

**PLANNING COMMISSION RESOLUTION 2025-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF TRUCKEE  
RECOMMENDING APPROVAL OF AMENDMENTS TO THE TRUCKEE RAILYARD MIXED-  
USE DEVELOPMENT MASTER PLAN AND THE TAHOE TRUCKEE COMMUNITY  
FOUNDATION ZONING CLEARANCE**

**EXHIBIT “A”**

**TRUCKEE RAILYARD MIXED-USE DEVELOPMENT MASTER PLAN AMENDMENTS**

The Planning Commission hereby recommends the following amendments to the Truckee Railyard Mixed-Use Development Master Plan. (Additions and modifications are shown in red type.)

## 5. Development Standards and Guidelines

**Table 5-1: Allowed Land Uses and Permit Requirements**

P = Permitted; UP = Use Permit; MUP = Minor Use Permit; TUP = Temporary Use Permit; - = Not Permitted

Land Use	DE	IH	TC
<b>Agriculture, Resources &amp; Open Space Uses</b>			
Nature reserves	P	P	P
Trails	P	P	P
<b>Manufacturing &amp; Processing Uses</b>			
Building Materials Storage	P (2)	UP	
Clothing products	-	P	-
Electrical and electronic equipment, instruments	-	UP (3)	-
Food and beverage production and distribution	UP	UP (3)	-
Furniture/fixtures manufacturing, cabinet shops	-	P (3)	-
Glass products	-	UP (3)	-
Handcraft industries, small-scale manufacturing	-	P	-
Metal fabrication, machine, and welding shops	-	UP (3)	-
Paper products	-	P	-
Printing and publishing	-	P (3)	-
Recycling - Reverse vending machines	P	P	-
Recycling - Small collection facility	P	P	-
Stone and cut stone products	-	P (3)	-
Structural clay and pottery products	-	P	-
Textile and leather products	-	P	-
Warehousing, wholesale and distribution	-	P	-
<b>Recreation, Education &amp; Public Assembly Uses</b>			
Churches/places of worship	-	UP (5)	-
Community centers	P (4,5)	UP	UP
Health/fitness facilities	P	P	-
Ice skating rinks	P	-	-
Indoor recreation centers	UP	UP	UP
Libraries and museums	UP(13)	UP(13)	-
Membership organization facilities	P (5)	P	-
Parks and playgrounds	UP	UP	UP
Schools - Public and private	UP (4,13)	UP(13)	-
Schools - Specialized education and training	P (4,13)	P(13)	-
Sport facilities/outdoor public assembly	UP	UP	-
Studios - Art, dance, music, photography, etc.	P	P	P(12)
Theaters and meeting halls	P	P	-
<b>Residential Uses(14)</b>			
Caretaker and employee housing	MUP (4)	MUP	MUP
Detached living areas	-	P	P
Live/work units	P (4,7)	P (7)	P (7)
Work/live units	P (6)	P (6)	
Multi-family dwellings, individual ownership, 2 to 10 units	P	P	P
Multi-family dwellings, individual ownership, 11 and more units	P	P	P
Multi-family dwellings, in commercial/ industrial project	P	P	-
Secondary residential units	-	-	P

