

Chapter II

LAND USE ELEMENT

This Land Use Element is a supplement to the Land Use Element of the TRPA Goals and Policies Plan and the Placer County General Plan. Consistent with the Regional Plan, this Element sets forth the land use regulations for the Community Plan and provides a Community Plan Area Statement which replaces the existing Plan Area Statement.

A. KINGS BEACH COMMUNITY PLAN LAND USE REGULATIONS

Community planning is an option in which the local community in partnership with TRPA and local government may prepare their own plans and, to some extent, their own standards.

Chapter 14 of the TRPA Code of Ordinances sets forth the provisions for community planning. This section indicates what provisions of the TRPA Regional Plan are applicable and what standards are replaced with equal or superior standards.

This is a brief summary of standards applicable to the Kings Beach Community Plan. In general the standards of the TRPA Code apply except as noted by:

1. the Policies of the six Elements of this plan, replace Plan Area Statement policies;
2. the proposed mitigation fee program of Chapter VII, supplement TRPA programs;
3. the Community Plan Sign Ordinance (Appendix B), replaces Chapter 26;
4. the Community Plan Parking Ordinance (Appendix B), replaces Chapter 24; and
5. the Community Plan Design Review Standards and Guidelines (Appendix B), replaces Chapter 30.

Pursuant to Subsection 14.5.B of the Code, the following Community Plan Statement replaces the TRPA Plan Area Statements' regulations for this area.

This document is both a Placer County General Plan document and, to some extent, a Placer County land use regulatory document. In the case of the Land Use Element, the Plan Area Statements (PAS) included herein, will serve as the functional equivalent of zoning for those areas.

The detailed checklist of applicable standards in Appendix A is provided to assist in the review of projects within the Kings Beach Community Plan. The checklist also indicates which regulations are special to the Community Plan.

B. KINGS BEACH COMMUNITY PLAN AREA STATEMENT

This Community Plan Area Statement supersedes TRPA Plan Area Statements and Placer County Zoning within the Community Plan boundaries.

PLAN DESIGNATION:

Land Use Classification	COMMERCIAL/PUBLIC SERVICE
Management Strategy	REDIRECTION
Special Designation	PRELIMINARY COMMUNITY PLAN AREA TDR RECEIVING AREA FOR: 1. Existing Development 2. Multi-Residential Units SCENIC RESTORATION AREA ELIGIBLE FOR REDEVELOPMENT PLANS MULTI-RESIDENTIAL INCENTIVE PROGRAM

DESCRIPTION:

Location: This is the commercial strip along Highway 28 in Kings Beach and is located on TRPA maps E-4 and F-4.

Existing Uses: The area is a mixture of commercial, recreation, and residential uses. The shorezone uses consist of motels, condominiums, single family dwellings, and public and private recreation. The area is 80 percent built out.

Existing Environment: The lands are classified 60 percent low hazard, 30 percent SEZ and 10 percent high hazard. The shorezone tolerance levels are 7, 6 and 1. Most of the wetlands have been filled. The land coverage for the total area is 45 percent plus an additional 15 percent disturbed. The land coverage plus disturbance is 90 percent in the commercial areas.

PLANNING STATEMENT: This area should continue to serve the regional tourist and commercial needs of the north shore. The area should be redeveloped to concentrate use, restore stream environment zones, and increase shorezone access. The overall planning goal is to provide an attractive destination resort community.

PLANNING CONSIDERATIONS:

1. The commercial development needs to be upgraded and revitalized.
2. The commercial development is a "strip" and the four-lane highway has adversely affected the character of the community. Programs should be implemented to facilitate pedestrian activity along the State Highway.
3. The prime fish habitat in Lake Tahoe is tentatively identified for habitat restoration.
4. The Griff Creek Stream Restoration Project, completed in 1985, substantially improved the stream environment zone and fish habitat in the area where Griff Creek passes under Highway 28.

5. Scenic Roadway Unit 20 and Scenic Shoreline Unit 21 are within this Plan area and the roadway unit is targeted for scenic restoration as required by the scenic threshold.
6. There is a narrow littoral strip of land claimed by Placer County in the western portion of this Plan area.

