

PERMITTED LAND USES and GENERAL DEVELOPMENT STANDARDS

A. Introduction

This chapter introduces the purpose and intent of each land use district, the permitted uses and the development standards within the Hilltop Master Plan Area. Any discrepancy or need for clarification regarding the permissibility of a land use or development standard within the Hilltop Master Plan Area shall be determined by the Town of Truckee Community Development Director, based on the purpose and intent of the Truckee Development Code, Title 18 and the Downtown Specific Plan.

The Hilltop Master Plan Area incorporates four basic types of land uses – Village Core Mixed-Use (Commercial and High Density Residential), Medium Density Residential, Single-Family Lot Residential and Open Space– broken down into the Land Use Districts shown in Figure 13.

B. General Development Standards

1. **Development Code.** The establishment, construction, reconstruction, alteration, or replacement of any use of land or structure in the Hilltop Master Plan shall comply with the requirements of Title 18, Development Code, of the Municipal Code except as such requirements are modified by this Master Plan.
2. **Uses.** The permitted uses allowed in the various land use districts are listed in Table 3 on Page 3-38. The permitted uses are more restrictive than those provided in the Truckee Development Code. If there are any discrepancies or requests to establish uses that are not specifically listed, Section 18.03.020.E of the Development Code may apply.
3. **Land Use Permit Requirements.** All land uses and structures in the Hilltop Master Plan shall require approval of a development permit or use permit in accordance with Chapter 18.74 of the Development Code unless the Planning Commission by resolution allows for subsequent land uses and/or structures to be approved by a zoning clearance. Permitted temporary uses shall require a temporary use permit in accordance with Chapter 18.80 of the Development Code.
4. **Site Design.** The Master Plan generally includes a conceptual land use plan for each land use district. These conceptual site designs are representative of overall site coverage and intensity and density of use. Final site plans, including private roads, driveway alignments, building orientation, building location, etc., are subject to each subsequent land use permit. The ultimate land use intensity and density could be adjusted based on design review, parking, snow storage, and other standards contained in the Master Plan and the Truckee Development Code.
5. **Common Infrastructure.** As described in Chapter 2, all infrastructure required for each phase of the project shall be installed or secured by bond or similar security prior to grading or building permit issuance or prior to subdivision map recordation, and property owners will be required to participate in sharing the common infrastructure costs.

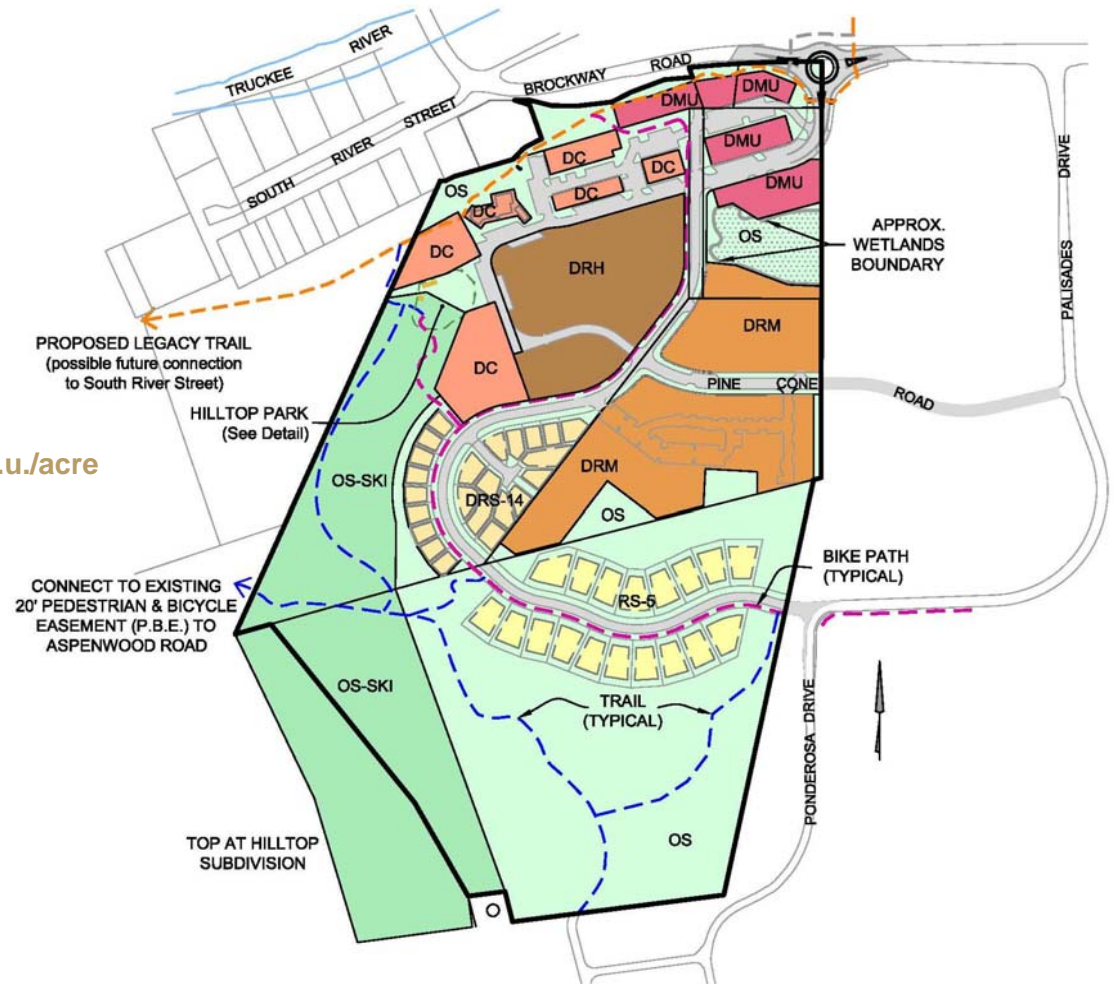


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Figure 13

Land Use Plan

- DMU** -- Downtown Mixed-Use
- DC** -- Downtown Commercial
- DRH** -- Downtown High Density Residential
- DRM** -- Downtown Medium Density Residential
- DRS-14** -- Downtown Single-Family Residential 14 d.u./acre
- RS-5** -- Single-Family Residential, 5 d.u./acre
- OS** -- Open Space
- OS-SKI** -- Open Space Ski Hill



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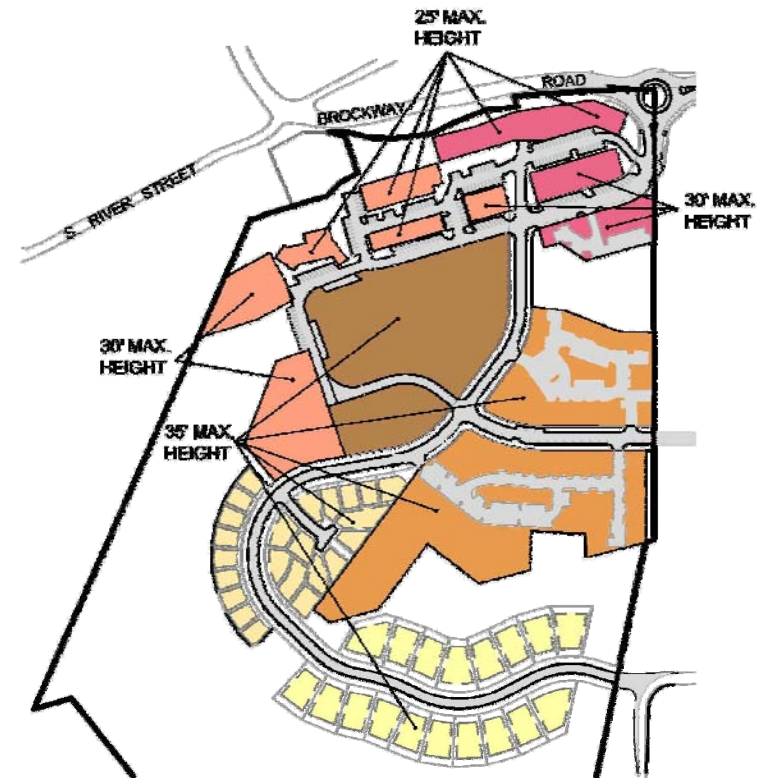
6. **Height Standards.** The maximum building height for each land use district is described in the development standards for the land use district. The maximum building height may be increased by up to five (5) feet in the DMU, DC, and DRH districts with approval of a use permit which shall demonstrate that the increased height is appropriate on the site. The review authority shall consider the mass and scale of the building related to nearby buildings, especially historic resources, and the visibility of the building from the Downtown area.

7. **Parking Requirements.**

- a. All parking, access to and circulation within parking areas is considered to be shared and common with all other uses within the DMU and DC districts. In order to minimize multiple trips, the Master Plan is designed to encourage a “park-once” concept. Once parked, visitors can walk to all commercial uses via the safe and convenient pedestrian walkways. Shared parking will also serve to reduce the amount of impervious surface area and retain open space.
- b. Prior to rezoning of the Intrawest parcel, the owner of the Intrawest parcel shall provide to the owner of the Young parcel, at no cost to the owner of the Young parcel, a driveway easement and a parking easement in accordance with the following:
 - i. The easements shall allow the owner of the Young parcel to utilize a portion of the parking area adjacent to the Young parcel but within the Intrawest parcel and to count these parking spaces as part of the parking requirements for development on the Young parcel.
 - ii. The easement shall allow the owner of the Young parcel to grant a reciprocal driveway and parking easement to owners of other parcels in the DMU and DC district upon development of the Young parcel.

