

Chapter 2

DEFINITIONS

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2.0 Purpose: This chapter defines the terms used in the Code.

2.1 Applicability: This chapter shall be used in interpreting the Code and other TRPA plans and documents.

2.2 Definitions: The following terms are defined as set forth below.

Abandoned Road: A road not accessible to traffic due to permanent physical barriers or a road that is posted or designated for closure.

Accessory Uses: See Subsection 18.2.A and Section 51.3. For the definition of what accessory uses are exempt from the commercial floor area allocation see Subparagraph 33.3.A(1).

Activity: Any conduct, active or passive, which may have an impact on the land, air, water, space or other natural resource of the Region.

Adaptive Management The process of implementing policy (and management) decisions as scientifically driven management experiments and/or monitoring programs that test predictions and assumptions in management plans, and using the resulting information to improve the plans.[§]

Additional Development: Development which did not exist, or was not approved, on the effective date of the Regional Plan. Relocation or re construction of development is not additional development.

Adjacent Parcels: Parcels near or close to each other but separated by a right-of-way in such a manner that if the right-of-way was removed, the boundaries would touch.

Advisory Planning Commission (APC): The Advisory Planning Commission of the Agency as defined in Article III(h) of the Compact.

Affordable Housing: Residential housing, deed restricted to be used exclusively for lower-income households (income not in excess of 80 percent of the respective county's median income) and for very low-income households (not to exceed 50 percent of the respective county's median income). Such housing units shall be made available for rental or sale at a cost that does not exceed the recommended state and federal standards. Each county's median income will be determined according to the income

[§] Amended 1/28/2004

limits published annually by the Department of Housing and Urban Development.[§] For multi-person dwellings, the affordable housing determination shall be made using each resident's income and not the collective income of the dwelling.^{§§}

Agency: The Tahoe Regional Planning Agency, including the Governing Board and staff.

Agency of Jurisdiction: As used in Chapter 16, government agency with responsibility for managing land, such as the Forest Service, the state parks departments, City of South Lake Tahoe, and California Tahoe Conservancy.

Airfields, Landing Strips and Heliports: See Chapter 18.

Allocation: An apportionment of additional development opportunity for residential, commercial, tourist accommodation, and certain recreational projects.

Allowable Land Coverage: See Section 20.3.

Alluvial Soil Type: All of the following soil types as defined in the United States Department of Agriculture Soil Survey for Lake Tahoe, as identified on Agency maps, or as determined by the Agency to be present in an area: Loam Alluvial land (Lo), Elmira loamy coarse sand, wet variant (Ev), Celio gravelly loamy coarse sand (Co), Marsh (Mh), Gravelly alluvial land (Gr), Fill land (Fd), Seeped soils, and Beaches (Be).

Amusement and Recreational Services: See Chapter 18.

Animal Husbandry Services: See Chapter 18.

Apartment: A residential complex of two or more residential units under single ownership, usually, but not always, sharing the same structure, water distribution system, sewer collection system, parking facilities, open space and recreational amenities.

Approved Plant Species: Plants designated by TRPA as acceptable species for use in landscaping and revegetation. Such species are usually, but not always, indigenous to the Region. See also Plant List.

Appurtenant Structure: A fixed structure customarily associated with and attached to a main structure.

Aquatic Invasive Species: A nonindigenous species that threatens the diversity or abundance of native species or the ecological stability of infested waters, or commercial, agricultural, aquacultural or recreational activities dependent on such waters, as identified in the Lake Tahoe Region Aquatic Invasive Species Management Plan. Aquatic Invasive Species include but are not limited to: zebra mussel (*Dreissena polymorpha*), quagga mussel (*Dreissena bugensis*), Eurasian water milfoil (*Myriophyllum spicatum* L.), curly leaf pond weed (*Potamogeton crispus* L.), and large mouth bass (*Micropterus salmoides*).^{§§§}

Area of Wave Run-Up: The area landward of the shoreline that is subjected to wave run-up during high water conditions and an extreme wind event. An extreme wind event is an 80 miles per hour onshore wind of one hour duration.

[§] Amended 9/25/1996

^{§§} Amended 6/27/2001

^{§§§} Amended 4/28/2011

Artificial Beach Replenishment: The importation of materials to maintain an existing beach or to create a new beach.

Artificial Islands: Islands created by man which provide additional land area in a lake or other body of water.

Auto Repair and Service: See Chapter 18.

Backshore: See Section 55.2.

Backshore Stability: See Chapter 50.

Bailey Coefficients: The allowable percentages of land coverage assigned to land capability districts, e.g. 1 percent in Land Capability Districts 1 and 2; 5 percent in Land Capability District 3; 20 percent in Land Capability District 4; 25 percent in Land Capability District 5; and 30 percent in Land Capability Districts 6 and 7.

Bailey Report: A report written by Dr. Robert G. Bailey, entitled Land Capability Classification for the Lake Tahoe Basin, A Guide for Planning (U.S.D.A.1974), which outlines a system of land classification including land capability districts and coverage coefficients.

Barrier Beach: An area of shorezone characterized by sandy soil separating a marsh-like lowland from a lake.

Barrier Wall: A wall separating lake waters from the shore.

Base Coverage: See Subsection 20.3.A.

Basement: The bottom floor of a building, the excavation for which any portion is greater than five feet below natural grade, measured at the location where the bottom of the excavation meets the foundation wall, exclusive of footing excavation. §

Basic Services: See Chapter 27.

Basin: The Tahoe Basin. See also Region.

Batch Plant: See Chapter 18.

Bathing Facilities: A shower or bathtub. §§

Beach Recreation: See Chapter 18.

Beach Recreation (Dispersed): Recreation activities associated with a beach that do not require developed support facilities such as road access, picnic sites, or concessions. Dispersed beach recreation usually includes the use of undeveloped shorelines by sunbathers and swimmers where access is limited to foot trails. Dispersed recreation may be supported by sanitation facilities.

Beach Recreation (Intensive): Recreation activities associated with a beach and supported by developed support facilities such as sanitation facilities, parking, picnic

§ Amended 5/25/1988

§§ Amended 5/28/1997

sites, and nearshore facilities such as multiple-use piers and buoys.

Bed and Breakfast Facilities: See Chapter 18.