OBJECTIVES AND SPECIAL POLICIES:

θ Urban Design and Development

1. The overall theme for Kings Beach is "Major Tourist Accommodation, Retail, and Services." The themes for the subareas of the Community Plan are implemented through the Special Areas. Commercial activities with direct frontage on State Route 28 should be oriented toward tourist needs, e.g. accommodation, dining, and retail sales. The Plan encourages a mix of tourist, commercial, and residential uses, but encourages service oriented commercial to be located off State Route 28. The State Park area should be looked upon as the town center or town plaza with a concentration of tourist-related uses around it.
 - a. *Policy: In Special Area 1 (Downtown Area Commercial), tourist-oriented commercial uses are the predominant theme. This area represents the "heart" of the downtown Kings Beach Community, and generally fronts on State Route 28. This area has historically had a wide range of commercial activity not always compatible among themselves and not always appropriate for a tourist-oriented economy. The policy of this Plan is to keep the types of activities more homogeneous and oriented to the visiting public.*
 - b. *Policy: In Special Area 2 (East and West Entry Commercial Areas), more emphasis is placed on commercial services oriented more to the local population, such as auto repair, building materials and hardware, laundries and dry cleaning, and storage yards, to name a few. These areas are generally at the entrance points at either end of the commercial districts. Community Plan coverage incentives pursuant to Subsection 20.3.B(2) shall not apply to Placer County APNs 090-222-028 and -029.[§]*
 - c. *Policy: In Special Area 3 (Recreation Area), permissible uses are oriented toward outdoor recreation activities. This area is generally defined geographically on the State Beach area, and is bounded generally between State Route 28 and the lake, in the middle of the downtown area. Limited commercial activity is permitted to reflect the historical relation between lake-front recreation and tourist-related commercial activities.*

[§] Amended 1/23/02

- a. *Policy: Outdoor advertising shall be subject to the standards and guidelines established in the Placer County Standards and Guidelines for Signage, Parking and Design (Appendix B).*
 - b. *Policy: Nonconforming signs shall be subject to an amortization plan and incentive program to provide for the eventual elimination or replacement of such signs.*
5. Complete the undergrounding of overhead utilities for Kings Beach. Undergrounding of utilities on State Route 267 should be given priority, with the back-street areas to follow.
 - a. *Policy: Pursuant to the general recommendations for scenic improvements in Chapter IV, all projects within the scenic corridor shall be responsible for removing, relocating or screening overhead utilities as a condition of project approval. TRPA may waive this requirement if the project is part of an undergrounding program or the undergrounding has been determined by TRPA not to be necessary to meet the scenic targets of this Plan.*
6. Integrate more landscaping into both private development and public projects.
 - a. *Policy: Projects with existing coverage in excess of 75% of their project area, shall be required to provide an increase in landscaping equal to 5% of the project area. The landscaping requirement shall be met within the project area or, if not feasible, off-site in a related area. This condition may be waived by the Design Review Committee, if the project is part of an assessment district which is providing the required increase in landscaping or the landscaping requirement has been met by a previous approval.*
7. Implement the recommendations described in the Conservation Element, Scenic Target, for improving overall scenic quality.
 - a. *Policy: The Design Review Committee shall consider the recommendations of the Scenic Target section of Chapter IV when reviewing projects and, where appropriate, incorporate conditions of approval to implement the recommendations of the Scenic Target section or the equal or superior recommendations of the applicant.*
8. Preserve and enhance scenic views to Lake Tahoe and to other prominent areas of special interest.
 - a. *Policy: Projects located between the designated scenic corridors and Lake Tahoe shall not cause a reduction of the views of Lake Tahoe from the corridors. TRPA may consider as an alternative, offsite improvements if it is determined there is a net increase in the lake views within the scenic unit.*

9. The development of better quality affordable housing is a primary goal of this Plan for the neighborhoods in and surrounding the CP.

- a. *Policy: An employee housing mitigation program shall be required of projects creating jobs for 20 or more employees.*

θ **Commercial Development:**

1. The Plan acknowledges the community's tourist orientation and the critical role of recreation in the Kings Beach economy. Tourism is the foundation of the economic base and its interrelationship with recreation should continue to be fostered.
2. Encourage development and/or activities that will enhance the "year round" economy.
3. Special event area for arts and crafts shows, seasonal sales, and other similar events shall be established. Arts and cultural events are encouraged as part of the theme for Kings Beach.