Figure 14

Height Standards by Building Areas



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- iii. The parking easement shall encompass that portion of the parking north of the driveway located between the buildings on the Intrawest parcel and the buildings on the Young parcel as shown on the Land Use Plan.
 - iv. The driveway easement shall provide access from the main road to the parking area.
 - v. The owner of the Young parcel shall be responsible for costs associated with the construction of the parking spaces in the parking easement and half the costs associated with the construction of the driveway.
 - vi. The owner of the Young parcel shall be responsible for maintenance and snow removal of the parking spaces in the parking easement and half the costs associated with maintenance and snow removal of the driveway.
- c. The individual owners of each parcel will be responsible for constructing the on-street parking within their parcel at time of development of the parcel. The costs for construction and maintenance of the on-street parking will be entirely borne by the property owner and will not be considered a shared cost of a common infrastructure improvement.
- d. At the time of development of the Silverwood in Truckee parcel, the Young parcel, the DMU portion of the Intrawest, and the DC portion of the JAR-Hilltop North parcel, the property owner will be required to provide reciprocal driveway and parking easements to the other owners of these parcels.
- e. Unless a parking maintenance and snow removal agreement is executed by the applicable property owners, each property owner will be responsible for maintenance and snow removal of parking spaces and driveways, including on-street parking, within their parcel.
- f. The on-site Development Code parking requirements for projects in the DMU and DC districts are modified as follows:
- i. The vehicle spaces required for non-residential uses, excluding hotels, motels, and outdoor dining areas shall be one space per 280 sq. ft. of gross floor area. The vehicle spaces required for hotels, motels, and outdoor dining areas shall be as set forth in the Development Code.
 - ii. The number of required on-site parking spaces shall be further reduced by 25% with no additional reductions permitted.
 - iii. On-street parking constructed as part of the project and as depicted in the Master Plan shall be counted as on-site parking at a 1:1 ratio (i.e., one on-street space shall count as one on-site space).
 - iv. The number of parking spaces required for affordable housing units provided within a mixed use commercial building shall be one space per unit. The aforementioned 25% reduction does not apply.
- g. The most northerly parking area in the DC district which is adjacent to the ridgeline is not approved as part of this master plan. The parking area will be reviewed by the Planning Commission as part of the land use development permit for the parcel, and the Commission may approve the parking area if it finds the parking area improvements and parked vehicles will not be substantially visible from the Downtown core area.



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- h. The on-site Development Code parking requirements for projects in the DRH District are modified as follows:
 - i. On-street parking constructed as part of the project and as depicted in the Master Plan shall be counted as on-site guest parking at a 1:1 ratio.

8. Hillside Development Standards. The hillside development requirements of Chapter 18.36 of the Truckee Development Code apply throughout the Master Plan area where applicable.

9. Open Space. Each parcel upon development will be required to provide open space as substantially shown in the Land Use Plan (Figure 13). The open space required for each parcel will be approximately:

Silverwood in Truckee Parcel	0.2 acres
Young Parcel	0.2 acres
Intrawest Parcel	1.1 acres
Davies / Fitch Partners Parcel	0.9 acres
JAR-Hilltop North Parcel	5.9 acres
JAR-Hilltop South Parcel	19.2 acres

The delineated wetlands and buffer zone on the Intrawest Parcel will be required to remain as open space, and the required open space on the Intrawest Parcel may be more than 1.1 acres.

- 10. Snow Removal.** Each property is required to meet the Town's snow storage/removal standards in accordance with the Truckee Development Code. Refer to Section 2.H, Maintenance and Snow Removal, for additional information.
- 11. Affordable Housing.** All development within the Hilltop Master Plan Area shall meet the inclusionary housing and workforce housing requirements in compliance with Chapter 18.210, Affordable Housing Controls, Chapter 18.214, Inclusionary Housing, and Chapter 18.216, Workforce Housing, of the Development Code. The Town's adopted affordable housing goals are to provide a variety of housing types and affordability levels. Density bonuses may be considered by the review authority for projects exceeding their inclusionary housing requirement in accordance with State law. Property owners may work together to provide workforce housing elsewhere within the master plan area so long as the units are constructed prior to or in conjunction with the commercial component that generates the housing need.
- 12. Mixed Use Development Incentives.** In order to qualify for mixed use bonuses described in Section 18.58.140 of the Development Code, the mixed use project shall provide the required number of residential units above and beyond the required affordable housing. In other words, housing provided to comply with workforce housing requirements shall not be counted in



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determining if a mixed use project qualifies for bonuses. A decrease in the number of required parking spaces shall not be granted as a bonus due to the shared parking reduction described in Section 3.B.7.f.

C. Village Core Districts

The Village Core includes three districts with conceptual building envelopes all oriented to a streetscape design that will promote a pedestrian-friendly environment. The purpose of the Downtown Mixed-Use (DMU), Downtown Commercial (DC), and Downtown High Density Residential (DRH) Districts is to provide for a mix of uses designed and arranged to create a vibrant, walkable village atmosphere.

These three districts work in conjunction with other land uses in the Hilltop Master Plan Area to create a mixed-use neighborhood/village near Downtown Truckee. Land uses include lodging units, high density residential and vacation condominiums (including an opportunity for an affordable housing complex), commercial, retail shops, offices, and restaurants.

All building designs are to be oriented toward the street with front building setbacks and building heights established to create the intended streetscape. Emphasis is placed on maintaining and restoring most of the historic buildings and establishing a commercial core centered around the existing Cottonwood restaurant. Specific development standards are also applied to each land use district to achieve the intended mixture of uses and streetscapes.



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The permitted, conditionally permitted and temporary permitted land uses and development standards are based on the provisions set forth in the Truckee Development Code, Chapter 18.12, Zoning Districts except as modified by the Master Plan. To reflect the design standards and use locations required by the Hilltop Master Plan, the uses listed herein are more restrictive than those permitted in the Truckee Development Code.

The permit requirements and development standards of the DMU, DC, and DRH Zoning Districts are intended to create a pedestrian-oriented, mixed-use environment. These Master Plan Districts are described in the following sections. It should be noted that even though the Master Plan describes specific use types, they are suggested on behalf of the landowner for illustrative, planning purposes. Any use can be established in accordance with the permitted uses in the specific District. The renderings in this chapter show some of the conceptual uses and structures that may be proposed.

In addition to the mixed-use concept, preserving and restoring historic structures are key elements of the Hilltop Master Plan and therefore portions of the Master Plan area are dedicated to retaining, preserving and rebuilding several historic buildings, as outlined in Chapter 5, Historical Resources.



Pedestrian Oriented Mixed-Uses within the Downtown Commercial Area of the Hilltop Master Plan



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Restore and possibly relocate existing cabins.



Maintain Cottonwood restaurant.



Restore existing cabin

General Development Goal

In conjunction with the permitted uses for each district, specific design details are provided to create the form necessary to achieve a village atmosphere. Specific building locations, heights, setbacks and streetscapes are required for each zoning district. The following zoning districts implement the master plan and contain form-based zoning standards which have been designed uniquely to meet this goal.



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D. DMU District

The Downtown Mixed-Use (DMU) District establishes the standard for the main entrance into the Hilltop Master Plan Area. It is important that buildings are 2-story and oriented along the main access road to frame the street with wide walkways between the buildings and actual roadway to accommodate pedestrian activity. Street Section A-A below shows the required street section for the new main access road.

Development on the northerly DMU parcels (Silverwood in Truckee and Young) should be designed to be setback from the brow of the bluff. The Silverwood in Truckee parcel will require sensitive design to address the unique highly-visible location and hillside characteristics. Similarly, the Young parcels will require careful architectural designs that take into account the slope and access issues. Existing vegetation and trees along the bluff fronting Brockway Road and heritage trees on the Silverwood in Truckee and Young parcels shall remain.

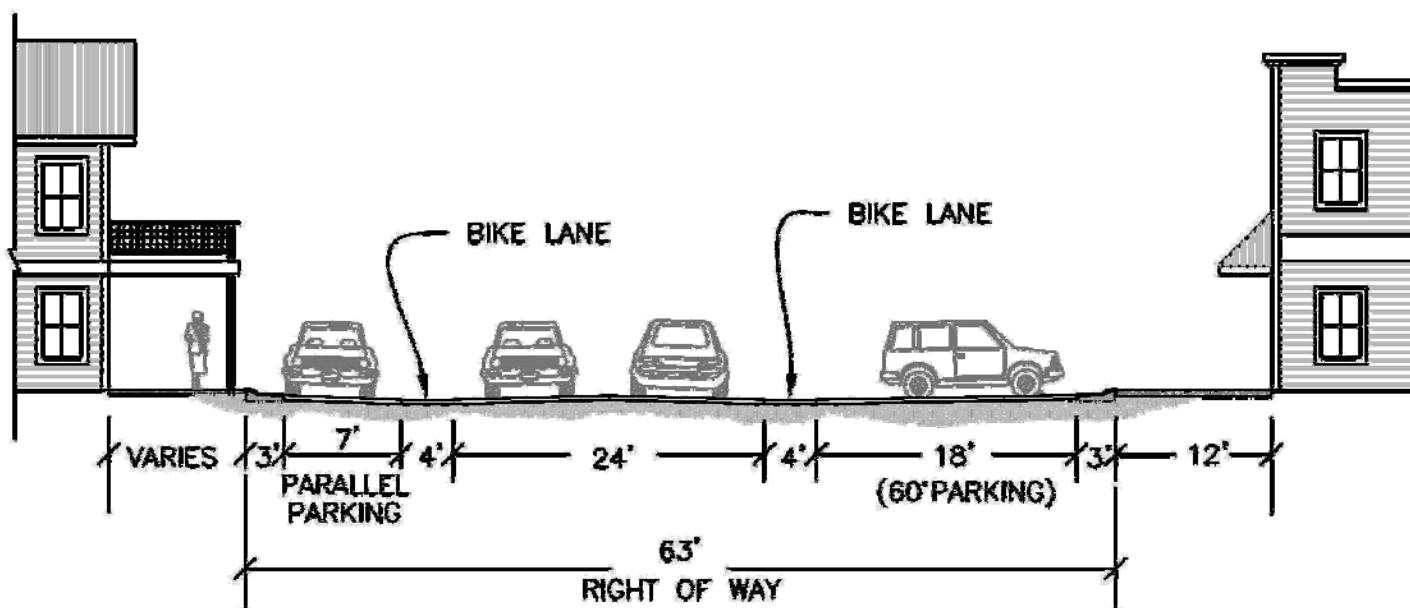
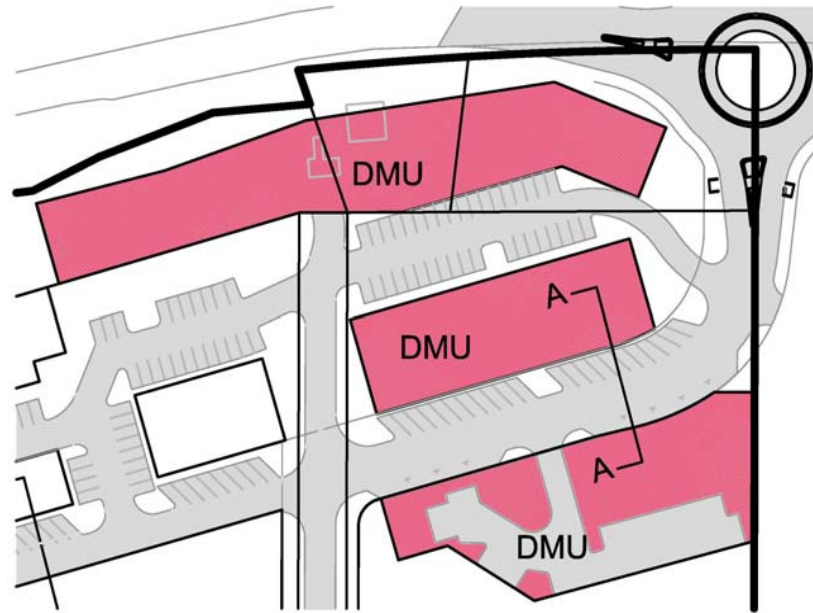
1. Development Standards