Best Available Control Technology: An emission limitation which will achieve the most stringent emission limitation that is achieved in practice by that source.^{§§§}

Best Available Retrofit Control Technology: An emission limitation that is based on the maximum degree of reduction achievable, taking into account environmental, energy, and economic impacts by each source.[§]

Best Management Practices: Alternative structural and nonstructural practices proven effective in erosion control and management of surface runoff in Lake Tahoe Region.

Biofuel Facilities^{§§}: Facilities that combust or gasify forest and other plant materials in a manner that, in combination with other systems, generates electrical energy for use or distribution or generates heat for distribution within a building or facility. Any heating unit that meets the definition of a woodheater is not considered a biofuel facility.

Blight: See Chapter 15.

BMPs: See Best Management Practices.

Boat Launching Facility: See Chapter 18.

Boat Lift: A mechanical device whose function is to raise and lower water craft in and out of a body of water for temporary storage. Also includes low level boat lift, boat hoist, and boat saddle.^{§§§}

Boat Ramp: A ramp allowing boats to be launched into, or retrieved from, the water.

Body of Water: An area of water, of natural or artificial creation, including but not limited to lakes, harbors, man-made lagoons, reservoirs, ponds and rivers.

Bonus Unit: An additional residential or tourist accommodation unit obtained pursuant to Chapter 35.

Breakwater: A man-made structure which diminishes the force of waves.

Bridge Span: A bridge that extends over a particular obstacle to avoid or minimize disturbance to the land or water area over which it passes. The bridge span measurement is the distance between the bridge abutments, excluding the bridge supports between abutments.

Broadcasting Studios: See Chapter 18.

Building: Any structure designed or used for the support, shelter, or enclosure of persons, animals, or property of any kind.

^{§§§} Amended 5/24/1989

[§] Amended 5/24/1989

^{§§} Amended 10/22/2003

^{§§§} Amended 8/22/1990

Building Envelope: The area allotted for development of units in a planned individual unit development.

Building Frontage: The two-dimensional surface area of a building found within the perimeter bounded by the finished grade line, the cornice line, and exterior side walls in one plane not including intermediate walls perpendicular to such surface area and containing a door or other entrance open to the public which faces a street.[§]

Building Materials and Hardware: See Chapter 18.

Building Season: See Grading Season.

Building Sign: Any sign attached to and supported by a wall of a building, or the wall of a structure, including a mansard roof. Any permanent sign placed on or behind glass or within a building and located in such a manner as to have an obvious intent to capture interest of those outside the building, shall be considered a building sign and shall be treated in the same manner.[§]

Building Site: The portion of a parcel designated for development.

Buoy: A float anchored to a lake bottom which serves as a boat mooring, navigation guide, hazard warning, or similar use.

Burn Prescription: A plan for open burning pursuant to state or federal standards.

Business Support Services: See Chapter 18.

Bypass Dredging: Rearranging earthen material within the same body of water without removing the material from the body of water.

Canopy: The more or less continuous cover of branches and foliage formed by the crown of adjacent trees and other woody growth. A manmade structure consisting of a suspended covering or roof or similar structure.^{§§}

Carrying Capacity: See Environmental Threshold Carrying Capacities.

Carrying Capacity (Grazing): Level or measurement of grazing based on animal unit months (AUM) that a given range can support without adverse impacts.

Cellar: See Basement.

Cemeteries: See Chapter 18.

Central Furnace: A self-contained space heater providing for circulation of heated air at pressures other than atmospheric through ducts more than 25 cm (10 inches) in length.^{§§§}

Change in Operation: See Chapter 93.

Change In Use: Conversion of a primary use from one use category to another use

[§] Amended 9/27/1989

^{§§} Amended 9/25/1991

^{§§§} Amended 5/24/1989

category as listed in the Table of Primary Uses in Chapter 18 (e.g., service station to professional office).

Child Care Nurseries: Facilities designed or used for the care for six or more children, with or without compensation.

Christmas Tree Cultivation: The planned growth management of trees for sale as Christmas trees.

Churches: See Chapter 18.

Clearing: See Grading.

Coal: Solid fossil fuels classified as anthracite, bituminous, sub bituminous, or lignite by A.S.T.M. Designation D-388-66.

Coarse Woody Debris – sound and rotting logs that provide habitat for plants, animals and insects, stabilize soils, and are a source of organic nutrients for soil development. Material is generally greater than 10 centimeters (4 inches) in diameter.[§]

Coefficients: See Bailey Coefficients.

Collection Stations: See Chapter 18.

Collective Household: A group of at least two, but not more than six, persons who are unrelated by blood, marriage or adoption, living together as an independent housekeeping unit.

Collector: Device or area that uses the sun's energy to heat domestic water or to heat, cool, or light a living space, including but not limited to space and domestic water heating and cooling system. See also Solar Collector.

Combustion Appliance: A device or appliance which produces heat by internal combustion of fuel including without limitation, oil, gas, kerosene, coal, wood, or propane.^{§§}

Commencement of Construction: See Chapter 4.

Commercial: The retail or wholesale sale or rental of any article, substance, commodity or service.

Commercial and Public Service Area: See Subsection 13.B.5.

Commercial Facilities: A structure designed or used for the support, shelter or enclosure of persons, animals or property of any kind, for commercial uses.

Commercial Floor Area: See Chapter 33.

Community Noise Equivalent Level (CNEL): A measure of noise which is the logarithmic average of single noise event values as measured by a noise monitor.

[§] Amended 5/23/2001

^{§§} Amended 5/24/1989

Community Plan: See Chapter 14.

Compact: The Tahoe Regional Planning Compact, as amended and set forth in California Government Code Section 66801, Nevada Revised Statutes Section 277.200, or Public Law 96-551, 94 Stat. 3233, (December 19, 1980).

Condominium: An interest in real property defined or recognized under applicable (California or Nevada) state law as a condominium.

Condominium Conversion: A change in the form of ownership of improved property whereby persons obtain ownership interests in and to, or rights of occupancy of, individual units thereof, including but not limited to, condominiums, community apartments, stock cooperatives and any other similar change in the form of ownership of real property.

Conservation Areas: See Subsection 13.5.B.

Construction: The creation, building, assembly, disassembly, demolition, modification, or reconstruction of a structure.

Construction Equipment Storage: See Chapter 51.

Construction Site Boundary: A line on final construction drawings identifying the limits of the area of disturbance surrounding a project.

Contiguous Parcels: Parcels whose boundaries touch along one or more sides.