- a. *Policy: Special event area for arts and crafts shows, seasonal sales, farmer's market, boat shows and other similar events shall be considered in the State Park area. The design and regulation of the area by the County or NTPUD should allow such events to occur as activities not subject to TRPA review.*

- b. *Policy: The Plan allows for the establishment of galleries and working studios. Living spaces for the artist inside and working space outside shall be considered special uses. Outside display of art onsite or offsite shall require review of the Design Review Committee.*

θ **Traffic Circulation and Parking:** (See Chapter III, Transportation Element for transportation related objectives and policies.)

θ **Recreation:** (See Chapter V, Recreation Element for recreation related objectives and policies.)

θ **Public Service Facilities:** (See Chapter VI, Public Service Element for other public service related objectives and policies.)

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and, if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHORELINE AND LAKEZONE of the TRPA Code of Ordinances, the following primary uses may be permitted within all of a portion of the Community Plan Area. The list indicates if the use is allowed (A) or must be considered under the provision for a special use (S). Special uses require either a "Conditional Use Permit" (CUP), or "Minor Use Permit" (MUP), as set forth in the Placer County Zoning Ordinance. The following "S" uses shall be MUPs unless otherwise noted. Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

The definitions of terms used in the Section on Permissible Uses are those found in Chapters 2 (Definitions) and 18 (Permissible Uses), of the TRPA Code.

Ø **Special Area #1 (Downtown Commercial Area)**: The following list of permissible uses is applicable throughout the Special Area.

- Residential** Employee housing (S), Multiple family dwelling (S), Multi-person dwelling (S), Residential care (S)
- *New single family dwellings that are not accessory to a commercial use are not permitted. However, single family dwellings existing as of the date of Plan adoption are not assigned nonconforming status. Single family dwellings in existence as of the date of Plan adoption may be reconstructed on the same parcel(s). Single family dwellings in conjunction with a valid commercial enterprise are considered an accessory use and follow the permit requirements of the primary use.
- Tourist Accommodation** Bed and breakfast facilities (A); Hotel, motel, and other transient dwelling units up to 20 units (A), greater than 20 units (S/CUP)
- Commercial**
- A. Retail
Building materials and hardware (S), Eating and drinking places (A), Food and beverage retail sales (A), Furniture, home furnishings and equipment (A), General merchandise stores (A), Mail order and vending (A), Nursery (A), Outdoor retail sales (S), Service stations (S/CUP)
 - B. Entertainment
Amusements and recreation services (A), Outdoor amusements (S),
 - C. Services
Animal husbandry services (A), Broadcasting studios (A), Business support services (A), Financial services (A), Health care services (A), Personal services (A), Professional services (A), Sales lots (S), Schools - business and vocational (A)
 - D. Light Industrial
Printing and publishing (A), Small scale manufacturing (S),
 - E. Wholesale/Storage
Vehicle storage and parking (S)

Public Service

- A. General
Churches (S), Collection stations (A), Cultural facilities (A), Day care centers (A), Government offices (S), Hospitals (A), Local assembly and entertainment (A), Local post office (A), Local public health and safety facilities (A), Membership organizations (A), Schools - college (A), Schools - kindergarten through secondary (A), Social service organizations (A)
- B. Linear Public Facilities
Pipelines and power transmission (S), Transit stations and terminals (S), Transportation routes (S/CUP), Transmission and receiving facilities (S)

Recreation

- A. Urban Recreation
Day use areas (A), Recreation centers (A), Participant sports facilities (S),
- B. Developed Outdoor Recreation
Beach recreation (A), Boat launching facilities (A), Golf courses (S), Outdoor recreation concessions (S), Marinas (S), Recreational vehicle park (S), Riding and hiking trails (A), Visitor information center (A)
- C. Dispersed Outdoor Recreation
Allowed in all areas of the region

Resource Management

- A. Timber Management
Reforestation (A), Sanitation salvage cut (A),
- B. Open Space
Allowed in all areas of the region
- C. Vegetation Protection
Fire detection and suppression (A), Fuels treatment/management (A), Insect and disease suppression (A), Prescribed fire/burning management (A), Sensitive plant management (A), Uncommon plant community management (A)
- D. Watershed Improvements
Erosion control (A), Runoff control (A), Stream environment zone restoration (A)

θ **Special Area #2 - (East Entry Commercial Area):** The following list of permissible uses is applicable throughout the Special Area.