- a. **General Provisions.** The establishment, construction, reconstruction, alteration, or replacement of any use of land or structure in the DMU district shall comply with the requirements of Title 18, Development Code, of the Municipal Code and the general development standards of Section 3.B except as such requirements are modified by this subsection.
- b. **Minimum Lot Size.** No minimum lot size.
- c. **Maximum Building Height.** 30 feet on the Intrawest Parcel and 25 feet on the Silverwood in Truckee Parcel and the Young Parcel. See also Section 3.B.6.
- d. **Maximum Floor Area.** See Table 1 (Land Use Chart).
- e. **Residential Mixed Use.** Development on the parcel shall include a mandatory residential component. Residential floor space shall comprise a minimum of 30% of the total floor space.
- f. **Property Line Setbacks.** Required 12 feet from street curb. Buildings shall be constructed to the build-to-setback line. Encroachments within the front setback are limited to awnings, second-story porches and roof overhangs. The extent of these encroachments will not be permitted to interfere with pedestrian activity and/or create a public safety hazard.
- g. **Wetland Setback.** Prior to any development, including buildings, paved areas, and drainage structures, a new wetland delineation shall be conducted. The setback for any development shall be a minimum of 10 feet from the wetland. Development shall comply with the policies of Section 6.G.



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Figure 15
Street Section A-A
DMU District



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- h. **Landscaping.** See Landscaping Design Standards in Section 4.G.
- i. **Building Design.** See Design Standards in Section 4.C.
- j. **Lighting.** See Design Standards in Section 4.E.
- k. **Trails.** See Figure 9 (Trails Map).

E. DC District

The Downtown Commercial (DC) District is intended to provide hospitality and lodging services to the Hilltop Village Core area. The existing historic structure known as the Valerie Building (Historic Resource No. 211) is proposed to be demolished and be replicated at the Hilltop Park site. Upon removal, new buildings are proposed that could include a full service restaurant or lodge/hotel in this location. Placing the lodging and restaurant uses in this location and using a public/front entry design creates an area conducive to overnight stays, small gatherings, and public events.

The existing historic cabins located across from the Cottonwood restaurant will be rehabilitated and may be relocated east of the restaurant. The intent is to form a tract of restored, historic structures that contribute to the past activity of the Hilltop ski area by providing small detached single family dwellings or retail shops adjacent to the existing Cottonwood restaurant. This will recreate the historic environment for which the Hilltop ski area was once known.

In addition to the Cottonwood and new lodging area, other restaurants may be proposed. A new restaurant may be located near the historic cabin area and to provide a low-profile eatery with outdoor decking and views of Downtown Truckee. This building would be height restricted to 25 feet and would link with a walkway from the restaurant to other buildings and public spaces. The design standards, a required street section (see Figure 16), and site development standards are three tools that would guide development to achieve intended goals.

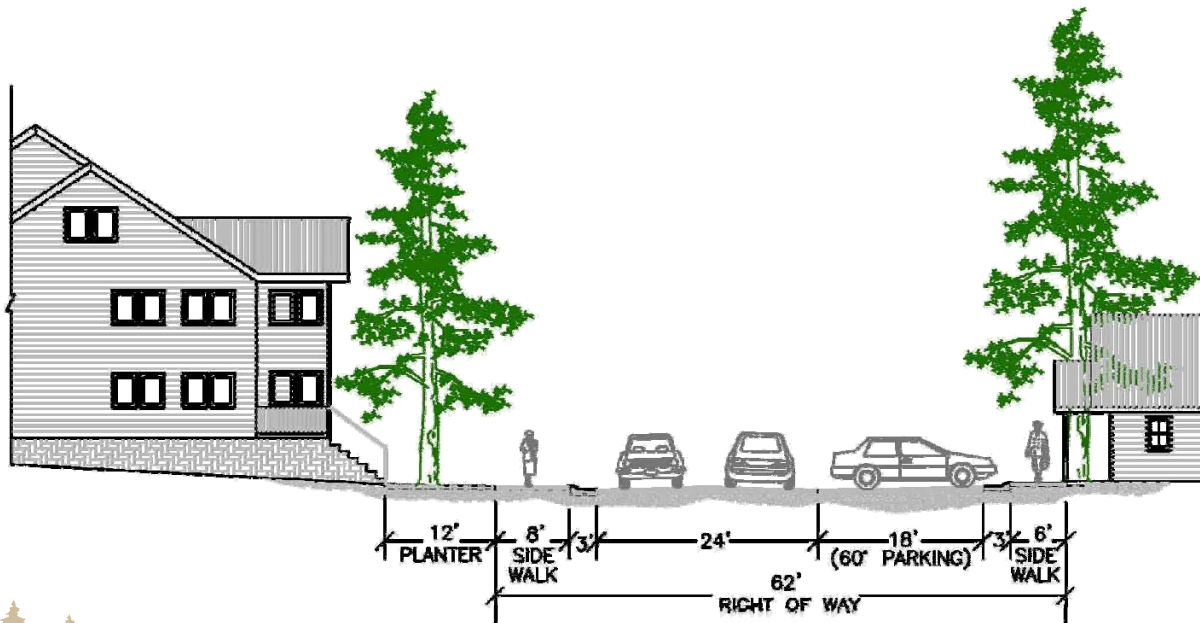
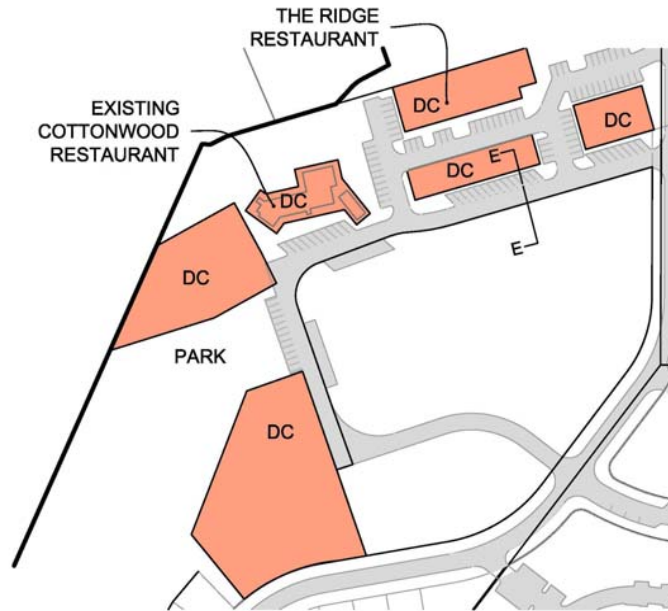
1. Development Standards

- a. **General Provisions.** The establishment, construction, reconstruction, alteration, or replacement of any use of land or structure in the DC district shall comply with the requirements of Title 18, Development Code, of the Municipal Code and the general development standards of Section 3.B except as such requirements are modified by this subsection.
- b. **Minimum Lot Size.** No minimum lot size.



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Figure 16
Street Section E-E
DC District



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Historic Resource No. 211 (Valerie) building to be demolished for new DC Use



Cottonwood Restaurant to be maintained



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The full-service restaurant or lodge/hotel concept plan.



The full-service restaurant public plaza / front entry.



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- c. **Maximum Building Height.** 30 feet for the westerly building area, 30 feet for the easterly building area, 25 feet for the northerly and central building areas on the bluff, 20 feet for the rehabilitated historic cabins, 25 feet for the Cottonwood buildings.
- d. **Maximum Floor Area.** See Table 1 (Land Use Chart).
- e. **Property Line Setbacks.** Required 12 feet from street curb. Buildings shall be constructed to the build-to-setback line unless a public plaza is specifically approved by the Planning Commission, in which case the building shall be oriented to the plaza. Encroachments within the front setback are limited to awnings, second story porches and roof overhangs. The extent of these encroachments will not be permitted to interfere with pedestrian activity and/or create a public safety hazard.
- f. **Landscaping.** See Landscaping Design Standards in Section 4.G.
- g. **Building Design.** See Design Standards in Section 4.C.
- h. **Lighting.** See Design Standards in Section 4.E.
- i. **Trails.** See Figure 9 (Trails Map).

F. DRH District

The Downtown High Density Residential (DRH) District is intended to provide residential living area in the Hilltop Village to create an active mixed-use environment.

