

**Table 4.2A** identifies the uses of land allowed by this Specific Plan in the manufacturing districts, and the land use permit required to establish each use.

LAND USES (1)	M1	BIZ
<b>MANUFACTURING, INDUSTRIAL &amp; PROCESSING USES</b>		
Beverage & Food Production & Distribution	P	T
Clothing Products	P	UP
Furniture & Fixtures Manufacturing	P	P
Glass Products	P	P
Handcraft Industries	P	P
Lumber & Wood Products	T	NP
Machinery Manufacturing	P	NP
Metal Fabrication, Machine & Welding Shops	T	UP
Pharmaceuticals	P	NP
Printing & Publishing	P	P
Stone & Cut Stone Products	P	NP
Structural Clay & Pottery Products	P	NP
Warehousing, Wholesale & Distribution	T	P
Green Technology	T	T
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>		
Churches / Places of Worship	NP	NP
Community Centers	NP	NP
Docks and Piers, commercial	NP	NP
Health & Fitness Facilities	P	P
Parks & Playgrounds	NP	MUP
Schools - Specialized Education & Training	NP	MUP
<b>RESIDENTIAL USES</b>		
Cohousing, in a commercial/industrial project	P	P
Live / Work Units	P	P
Multi-family Dwellings, in a commercial/industrial project	P	P

LAND USES (1)	M1	BIZ
Work / Live Units	P	P
Senior Housing, in a commercial/industrial project	P	P
<b>RETAIL TRADE USES</b>		
Accessory Retail Uses	P	P
Alcoholic beverage sales, other than beer and wine	MUP	MUP
Auto Parts Sales	P	NP
Building Material & Supply Sales	P	P
Furniture, Furnishings, & Equipment Stores	P	P
Greenhouse Farming	P	T
Outdoor Sales & Displays of Merchandise	MUP	MUP
Plant Nurseries & Garden Supply Sales	P	P
Restaurants, Fast Casual	NP	P
Restaurants, Table Service	NP	P
Retail Stores, General Merchandise	P	P
<b>SERVICE USES</b>		
Auto/RV/Boat/Motorcycle Repair & Service	T	NP
Business Support Services	NP	P
Card Lock Fueling Facility	P	NP
Construction Yard	P	NP
Office Complex, Large Floorplate	NP	T
Offices, Accessory to Primary Use	P	P
Offices, Business & Professional	NP	P
Outdoor Storage & Work Areas	P	UP
Public Buildings & Structures	UP(2)	UP(2)
Public Safety & Utility Facilities	UP	UP
Repair & Maintenance - Consumer Products	P	P
Research and Development (R&D)	P	T
Snow Removal Business	P	NP
Veterinary Clinics, Animal Hospitals, Kennels, Boarding	P	MUP

TEMPORARY USES		
Commercial Filming	TUP	TUP
Off-site Contractor’s Construction Yard	TUP	TUP
Offices, temporary	TUP	TUP
On-site Material Processing	TUP	TUP
Outdoor Retail Sales, temporary	TUP	TUP
Temporary Events, Non-profit Organization	TUP	TUP
Temporary Work Trailers	TUP	TUP

TRANSPORTATION, INFRASTRUCTURE & COMMUNICATIONS USES		
Commercial Parking and/or Vehicle Storage	UP	UP
Electrical Utility Facilities	UP	NP
Pipelines	UP	UP
Telecommunications Facilities	UP	UP
Tow Yard	UP	NP
Transit Stations & Terminals	UP	UP
Transit Stops Shelters	P	P
Utility Lines	P	P

## Key to Permit Requirements

SYMBOL	PERMIT REQUIREMENT
P	Permitted use. Zoning Clearance required for projects with less than 7,500 sq. ft. of floor area and less than 26,000 sq. ft. of site disturbance.
DP	Development Permit required for permitted projects with 7,500 sq. ft. or more of floor Area or 26,000 sq. ft. or more of site disturbance
NP	Not permitted.
UP	Conditional use. Use Permit approval required
MUP	Conditional use. Minor Use Permit approval required
T	Targeted Land Use (preferred use). Permitted. Development permit required ONLY for projects greater than 15,000 s.f. of floor area or 20 or more residential units; zoning clearance for less than 15,000 s.f.

**Notes:**

- (1) Definitions of the listed land uses are in Section 7 (Definitions, Glossary).
- (2) Permitted if the public agency use (e.g. office, outdoor storage, etc.) is permitted in zoning district; UP otherwise.

## General Development Standards

The Joerger Ranch Project shall be developed in accordance with the approved Overall Development Plan and consistent with the Town of Truckee CG Development Code standards, with the exception of those being modified by this Specific Plan, as shown on the applicable exhibits and as provided in the following table:

<b>(M) GENERAL DEVELOPMENT STANDARDS</b>		
	<b>M1</b>	<b>BIZ</b>
Front Setback	None	None
Side Setback	None	None
Rear Setback	None	None
Floor Area Ratio (FAR)	0.25 Maximum	0.25 Maximum
Site Coverage	No limitation other than minimum landscape requirements per Chapter 18.40 of the Development Code	
Open Space	No minimum	No minimum
Height Limit	50 feet	35 feet
Parking & Loading	As required by Development Code Chapter 18.48 (Parking & Loading Standards)	
Landscaping	As required by Development Code Chapter 18.40 (Landscape Standards)	
Outdoor Activities	All sales, displays and storage shall be conducted within an enclosed building, unless outdoor activities are approved in compliance with 18.58.190 (Outdoor Display and Sales Standards) and 18.58.200 (Outdoor Storage and Work Areas).	