Residential

Employee housing (S), Multiple family dwelling (S),

Multi-person dwelling (S), Residential care (S),
Single family dwelling (A)

Tourist Accommodation

Bed and breakfast facilities (A), Hotel, motel, and
other transient dwelling units up to 20 units (A),
greater than 20 units (S/CUP)

Commercial

A. Retail

Building materials and hardware (S), Eating
and drinking places (A), Food and beverage
retail sales (A), Furniture, home furnishings
and equipment (A), General merchandise
stores (A), Mail order and vending (A),
Nursery (A), Outdoor retail sales (S), Service
stations (S/CUP)

B. Entertainment

Amusements and recreation services (A),
Outdoor amusements (S)

C. Services

Animal husbandry services (A), Broadcasting
studios (A), Business support services (A),
Financial services (A), Health care services
(A), Personal services (A), Professional
services (A), Sales lots (S), Schools -
business and vocational (A)

D. Light Industrial

Printing and publishing (A), Small scale
manufacturing (S)

E. Wholesale/Storage

Vehicle storage and parking (S)

Public Service

A. General

Churches (S), Collection stations (A), Cultural
facilities (A), Day care centers (A),
Government offices (S), Hospitals (A), Local
assembly and entertainments (A), Local post
office (A), Local public health and safety
facilities (A), Membership organizations (A),
Schools - college (A), Schools - kindergarten
through secondary (A), Social service
organizations (A)

B. Linear Public Facilities

Pipelines and power transmission (S), Transit
stations and terminals (S), Transportation
routes (S/CUP), Transmission and receiving
facilities (S)

Recreation

- A. Urban Recreation
Day use areas (A), Recreation centers (A), Participant sports facilities (S)
- B. Developed Outdoor Recreation
Outdoor recreation concessions (S), Recreational vehicle park (S), Visitor information center (A)
- C. Dispersed Outdoor Recreation
Allowed in all areas of the region

Resource Management

- A. Timber Management
Reforestation (A), Sanitation salvage cut (A)
- B. Open Space
Allowed in all areas of the region
- C. Vegetation Protection
Fire detection and suppression (A), Fuels treatment/management (A), Insect and disease suppression (A), Prescribed fire/burning management (A), Sensitive plant management (A), Uncommon plant community management (A)
- D. Watershed Improvements
Erosion control (A), Runoff control (A), Stream environment zone restoration (A)

θ **Special Area #2 - (West Entry Commercial Area)**. The following list of permissible uses is applicable throughout the Special Area.

Residential

Employee housing (S), Multiple family dwelling (S), Multi-person dwelling (S), Residential care (S), Single family dwelling (A)

Tourist Accommodation

Bed and breakfast facilities (A), Hotel, motel, and other transient dwelling units up to 20 units (A), greater than 20 units (S/CUP)

Commercial

- A. Retail
Building materials and hardware (S), Eating and drinking places (A), Food and beverage retail sales (A), Furniture, home furnishings and equipment (A), General merchandise stores (A), Mail order and vending (A), Nursery (A), Outdoor retail sales (S), Service stations (S/CUP)
- B. Entertainment
Amusements and recreation services (A), Outdoor amusements (S)

- C. Services
Animal husbandry services (A), Broadcasting studios (A), Business support services (A), Financial services (A), Health care services (A), Personal services (A), Professional services (A), Sales lots (S), Schools - business and vocational (A)
- D. Light Industrial
Printing and publishing (A), Small scale manufacturing (S)
- E. Wholesale/Storage
Vehicle storage and parking (S)

Public Service

- A. General
Churches (S), Collection stations (A), Cultural facilities (A), Day care centers (A), Government offices (S), Hospitals (A), Local assembly and entertainment (A), Local post office (A), Local public health and safety facilities (A), Membership organizations (A), Schools - college (A), Schools - kindergarten through secondary (A), Social service organizations (A)
- B. Linear Public Facilities
Pipelines and power transmission (S), Transit stations and terminals (S), Transportation routes (S/CUP), Transmission and receiving facilities (S)