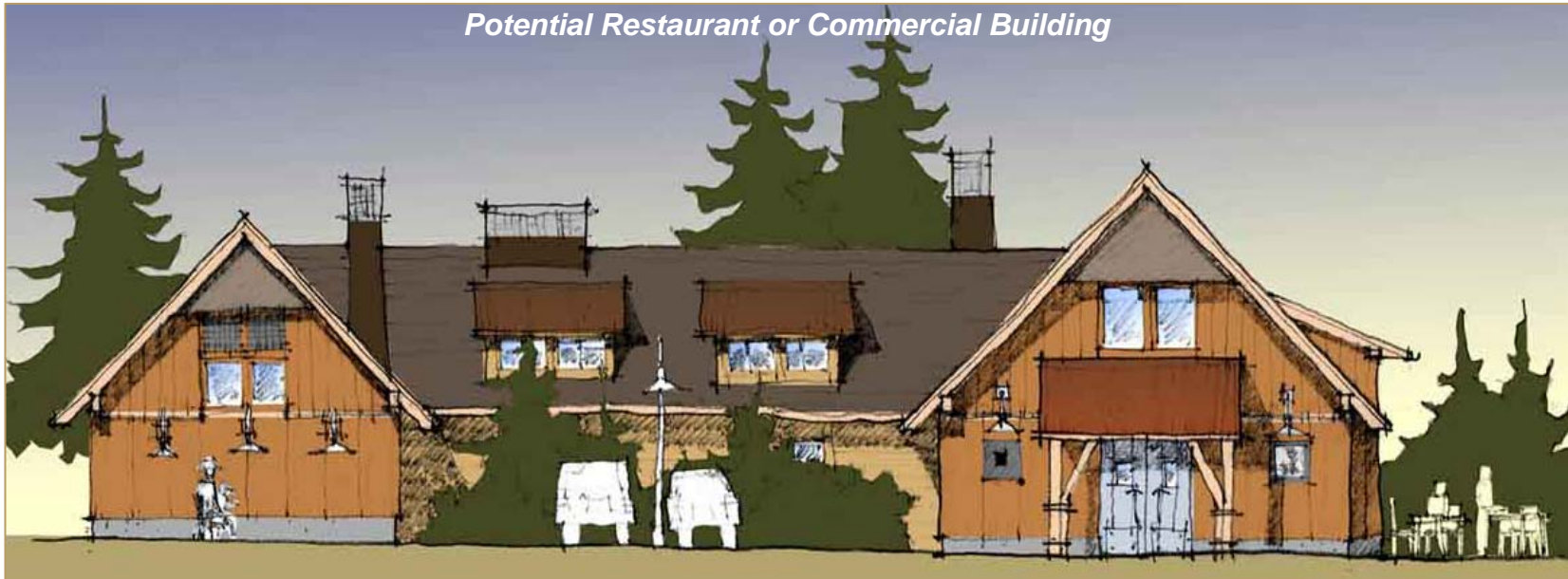
Like all other districts in the Hilltop Master Plan Area, the street section is a major design component. The DRH District requires compliance with Street Section E-E.

Four types of residential uses are allowed within the DRH District: A 96-unit condominium complex with under-structure primary parking, a 25-unit apartment complex proposed to be offered at guaranteed affordable rates and eight (8) town home units on the south side of the driveway loop. The historic cabins (THRI-215, 216, and 217) may be rehabilitated at their existing location and used as detached single family residences.



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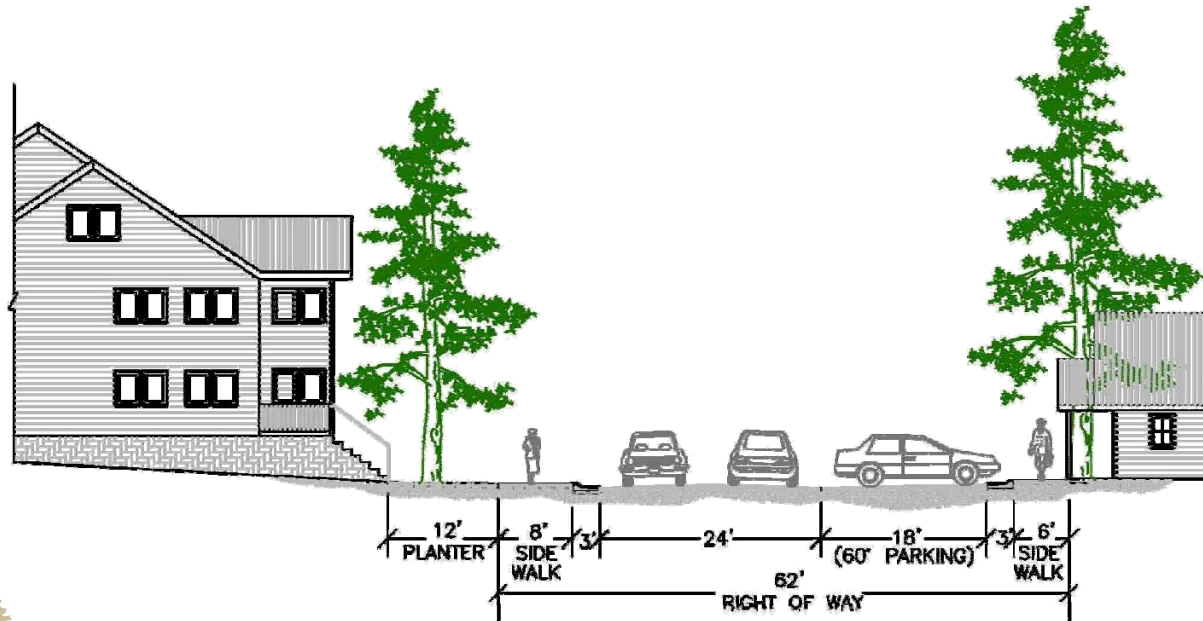
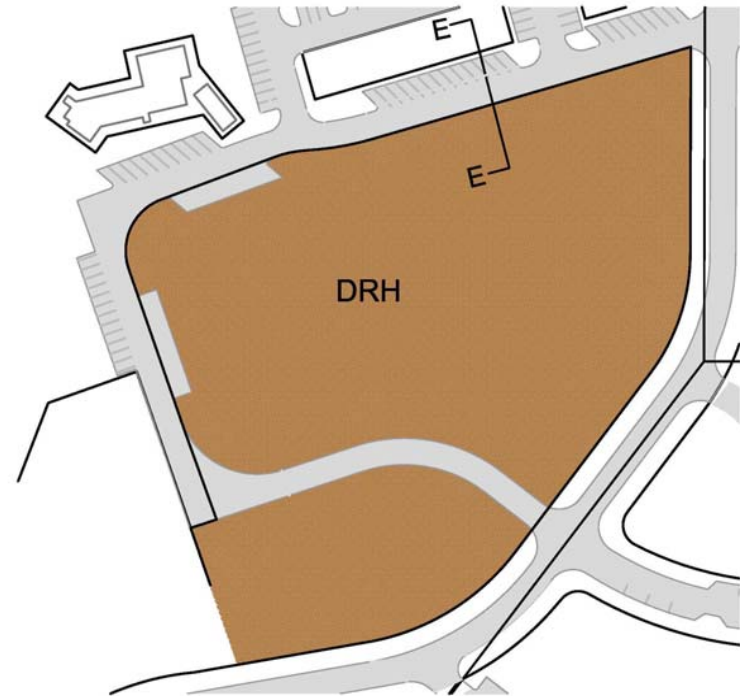
Potential Restaurant or Commercial Building



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Figure 17

Street Section E-E
DRH District



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1. Development Standards

- a. **General Provisions.** The establishment, construction, reconstruction, alteration, or replacement of any use of land or structure in the DMU district shall comply with the requirements of the Development Code and the general development standards of Section 3.B except as such requirements are modified by this subsection.
- b. **Minimum Lot Size.** No minimum lot size.
- c. **Maximum Building Height.** 35 feet. The final design of the northerly condominium units shall include special design considerations, e.g., verifying roof lines, recessed dormers or shed roofs, other vertical variation techniques, one- or two-story elements at edges of building, in order to create a scaled transition from the historic buildings to the north and the south face of the condominium units (see conceptual design of condominium complex).
- d. **Maximum Residential Units.** See Table 1 (Land Use Chart).
- e. **Property Line Setbacks.** Required 12 feet from street curb. Buildings shall be constructed to the build-to-setback line. Encroachments within the front setback are limited to awnings, front porches and roof overhangs. Porches and stairs may not exceed a 7-foot encroachment into a front or street side setback. The extent of these encroachments will not be permitted to interfere with pedestrian activity and/or create a public safety hazard.
- f. **Landscaping.** See Landscaping Design Standards in Section 4.G.
- g. **Building Design.** See Design Standards in Section 4.C.
- h. **Lighting.** See Design Standards in Section 4.E.

Conceptual Condominium Floor Plan



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Conceptual Design of the 96 unit condominium complex.



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G. DRM District

The Downtown Medium Density Residential (DRM) District is intended to provide residential land for medium density residential units and their accessory uses. Detached single-family dwellings, attached dwellings and co-housing may be allowed in the DRM District.

The permitted, conditionally permitted and temporary permitted land uses and development standards are based on the provisions set forth in the Truckee Development Code, Chapter 18.08, Residential Zoning Districts. To reflect the design standards and use locations required by the Hilltop Master Plan, the uses listed in Table 3 are more restrictive than those permitted in the Truckee Development Code. The DRM District requires compliance with Street Section B-B.

As noted in Figure 18, the conceptual site plan depicted for the DRM zoning district illustrates the extension of Pine Cone Road and the concept of a residential streetscape as indicated in Street Section B-B. The site plan is included here for illustrative purposes only and the final design for this area, including the potential for co-housing, shall be subject to all development and design standards as required by the Hilltop Master Plan.

The DRM District provides a transition from the existing multi-family development east of the Hilltop property and also allows for an extension of Pine Cone Road. The DRM District also provides for a co-housing development plan. Co-housing is a type of “community-oriented housing concept” that clusters a number of attached residential units around a central building (“common house”) that offers typical uses, such as a community kitchen, library/study, sitting room, conference area, laundry facilities, mailboxes, recreational opportunities and more, all of which are tailored to the individual users’ needs. Each residential unit is complete with individual kitchens, however, the community members all work together to create this connected living environment. Outdoor recreational amenities will also be required, per the Truckee Development Code (Chapter 18.58.180.B).