Contract Construction Services: See Chapter 18.

Conversion of Use: See definition for Change in Use.

Cooking Facilities: Any area within a structure that contains the following: a gas or electric range, stove top and/or oven (not including a microwave oven), a refrigerator in excess of 5 cubic feet in size, and a standard-sized kitchen sink.[§]

Coverage: See Land Coverage

Coverage Coefficients: See Bailey Coefficients.

Critical Habitat: See Subsection 78.2.C.

Cross Country Skiing Courses: See Chapter 18.

Cultural Facilities: See Chapter 18.

Day: Day shall be a calendar day unless designated as a working day.

Day-care Centers: See Chapter 18.

Day-use Areas: See Chapter 18.

dBA: A measurement of sound intensity in decibels using the "A" weighted scale.

[§] Amended 5/28/1997

dbh: Diameter at breast height, the diameter of a tree measured at four and one half (4½) feet above the ground on the high side of the tree. A circumference of nineteen (19) inches at breast height may be considered as the equivalent of six (6) inches dbh.

Dead Tree: For any coniferous species, a tree which is totally lacking needles, or totally lacking green limbs or needles throughout the crown. For any deciduous species, a tree determined to be physiologically dead by a Qualified Forester.

Decorative Gas Appliance: A gas or propane fueled combustion appliance certified under ANSI standard Z21.50.[§]

Defensible Space Assessor: A person who works for an organization that is operating under a TRPA MOU, which has been approved by TRPA, who has successfully completed a Defensible Space Certification Program for Lake Tahoe and evaluates structures for defensible space. Annual renewal of this certification is required.^{§§}

Denuded Area: An area of land from which substantially all vegetation has been removed.

Derelict: An abandoned structure or other development. Abandonment is determined without regard to intent to abandon. Evidence of abandonment includes lack of maintenance, access, utility connections, habitability or ability to function in the applicable use category.^{§§§}

Desilting Basins: An area used to store water runoff so that suspended sediment is allowed to fall and accumulate at the bottom of the basin.

Develop: The act of creating, establishing, constructing, or altering any project or other activity.

Developed Campgrounds: See Chapter 18.

Developed Outdoor Recreation: See Recreation (Developed).

Developed Recreation: See Recreation (Developed).

Development Right: The right to potential residential use which is attached to certain parcels in the Region in accordance with Section 21.6. A development right is not a vested right.^{§§§§}

Diligent Pursuit: See Chapter 4.

Directional Sign: Any sign which is used solely for the purpose of traffic or pedestrian direction or safety, and placed on the property to which or on which the public is directed, and which contains no advertising copy.^{§§§§§}

Discharge-Direct: The release of certain substances into a body of water or ground water.

§ Amended 5/24/1989
§§ Amended 1/23/2008
§§§ Amended 9/25/1991
§§§§ Amended 5/25/1988
§§§§§ Amended 9/27/1989

Discharge-Indirect: The release of certain substances into a body of water by the passage of the substances over the earth.

Diseased Trees: Trees affected with plant pathogens including, without limitation, mistletoe, stalactiform rust and Fomes annosus.

Dispersed Outdoor Recreation: See Chapter 18. See also Recreation (Dispersed).

Disturbance Zone: The zone around a nest site or animal use area for animals which are highly vulnerable to disturbance.

Disturbed Areas: An area where soil, vegetation, or another natural feature of a site has been removed or substantially altered.

Domestic Animal Raising: See Chapter 18.

Drainage Way: A man-made depression in the earth's surface in which surface waters collect or flow as a result of rain or melting snow but which is empty at other times.

Dredging: Removing or rearranging earthen materials which are lakeward of the high water line.

Dripline: The area immediately beneath rooftop eaves or other surfaces from which runoff falls, or an area delineated by projection of the periphery of the crown area of a tree down to the ground surface.

Driveway: See Chapter 24.

Early Successional Stage Vegetation Management: See Chapter 18.

Eastside Forest Type – Eastside forest type are those forests east of a line from Brockway Summit to and along the southern boundary between California and Nevada (see Westside and Eastside Forest Type Maps 12.C.6).[§]

Eating and Drinking Places: See Chapter 18.

Edge Zone: The zone where two different plant communities meet or merge.

Effective Date of the Regional Plan: The July 1, 1987 date established by Ordinance 87-9 as the effective date of the Regional Plan. Unless the context indicates otherwise, the calculation of time periods begins from the effective date of the Regional Plan.^{§§}

Emergency: A situation or circumstance which poses immediate danger to life, property or the environment and demands immediate action to effectuate compliance with the Compact, or the Regional Plan, Code and Rules of Procedure.

Emission: The act of passing into the atmosphere an air contaminant or gas stream containing an air contaminant. Also, an air contaminant that passes into the atmosphere.

Employee Housing: See Chapter 18.

[§] Amended 5/23/2001

^{§§} Amended 6/22/1994

Environmental Assessment (EA): See Chapter 5.

Environmental Check List: The TRPA checklist adopted pursuant to the Rules of Procedure and used to evaluate environmental impacts, also known as an initial environmental checklist.

Environmental Impact Statement (EIS): See Chapter 5.

Environmental Threshold Carrying Capacities: Environmental standards necessary to maintain a significant scenic, recreational, educational, scientific or natural value of the region or to maintain public health and safety within the region. Such standards shall include but not be limited to standards for air quality, water quality, soil conservation, vegetation preservation and noise. Such standards were adopted on August 26, 1982 and are set forth in TRPA Resolution 82-11.

Erosion: See Chapter 18.

Erosion Control: Structural or nonstructural techniques applied to a particular site or area to prevent or minimize erosion.

Escape Cover: Habitat that animals use to escape from predators.

Estimated Cost of Construction: See Section 20.5.

Excavation: The digging out of earthen materials. See also Grading.

Executive Director: The executive officer of TRPA.

Exempt: See Section 4.2.

Exhaust Emissions: The products of combustion emitted into the ambient air from any opening downstream of the exhaust ports of an engine.

Existing: Legally present or approved on the effective date of the Regional Plan or subsequently legally constructed, commenced or approved pursuant to necessary permits. Derelict structures are not considered existing for purposes of Chapters 33, 34 and 35 nor are projects whose approvals have expired.[§]

Exotic Animals: Animals, other than household pets and other domestic animals such as farm animals, which do not occur naturally in the Lake Tahoe Basin. Exotic animals do not include established nonnative fish or game birds but do include mammals, birds, reptiles, and fish not indigenous to North America or the Sierra Mountain Range.