Recreation

- A. Urban Recreation
Day use areas (A), Recreation centers (A), Participant sports facilities (S)
- B. Developed Outdoor Recreation
Beach recreation (A), Boat launching facilities (A), Golf courses (S), Outdoor recreation concessions (S), Marinas (S), Recreational vehicle park (S), Riding and hiking trails (A), Visitor information center (A)
- C. Dispersed Outdoor Recreation
Allowed in all areas of the region

Resource Management

- A. Timber Management
Reforestation (A), Sanitation salvage cut (A)
- B. Open Space
Allowed in all areas of the region

- C. Vegetation Protection
Fire detection and suppression (A), Fuels treatment/management (A), Insect and disease suppression (A), Prescribed fire/burning management (A), Sensitive plant management (A), Uncommon plant community management (A)
- D. Watershed Improvements
Erosion control (A), Runoff control (A), Stream environment zone restoration (A)

Special Area #3 (Recreation Area): The following list of permissible uses is applicable throughout the special area.

Commercial

- A. Retail
Retail sales (S), Outdoor retail sales (S), Eating and drinking establishments (S)
- B. Entertainment
Outdoor amusements (S)

Public Service

- A. General
Cultural facilities (A), Day care centers (A), Government offices (A), Membership organizations (A), Publicly owned assembly and entertainment (A), Social service organizations (A)
- B. Linear Public Facilities
Pipelines and power transmission (S), Transit stations and terminals (S), Transportation routes (S/CUP), Transmission and receiving facilities (S)

Recreation

- A. Urban Recreation
Day use areas (A), Recreation centers (A), Participant sports facilities (A), Sport assembly (A)
- B. Developed Outdoor Recreation
Beach recreation (A), Boat launching facilities (A), Group facilities (A), Outdoor recreation concessions (S), Marinas (S), Riding and hiking trails (A), Visitor information center (A)
- C. Dispersed Outdoor Recreation
Allowed in all areas of the region

Resource Management

- A. Timber Management
Reforestation (A), Sanitation salvage cut (A)

- B. Wildlife and Fishes
Early successional stage vegetation management (A), Nonstructural fish habitat management (A), Nonstructural wildlife habitat management (A), Structural fish habitat management (A), Structural wildlife habitat management (A)
- C. Open Space
Allowed in all areas of the region
- D. Vegetation Protection
Fire detection and suppression (A), Fuels treatment/management (A), Insect and disease suppression (A), Prescribed fire/burning management (A), Sensitive plant management (A), Uncommon plant community management (A)
- E. Watershed Improvements
Erosion control (A), Runoff control (A), Stream environment zone restoration (A),

θ **Special Area #4 - (Beach Street Tourist/Residential Area)**: The following list of permissible uses is applicable throughout the Special Area.

Residential Employee housing (S), Multiple family dwelling (S), Multi-person dwelling (S), Single family dwelling (A)

Tourist Accommodation Bed and breakfast facilities (A), Hotel, motel and other transient dwelling units, up to 20 units (A), greater than 20 units (S), Time sharing (hotel/motel design) (S), Time sharing (residential design)(S)

- Commercial**
- A. Retail
Eating and drinking places (A), Service stations (S)
 - B. Entertainment
Amusements and recreation services (A), Privately owned assembly and entertainment (A), Outdoor amusements (S)
 - C. Services
Business support services (A), Financial services (A), Health care services (A), Personal services (A), Professional offices (A), Schools - business and vocational (A), Schools - pre-schools (A), Secondary storage (S)
 - D. Wholesale/Storage
Vehicle storage and parking (S)

Public Service

- A. General
Churches (S), Collection Stations (S), Cultural facilities (S), Day care centers (A), Government offices (A), Hospitals (S), Local assembly and entertainment (A), Local post office (A), Local public health and safety facilities (A), Membership organizations (A), Publicly owned assembly and entertainment (A), Schools - college (S), Schools - kindergarten through secondary (S), Social service organizations (A)
- B. Linear Public Facilities
Pipelines and power transmission (S), Transit stations and terminals (S), Transportation routes (S), Transmission and receiving facilities (S)

