

Board of County Commissioners



**COMMUNITY
SERVICES DEPARTMENT**

2025 Tahoe Area Plan Update

July 15, 2025

Background

- Tahoe Development Code adopted along with the Tahoe Area Plan in 2021.
- Specifically:
 - Article 220 (Tahoe Development Code Standards) and Article 220.1 (Design Standards)
- Associated Master Plan Amendments will be brought forward in conjunction with the potential second reading.



WASHOE COUNTY

TAHOE AREA PLAN

WASHOE COUNTY ADOPTED – JANUARY 26, 2021
TRPA ADOPTED – MAY 26, 2021
AMENDED – JUNE 28, 2023

Focus of 2025 TAP update



Two Broad areas of focus:

- TRPA Mandated Changes.
 1. In 2023, TRPA adopted the “Phase 2 Housing Amendments,” focused on supporting deed-restricted affordable, moderate, and achievable multi-family developments. Necessitates amendments to Washoe County Code to conform with updated TRPA rules and policies.
 2. Scheduled Amendments. Changes identified during adoption of the TAP in 2021.
- Lessons learned from plan implementation since 2021
 1. Identified various potential code improvements.
 2. Workforce housing opportunities.

Scheduled Amendments



- 2021 adoption of TAP identified needed amendments
 - Identify which regulatory zones can receive transferred development rights (TDRs)
 - Apply Code of Ordinance rules for Community Plans to Ponderosa Ranch.

TRPA Phase 2 Housing Amendments



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Town Centers

Parking



Existing requirement:
Approximately 1-2 spaces
per dwelling unit



New Requirement: Allow
alternative parking
standard with parking
analysis

Coverage



Existing requirement: 70%
maximum



New Requirement: No
maximum with stormwater
treatment system (none exist
in Washoe Tahoe)

Height



Existing requirement: 56
feet



New Requirement: 65 feet

Density



Existing requirement: 25
units per acre



New Requirement: No
maximum (development
rights still required)

Areas Zoned Multifamily

Parking



Existing requirement:
Approximately 1-2 spaces
per dwelling unit



New Requirement: Allow
alternative parking
standard with parking
analysis, down to 0.75
spaces per unit

Coverage



Existing Requirement: 30%
maximum



New Requirement: 70%
maximum with stormwater
treatment system (none exist
in Washoe Tahoe)

Height



Existing Requirement: 3
stories



New Requirement:
Additional height for
shallower roof pitch

Density



Existing Requirement: 15
units per acre



New Requirement: No
maximum (development
rights still required)

Parking Analysis



- Parking analysis in response to public input.

- (2) **The criteria considered by the Director in determining whether to allow a reduction in parking minimums will include, but not be limited to:**
 - (i) **Whether the applicant has demonstrated that parking demand generated by the project, as determined by a parking analysis or information from similarly situated projects, will be accommodated.**
 - (ii) **Whether the applicant has demonstrated sufficient parking supply through parking management strategies, including but not limited to executed shared parking agreements, unbundling parking and rent, or contributing to alternative transportation methods such as public transit.**
 - (iii) **Whether the applicant has demonstrated that the parking analysis does not rely upon the utilization of parking spaces in adjacent or nearby roadways, unless there is a specific parking agreement or parking management plan in place approved by Washoe County that would allow such street parking.**
 - (iv) **Whether the parking analysis uses public street parking or the privatization of existing public street parking to justify a reduction in on-site parking.**
 - (v) **Whether any presumption of lower parking rates per dwelling unit than the minimum required by Washoe County Code is supported by availability of other transportation options, local data on parking demand for similar developments, or other appropriate means.**

Workforce Housing Amendments



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- Other changes to support deed-restricted housing.
 - Allow 100% deed restricted multifamily 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 40' in preferred affordable areas for residential and mixed-use development.
 - Addition of specific standards for review of parking analyses.

Accessory Dwelling Units



- In 2021, regional minimum lot size of 1 acre for an ADU was removed
- ADU's compatible with single-family development and provides flexibility for multigenerational living and opportunities for people to downsize without leaving their neighborhood (aging in place.)
- Current County Code prohibits Short Term Rentals in ADUs (Tahoe.)
- Proposed changes:
 - Remove minimum lot size of 1 acre
 - Allow ADU's up to 1,200 square feet in size on parcels smaller than 1 acre
 - Allow detached ADU's under 500 square feet and 12' tall to be 5' from side and rear property lines

Code Improvements

- **Various typographical corrections and text clarifications** as further described in the staff report.
- **Remove the requirement for a special use permit for a single-family home.** Require hold harmless agreements as needed to address potential avalanche and other natural hazard risks. This includes changes to the Crystal Bay, Incline Village 5, and East Shore regulatory zones.
- **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.** This will lower an existing barrier to redevelopment and small additions of housing units in Town Centers.

Code Improvements (2)

- ***Update process*** for review and approval of structures on sloped and corner lots.
 - Require consultation with any agencies with infrastructure adjacent to front yard
- Allow Washoe County to recognize TRPA approved ***temporary uses***.
- Add requirements for ***long- and short-term bike parking*** within and outside of Town Centers.
- Updated References.
 - Updates in organization names (e.g. Sierra Nevada College => University of Nevada, Reno at Tahoe)
 - Updating references to the Washoe County Master Plan.