Expansion: An increase in size or extent of an existing structure or use that results in additional commercial floor area, additional residential units, additional tourist accommodation units, additional PAOTs, additional land coverage, vehicle trips, or other capacities regulated by this Code.

Facility: A stationary man-made feature that is attached directly or indirectly to the lands or waters of the Region.

Family: One person, or more persons, occupying premises and living as a single non-

[§] Amended 9/25/1991

profit housekeeping unit, as distinguished from a group occupying a hotel, club, motel or like establishment.

Farm/Ranch Structures: See Chapter 18.

Fawning Habitat: The area normally used by deer for the birth and rearing of young.

Feasible: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.

Feller-Buncher: A machine that fells and gathers trees. Feller-bunchers fell and bunch trees mechanically with hydraulically-driven chain saws, circular saws, or shears. The feller-buncher bundles trees for a grapple skidder or cable skidder to pick up.[§]

Fertilizer: Inorganic, organic, or synthetic composition that is used to supply artificial amounts of nutrients for the purpose of increasing soil or plant productivity.

Fertilizer Management Program: Guidelines that outline the appropriate use of fertilizer.

Fill: Any rock, soil, gravel, sand, or other material deposited by man. See also Grading.

Final Action: A decision by TRPA to approve, to require modification, or to reject a proposal considered by TRPA.

Final Map: A map of a subdivision placed on record as a final subdivision map in the recorder's office of a local government.

Financial Services: See Chapter 18.

Findings: A written statement supported by substantial evidence in the record of the ultimate facts and the rationale supporting a conclusion that applicable Code or Compact requirements are met.

Finish Grade: The final grade of the construction site which conforms to the approved plan.

Finish Grading: Smoothing of an earthen surface to bring it to final grade.

Fire Detection and Suppression: See Chapter 18.

Firebreaks: An area cleared of vegetation to act as a gap between continuous combustible materials.

Fireplace: An open structure, usually masonry, for containment of a fire. See also Wood Heater.

Fireplace Inserts: See Inserts.

First Order Stream: A natural depression that conveys surface water to major or minor streams or other receiving waters. A first order stream is a mappable, unbranched tributary. It may not normally contain flowing water and may flow only during storms or

[§] Amended 1/28/2004

snowmelt periods. Examples include swales, ravines, draws, natural ditches, and hollows.

Fish and Wildlife Management Projects: Structural or non-structural projects that enhance or create habitat for fish or wildlife.

Fish Habitat: The combination of qualities that creates suitable conditions for the growth, reproduction, and production of fish. Specifically refers to the environmental characteristics necessary for food, water, cover, and reproduction needs.

Fisheries: Pertains to the growth, reproduction, and production of fish present in the waters within the Lake Tahoe Basin.

Floating Docks or Platforms: Structures designed to float on a water surface which are attached either to the shoreline or to a lake bottom.

Floating Breakwaters: Structures designed to float on a water surface which are attached either to a shoreline or to a lake bottom. Their purpose is to suppress wave action.

Flood Plain: An area adjoining a water course, lake or other body of water, that has been or may be covered by flood water.

Food and Beverage Retail Sales: See Chapter 18.

Food and Kindred Products: See Chapter 18.

Food Habitat: An area where environmental conditions are favorable for supplying food to a particular species.

Forage Carrying Capacity: A standard necessary to maintain a level of palatable vegetation.

Foreshore: The zone of a lake level fluctuation which is the area between the high and low water level. (For Lake Tahoe, the elevations are 6229.1 feet Lake Tahoe Datum and 6223.0 feet Lake Tahoe Datum, respectively.)

Forest Management Burning: The use of open fires, as a forest management practice, to accomplish a variety of objectives, including, without limitation, fuels treatment, early successional stage management and silvicultural practices.

Forest Pest: An animal or insect causing a threat to a forest stand or tree.

Forwarder: An all-terrain vehicle designed to efficiently move (forward) bunched trees or logs over relatively long distances from the stump to the road.[§]

Foundation: The structural support system of a building or other structure.

Fracture: A break in the topography or land form.

Freestanding Sign: Any type of sign which is permanently supported in a fixed location by a structure of poles, uprights, or braces in or on the ground; or which is placed upon a

[§] Amended 1/28/2004

planter, pedestal, retaining wall, or other structure and not supported by a building.[§]

Fuel and Ice Dealers: See Chapter 18.

Fuel Treatment: See Chapter 18.

Furniture, Home Furnishings and Equipment: See Chapter 18.

Gaming - Nonrestricted (Nevada only): See Chapter 18.

General Merchandise Stores: See Chapter 18.

Geomorphic Unit: A particular type of landform as described in the Bailey Report.

Golf Courses: See Chapter 18.

Governing Board: The Governing Body of the TRPA as defined in Article III of the Compact.

Government Offices: See Chapter 18.

Grading: Cutting through or otherwise disturbing the layers of the soil mantle so as to change the existing landform, including, but not limited to, disturbing the soil mantle for construction of a driveway, parking area, utility line, building or other structure. Also includes filling, excavation and clearing.

Grading Season: The period each year during which grading is permitted commencing May 1 and ending October 15.

Grazing: See Chapter 18.

Groin: See Jetty.

Group Facilities: See Chapter 18.

Handbook of BMPs: The document which sets forth the Best Management Practices.

Harbor: A shorezone area that is protected from wave forces and deep enough to provide for the anchorage or moorage of a boat.

Harvester: A machine that fells, delimbs, bucks, and tops trees using a specially designed attachment called a "harvester head". The harvester head is typically attached to the boom of a custom-built rubber-tired carrier having three or four axles (six to eight wheels). The harvester will fell a tree, and as it limbs the tree, place all of the limbs from the tree directly in front of the harvester. When the machine moves through the woods it rides on the limbs of the harvested trees. This action reduces soil compaction, decreases fire-related problems with slash, and helps to decompose the slash more quickly.^{§§}

Hazardous Tree: A tree identified as dangerous, immediately or in the near future, to lives or property.

[§] Amended 9/27/1989

^{§§} Amended 1/28/2004

Head of Livestock: One horse, mule, sheep, cow, steer, or other four legged grazing animal.

Health Care Services: See Chapter 18.