1. Development Standards

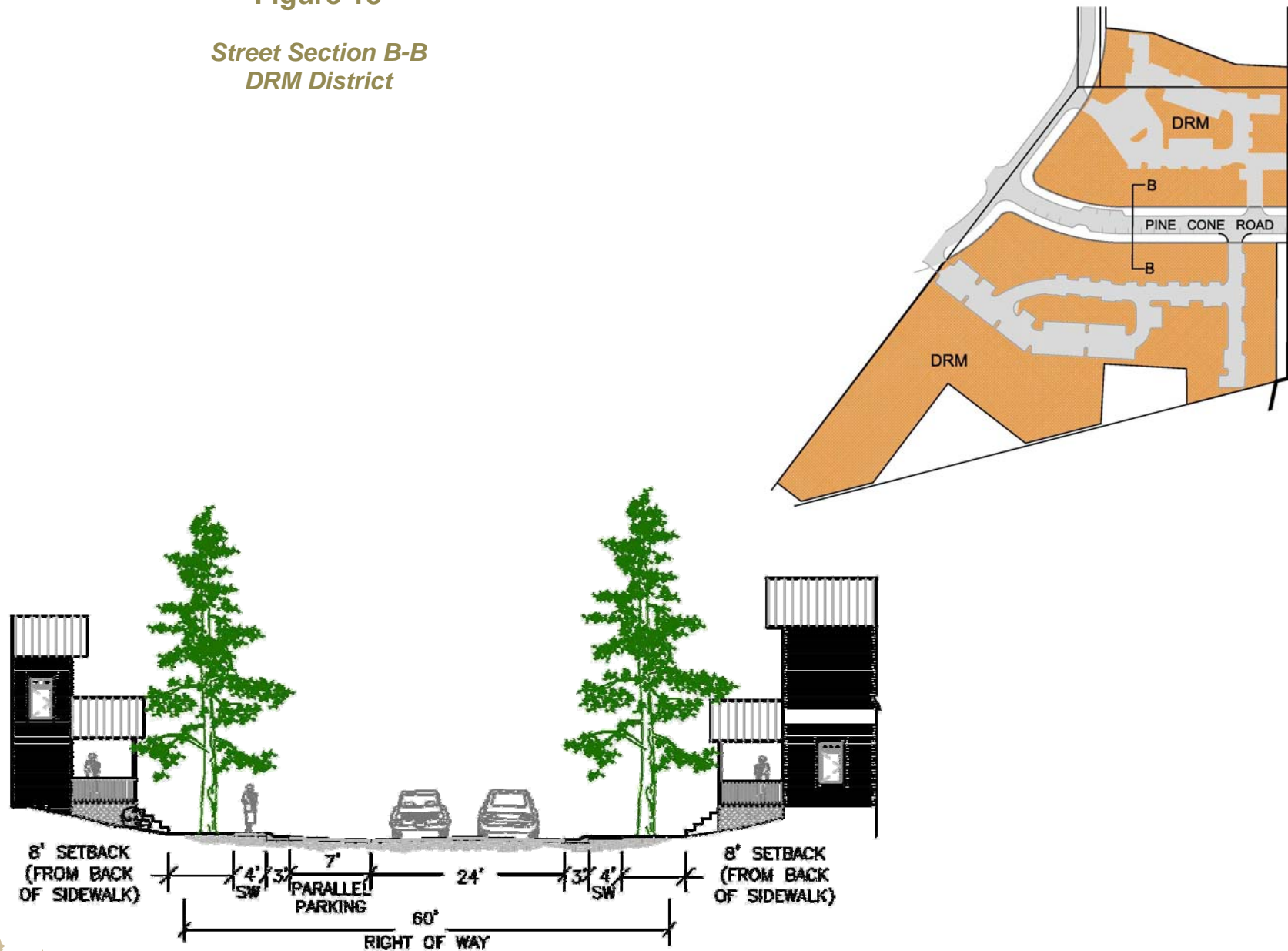
- a. **General Provisions.** The establishment, construction, reconstruction, alteration, or replacement of any use of land or structure in the DMU district shall comply with the requirements of Title 18, Development Code, of the Municipal Code and the general development standards of Section 3.B except as such requirements are modified by this subsection.
- b. **Minimum Lot Size.** No minimum lot size.
- c. **Maximum Residential Units.** See Table 1 (Land Use Chart).



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Figure 18

Street Section B-B
DRM District



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- d. **Property Line Setbacks.** Required 12 feet from street curb. Buildings shall be constructed to the build-to-setback line unless the Planning Commission approves up to a 17-foot setback for the purpose of preserving existing mature trees. Encroachments within the front setback are limited to awnings, front porches and roof overhangs. Porches and stairs may not exceed a 7-foot encroachment into a front or street side setback. The extent of these encroachments will not be permitted to interfere with pedestrian activity and/or create a public safety hazard.
- e. **Wetland Setback.** Prior to any development, including buildings, paved areas, and drainage structures, a new wetland delineation shall be conducted. The setback for any development shall be a minimum of 25 feet from the wetland. Development shall comply with the policies of Section 6.G.
- f. **Parking.** See Section 4.C for design guidelines regarding garages and parking.
- g. **Landscaping.** See Landscaping Design Standards in Section 4.G.
- g. **Building Design.** See Design Standards in Section 4.C.
- h. **Lighting.** See Design Standards in Section 4.E.

2. Architectural Design Considerations

The criterion presented herein outlines the desired architecture through descriptions of encouraged materials and architectural considerations.

- a. Long exterior walls shall incorporate articulation, such as offsets, material changes and/or pilasters.
- b. Architectural planning and design should take advantage of energy efficiency, e.g., natural heating and/or cooling, sun and wind exposure and solar energy opportunities.
- c. Building form and scale should relate to the use of the building as a multi-family residence. The scale of all buildings should be within a human scale so as not to overwhelm or dominate the natural surroundings.
- d. Avoid the use of long access balconies or corridors that are monotonous and impersonal. Instead, access points to units should be clustered. To the extent possible, the entrances to individual units should be plainly visible.
- e. Change roof levels and ground planes to break up the mass and bulk of buildings.



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- f. Make extensive use of private, enclosed patios and balconies to provide residents with a greater degree of control over their living environments.
- g. Provide building complex entrances that are distinctive and easily identifiable. To the degree possible, entrances to individual units or clusters of units should also be distinctive and easily identifiable.

3. Specific Design Guidelines

These Design Guidelines shall apply to both single- and multi-family dwellings within the DRM district. The purpose of these Design Guidelines is to achieve harmonious architecture consistent with the overall design theme, while encouraging a variety of design features to avoid monotonous standardization.

Although flexibility in DRM residential site planning is desired, the aggregate effect of residential developments being unrelated to one another and the community as a whole often produces isolated “compounds” with little concern for the public environment. Therefore, it is essential that the following specific design considerations be followed.

- a. **Maximum Attached Units.** The maximum number of attached units per building for townhouses shall be four units. Where multi-family units are stacked, condominium and apartment buildings shall be limited to ten units, incorporating 1-story and/or 2-story elements at the buildings' edges.
- b. **Building Facades.** Avoid long, unbroken building facades. Building facades should be broken up to give the appearance of smaller masses reflecting different functions with the building. To the extent possible, each of the units should be individually recognizable. This can be accomplished with the use of balconies, offsets, material changes and projections that help articulate individual dwelling units or collections of units and by the pattern and rhythm of windows and doors.
- c. **Identity and Entry.** It is appropriate to provide each unit with its own identity and entry. This can be accomplished by staggering and offsetting each separate unit and including 1- and 2-story building forms to separate massing. This will also provide variety to the streetscape.
- d. **Architecture.** There is no particular “style” proposed for multi-family structures in the Hilltop Master Plan, but the focus should be on constructing a high-quality residential environment consistent with the overall design guidelines of the Hilltop Master Plan, which is responsive to the climate, surrounding alpine landscape and natural materials.



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FRONT ELEVATION (OPTION -2)

Conceptual Architecture for the DRM Zoning District



FRONT ELEVATION



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H. DRS-14 District

The Downtown Single-Family Residential 14 d.u./acre (DRS-14) District is intended to create more economic housing opportunities for single-family ownership by efficiently using land area and reducing the infrastructure needed to serve a single-family residential development.

The development standards and design standards will create a residential neighborhood similar to residential areas on the hillside north of the existing Downtown. In order to create this design atmosphere, strict compliance with Street Section D-D is required. Small lot frontages and street widths are basic requirements that will make this design concept work. The combination of lot sizes, setbacks, building heights, streetscapes and design details work together to create the old town Truckee neighborhood character.

1. Development Standards

- a. **General Provisions.** The establishment, construction, reconstruction, alteration, or replacement of any use of land or structure in the DMU district shall comply with the requirements of Title 18, Development Code, of the Municipal Code and the general development standards of Section 3.B except as such requirements are modified by this subsection. Secondary residential units may be allowed subject to compliance with Section 18.58.230 of the Development Code.
- b. **Maximum Lot Size.** 3,500 square feet. To preserve affordability, lots shall not be combined.
- c. **Maximum Floor Space.** 2,000 square feet excluding garage floor space for the parking of vehicles and floor space of secondary residential units.
- d. **Maximum Number of Lots.** See Table 1 (Land Use Chart).
- e. **Minimum Lot Width.** As shown in Figure 13 (Land Use Plan).
- f. **Minimum Front Property Line Setback.** 12 feet minimum. Garages shall be recessed a minimum of 8 feet deeper into the site than the primary front elevation of the house.
- g. **Minimum Side Property Line Setback.** 5 feet minimum.
- h. **Minimum Rear Property Line Setback.** 5 feet minimum.
- i. **Projections into Setbacks.** Projections into setbacks, including eaves, decks, porches, projections, stairs, etc. may encroach up to 7 feet into the front yard setback and up to 24 inches into the side and rear yard setbacks, except that no development may occur outside of the building envelope.



PERMITTED LAND USES and GENERAL DEVELOPMENT STANDARDS

- j. **Setback Between Detached Structures.** 10 feet minimum.
- k. **Setback Adjustments.** These setbacks may be adjusted to avoid tree loss or site alternations in accordance with the requirements of the Truckee Development Code.
- l. **Minimum Driveway Width.** 10 feet minimum.
- m. **Landscaping.** See Section 4.G for landscaping design guidelines.

