

BIJOU / AL TAHOE COMMUNITY PLAN PERMISSIBLE USES MATRIX

KEY:

- 1 - Bijou District**
- 2 - Harrison District**
- 3 - Lucky/Payless District**
- 4 - Town Center**

LAND USE CATEGORIES	Districts				Maximum Units/Acre
	1	2	3	4	
I. RESIDENTIAL					
Domestic animal raising					
Employee housing	S1	S1		S1	15
Mobile home dwelling					
Multiple family dwelling	S	S		A1/5	15
Multi-person dwelling	S				25 Pers/Acre
Nursing & personal care					
Residential care				A1/5	25 Pers/Acre
Single family dwelling	S	S			
Summer home					
II. TOURIST ACCOMMODATION					
Bed & breakfast facilities	A1	S			10
Hotel, motel, other transient dwellings	A1	S			40/10%-Kitchen 15/10%+Kitchen
Time Share (hotel/motel design)					
Time Sharing Residential Design [§]	S8				15 Units/Acre
III. COMMERCIAL					
A. Retail					
Auto, mobile home and vehicle dealers					
Bldg materials & hardware	S4	S4	S6		
General merchandise	A1	A1	A1		
Mail order and vending	A1	A1			
Nursery	S		S6		
Outdoor retail sales	S	S	S		
Eating & drinking places	A1	A1	A1	A1/5	
Food & bvrq, retail sales	A1	A2	A1	A1/5	
Furniture, home furnishings & equipment	A1	A1	A1		
Service stations	S2	S2	S2		
B. Entertainment					
Amusement & recreation services	A1	A1	A1		
Privately owned assembly	S	S	S	S/5	
Special event area				A1/5	
Outdoor amusements	S	S	S		

[§] Amended 1/23/02

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C. Services					
Animal husbandry services	A1	A1	A1		
Auto repair and service					
Broadcasting studios	A1	A1	A1		
Business support services	A1	A1	A1	A1/5	
Contract Construction Srvs					
Health care services	A1	A1	A1		
Laundries & dry clng plant					
Personal services	AI	AI	AI		
Professional offices	A1	A1	A1	A1 /5	
Repair services	S4	S4	S4		
Sales Lots					
Schls - Business/Vocation	A1	A1	A1	A1/5	
Secondary Storage					
D. Light Industrial					
Batch plants					
Food and kindred products					
Fuel and ice dealers					
Industrial services					
Printing and publishing	S	S	S		
Recycling and scrap					
Small scale manufacturing					
E. Wholesale/Storage					
Storage yards					
Vehicle & freight terminals					
Vehicle storage & parking	S	S	S		
Warehousing					
Wholesale and distribution					
IV. PUBLIC SERVICE					
A. General					
Airfields, landing strips & heliports (new non-emergency sites prhbtd)					
Cemeteries				S	
Churches	A1	A1	A1	A1	
Collection stations	S	S	S	S	
Cultural facilities	A1	A1	A1	A1	
Daycare centers	A1	A1	A1	A1	
Government offices	S3	S3	S3	A1/5	
Hospitals					
Local assembly and entertainment	S	A1	S	S5	
Local post office	S	S	A1	S5	
Local public health and	S	S	S6	A1/5	

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LAND USE CATEGORIES	1	Districts			Maximum Units/Acre
		2	3	4	
safety facilities					
Power generating					
Public owned assembly & entertainment			A1/5	A1/5	
Public utility centers				S	
Regional public health and safety facilities				S5	
Schools - college			A1	A1	
Schools - kindergarten through secondary			A1	A1	
Schools - Preschool	A1	A1	A1	A1	
Social Service Organ.	S3	S3	S3	A1	
B. Linear Public Facilities					
Pipelines & power transmission	S	S	S	S	
Transit stations & terminals	S	S	S	S	
Transportation routes	S	S	S	S	
Transmission & receiving	S	S	S	S	
Threshold-related research facilities [§]	S	S	S	S	
V. RECREATION					
Beach recreation	A1	A1		A1	
Boat launching facilities		A1		A1	
Cross country ski courses				A1	
Day use areas	A1	A1	A1	A1	
Developed campgrounds				A1	8
Downhill ski facilities					
Golf courses				S5	
Group facilities				S5	25Pers/Acre
Marinas	S				
Off-road vehicle courses					
Outdoor Recreation	S	A3	S	S	
Concessions					
Participant sports facilities				S 7 ^{§§}	
Recreation centers				A1	
Recreational vehicle parks					
Riding and hiking trails					
Rural sports					
Snowmobile courses					
Sport assembly					
Undeveloped campgrounds					
Visitor information centers	A1	A1	A1	A1	

[§] Amended 2/23/2000

^{§§} Amended 11/28/01

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VI. RESOURCE MANAGEMENT					
A. Timber Management					
Reforestation	A	A	A	A	
Regeneration harvest					
Sanitation salvage cut	A	A	A	A	
Selection cut	A	A	A	A	
Special cut	A	A	A	A	
Thinning	A	A	A	A	
Timber stand improvement	A	A	A	A	
Tree farms					
B. Wildlife and Fishes					
Early successional vegetation management	A	A	A	A	
Nonstructural fish habitat management					
C. Range					
Farm/ranch structures					
Grazing					
Range Pasture Mgmt					
Range improvement					
D. Open Space					
Allowed in all areas of the region	A	A	A	A	
E. Vegetation Protection					
Fire Detection and suppression	A	A	A	A	
Fuels treatment/management					
Insect and disease suppression	S	S	S	S	
Prescribed fire/burning management					
Sensitive plant management	A1	A1	A1	A1	
Uncommon plant community management	A	A	A	A	
F. Watershed Improvements					
Erosion control	A1	A1	A1	A1	
Runoff control	A1	A1	A1	A1	
Stream environment zone restoration		A1	A1	A1	

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Footnotes					
A = Allowed use S = Special Use Permit Required					
1. Requires Design Review					
2. Pumps/Use Permit		1000' FR LAKE			
3. CSLT		Use Permit			
4. No Outside Storage					
5. Specific Parcels Only		Staff Analysis			
6. College		Special Area			
7. Shall not be visible from the shorezone ^{ss}					
8. Timeshare-Residential Design is only permissible on the following parcels – APNs 27-0110-08, 10, 18, 20, and 21. ^s					
[Prior to approving any timeshare project, the developer must provide the CSLT an analysis of housing impacts and work with City staff regarding how the loss of housing would be mitigated. In addition, an analysis of financial impacts is required, including a proposal of how any loss to the City, if any would be offset.]					
[...]: Bracketed language not adopted by TRPA					

1/24/96

^{ss} Amended 11/28/01

^s Amended 1/23/02