Healthy Trees: Trees which are not diseased or infested.

Height of Sign: "Height of sign," for a freestanding sign, means the vertical distance measured from the curb grade of the nearest street to the highest point of the sign or sign structure; and for a building sign, the vertical distance measured from the building grade to the highest point of the sign or sign structure.[§]

Helipad: For the landing of or take off of helicopters. A helipad does not have fueling, maintenance or other support activities associated with its operation.

Heliport: An area of land, water or a structure, intended or used for the landing or take-off of helicopters. A heliport has fueling, repair or support activities associated with its operation.

Helispot: An area of land, water or a structure, used for the landing or take-off of a helicopter for an emergency, or for a predetermined limited basis.

High Water Elevation: The established upper elevation limit of the surface of a body of water. (For Lake Tahoe, the high water elevation is 6229.1 Feet Lake Tahoe Datum.)

Historic Resources: Structures, buildings, sites, districts or objects having historic, prehistoric, archaeological or paleontological significance.

Home Occupations: See Chapter 4.

Hospitals: See Chapter 18.

Hotel, Motel and Other Transient Dwelling Units: See Chapter 18.

Impervious Coverage: See Land Coverage.

Indirect Discharge: See Discharge - Indirect.

Indirect Source: A facility, building, structure, installation, real property, road or highway which generates or may generate, mobile sources of air pollution or serves as a trip end. Indirect sources include, but are not limited to: parking facilities, airports, and retail facilities.

Industrial Services: See Chapter 18.

Infiltration Facility: A device used to percolate runoff into the soil, includes without limitation, a rock-filled trench or basin.

Initial Environmental Checklist (IEC): See Chapter 5.

Initial IPES Line: The line between parcel scores deemed non-sensitive and sensitive under IPES pursuant to Subsection 37.8.B., as established in 1989. The initial IPES line

[§] Amended 9/27/1989

established a score of 726 or better as non-sensitive and a score of 725 or less as sensitive.[§]

Innovative Techniques: Newly introduced, but not well-established, silvicultural and harvesting techniques that are designed to be low impact on the environment.^{§§}

Innovative Technology Vehicles: Motorized vehicles used in vegetation management (including tree removal) operations that have been designed so as to minimize impacts to soils and vegetation. Innovative technology vehicles should be able to be operated in a manner than minimizes disruption of the soil surface (soil detachment), soil compaction, and damage to vegetation. Depending on specific site conditions (e.g., soil type, soil conditions, slope) and the method of operation, the use of low-ground pressure logging vehicles such as certain harvesters and forwarders may qualify as “innovative technology” vehicles.^{§§}

Insect and Disease Suppression: See Chapter 18.

Insert: An air-tight design placed inside a masonry fireplace which provides greater heating efficiency.

Inspection and Maintenance Program: A program to reduce emissions from in-use vehicles through identifying vehicles that need emissions control related maintenance and requiring that maintenance be performed.

Instream Flow: The rate and volume of water passing through a stream channel.

Instream Flow Diversions: The removal of water from a stream channel so as to divert the flow of water or to partially or totally reduce the flow of stream water below the point of diversion.

Instream Value: The ecological or other value integrally linked to the flow of a stream at a given volume and rate.

Intensification of Impacts: Any action relating to an existing use or structure which significantly increases adverse environmental impacts for the categories set forth on the TRPA Environmental Checklist.

Intensification of Use: Any action relating to an existing use which impacts on the extent of nonconformity with provisions of the Code, including, but not limited to, coverage, noise, increases in-vehicle trips, and design standards.

Intermittent Stream: A stream which only flows at certain times of the year. For example, when it receives water from springs or from a surface source such as melting snow.

Invasive Species[§]: The term refers to species, both aquatic and terrestrial, that establish and reproduce rapidly outside of their native range and may threaten the diversity or abundance of native species through competition for resources, predation, parasitism, hybridization with native populations, introduction of pathogens, or physical or chemical alteration of the invaded habitat. Through their impacts on natural ecosystems, agricultural and other developed lands, water delivery and flood protection systems,

[§] Amended 6/22/1994

^{§§} Amended 1/28/2004

[§] Amended 5/28/2008

invasive species may also negatively affect human health and/or the economy.

Jetty: A man-made barrier in the water which is usually but not always perpendicular to a shoreline.

Kitchen: A room with cooking facilities. §§

Kitchen Facilities: See cooking facilities. §§

Kitchen Unit: A unit with cooking facilities. §§

Lagoons (man-made): A body or channel of water created by man, but not including existing marinas or modifications thereto.

Lake: Unless otherwise indicated, each of the lakes in the Tahoe Region.

Lake Tahoe Datum: Elevation Lake Tahoe Datum equals elevation United States Geological Survey plus 1.14 feet.

Lakeward: In the direction of a lake or other body of water as applicable.

Lakezone: The zone including that area of a lake located beyond the lakeward limits of the nearshore.

Land Bank: An entity designated by TRPA to perform the functions set forth in Section 38.8.

Land Capability District: A soils unit designated on the adopted TRPA land capability map and denominated by a numerical rating of one through seven, e.g. Land Capability District 1. The system was devised by Dr. Robert G. Bailey for the U. S. Forest Service and is detailed in the Bailey Report.

Land Coverage: 1) A man-made structure, improvement or covering, either created before February 10, 1972 or created after February 10, 1972 pursuant to either TRPA Ordinance No. 4, as amended, or other TRPA approval, that prevents normal precipitation from directly reaching the surface of the land underlying the structure, improvement or covering. Such structures, improvements and coverings include but are not limited to roofs, decks, surfaces that are paved with asphalt, concrete or stone, roads, streets, sidewalks, driveways, parking lots, tennis courts, patios; and 2) lands so used before February 10, 1972, for such uses as for the parking of cars and heavy and repeated pedestrian traffic that the soil is compacted so as to prevent substantial infiltration. A structure, improvement or covering shall not be considered as land coverage if it permits at least 75 percent of normal precipitation directly to reach the ground and permits growth of vegetation on the approved species list. Common terms related to land coverage are:

- 1) Hard Coverage--man-made structures as defined above.
- 2) Soft Coverage--compacted areas without structures as defined above.

See also Potential Land Coverage.