2. Accessory Uses

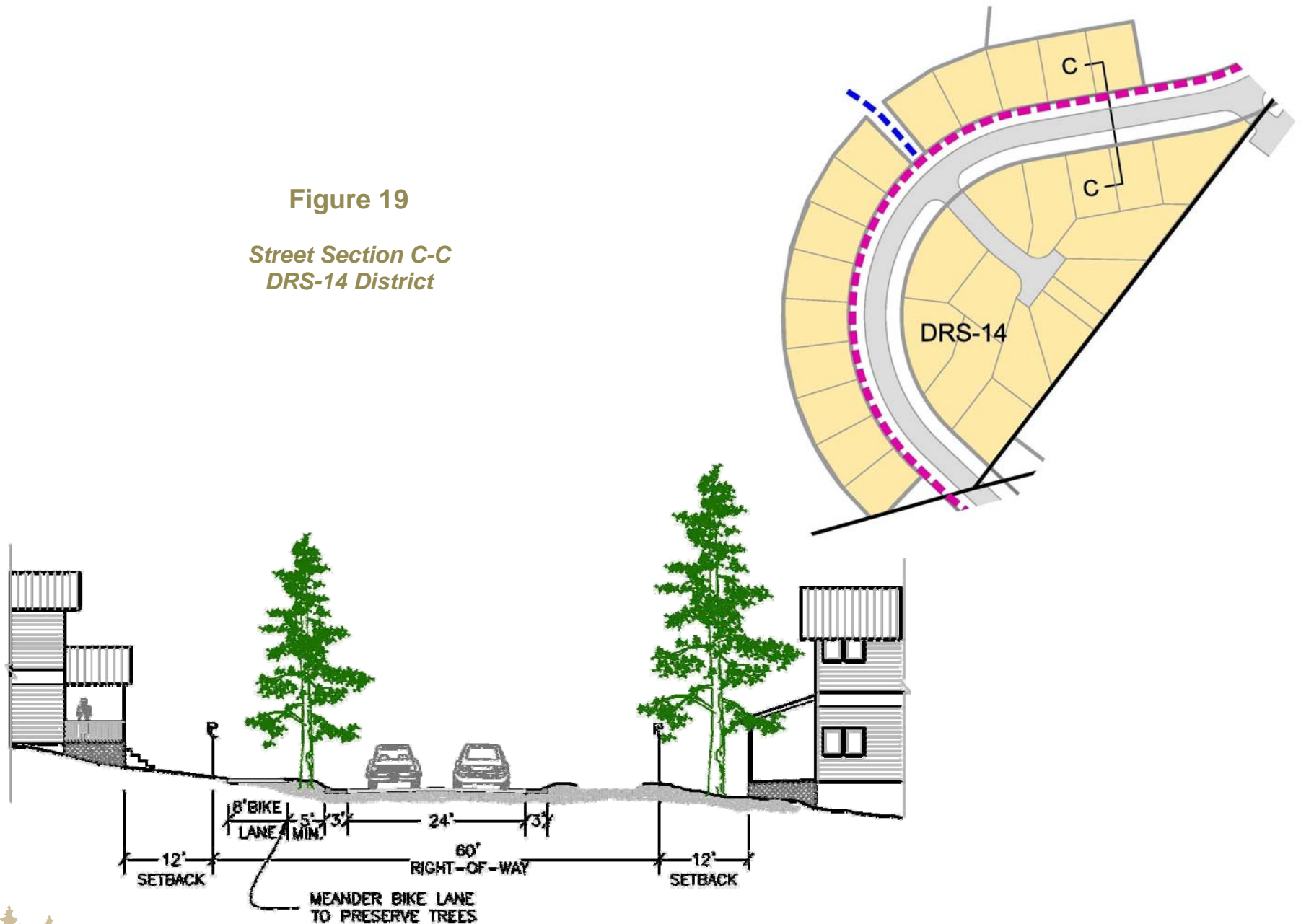
- a. Residential accessory uses include any use that is customarily related to a residence, such as:
 - Detached Garages
 - Detached Living Areas
 - Greenhouses
 - Home Office
 - Storage Sheds
 - Swimming Pools, Spas and Hot Tubs
- b. Accessory uses and structures shall:
 - Be incidental to and not alter the character of the site from that created by the main use.
 - Be located to the rear of the lot.
 - Comply with the requirements of this Master Plan and Design Guidelines applicable to the main structure, including heights, parcel coverage and setbacks.
 - Be architecturally compatible with the main structure.
 - Comply with the Accessory Use standards in the Truckee Development Code.

Existing small lot housing in Truckee.



PERMITTED LAND USES and GENERAL DEVELOPMENT STANDARDS

Figure 19
Street Section C-C
DRS-14 District



PERMITTED LAND USES and GENERAL DEVELOPMENT STANDARDS

3. Architectural Design Considerations

Small lot home sites south of the Village and adjacent to Ski Hill, will be approximately 50 feet wide by 75 feet deep and are intended for more individual types of architecture. These will be “for purchase” lots, and property owners can design their own building style, subject to and in accordance with these Design Guidelines.

Building design should complement and harmonize with neighboring buildings. Design compatibility can be achieved through similarity of form, height, roof shapes, scale, materials, color and pattern of openings.

Elevations of each individual building shall be consistent in terms of color, materials, form and detailing in order to achieve design harmony and integrity. Elevations need not look alike for a sense of overall architectural continuity to be present.

Major building forms should express a simplicity and directness responsive to the tradition of downtown Truckee architecture. Complexity and contradiction of form and expression should be avoided.

Residential buildings should be in scale with their site, the immediate surroundings and with the area. A large building can be reduced in bulk by breaking it down into component parts that reflect the scale of adjacent buildings.

Conceptual DRS-14 Architecture



4. Specific Design Guidelines

a. Exterior Lighting

Outside lighting increases the operational efficiency of a site, provides a measure of site security and can enhance the aesthetics of the site and architectural qualities of structures. In determining the lighting for a residence, the source, intensity and type of illumination should be appropriate for the lighting needs. Refer to the Lighting Design Standards in Section 4.E.

Exterior lighting should be designed as part of the architectural and site design of a project. Fixture style and location should be compatible with the building's architecture and landscaping.

All site lighting must be low-level illumination. Outdoor lighting on all lots is to be shielded so as not to create light spill or glare onto adjacent properties.

b. Roofs

Roof configuration is important in establishing neighborhood character. Roofs can organize the massing of buildings and provide transitions between buildings and to open space. The objective in determining roof shape is to establish a visual order to building clusters.

Composition shingle roofs are preferred with particular consideration to roof configuration, quality, color and longevity of finish. Roof appurtenances (dormers, clerestories and skylights) create interesting, pleasant interior spaces. Their location on the roof is critical to avoid a visually confusing appearance.

I. RS-5 District

The Single-Family Residential, 5 d.u./acre (RS-5) District is intended to provide land use area for single-family, custom-built homes and related accessory uses. The permitted land uses and development standards are based on the provisions set forth in the Truckee Development Code, Chapter 18.08, Residential Zoning Districts. To reflect the design standards and use locations required by the Hilltop Master Plan Area, the uses listed in Table 3 are more restrictive than those permitted in the Development Code.

The RS-5 District also provides a connection to the Ponderosa Palisades neighborhood with a roadway/bike lane and earthen trail. Street Section D-D shows the required relationship of the roadway to the required lot design standard for home sites. The RS-5 District also provides improved circulation and public safety elements to the Hilltop Master Plan Area and adjacent properties. The RS-5 building envelope is outside of the Downtown Specific Plan and part of a 24-acre parcel owned by JAR-Hilltop. Early in the Hilltop Master Plan design process the Town Council determined that certain goals set forth in the Downtown Specific Plan might not be met, given the existing



PERMITTED LAND USES and GENERAL DEVELOPMENT STANDARDS

Hilltop Master Plan Area boundaries, particularly, preserving the old “Ski Hill,” providing a variety of residential land use mixes, encouraging connectivity to adjacent residential neighborhoods, and perpetuating better roadway circulation throughout the area. As a result, the southerly 24-acre parcel owned by JAR-Hilltop was included in the Hilltop Master Plan Area which allowed more goals to be met, such as preserving the old “Ski Hill” and providing connectivity to the adjacent Ponderosa Palisades subdivision.

The southerly 24-acre parcel was originally part of the The Top at Hilltop subdivision (formerly known as Aspenwood) that would allow this parcel to be further subdivided into two parcels, each permitting one single-family residence and secondary residential unit and providing a minimum of 80% open space. The Town Council supported a transfer of density proposal to transfer 16 single-family lots that would be permitted in the Hilltop Master Plan Area, to the southerly 24-acre parcel. The building areas and site coverage within the 24-acre parcel will still be restricted to 20% of the total land area, with the remaining 80% designated for permanent open space.