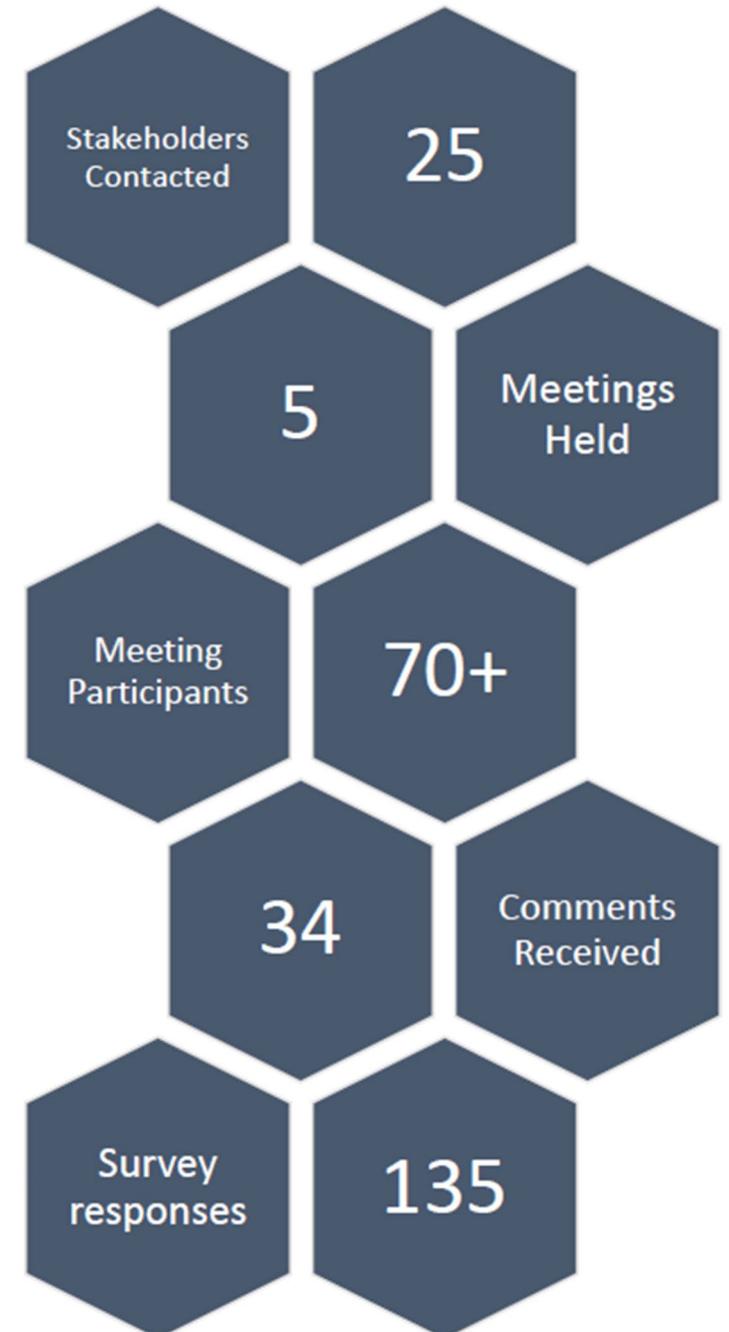
Changes since Planning Commission Public Hearing.



- Removal of Zoning Amendment to the Tyrolian Village Special Area.
 - Tyrolian Village Special Area to remain the same.
- Maintain Special Area policies in the Development Code.
 - Policies related to the Tyrolian Special Area will remain in the Development Code.
- Added Code language to clarify that the Tahoe Regional Planning Agency maintains a separate plan adoption processes from Washoe County's statutorily mandated processes.
 - The TRPA may adopt the Washoe Master Plan and Development Code as a single document. Washoe County will continue to administer these related but individual documents separately.

Public Outreach

- Two rounds of public outreach
 - Kickoff round (Dec 2024—Jan 2025) including kickoff meeting at CAB and two “pop-up” events
 - Extensive round of draft reviews (April 2025—May 2025) including a quick survey, extended survey, survey conducted by St. Francis of Assisi, webinar, and two workshops
- The majority of policy-related comments were in opposition to the TRPA Phase 2 Housing Amendments in both rounds of outreach. Concerns were about:
 - Impacts of growth including community character, infrastructure, and evacuation
 - Concern about TRPAs definition of achievable housing and deed restriction enforcement



Public Outreach (2)

- General concerns about both existing conditions and potential impacts from amendments of fire and evacuation, parking and traffic, and the environment
- Comments throughout process in support of workforce housing

Figure 2: Topics of Concern by Number of Responses



- Fire & Evacuation
- Environmental Impacts
- Development
- Over Tourism
- Short Term rentals
- Snow Removal
- Parking & Traffic
- Affordable Housing
- Cost of Living
- Concerns about Government
- Multimodal Infrastructure

Response to Public Input



- Exploration of an alternative to the TRPA Phase 2 Housing Amendments.
- Creation of clear standards for parking modifications.
- Proposed code to support workforce housing.

Recommendations



It is recommended that the Board of County Commissioners:

- Introduce and conduct a first reading of **Development Code Amendment Case Number WDCA25-0003** and set the public hearing for second reading and possible adoption of the Ordinance for August 26, 2025.

Thank you

Eric Young, Senior Planner
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- TRPA caps the amount of residential, tourist, and commercial development
- **Allocations:** Washoe County has **119**, and TRPA has **111** for an upward potential of **230** residential allocations remaining.
- **Bonus Units:** Washoe County has **116**, and TRPA has **415** (unreserved) for an upward potential of **531** remaining bonus units.
- The Tahoe Basin is approaching the currently adopted caps on growth.
- The proposed changes are intended to broaden the market but can not result in a basin wide increase in allowed growth.

Accessory Dwelling Units



Lot Size Distribution in Tahoe