Land Disturbance: Disruption of land that includes alteration of soil, vegetation, surface

§§ Amended 5/28/1997

hydrology, or subsurface hydrology on a temporary or permanent basis, through action including, but not limited to, grading.[§]

Landing: A centrally located log collection area to which logs are skidded or yarded load for shipment.

Landscaping: The decoration of an area with plants and other vegetation.

Late Seral (successional)/Old Growth: Coniferous forest stands that contain a relative greater density of large and/or old trees, typically in an advanced stage of community succession. Old-growth communities vary in structural character (number of canopy layers, size of snags, and size of coarse woody debris) due to tree species composition, disturbance regime, and the edaphic site qualities (defined by site specific substrate, precipitation and solar radiation index).^{§§}

Laundries and Dry Cleaning Plants: See Chapter 18.

Lawn: An area planted with grass species, usually closely mowed.

Level of Service: For an intersection or roadway segment, the level of service is the delay to motorized vehicles and the volume/capacity ratio and is expressed by a series of letter grades from A (low v/c ratio and delay) through E (high v/c ratio and delay) and F (blocked).

Limited-use Roads: A class of roads, other than dedicated public roads, for which the primary use is timber harvest operations.

Linear Public Facilities: Public service facilities which are linear in nature such as roads, streets, trails, utility transmission and distribution facilities and other similar right-of-ways. Also includes accessory uses to such facilities, including without limitation pump houses, lift stations, substations, and access right-of-ways.

Littoral Parcel: A parcel of land adjoining or abutting the high water elevation of a lake.

Littoral Processes: See Chapter 50.

Livestock: Domestic animals, such as cattle or sheep, raised and used for commercial purposes.

Livestock Containment Facilities: Structures built or used to hold livestock, includes but not limited to, corrals.

Living Area: The enclosed areas of a structure not accessible to motor vehicles. Total living area for a residential structure shall be calculated by adding the living area for each story of the structure.[§]

Local Assembly and Entertainment: See Chapter 18.

Local Government Neighborhood Compatibility Requirements: Requirements implemented and enforced by a local government through a cooperative agreement with

[§] Amended 5/28/1997

^{§§} Amended 5/23/2001

[§] Amended 5/28/1997

TRPA that regulates vacation rentals to insure neighborhood compatibility that includes, but is not limited to mitigating the potential adverse impacts related to refuse/garbage, parking, occupancy, noise, lighting and signage.^{§§}

Local Post Office: See Chapter 18.

Local Public Health and Safety Facilities: See Chapter 18.

Lock-off unit: A lock-off unit is a tourist accommodation unit within a residential design timeshare use which exists within a split-use unit and consists of one or more bedrooms (or sleeping quarters) and baths, but does not contain kitchen facilities. A lock-off unit is created by "locking-off" the kitchen and one or more baths and bedrooms (or other sleeping quarters) in the split-use unit thereby creating a hotel-type tourist accommodation unit which may be rented or leased separately from the remainder of the split-use unit. A lock-off unit constitutes one tourist accommodation unit of the two tourist accommodation units which constitute, or are required for, a split-use unit, except as set forth in Chapter 15.^{§§§}

Log Culverts: Logs placed in a stream to facilitate crossing by equipment.

Lop and Scatter: A slash treatment method where limbs and tops of felled, dead or damaged trees are cut into short lengths and scattered throughout an area without any concentration. The method requires that no portion of the slash shall be more than twenty inches above the ground and that all unmerchantable chunks are scattered.

Lot: See Parcel.

Low Level Boat Lift: A device with forks attached to a pier that reaches under a boat to lift it from the water for temporary storage.

Low Water Elevation: The established lower surface elevation for fluctuation within a body of water. (For Lake Tahoe, the low water elevation is 6223.0 Feet Lake Tahoe Datum.)

Mail Order and Vending: See Chapter 18.

Maintenance: Maintenance is the ordinary maintenance and repair, which is the upkeep, or preservation of the condition of a sign in order to keep the existing sign components, including color, safe, neat and orderly in condition and appearance and to prevent corrosion or deterioration caused by weather, age or other conditions. Maintenance does not include any changes to the sign area which result in a different message, color scheme, or graphic design, or any changes in the external dimensions of the sign or structure.[§]

Maintenance Dredging: The dredging of areas that previously have been dredged to maintain legally established lake bottom elevations, and dimensions. TRPA shall determine legally established elevations and dimensions based on previous permits, plans, physical evidence, or other such documentation.^{§§}

^{§§} Amended 3/24/2004

^{§§§} Amended 12/20/1995

[§] Amended 9/27/1989

^{§§} Amended 8/22/1990

Major Arterial: U.S. Highway 50; S.R. 89, California; S.R. 28, Nevada and California; S.R. 267, California; S.R. 431, Mt. Rose, Nevada; S.R. 207 Kingsbury Grade, Nevada; Loop Road (Lake Parkway, Montreal Road from the state line to Park Avenue, Park Avenue from Montreal Road to Pine Boulevard, and Pine Boulevard to the state line); Ski Run; Pioneer Trail; Al Tahoe Boulevard; Lake Tahoe Boulevard; Fallen Leaf Lake Road; Tahoe Keys Boulevard; Lake Shore and Country Club Drive, Incline Village Nevada; Sierra Boulevard; Black Bart; Venice Boulevard; and Village Boulevard.

Major Stream: A continuously flowing water body and its associated topography. A major stream is usually identified as a permanent stream on a U.S. Geological Survey (USGS) topographic map, 7.5-minute series and are classified by TRPA as third or higher order streams.

Major Structural Repair: See Chapter 52.

Major Use Classifications: The six use classifications listed in the Table of Primary Uses in Section 18.3, being; I. Residential; II. Tourist Accommodation; III. Commercial; IV. Public Service; V. Recreation; and VI. Resource Management.

Marinas: See Chapter 18.

Marine Railway Systems: A boat ramp designed to use a railed vehicle to launch and retrieve watercraft.

Master Plan: See Chapter 16.

Materially Damaged: Materially damaged shall be any of the following activities or alterations to a live tree six inches d.b.h. or larger; (1) topping; (2) the removal of live limbs within the upper two thirds of the total tree height; (3) girdling; (4) the application of chemicals harmful to the tree; (5) purposefully exposing the cambium layer; or (6) other damage to the tree that will potentially result in its death or disfigurement, or in a significant increase in its susceptibility to insects or disease.

Membership Organizations: See Chapter 18.

Minimum Stocking Level: See Chapter 71.