1. Development Standards

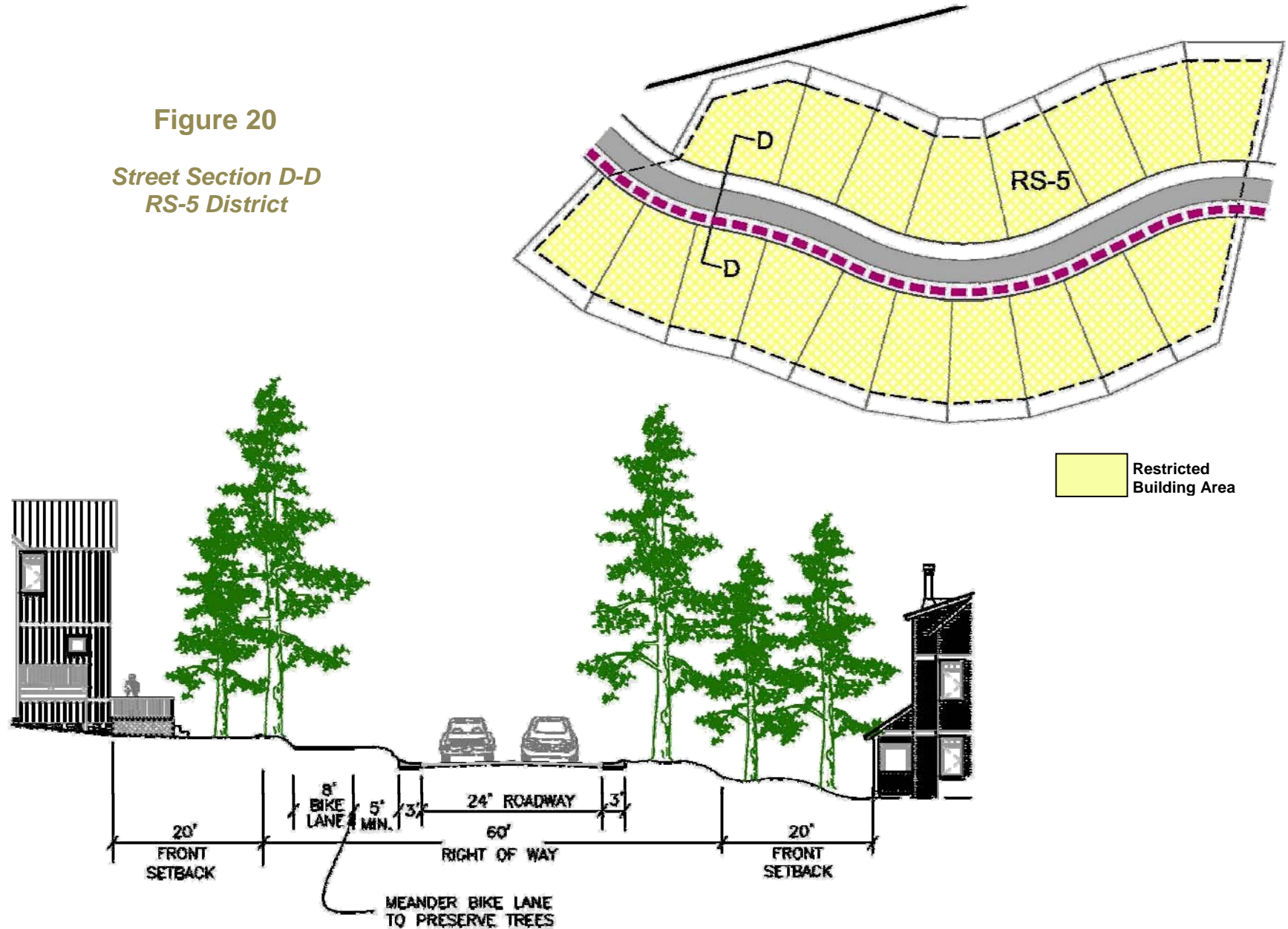
- a. **General Provisions.** The establishment, construction, reconstruction, alteration, or replacement of any use of land or structure in the DMU district shall comply with the requirements of Title 18, Development Code, of the Municipal Code and the general development standards of Section 3.B except as such requirements are modified by this subsection. Secondary residential units may be allowed subject to compliance with Section 18.58.230 of the Development Code.
- b. **Minimum Lot Size.** 8,000 square feet. Lots shall not be combined.
- c. **Maximum Number of Lots.** See Table 1 (Land Use Chart).
- d. **Minimum Lot Width.** 50 feet as measured at the front setback line.
- d. **Minimum Front Property Line Setback.** 20 feet minimum. Garages shall be recessed a minimum of 8 feet deeper into the site than the primary front elevation of the house.
- e. **Minimum Side Property Line Setback.** 10 feet minimum.
- f. **Minimum Rear Property Line Setback.** 20 feet minimum.
- g. **Projections into Setbacks.** Projections into setbacks may be allowed in compliance with Table 3-2 of the Truckee Development Code except that no development may occur into the restricted building area.



PERMITTED LAND USES and GENERAL DEVELOPMENT STANDARDS

Figure 20

Street Section D-D
RS-5 District



PERMITTED LAND USES and GENERAL DEVELOPMENT STANDARDS

- h. **Parking.** See Section 4.C for design guidelines regarding garages and parking.
- i. **Setback Adjustments.** These setbacks may be adjusted to avoid tree loss or site alternations in accordance with the requirements of the Truckee Development Code.
- j. **Minimum Driveway Width.** 12 feet minimum.
- k. **Landscaping.** See Section 4.G for landscaping design guidelines.

2. **Accessory Uses** – Residential accessory uses include any use that is customarily related to a residence, such as:

- a. Residential accessory uses include any use that is customarily related to a residence, such as:
 - Detached Garages
 - Detached Living Areas
 - Greenhouses
 - Home Office
 - Storage Sheds
 - Swimming Pools, Spas and Hot Tubs
- b. Accessory uses and structures shall:
 - Be incidental to and not alter the character of the site from that created by the main use.
 - Be located to the rear of the lot.
 - Comply with the requirements of this Master Plan and Design Guidelines applicable to the main structure, including heights, parcel coverage and setbacks.
 - Be architecturally compatible with the main structure.
 - Comply with the Accessory Use standards in the Truckee Development Code.



PERMITTED LAND USES and GENERAL DEVELOPMENT STANDARDS

3. Specific Design Guidelines

The intent of the Design Guidelines for the RS-5 District is to encourage diversity and individual expression of design, while assuring that the collective result creates a visually harmonious community and compatibility among neighboring properties within the project. The design of each home must respond to the unique characteristics of its site ... the trees and vegetation, topography, natural drainage patterns, views and sun orientation.

Within that overall fabric, diversity of expression can be achieved through variety of detail and color, the composition of windows and doors and the placement of additive elements such as porches, dormers, bay windows and chimneys.

- a. **Form and Massing.** The overall form and massing for single-family units is based on combining one or more central forms of simple geometry with secondary elements added to them. The goal is to retain a simple order, an honest and direct structure that can step with the topography and create visual interest without being overly complex. Form and massing should avoid rigid symmetry and allow a casual marriage of forms to evolve.
- b. **Scale.** Sensitivity to the human scale is critical in presenting a comfortable, residential feeling within the natural setting and to enhancing visual relationships between neighboring homes. To assure this attention to human scale is accomplished, buildings that have two stories should include portions of the building that are only one-story in height. In no case may eave heights exceed two stories.
- c. **Porches.** Porches provide a personality and welcome invitation to the community. They also extend the opportunity for outdoor living. Therefore, it is encouraged that single-family homes incorporate at least one porch that fronts a public area; either a pathway or street. The design of porches, in terms of column and railing detail, configuration and color, provides a great opportunity for individual expression.



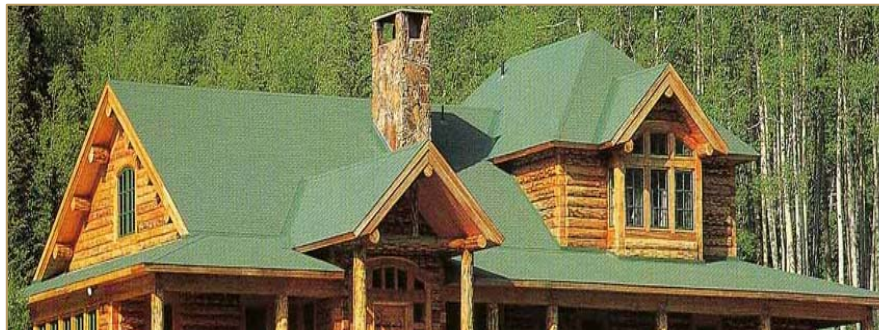
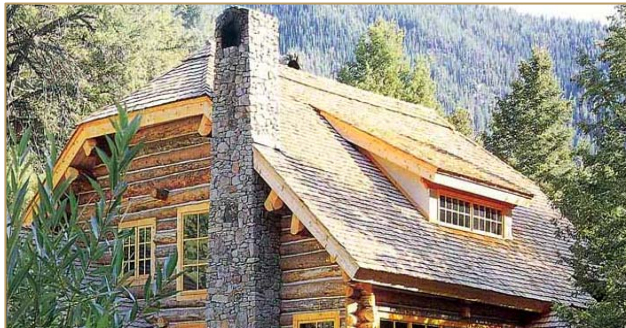
PERMITTED LAND USES and GENERAL DEVELOPMENT STANDARDS

- d. **Roofs.** Roofs play a very significant role in the architecture, both functionally and aesthetically. Roofs establish scale and interest through a successful composition of varied pitches and forms. Both practically and visually it is important to keep basic roof forms simple and to strive to avoid complex intersections at awkward pitches and angles.

Major roofs shall have a minimum pitch of 6:12 and a maximum pitch of 14:12. Secondary roofs over building components such as porches and dormers may have lesser pitches, down to a minimum of 3:12 or even flat roofs.

Roof materials for primary roofs should be composition shingles. Secondary roof material may be the same as the primary roof or may be a naturally patina metal such as copper, corten steel or terne metal.

Roof forms must consider snow and rain shedding to avoid potential for personal injury and property damage. The roof plan should be designed in concert with the site and landscape plans to avoid safety and drainage conflicts.



PERMITTED LAND USES and GENERAL DEVELOPMENT STANDARDS

- e. **Landscaping and Plant Materials.** Landscape planting can be used effectively to blend buildings and site improvements into their natural setting. By enhancing existing trees and plant communities that exist on each lot, landscape planting can be used to restore disturbed areas and to reestablish the visual quality of the wooded site.

Other than within defined lawn or garden areas, plant materials must be selected from indigenous plants consistent with the natural pattern of plant communities found on the site. Size, location and mix of plant materials, including ground cover and wildflowers as well as trees and shrubs, should appear consistent with the natural environment.



PERMITTED LAND USES and GENERAL DEVELOPMENT STANDARDS

J. OS & OS-SKI Districts

The Open Space (OS) District is divided into two sub-districts that include OS and OS-SKI. Both districts are intended to provide land area devoted to maintaining the scenic beauty and natural characteristics of the area. The OS districts are also intended to provide for public and private recreational uses, provided that integrity of the areas' natural characteristics is maintained.

Lands within the OS District will be restricted from future development via conservation easements, zoning restrictions and/or other programs that will ensure preservation.