Recreation

- A. Urban Recreation
Day use areas (A), Recreation centers (S), Participant sports facilities (A), Sport assembly (S)
- B. Developed Outdoor Recreation
Beach recreation (A), Boat launching facilities (A), Cross country skiing courses (A), Developed campgrounds (S), Golf courses (S), Group facilities (S), Outdoor recreation concessions (S), Marinas (S), Recreational vehicle park (S), Riding and hiking trails (A), Rural sports (A), Visitor information center (A)
- C. Dispersed Outdoor Recreation
Allowed in all areas of the region

Resource Management

- A. Timber Management
Reforestation (A), Sanitation salvage cut (A), Thinning (A), Timber stand improvement (A), Tree farms (A)
- B. Wildlife and Fishes
Early successional stage vegetation management (A), Nonstructural fish habitat management (A), Nonstructural wildlife habitat management (A), Structural fish habitat management (A), structural wildlife habitat management (A)
- C. Open Space
Allowed in all areas of the region

- D. Vegetation Protection
Fire detection and suppression (A), Fuels treatment/management (A), Insect and disease suppression (A), Sensitive plant management (A), Uncommon plant community management (A)
- E. Watershed Improvements
Erosion control (A), Runoff control (A), Stream environment zone restoration (A)

Shorezone: Within the specified shorezone tolerance district, the following primary uses may be permitted in the backshore, nearshore, and foreshore. Accessory structures shall be regulated pursuant to the regulations applicable to the primary use upon which they are dependent in accordance with Chapter 18. The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

Tolerance Districts 6 and 7

Primary Uses Water oriented outdoor recreation concessions (S), beach recreation (A), water borne transit (A), tour boat operations (S), safety and navigation facilities (A), marinas (S), boat launching facilities (S), and salvage operations (S).

Accessory Structures Buoys (A), piers (A), fences (S), boat ramps (A), structures, break-water or jetties (S), shoreline protective structures (S), water intake lines (A), and floating platforms and docks (A).

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations, and general site development standards.

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel
Multiple Family Dwelling	15 units per acre
Multi-Person Dwelling	25 people per acre
Nursing and Personal Care	25 people per acre
Residential Care	25 people per acre
Employee Housing	As per the limitations set forth in this table
Tourist Accommodation	
Bed and Breakfast facilities	10 units per acre
Hotel, Motel and other Transient Units	
• with less than 10% of units with kitchens	40 units per acre
• with 10% or more units with kitchens	15 units per acre
Timeshare	As set forth above

RESIDENTIAL BONUS UNITS: Pursuant to Chapter 35, the maximum number of residential bonus units which may be permitted for this Community Plan area is 0 units.

TOURIST ACCOMMODATION BONUS UNITS: Pursuant to Chapter 35, the maximum number of tourist accommodation units which may be permitted for this Community Plan area is 0 units.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Community Plan area. Specific projects and their timing are addressed in Chapter V and the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time:

SUMMER DAY USES 750 PAOT WINTER DAY USE 0 PAOT OVERNIGHT USES 0 PAOT

COMMERCIAL FLOOR AREA ALLOCATION: Pursuant to Chapter 33, the maximum amount of commercial floor area which may be allocated for additional development in the Community Plan area until December 31, 1996 is 40,000 square feet.

MAXIMUM CUMULATIVE NOISE LEVEL: The maximum cumulative noise equivalent for this Community Plan area is as follows:

1. Where applicable, a maximum 55 CNEL override for the Highway 28 corridor is permissible.
2. The maximum CNEL for Special Area 4 and 4 is 55 CNEL.
3. The maximum CNEL for all areas of the Community Plan except as noted in 1 and 2 above is 65 CNEL.
4. The maximum CNEL for shorezone tolerance districts 6 and 7 is 55 CNEL and the maximum for the lakezone is 50 CNEL.

MINIMUM LOT SIZE: The minimum lot size requirement shall be as follows: 6,000 sq. ft. for corner lots, 5,000 sq. ft. for interior lots, for all commercial uses. For residential uses, 10,000 sq. ft. shall apply.

**(INSERT "FIGURE 3, Land Use District Map, Kings Beach Community Plans"
HERE)**