



2025 Tahoe Area Plan Update Quick Information

Summary of Changes

- Implementation of needed amendments identified at the original adoption of the 2021 Tahoe Area Plan
 - Remove the Tyrolian Village Special Area.
 - Include the Tahoe Transportation District (TTD) in the development of any parking management plan.
 - Identify which regulatory zones can receive Transferred Development Rights (TDRs).
 - Apply Code of Ordinance rules for Community Plans to Ponderosa Ranch.
- Changes to conform with Tahoe Regional Planning Agency (TRPA) Phase 2 Housing Amendments. Based on public input, Washoe County is currently working with TRPA to get feedback on an alternate proposal which would not incorporate the Town Center incentive allowing an additional 9' in height and would only allow parking reductions in Town Centers down to an average of 0.5 parking spaces per dwelling unit. Based on direction from TRPA, staff will either proceed with an alternate proposal or fully incorporate the TRPA Phase 2 Housing Amendments as summarized below.
 - Incentives for 100% achievable deed restricted housing in Town Centers.
 - Up to 100% coverage, with an area wide stormwater treatment system.
 - Allow parking below residential parking minimums when a parking analysis demonstrates how alternative strategies will meet parking demand.
 - No maximum residential density.
 - Additional 9 feet of building height.
 - Incentives for 100% achievable deed restricted housing outside of Town Centers.
 - Up to 70% coverage, with an area wide stormwater treatment system.
 - Allow parking below residential parking minimums when a parking analysis demonstrates how alternative strategies will meet parking demand, with no less than 0.75 spaces provided per dwelling unit.
 - No maximum residential density.
 - Allow additional height for buildings with a shallower roof pitch.
- Other changes to support achievable housing.
 - Allow 100% affordable, moderate, or achievable deed restricted housing in the Ponderosa Ranch regulatory zone.
 - Allow multifamily housing through the administrative review (AR) process or by right in preferred affordable areas.
 - Align residential and commercial setbacks in mixed-use development and reduce minimum lot width to 25' in preferred affordable areas for residential and mixed-use development, to allow flexible site design.
 - Addition of specific standards for review of parking analyses.
- Changes related to accessory dwelling units (ADUs)

- Allow ADUs up to 1,200 square feet in size on parcels smaller than 1 acre.
- Remove the minimum lot size of 1 acre for ADUs.
- Allow detached ADUs under 500 square feet and under 12 feet tall to be located as close as 5 feet from the side and rear property lines.
- Improvements to the Tahoe-specific zoning code in Articles 220 and 220.1 of the Washoe County Development Code
 - Remove the requirement for a special use permit for a single-family home or for all development in regulatory zones intended for/with existing single-family development.
 - Decrease the minimum density in Town Centers from 15 to 10 and allow 100% deed restricted achievable housing developments to be below the minimum density.
 - Align the processes for accessory structures and main structures to encroach into the front yard setback on sloped and corner lots, and update requirements for encroachment related to roadways to encompass roadways managed by entities other than Washoe County (e.g. Nevada Department of Transportation) and other types of infrastructure.
 - Add requirements for long- and short-term bike parking.
 - Modify temporary use regulations so that Washoe County can recognize TRPA approved temporary uses.
 - Add “Schools—Kindergarten through Secondary Schools” to the Incline Village Tourist regulatory zone to be consistent with a 2002 Area Plan amendment.
- Typographical errors and clean up changes.