

Incline Village/Crystal Bay Citizen Advisory Committee



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Accessory Dwelling Units (ADUs) in IV/CB

May 28, 2026

- Tahoe Area Plan update began in December 2024 and was completed on **December 17, 2025**
- Included many different amendments to Tahoe Modifiers:
 - TRPA Phase 2 Housing Amendments
 - Changes to support achievable housing
 - **Changes related to accessory dwelling units**
 - Various other code changes

Overview of Changes



	Past Regulation	Current Regulation
Minimum Lot Size	1 acre	None
Permitting Requirements	Administrative Review Required	Administrative Review Required
Maximum Unit Size 1+ Acres	50% main dwelling or 1,500 sf	50% main dwelling or 1,500 sf
Maximum Unit Size <1 Acre	N/A	1,200 sf
Parking	1 off-street space	1 off-street space
ADUs under 500 sf and 12' in height	Typical Setbacks	5' side and rear yard setbacks

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Relevant TRPA Requirements



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- Accessory dwelling units require
 - A residential allocation or residential bonus unit (251 remain for Washoe County)
 - Compliance with coverage requirements

What's happened since?



- Applications approved for accessory dwelling units in IV/CB:
 - In 2023: **0**
 - In 2024: **1**
 - In 2025: **2**
 - Since December 17, 2026: **1**
- Inquiries: holding steady

Helpful Links



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- [Accessory dwelling unit HUB](#)
- [Tahoe Area Plan](#)
- [Washoe County Development Code](#)
- [Tahoe Area Plan Update Webpage](#)
- [District 1 Applications](#)

Thank you

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