Table 5-1: Allowed Land Uses and Permit Requirements *Continued*

Land Use	DE	IH	TC
Single-family dwellings	-	-	P
Single-room occupancy (SRO) housing	P	P	-
Transient rental, multi-family dwellings	P	P	UP
Transient rental, single-family dwellings	-	-	P
<b>Home Occupations</b>			
Home Occupations are permitted in the Master Plan Area consistent Development Code Section 18.58.120; with specific exceptions to this section as described in section 5.3(d).			
<b>Retail Trade Uses</b>			
Accessory retail uses	P	P (3)	P(12)
Alcoholic beverage sales, beer and wine only	P	P	-
Alcoholic beverage sales, other than beer and wine	MUP	MUP	-
Bars and drinking establishments	P	P (8)	-
Convenience stores	P	P	-
Furniture, furnishings, and equipment stores	P	P	-
Grocery stores	P	P	-
Mini or Pop-Up Retail Spaces	UP	UP	-
Outdoor retail sales and displays	UP	UP	-
Plant nurseries and garden supply stores	P	MUP	-
Restaurants, counter service	P	P	-
Restaurants, table service	P	P	-
Retail stores, general merchandise	P	P	P(12)
Second hand stores	P	P	-
<b>Service Uses</b>			
Automated teller machines (ATMs)	P	P	-
Banks and financial services	P	P	-
Bed and breakfast inns	-	UP (9)	P (9)
Business support services	-	P (3)	-
Car Wash	-	UP	-
Card lock fueling facility	-	UP	-
Child day care centers	UP (4)	UP(13)	UP(13)
Child day care, large family day care homes	-	-	P (10,13)
Child day care, small family day care homes	-	P (10,13))	P (10,13))
Hotels and motels	P	-	-
Laundromat	-	P (4)	-
Medical services - Clinics and labs	-	P (3)	-
<b>Nonprofit office and gathering space</b>	<b>P</b>		
Offices, accessory to primary use	P (4)	P	P
Offices, business and professional	P (4)	P	-
Personal services	P	P	-
Public buildings and structures	P	P	P
Public safety and utility facilities	UP (4,11)	UP (11)	UP (11)
Repair/maintenance - Consumer products	P (4)	P	-
Research and development (R&D)	-	P	-
Service Station	-	UP	-

## 5. Development Standards and Guidelines

Table 5-1: Allowed Land Uses and Permit Requirements *Continued*

Land Use	DE	IH	TC
Snow Removal	-	UP	-
Studios (art, dance, music, photography) secondary to primary residential use	P	P	P(12)
Veterinary, clinics, animal hospitals, kennels, boarding	-	UP	-
Visitor center	P	-	-
<b>Temporary Uses</b>			
Commercial filming	TUP	TUP	TUP
Model homes	MUP	MUP	MUP
Offices, temporary real estate	MUP	MUP	MUP
On-site material processing	-	-	-
On-site soil remediation activities	TUP	TUP	TUP
Outdoor retail sales, temporary	TUP	TUP	TUP
Street Vendor	TUP	TUP	TUP
Temporary events, non-profit organization	TUP	TUP	TUP
Temporary work trailers	TUP	TUP	TUP
<b>Transportation, Infrastructure &amp; Communications Uses</b>			
Broadcasting studios	P	-	-
Commercial Parking Garage	UP (4)	UP	-
Electric utility facilities	UP	UP	UP
Pipelines	UP	UP	UP
Telecommunications facilities	UP	UP	UP
Transit stop shelters	P	P	P
Utility lines	P	P	P

### Notes:

- (1) Subject to Truckee Development Code Section 18.58.060, animal raising and keeping.
- (2) Building Materials Storage uses are permitted in the DE only if said uses were existing prior to the adoption of this Master Plan.
- (3) Hours of operation limited to 7:00 a.m. to 7:00 p.m. on weekday and 9:00a.m. to 5:00 p.m. on weekend.
- (4) Use not allowed within 30 feet depth of ground floor building frontage on Primary Street. However, to facilitate initial leasing, the Town may allow these uses on the ground floors of buildings on Primary Streets in DE for a period of up to 5 years from issuance of the building's final certificate of occupancy.
- (5) Subject to Truckee Development Code Section 18.58.090, Churches, Community Centers and Membership Organizations
- (6) Subject to Truckee Development Code Section 18.58.130, with the following exceptions:
  - o A Work/Live Units is not required to be operated by the owner (resident) per 18.58.130 B(5).
  - o Parking shall be provided in accordance with this Chapter.
  - o Living and working spaces may be independently accessible from one another.
- (7) Subject to Truckee Development Code Section 18.58.130.
- (8) Not permitted within 200 feet of a single-family residential use
- (9) Subject to Truckee Development Code Section 18.58.070, Bed and Breakfast Inns
- (10) Subject to Truckee Development Code Section 18.58.080, Child Daycare Facilities
- (11) Permitted only if use is operated by a public agency. Office and outdoor storage is not otherwise permitted in the District.
- (12) Permitted use if secondary to (occupies less than 50% of the floor area of the unit) a residential use in a live/work unit.
- (13) Children's schools, libraries and day care centers are not permitted in area of District that falls within Truckee Tahoe