject to reasonable engineering requirements.
 - (4) **Setbacks.** The facility shall not be located within any front, side, or street-side setbacks in any zoning district and shall not extend beyond the property lines. In zoning districts that do not have setbacks, the facility shall not be located within twenty (20) feet of any front property lines and ten (10) feet of any side or rear property lines.
 - (6) **Signs.** No facility may display any signage or advertisement unless it is required under FCC regulations or required by law or permit condition. Every facility shall at all times display signage that accurately identifies the facility owner and provides the owner's unique site number and a local or toll-free telephone number to contact the facility owner's operations center.
 - (7) **Undergrounding required.** Electrical and equipment wiring shall be placed underground.
 - (8) **Unused/obsolete equipment.** Unused/obsolete equipment or towers shall be removed from the site within six (6) months after their need has ceased.
 - (9) **Stealth design.** State of the art stealth design technology shall be utilized as appropriate to the site and type of facility. Wireless communications facilities that are mounted on buildings or structures shall be designed to match existing architectural features, incorporated in building design elements, camouflaged, painted, or otherwise screened to achieve a stealth design in a manner that is compatible with the architectural design of the building or structure and compatible with the appearance and character of the surrounding neighborhood. New standalone facilities shall use designs that are compatible and blend in with the surrounding area, for example, faux trees should be of the same type and size as nearby real trees. All finishes shall be non-reflective.

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

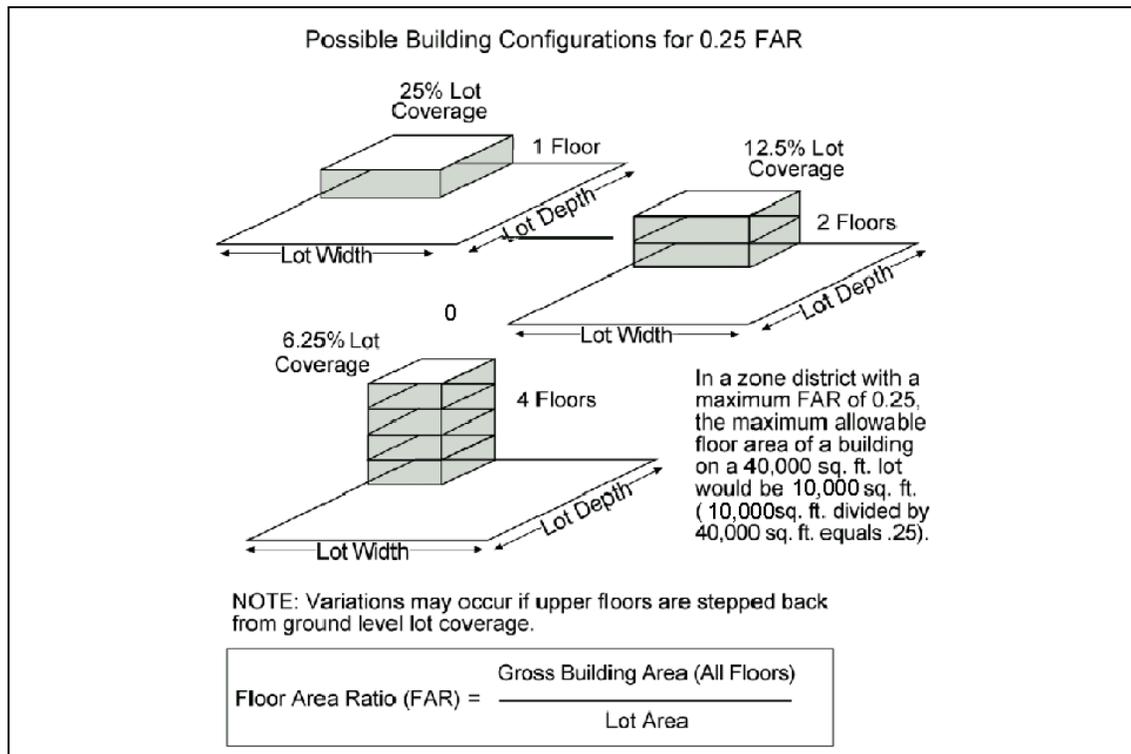
Floodplain, 100-year. See “One-hundred-year floodplain”.

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

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

Floor Area. See “Gross Floor Area.”

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



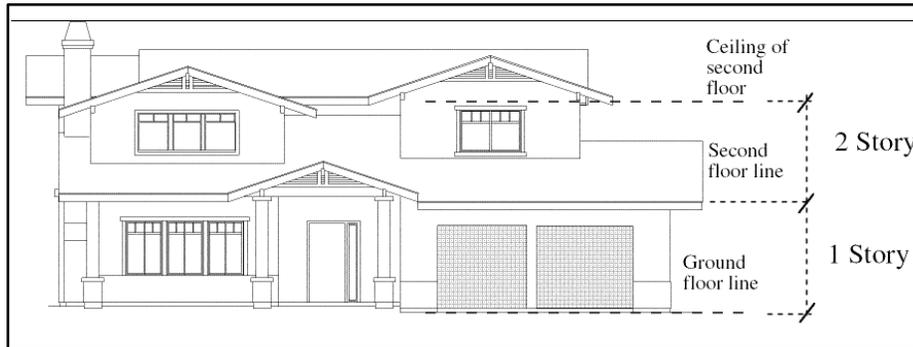


FIGURE 8-7
STORY

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

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

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

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

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

Structure, primary. See “Primary Structure.”

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

Studios for Art, Dance, Music, Photography, etc. Facilities for: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; and martial arts training studios.

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