



# TOWN OF TRUCKEE ZONING MAP

(Amended February 23, 2018)

## LEGEND

### Primary Zoning Districts

RR Rural Residential	DMU Downtown Mixed Use	OS-P Open Space Protected(Joerger Ranch Specific Plan)
RS Single Family Residential	DC Downtown Commercial	RMW Workforce Multi-Family Residential(Joerger Ranch Specific Plan)
RM Multi-Family Residential	DVL Downtown Visitor Lodging	BIZ Business Innovation Zone(Joerger Ranch Specific Plan)
DRS Downtown Single Family Residential	DM Downtown Manufacturing / Industrial	BIZ-1 Business Innovation Zone 1(Joerger Ranch Specific Plan)
DRM Downtown Medium Density Residential	RC Resource Conservation	M1 Manufacturing/Industrial (Joerger Ranch Specific Plan)
DRH Downtown High Density Residential	OS Open Space	CR Regional Commercial (Joerger Ranch Specific Plan)
CN Neighborhood Commercial	PF Public Facilities	CL Lifestyle Commercial (Joerger Ranch Specific Plan)
CG General Commercial	PC Planned Community	CL-1 Lifestyle Commercial 1 (Joerger Ranch Specific Plan)
CH Highway Commercial	DMP Downtown Master Plan	
CS Service Commercial	DRR Downtown Railroad	
M Manufacturing/Industrial	LR Lakeside Residential (Coldstream Specific Plan)	
MUC Mixed Use Commercial (Coldstream Specific Plan)	VGR Village Green Residential (Coldstream Specific Plan)	

### Overlay Districts

-AO Airport Operations
-SA Snow Avalanche
-HP Historic Preservation
-RP River Protection

### Residential Densities

-X Further subdivision is prohibited
-0.05 1 dwelling unit per 20 acres
-0.10 1 dwelling unit per 10 acres
-0.15 1 dwelling unit per 7.5 acres
-0.20 1 dwelling unit per 5 acres
-0.50 1 dwelling unit per 2 acres
-0.67 1 dwelling unit per 1.5 acres
-1 1 dwelling unit per acre
-2 2 dwelling units per acre
-4 4 dwelling units per acre
-6 6 dwelling units per acre
-10 10 dwelling units per acre
-14 14 dwelling units per acre
-15 15 dwelling units per acre
-20 20 dwelling units per acre
-24 24 dwelling units per acre

### Amendments

Ordinance No. 2001-04; August 2, 2001  
 Ordinance No. 2002-05; June 28, 2002  
 Ordinance No. 2003-07; February 19, 2003  
 Ordinance No. 2006-03; June 16, 2006  
 Ordinance No. 2007-02; April 15, 2007  
 Ordinance No. 2007-07; July 21, 2007  
 Ordinance No. 2007-08; November 3, 2007  
 Community Development Director Modification;  
 April 20, 2009  
 Ordinance No. 2014-08; October 23, 2014  
 Ordinance No. 2015-03; April 24, 2015  
 Ordinance No. 2015-04; May 29, 2015

### How to Read the Zoning Map

The Town Zoning Map consists of an index map and 31 separate map sheets covering the entire Town. To find out the zoning on your property (that is, what zoning district your property is located), go through the following steps:

- Look at the Index Map (the first map) to determine which map sheet your property can be found. Your neighborhood will be located within a dark-lined rectangle that has a number; this number is the map sheet number.
- Go to that map sheet and locate your property. The map sheets show all property lines, streets, and street names, and you should be able to easily find your property.
- Zoning district boundaries are identified on the map by a bold line, and your property will be encompassed within the boundaries of one of these zoning districts. To determine the zoning district, look for the large bold letters within the zoning district boundaries – this is the zoning district designation.
- The zoning district designation is an abbreviation of the PRIMARY ZONING DISTRICT. Look in the legend on this page for the description of the zoning district designation. Your property will have only one primary zoning district unless it is cut in half by a zoning district boundary.
- If your zoning district designation has two parts separated by a hyphen (–), you have a specific RESIDENTIAL DENSITY applied to your property. The second part of the designation after the hyphen is the residential density; look in the legend on this page for your property’s density.
- Your property may also be located in an OVERLAY DISTRICT. An overlay district is applied to properties that have special zoning regulations (e.g. historic preservation district, snow avalanche areas) above and beyond the zoning regulations established by the primary zoning district. If your property may be located in an overlay district, there will be a note on the right side of the map sheet referring you to another sheet. Go to that map sheet and locate your property. If your property is located within the overlay district boundaries, your property is in that Overlay District. Overlay districts are shown at the end of a zoning district designation separated by a hyphen.

### EXAMPLE OF A ZONING DISTRICT DESIGNATION