Minor Structural Repair: See Chapter 52.

Mitigation (onsite): Mitigation measures, such as the removal of land coverage, applied in the project area of the project being mitigated.

Mitigation (offsite): Mitigation measures applied outside the project area of the project being mitigated.

Mobile Home Dwelling: See Chapter 18.

Moderate Income Housing: Residential housing, deed restricted to be used exclusively as a residential dwelling by permanent residents with an income not in excess of 120 percent of the respective county's median income. Such housing units shall be made available for rental or sale at a cost that does not exceed the recommended state and federal standards. Each county's median income will be determined according to the

income limits published annually by the Department of Housing and Urban Development.[§]

Modification: Changes in the form or substance of a structure or activity.

Modified Stationary Source: Any physical change, change in method of operation of, or addition to, an existing stationary source, or any change in hours of operation, process, or production rate, except that routine maintenance or repair shall not be considered to be a physical change. A reconstructed source shall be treated as a new stationary source. Unless previously limited by a permit condition, a replacement of a piece of equipment with an identical piece of equipment with emissions less than or equal to those from the original piece of equipment shall not be considered a modified stationary source.^{§§}

Montane Zone: The montane zone is all lands below 7,000 feet elevation.^{§§§}

Mooring Buoy: See Buoy.

Multi-Person Dwelling: See Chapter 18.

Multi-Residential: Residential development at a greater density than one unit per parcel.

Multi-Residential Facilities^{§§§§}: Residential uses, with 2 or more units per structure, that meet the Transit Oriented Development standards set forth in Subparagraph 13.7.D(3)(a)-(e) or the functional equivalent as defined in Subsection 13.7.D(4).

Multiple Family Dwelling: See Chapter 18.

Multiple-Use Facility: A shorezone facility, usually but not always a pier, which is used by the public, homeowners association, or two or more littoral parcel owners, and is recognized by TRPA as multiple-use pursuant to Subsection 54.8.D.

Native Plants: Plants indigenous or occurring naturally in the Lake Tahoe Basin. See also Plant List.

Navigational Structure: A structure or device maintained solely as an aid to boat navigation.

Near Natural State: Approximating natural conditions.

Nearshore: The zone extending from the low water elevation of Lake Tahoe (6223.0 feet Lake Tahoe Datum) to a lake bottom elevation of 6193.0 Feet Lake Tahoe Datum, but in any case, a minimum lateral distance of 350 feet measured from the shoreline. In other lakes, the nearshore extends to a depth of 25 feet below the low water elevation.

Nesting Habitat: The area normally used by a species of bird for the nesting and rearing of young.

Nonconforming Sign: A sign that is legally existing or approved as of the effective date of

[§] Amended 4/28/2004

^{§§} Amended 5/24/1989

^{§§§} Amended 5/23/2001

^{§§§§} Amended 7/23/2008

Chapter 26, which does not comply with the applicable standards set forth therein.[§]

Nonconforming Use: See Subsection 18.1.C and, for uses within the shorezone, see Subsection 51.1.D.

Non-attainment Area: An area not in attainment of federal primary air quality standards as designated by the Environmental Protection Agency.

Non-combustion Heaters: Electric heaters.

Non-native Species: Animals, other than domestic animals and household pets, which do not occur naturally in the Lake Tahoe Basin or which have been artificially introduced or established by man.

Non-sensitive Lands: Lands identified as Land Capability Districts 4, 5, 6, or 7, and which are not stream environment zones or within the back shore.

Non-structural Fish Habitat Management: See Chapter 18.

Non-structural Wildlife Habitat Management: See Chapter 18.

Nursery: See Chapter 18.

Nursery Habitat: The area where juvenile fish seek food and cover.

Nursing and Personal Care: See Chapter 18.

Off-road Vehicle Courses: See Chapter 18.

One Hundred (100) Year Floodplain: The area which would be inundated by a flood having an average frequency of occurrence in the order of once in 100 years, although the flood may occur in any year.

Open Burning: A fire which emits the products of combustion into the atmosphere without passing through a stack or chimney.

Open Space: See Chapter 18.

Optimum Stocking Level: The number of trees on a given area which maximizes the growth rate and overall health of a stand of trees.

Organized Recreation Camps: Land or premises containing structures designed to be used for organized camping.

Ornamental Vegetation: The landscaping of property with shrubs, trees, and other vegetative ground cover not native to the Tahoe Region.

Outdoor Recreation Concessions: See Chapter 18.

Outdoor Retail Sales: See Chapter 18.

Overhang: The portion of a structure that is cantilevered so as to not require a structural

[§] Amended 9/27/1989

member attached to the ground, or is a deck with no structure underneath supported by posts. For a building or deck, the over hang is that portion of the structure extending beyond a continuous foundation wall.[§]

Over-Snow Removal: Removal of trees from a project site using yarding equipment capable of traveling over snow without disturbing the soil or vegetation beneath.

Oversteepened Cut Slopes: Slopes steeper than 2:1.

PAOT (People At One Time): The number of people that a recreation use can accommodate at a given time. A measure of recreation capacity.

Parcel: An area of land or in the case of a condominium, separate space, whose boundaries have been established by some legal instrument such as a recorded map or recorded deed and which is recognized as a separate legal entity for purposes of transfer of title.

Parcel Map: A map required by state law for the division of land into parcels.

Participant Sports Facilities: See Chapter 18.

Particulate Matter: Material, except uncombined water, which exists in a finely divided form as a liquid or solid at standard conditions.

Pedestrian-Oriented Sign: A permanent, non-illuminated sign with an area less than five square feet on any one side, and not over ten feet above ground level.^{§§}

Perching Site: A tree, cliff, or other high platform, used by raptors for resting, sitting, or viewing.

Perennial Stream: A stream with flowing water year-round.

Permissible Use: Allowed uses or special uses approved by the Governing Board. See also accessory uses, Section 18.2, and accessory structures, Section 51.3.

Person: An individual, partnership, corporation, business association, joint venture, group of individuals, or governmental entity.

Person-Trip: A one-direction movement of an individual person which begins and ends at a trip end.

Personal Services: See Chapter 18.

Pier: A fixed or floating structure extending from the backshore to beyond the line marking the high water elevation of a lake.

Pierhead Line: A line established on the adopted shorezone maps of TRPA.

Pipelines and Power Transmission: See Chapter 18.

