

**Table 4.1A** identifies the uses of land allowed by this Specific Plan in the commercial zoning districts, and the land use permit required to establish each use. Refer to the Development Code for definitions of land uses that are not specifically defined in this Specific Plan.

LAND USES (1)	PERMIT REQUIREMENT BY ZONING DISTRICT	
	CL	CR
<b>PROCESSING USES</b>		
Beverage Production & Food Production	P	UP
Food & Beverage Distribution	P(2)	P
Recycling - Reverse Vending Machines	NP	P
Recycling - Small Collection Facility	MUP	MUP
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>		
Health / Fitness Facilities	P	P
Indoor Recreation Centers	P	P
Membership Organization Facilities	P	P
Outdoor commercial recreation	T	NP
Parks & Playgrounds	MUP	MUP
Schools - Public & Private	UP	UP
Schools - Specialized Education & Training	MUP	P
<b>RESIDENTIAL USES</b>		
Cohousing, in a commercial/industrial project	P	P
Live / Work Units	P	P
Multi-family Dwellings, 11 and more units	NP	NP
Multi-family Dwellings, in a commercial/industrial project	P	P
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	NP	P
Bars & Drinking Establishments	UP	UP
Convenience Stores	NP	UP
Furniture, Furnishings, & Equipment Stores	P	T
Grocery Stores or Specialty Market	NP	P

LAND USES (1)	PERMIT REQUIREMENT BY ZONING DISTRICT	
	CL	CR
Outdoor Dining & Seating Areas	T	P
Outdoor Sales & Displays of Merchandise	T	MUP
Plant Nurseries & Garden Supply Stores	T	P
Restaurants, Fast Casual	P	P
Restaurants Table Service	P	P
Retail Stores, General Merchandise	P*	P
Retail Stores, General Merchandise - Large	P	T
<b>SERVICE USES</b>		
Automated Teller Machines (ATMs)	NP	P
Banks & Financial Services	NP	P
Business Support Services	NP	P
Car Wash	NP	UP
Laundromat	NP	P
Lodging / Hotel	NP	P
Non-profit Community Building	T*	NP
Offices, accessory to primary use	P	P
Offices, business & professional - Large	P	P
Offices, business & professional	P*	P
Personal Services	P	P
Public Buildings and Structures	UP (3)	UP (3)
Public Safety and Utility Facilities	UP	UP
Research & Development (R&D)	P	P
Service Stations	NP	UP
Veterinary Clinics, Animal Hospitals, Kennels, Boarding	UP	UP
Visitor Center	P	P
<b>TEMPORARY USES</b>		
Commercial Filming	TUP	TUP
Off-site Contractor's Construction Yard	TUP	TUP
Offices, temporary	TUP	TUP
On-site Material Processing	TUP	TUP
On-site Soil Remediation Activities	TUP	TUP

Outdoor Retail Sales, temporary	TUP	TUP
Seasonal Sales Lot	TUP	TUP
Temporary Events, Non-profit Organization	TUP	TUP
Temporary Work Trailers	TUP	TUP
<b>TRANSPORTATION, INFRASTRUCTURE &amp; COMMUNICATIONS USES</b>		
Broadcasting Studios	P	P
Electrical Utility Facilities	UP	UP
Pipelines	UP	UP
Telecommunications Facilities	UP	UP
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
TUP	Temporary 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. or less than 20 residential units.

**Notes:**

- Definitions of the listed land uses are in Section 7 (Definitions, Glossary).
- Ancillary distribution of products that are produced or stored on site is permitted, provided that such use does not generate more than 10 trips per day for vehicles less than 10,000 lbs.
- Permitted if the public agency use (e.g. office, outdoor storage, etc.) is permitted in zoning district; UP otherwise.

\* Identified Land Uses specific to the CL-1 site located on Hope Court. This site has been offered for a local non-profit community center. If the non-profit group elects not to pursue development on this site, limited office/retail land uses may be pursued.

## 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>(CG) GENERAL DEVELOPMENT STANDARDS</b>		
	<b>CL</b>	<b>CR</b>
Front Setback	Minimum: 0-foot if no parking is proposed between the building and the Town right-of-way; 10-foot landscaped setback when parking is proposed.	
Side Setback	Minimum: 0-foot; 6-foot landscaped setback when parking is proposed	
Rear Setback	No minimum except as may be required by other standards and/or guidelines contained within this Specific Plan.	
Floor Area Ratio (FAR)	0.25 Maximum	0.25 Maximum
Height Limit	50 feet	50 feet
Parking & Loading	As required by Development Code Chapter 18.48 (Parking and Loading Standards)	
Site Coverage	No maximum	
Landscaping	As required by Development Code Chapter 18.40	
Outdoor Activities	As allowed by Development Code Chapters 18.58.190 & 18.58.200	

## 2.1 | CL - Lifestyle Commercial



FIGURE 4-2.1: CL ZONING DISTRICT

### Purpose

The CL or “lifestyle” zone is applied to approximately 4.7 acres at the northeastern end of Brockway Road and at the intersection of Hope Court and Brockway Road. The underlying cluster concept for this zone groups uses that reflect Truckee’s outdoor lifestyle and desire for social connectivity. The CL zone is applied to the two parcels described below and is appropriate for businesses that promote the varied and interesting mix of land uses and architecture that currently exist within the Brockway Road Corridor. Desired uses include unique locally-owned and operated retail, service, non-profit and recreation uses, particularly those with outdoor display and/or activity.

**CL Parcel** - 2.0-acre parcel at the northeastern end of Brockway Road. This parcel is developed with a legal non-conforming, locally-owned and operated, winery with outdoor recreational amenities including bocce courts and barbecues. The continued use of the winery is permitted and encouraged and new uses proposed within

this zone should be compatible with the winery operations.

**CL-1 Parcel** - 2.7-acre triangular-shaped parcel located at the intersection of Hope Court & Brockway Road. This parcel is currently undeveloped. Its gateway location provides the opportunity to create a welcoming entrance to the Brockway Road Corridor and Downtown. Current challenges with this site are its proximity to existing residential uses and major regional roadways, an irregular shape, and a steep drop-off in topography to the northeastern edge. To implement Specific Plan goals and recognizing the site constraints, development potential of the CL-2 parcel is limited. The Targeted Land Use is a “non-profit center.” This site has been offered to a local non-profit community group for development of a community center. Should the non-profit group elect not to pursue development of a community center at this site, other land uses may be considered that promote Truckee’s outdoor lifestyle.

Although both of these parcels are based on the clustering of Truckee lifestyle uses, due to the uniqueness of each parcel, this Specific Plan identifies separate allowed land uses as well as development standards and guidelines for each parcel.

### Target Uses

- Home furnishings / furniture with indoor and outdoor displays
- Health, fitness, wellness
- Outdoor commercial recreation
- Casual dining restaurants with outdoor dining
- Wine tasting facilities & beverage garden
- Retail with outdoor sales & displays