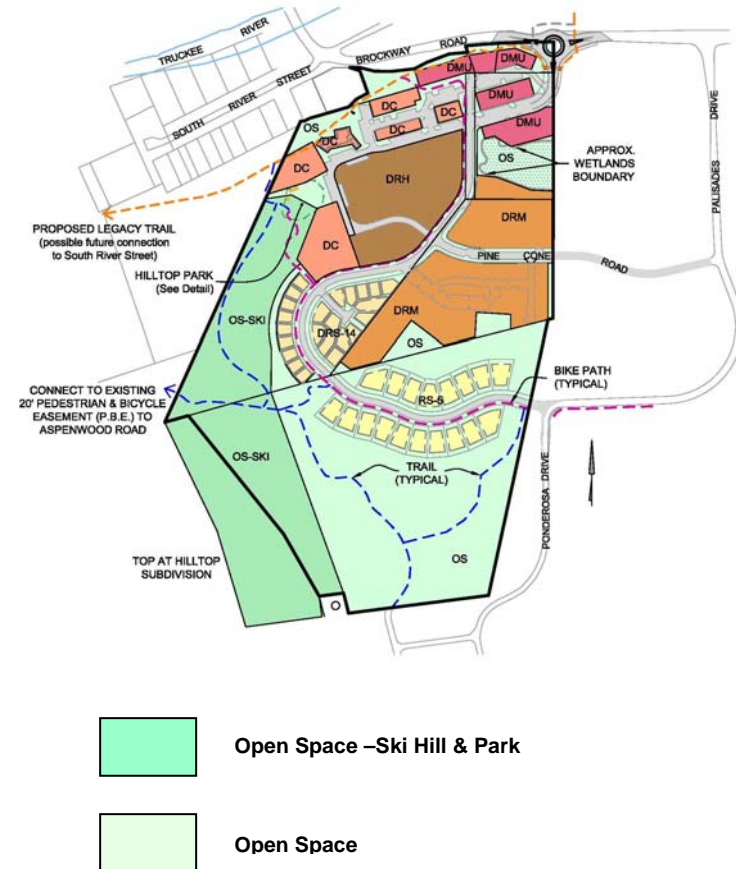
Three major open space goals of the Hilltop Master Plan are to (1) maintain and preserve the area known as Hilltop Ski Hill, (2) develop a park that connects some of the trails with areas that allow for parking, staged events (i.e., the Great Ski Race, etc.) and general, passive outdoor recreation activities, and (3) preserve and protect the wetlands areas located on the Intrawest parcel. Hilltop Park, as detailed on the following page, is located and designed to help accomplish these major goals.

The Hilltop Master Plan also recognizes different types of open space that may not be designated "open space." They include:

- ◇ Open space set aside in large parcels, which can be maintained by Property Owners' Associations, transferred to Land Trusts or public entities, and/or reserved by conservation easements.
- ◇ Open space on private ownerships, which is restricted from development, such as rear yard setbacks.

Figure 21

Open Space District



PERMITTED LAND USES and GENERAL DEVELOPMENT STANDARDS

The permitted, conditionally permitted and temporary permitted land uses and development standards of the Open Space District are based on the provisions set forth in the Truckee Development Code, Chapter 18.16, Special Purpose Zoning Districts. To reflect the design standards and use locations required by the Hilltop Master Plan, the uses listed in Table 3 are more restrictive than those permitted in the Development Code. The OS-SKI district focuses on public recreation, therefore the allowed uses differ from the OS district.

As shown on the Land Use Plan (Figure 13) and the Open Space District map (Figure 21), there shall be no new construction of buildings or other substantial structures within the OS and OS-SKI district or the area known as “Ski Hill” that serves as the end/exit for the Tahoe Nordic “Great Race”. Improvements may occur only within the area shown as the Hilltop Park.

Hilltop Ski Hill - To be preserved via an open space easement.

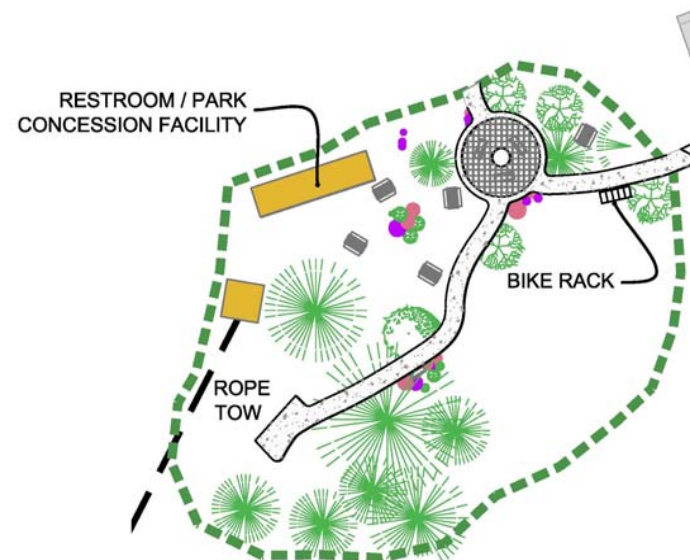


Table 3
Allowed Uses and Permit Requirements

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Development Permit approval required.	18.74
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	
(1)	Permitted as an accessory use within and secondary to the primary structure.	
(2)	Permitted only in OS-SKI district.	

LAND USE	PERMIT REQUIREMENT BY DISTRICT							See standards in Section:
	DMU	DC	DRH	DRM	DRS	RS	OS	

AGRICULTURE, RESOURCE & OPEN SPACE USES

Forest management practices							P	
Nature reserves							P	
Trails	P	P	P	P	P	P	P	

MANUFACTURING & PROCESSING USES

Manufacturing & Processing uses not allowed.

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Churches/places of worship								
Community centers								
Health/fitness facilities			P (1)					
Hilltop ski hill restoration							P (2)	
Ice skating rinks							P (2)	
Indoor recreation centers								
Interpretive center for educational purposes							P	
Libraries and museums								
Membership organization facilities								
Outdoor commercial recreation								
Parks and playgrounds including picnic areas							P	
Private residential recreational and community facilities								
Rope tows for skiing and sledding							P (2)	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Development Permit approval required.	18.74
UP	Conditional use, Use Permit approval required.	18.76
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(1)	Permitted as an accessory use within and secondary to the primary structure.	
(2)	Permitted only in OS-SKI district.	

LAND USE	PERMIT REQUIREMENT BY DISTRICT							See standards in Section:
	DMU	DC	DRH	DRM	DRS	RS	OS	
Schools - Public and private								
Schools - Specialized education and training								
Theaters and meeting halls								

RESIDENTIAL USES

Caretaker and employee housing								
Detached living areas						P (1)	P (1)	18.58.100
Emergency shelters/transitional living centers								
Live/work quarters								18.58.130
Multi-family dwellings, 2 to 10 units			P	P				18.58.180
Multi-family dwellings, 11 and more units			P	P				18.58.180
Multi-family dwellings, individual ownership, 2 to 10 units			P	P				18.58.180
Multi-family dwellings, individual ownership, 11 or more units			P	P				18.58.180
Multi-family dwellings, in commercial/industrial project	P	P						18.58.180
Residential care homes, 7 to 12 clients								
Rooming and boarding houses								
Secondary residential units				P	P	P		18.58.230
Senior citizen/disabled congregate care housing								18.58.240
Single-family dwellings				P	P	P		
Single-room occupancy (SRO) housing								
Transient rental, multi-family dwellings		P	P					
Transient rental, single family dwellings								

RETAIL TRADE USES

Accessory retail uses	P	P						18.58.030
Adult entertainment businesses								18.58.050
Alcoholic beverage sales, other than beer and wine	UP	UP						

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Development Permit approval required.	18.74
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	
(1)	Permitted as an accessory use within and secondary to the primary structure.	
(2)	Permitted only in OS-SKI district.	

LAND USE	PERMIT REQUIREMENT BY DISTRICT							See standards in Section:
	DMU	DC	DRH	DRM	DRS	RS	OS	
Auto parts sales	P	P						
Bars and drinking establishments	UP	UP						
Building material sales								
Convenience stores	P	P	P (1)					
Furniture, furnishings, and equipment stores	P	P						
Grocery stores	P	P						
Outdoor retail sales and displays	UP	UP						18.58.190
Plant nurseries and garden supply stores								
Restaurants, counter service	P	P						
Restaurants, drive-through								
Restaurants, table service	P	P						
Retail stores, general merchandise	P	P						
Second hand stores	P	P						
Warehouse retail stores								

SERVICE USES

Automated teller machines (ATMs)	P	P						
Banks and financial services								
Bed and breakfast inns	P	P						18.58.070
Business support services								
Car wash								
Card lock fueling facilities								
Child day care centers	UP							18.58.080
Child day care, large family day care homes								18.58.080
Construction contractor's yard								
Hotels and motels	P	P	P					
Laundromats								
Medical services - Clinics and labs								

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Development Permit approval required.	18.74
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	
(1)	Permitted as an accessory use within and secondary to the primary structure.	
(2)	Permitted only in OS-SKI district.	

LAND USE	PERMIT REQUIREMENT BY DISTRICT							See standards in Section:
	DMU	DC	DRH	DRM	DRS	RS	OS	
Medical services - Extended care	UP							
Mortuaries								
Offices, accessory to primary use	P	P						
Offices, business and professional	P	P						
Outdoor storage and work area								
Personal services	P	P						
Public buildings and structures	UP	UP						
Public safety and utility facilities	UP	UP						
Repair/maintenance - Consumer products								
Repair/maintenance - Vehicle								
Research and development (R&D)								
Service stations								
Snow removal business								
Storage, personal storage facilities (mini-storage)								
Veterinary clinics, animal hospitals, kennels, boarding								
Visitor center		P						

TEMPORARY USES

Commercial filming	TUP	TUP						18.62
Off-site contractor's construction yard								18.62
Offices, temporary	TUP	TUP						18.62
On-site material processing								18.62
On-site soil remediation activities	TUP	TUP	TUP	TUP	TUP	TUP	TUP	18.62
Outdoor retail sales, temporary	TUP	TUP						18.62
Seasonal sales lot								18.62
Temporary events, non-profit organization	TUP	TUP						18.62
Temporary work trailers	TUP	TUP						18.62

KEY TO PERMIT REQUIREMENTS

		Procedure is
Symbol	Permit Requirement	in Section:
P	Permitted use, Development Permit approval required.	18.74
UP	Conditional use, Use Permit approval required.	18.76
TUP	Temporary use, Temporary Use Permit approval required.	18.80
	Use not allowed. See 18.03.020.E regarding uses not listed.	
(1)	Permitted as an accessory use within and secondary to the primary structure.	
(2)	Permitted only in OS-SKI district.	

LAND USE	PERMIT REQUIREMENT BY DISTRICT							See standards in Section:
	DMU	DC	DRH	DRM	DRS	RS	OS	

TRANSPORTATION, INFRASTRUCTURE & COMMUNICATIONS USES

Broadcasting studios								
Commercial Parking and vehicle storage								
Electric utility facilities								18.58.114
Pipelines								
Railroad and railroad-related operations (2)								
Telecommunications facilities								18.58.250
Tow yard								
Transit stations and terminals								
Transit stop shelters	P	P	P	P	P	P		
Utility lines	P	P	P	P	P	P	P	
Vehicle and freight terminals								