

sustainability and greenhouse gas reduction (see Section 110.220.415 *Greenhouse Gas Reduction*.)

- b. The fee for allocations is established in the Master Fee Schedule for Washoe County applications accepted by the Planning and Building Division of the Washoe County Community Services Department.
4. People at One Time. In addition to requirements of TRPA Code of Ordinances Section 50.9, *Regulation of Additional Recreational Facilities*, additional outdoor recreational facilities outside Town Center overlay districts shall be regulated by and shall not exceed the maximum number of People at One Time (PAOT) identified by this document for each Regulatory Zone. If PAOT allowances are not specified in the special policies for the applicable Regulatory Zone, then additional PAOT allocations are not allowed. There are no supplemental limitations for PAOT allocations within Town Center overlay districts.
5. Residential Bonus Units. A residential bonus unit may be used in lieu of potential residential unit of use pursuant to TRPA Code of Ordinances. Residential bonus units may be assigned by TRPA or Washoe County for transfers of development into Town Centers or other bonus unit incentive programs in accordance with Chapters 51, *Banking, Conversion, and Transfer of Development*, and 52, *Bonus Unit Incentive Program*, of the TRPA Code of Ordinances.
6. Land Coverage. Land coverage requirements are set forth in Chapter 30, *Land Coverage*, of the TRPA Code of Ordinances. Projects located within a designated Town Center may obtain up to 70% land coverage in accordance with Chapter 13, *Area Plans*, of the TRPA Code of Ordinances. Lots with existing coverage in excess of 70% must reduce coverage pursuant to Section 110.220.40(3).

Section 110.220.30 Density. Outside of the Town Center overlay districts, maximum density in the Tahoe Planning Area is regulated by Chapter 31, *Density*, of the TRPA Code of Ordinances. The maximum densities for specific use types are listed in the table of allowed uses for each Regulatory Zone. Additional standards for density in designated Town Centers can be found in Section 110.220.35, *Town Center Overlay*. The maximum density for nursing and personal care and residential care uses within a Town Center is established in Section 110.220.410, *Residential Care / Nursing and Personal Care Density Exceptions*.

Section 110.220.35 Town Center Overlay. There are three areas designated with the Town Center overlay in the Tahoe Planning Area (see Figures 110.220.01, *Incline Village Commercial Town Center*; 110.220.02, *Incline Village Tourist Town Center*; and 110.220.03, *Crystal Bay Tourist Town Center*.) The Town Center overlay districts provide a focus area for the re-development goals of the TRPA Regional Plan and are subject to additional regulation to promote redevelopment. Town Centers are eligible for additional height, density, and land coverage as described in this section.

The following additional regulations apply to development within an adopted Town Center.

1. Height. Development within a designated Town Center is permitted to be 4 stories (56 feet) maximum, when the following conditions are met:
 - a. The project is designed to meet the greenhouse gas reduction standard described in Section 110.220.415, *Greenhouse Gas Reduction*.

Section 110.220.145 Incline Village Commercial Regulatory Zone.

NCLINE VILLAGE COMMERCIAL REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Employee Housing	A	Based on other residential use densities
Multiple Family Dwelling	S	15 units per acre minimum 25 units per acre maximum
Multi-Person Dwelling	S	25 people per acre
Nursing and Personal Care (Section 110.220.410)	S	40 people per acre
Residential Care (Section 110.220.410)	S	40 people per acre
Single Family Dwellings	S	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Tourist Accommodation		
Bed and Breakfast Facilities	A	5 units per site
Hotels, Motels and Other Transient Dwelling Units	A	40 units per acre
Timeshare (Hotel/Motel Design)	S	Based on hotel, motel and other transient use densities set forth above
Timeshare (Residential Design)	S	Based on hotel, motel and other transient use densities set forth above
Commercial		
Auto, Mobile Home and Vehicle Dealers	A	
Building Materials and Hardware	A	
Eating and Drinking Places	A	
Food and Beverage Retail Sales	A	
Furniture, Home Furnishings and Equipment	A	
General Merchandise Stores	A	
Mail Order and Vending	A	
Nursery	A	
Outdoor Retail Sales	S	
Service Stations	A	
Amusements and Recreation Services	S	
Privately Owned Assembly and Entertainment	S	
Outdoor Amusements	S	
Animal Husbandry Services	A	
Auto Repair and Service	S	
Broadcasting Studios	A	

