

**Section 110.220.60 Siting on Corner Lots and Sloped Lots.** The following standards apply to any primary building or accessory structure on a corner lot or lot with slopes meeting the thresholds established below.

1. The front yard setback for A accessory structures may be extended ~~built~~ to the front property line on any corner lot when built no closer than sixty (60) feet from the corner, and on any interior or through lot where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) for every ten (10) feet above (or below) the established street grade. The structure shall conform to the height and story limits provided within this section. When a primary building or accessory structure is placed within the front yard setback as described in this section, all the following shall apply:
  - a. The Engineering Division must be able to determine that county right-of-way maintenance and road work operations will not be impeded or sufficient measures have been incorporated in the structure's design to mitigate an impediment to county right-of-way maintenance and road work operations. The county may also require that the county be held harmless from liability resulting from its right-of-way maintenance and road work operations;
  - b. The Engineering Division must be able to determine that the speed of traffic and the volume of traffic on the street is such that the placing of the garage within the front yard setback will not cause a safety problem for vehicles using the street; and
  - c. The Engineering Division must be able to determine that the placement of the structure within the front yard setback will not impede the ability of the county to widen the street in accordance with the adopted Capital Improvements Program, or in accordance with a possible widening of the street as shown in the adopted master plan.
  - d. The placement of the structure is not sited closer than fifteen (15) feet from the edge of pavement of the abutting street.
  - e. The maximum square footage of the portion of the structure designed to encroach on the established setback shall not exceed 25% of the size of the primary structure.
  - f. Structures proposed within 20 feet of the rights-of-way of State Routes 28 or 431 may only be approved pursuant to Subparagraph 36.5.4.A.2 of the TRPA Code of Ordinances.
2. Proposals to establish primary structures utilizing the same development standards for accessory structures found above shall be reviewed pursuant to the administrative review process described in WCC section 110.306.25 for the approval of detached accessory dwellings. However, appeals of administrative reviews for extending the front setback for primary structures to the property line shall be held before the Board of County Commissioners.

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# Tahoe Area Plan Update.

# Tahoe Area Plan Update

## Development Code Amendments



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# Tahoe Area Plan Update.

- The proposed Development Code amendment is one component of a comprehensive update to the Tahoe Area Plan.
- This agenda item is relative only to this one component of the update. The other components of the update include a master plan amendment and regulatory zone amendment.
- The entire package of amendments will be place on a future agenda to correspond with the second reading of the ordinance.





# Tahoe Area Plan Update.

- **Goals for the Updated Plan.**
  - *Create a unified approach to planning and development, based on the TRPA Regional Plan, for the entire Tahoe Planning Area.*
  - Consistency with the Tahoe Regional Planning Agency's Regional Plan.
  - Modernization and updating to reflect current economic and social realities.





# Tahoe Area Plan Update.

## Community and Agency Input

- The development of this plan has been ongoing for a number of years.
- In the last 12 months, drafts were developed and reviewed at CAB and other community venues.
- The agency review list for this effort is extensive and is attached to the staff report.
- A Neighborhood meeting as required by code and statute was held on December 9<sup>th</sup>.
- The Planning Commission conducted a public hearing on February 4<sup>th</sup> and recommended adoption of the proposed amendments.





# Tahoe Area Plan Update.

## Development Code Amendments.

- Amendments to Division Two, Area Regulations, Tahoe Area Modifiers, Article 220.
- Addition of Article 220.1 Tahoe Area Design Standards.





# Tahoe Area Plan Update.

## Development Code Amendments.

### Regulatory Zones

- Removes the overlay of Washoe County's traditional regulatory zones.
- Establishes 27 independent Tahoe area regulatory zones to replace the community plans and the plan area statements.
- Establishes the allowable uses and other regulations specific to that zone.





# Tahoe Area Plan Update.

## Development Code Amendments.

### Town Centers

- Establishes the boundaries and the series of incentives (height, coverage, density) and other regulations directed toward town centers.





# Tahoe Area Plan Update.

## Development Code Amendments.

### Land Use Changes

- Ponderosa Ranch was amended to reflect to the transition from an area focused on a defunct amusement park to the present day vision of the area as a recreation portal.
- Amendments to allow “Day Use” at the Chateau without discretionary approval.
- Increases density for the “Nursing and Personal Care” and “Residential Care” uses.





# Tahoe Area Plan Update.

## Development Code Amendments.

### New Concepts

- Potential natural hazards
- Urban wildlife
- Urban forestry
- Greenhouse gas reduction





# Tahoe Area Plan Update.

## Development Code Amendments.

New Article devoted to design standards.

- The proposed Article 220.1 Tahoe Area Design Standards is a comprehensive manual for ensuring the built environment meets both TRPA and the community's standards.





# Tahoe Area Plan Update.

## TRPA requested change:

**Section 110.220.40 Community Design and Land Use Compatibility.** To ensure the compatibility of adjacent and neighboring land uses, all development in the planning area is subject to the following site and architectural design standards:

3. Coverage Reduction. Projects containing existing land coverage greater than 70 percent shall reduce on-site coverage as follows:
  - a. Within Town Centers, coverage shall be reduced as follows:
    - i. On sites with up to 75 percent coverage, coverage shall be reduced to no more than 70 percent of the site area ~~coverage~~ as part of the project.
    - ii. On sites with more than 75 percent coverage, coverage shall be reduced by 5 percent of the site area as part of the project.
  - b. Outside of Town Centers, coverage shall be reduced by a minimum of five percent or to 70 percent, whichever results in less coverage, as part of the project.
  - c. Areas where coverage has been reduced in compliance with this standard may be used for BMPs, snow storage, and other uses that are exempt from coverage requirements pursuant to Chapter 30, Land Capability System of the TRPA Code of Ordinances.





# Tahoe Area Plan Update.

## **Recommendation and Motion.**

It is recommended that the Board of County Commissioners introduce and conduct a first reading of an ordinance amending the Washoe County Code at Chapter 110 (Development Code), replacing Article 220, Tahoe Area Plan modifiers with two new articles, Article 220 Tahoe Area Plan modifiers and article 220.1 Tahoe Area Design Standards.

- Possible motions for approval are provided beginning of page 03 of the accompanying staff report.





# Tahoe Area Amendment

- **Additional information.**
  - [www.trpa.org](http://www.trpa.org)
    - Bi-state compact.
    - “Story” of the Tahoe Regional Planning Agency.
    - The Tahoe Regional Plan.
    - The Code of Ordinances.
      - Chapter 11, Plan Area Statements and Maps.
      - Chapter 12, Community Plans.
      - Chapter 13, Area Plans.
      - Chapter 16, Environmental Threshold Review.