Thinning	A	
Tree Farms	A	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
Stream Environment Zone Restoration	A	
INCLINE VILLAGE COMMERCIAL REGULATORY ZONE SPECIAL AREA 1		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Multiple Family Dwelling	A	15 units per acre miniumum 25 units per acre
Employee Housing	A	Based on other residential use densities
Nursing and Personal Care (Section 110.220.410)	S	40 people per acre
Residential Care (Section 110.220.410)	S	40 people per acre
Commercial		
Building Materials and Hardware	S	
Eating and Drinking Places	A	
Food and Beverage Retail Sales	A	
Furniture, Home Furnishings and Equipment	A	
General Merchandise Stores	A	
Mail Order and Vending	A	
Nursery	A	
Outdoor Retail Sales	S	
Service Stations	S	
Privately Owned Assembly and Entertainment	S	
Broadcasting Studios	A	
Financial Services	A	
Health Care Services	A	
Personal Services	A	
Professional Offices	A	
Repair Services	A	
Schools – Business and Vocational	A	
Printing and Publishing	S	
Public Service		
Churches	A	
Cultural Facilities	A	

Reforestation	A	
Sanitation Salvage Cut	S	
Thinning	A	
Tree Farms	A	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
Stream Environment Zone Restoration	A	




Section 110.220.150 Incline Village Commercial Regulatory Zone Special Policies.

The following special policies will be implemented in the Incline Village Commercial Regulatory Zone.

1. The Incline Village Commercial Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:
 - a. Preferred Affordable Housing Area
 - b. Scenic Restoration Area
2. Parking areas should be developed taking access from local streets such as Alder Avenue and Incline Way.



INCLINE VILLAGE COMMERCIAL
Regulatory Zoning

-  SPECIAL AREAS
-  SPECIAL EVENTS AREA
-  TOWN CENTER



 NORTH
 Washoe County, NV

Figure 110.220.005 Incline Village Commercial Regulatory Zone Location Map

Martis Peak	50
Tunnel Creek	45
Mount Rose	40

Section 110.220.425 Performance Standards for Stationary or Industrial Noise Sources. The following performance standards shall apply for stationary or industrial noise sources or projects affected by stationary or industrial noise sources as measured at the property line of a noise-sensitive receiving use:

1. Maximum Hourly L_{eq}: 55 dB daytime (7 a.m. – 7 p.m.)
45 dB nighttime (7 p.m. – 7 a.m.).
2. Maximum Level: 75 dB daytime (7 a.m. – 7 p.m.)
65 dB nighttime (7 p.m. – 7 a.m.).

Section 110.220.430 Uses Requiring Additional Review and Approval. Projects that meet one or more of the following criteria shall require review and approval by TRPA and may not be delegated to Washoe County under the Memorandum of Understanding:

1. Shorezone Development. All development within the Shorezone of Lake Tahoe. The shorezone refers to the area along the Lake Tahoe shoreline that includes the nearshore, foreshore, and backshore as defined in TRPA Code Section 90.2. Development within the shorezone is regulated by Chapters 80–85 of the TRPA Code of Ordinances.
2. Large Developments. Large developments as described below:
 - a. Within a designated Town Center:
 - i. Residential developments with over 50,000 square feet of new building floor area.
 - ii. Commercial and mixed-use developments with floor area over 40,000 square feet of new building floor area.
 - b. Outside of a designated Town Center:
 - i. Residential developments with over 25,000 square feet of new building floor area.
 - ii. Commercial and mixed-use developments with over 12,500 square feet of new building floor area.
3. Development in Backcountry and Wilderness Areas. All development in the portions of the Mount Rose and Martis Peak Regulatory Zones that are within the Backcountry or Wilderness land use categories, as shown in Map 1, *Conceptual Regional Land Use*, of the TRPA Regional Plan.