Plant List: The Recommended Native and Adapted Species List adopted by TRPA.

[§] Amended 9/25/1991

^{§§} Amended 9/27/1989

Political Sign: A sign advertising a candidate for public office, proposition, or other issue to be voted on by the electorate.

Portable Sign: Any sign not permanently affixed to the ground or a building.[§]

Potential Land Coverage: The land coverage allowed as base coverage in Chapter 20 but which does not physically exist.

Power Generating: See Chapter 18.

Prescribed Fire Management: See Chapter 18.

Previous Operation: See Chapter 93.

Prime Fish Habitat: In Lake Tahoe the zone of water, and substrate less than 30 feet deep where suitable habitat exists for purposes of spawning, feeding, or escape cover, or as designated on TRPA Prime Fish Habitat Maps.

Printing and Publishing: See Chapter 18.

Privately Owned Assembly and Entertainment: See Chapter 18.

Problem Assessment: A comprehensive identification and evaluation of a significant degradation of the environment prepared by TRPA and used as the basis for action plans provided for in Chapter 9.

Professional Office: See Chapter 18.

Prohibited Use: See Subsection 18.1.D and, for uses within the shorezone, see Subsection 51.1.C.

Project: An activity undertaken by any person, including any public agency, that may substantially affect the land, water, air, space or any other natural resources of the Region. See also Chapter 4.

Project Area: See Subparagraph 20.3.D(1).

Project Cost: The fair market value of materials and services used in constructing and implementing a project.

Projecting Sign: A sign other than a building sign which projects from and is supported by a wall of a building, and is not parallel to the plane of the wall.[§]

Protective Structure: A structure placed in a body of water or the area of wave run-up, to prevent erosion.

Public Athletic Fields: Play fields constructed and operated by or for schools and government agencies primarily for team sport usage, such as baseball, football and soccer. Public athletic fields are typically open for public use for at least 120 days between May 01 and October 31. Golf courses, landscaping, lawns, meadows, ski runs, and similar open space are not considered public athletic fields.

[§] Amended 9/27/1989

[§] Amended 9/27/1989

Public Service: Public service shall be public or quasi-public uses or activities pertaining to communication, transportation, utilities, government, religion, public assembly, education, health and welfare, or cultural and civic support. It does not include such uses or activities that are primarily involved in commercial enterprises.

Public Utility Centers: See Chapter 18.

Publicly Owned Assembly and Entertainment: See Chapter 18.

Qualified Exempt: See Section 4.3.

Qualified Forester: A person who 1) is a Registered Professional Forester (RPF); or 2) holds a Bachelor of Science degree, with a major in Forestry, Renewable Natural Resources, or closely related field, and has had a minimum of three years' verifiable experience in forestry-related work.

Quasi-Public: Having the purpose of providing a public service as a utility and under regulation of state, local, or federal law, such as a telephone company, electric power company, TV cable company and natural gas supplier, or provide services for the public health and welfare or for educational or cultural purposes, on a voluntary or non-profit basis.

Range Pasture Management: See Chapter 18.

Range Professional: A person either meeting the requirements for the Federal Rangeland Management Series (GS-454) of the U.S. Office of Personnel Management, licensed as a Certified Rangeland Manager under the California Professional Foresters Licensing Act (PFLA), or the Certified Range Management Consultants. (CRMC) certification program provided by the Society for Range Management.^{§§}

Reasonable Further Progress: Annual incremental reductions in emissions of the applicable air pollutant which are sufficient to provide for attainment of the applicable national air quality standard by the dates established under the Clean Air Act, as amended in 1977.

Receiving Parcel: Parcel to which coverage, an allocation or other development is transferred.

Reconstruction: The total replacement of a structure or a portion thereof.

Recreation Areas: See Subsection 13.5.B.

Recreation Centers: See Chapter 18.

Recreation (Developed): Involves outdoor activities which are enhanced by the use of man-made facilities, including, but not limited to, campgrounds, marinas, and ski areas.

Recreation (Dispersed): Involves such activities as hiking, jogging, primitive camping, nature study, fishing, cross country skiing, rafting/ kayaking, and swimming. Does not usually involve the use of developed facilities.

Recreation (Urban): Involves indoor and outdoor activities primarily designed for use by

^{§§} Amended 1/27/1999

the residents of the Region, including, but not limited to, athletic fields and neighborhood parks.

Recreation Vehicle Parks: See Chapter 18.

Recreational Boating: See Chapter 51.

Recreational Fires: Fires used in connection with a recreational activity, including, but not limited to, campfires and barbecues.

Recycling and Scrap: See Chapter 18.

Redevelopment: See Chapter 15.

Reforestation: See Chapter 18.

Regeneration Harvest: See Chapter 18.

Region: All that area described in Article II(a) of the Tahoe Regional Planning Compact. See also Basin.

Regional Public Health and Safety Facilities: See Chapter 18.

Rehabilitation: Upgrading existing facilities by repair, reconstruction, or modification.

Reinforcement: The provision of telephone capacity for existing or projected telephone communication service along existing or approved transmission or distribution routes.

Remedial Action Plan: See Chapter 9.

Remedial Vegetation Plan: See Chapter 74.

Repair: To put back in good condition after damage, decay or wear. (See Chapters 4 and 52.)

Repair Services: See Chapter 18.

Residential: Uses, facilities and activities primarily pertaining to the occupation of buildings for living, cooking, and sleeping by the owner as a permanent or second home, by renters on a monthly or longer term basis, or by renters of a vacation rental that meets the Local Government Neighborhood Compatibility Requirements.[§]

Residential Area: See Subsection 13.5.B.

Residential Care: See Chapter 18.

Residential Development Right: See Development Right.

Residential Unit: One or more rooms containing one or more bedrooms, with not more than one kitchen, designed to be occupied permanently as an independent housekeeping unit by one family or one collective household with facilities for living, cooking, sleeping and eating.

[§] Amended 3/24/2004

Resource Management: Uses, facilities, and activities pertaining to the utilization, management, or conservation of natural resources.

Restricted Gaming (Nevada Only): Operation of not more than 15 slot machines pursuant to Nevada law as an accessory use to a commercial or tourist accommodation primary use.

Revegetation: Establishment of vegetation on disturbed areas.

Riding and Hiking Trails: See Chapter 18.

Riparian Plant Community: A plant association identified by the presence of vegetation that requires free or unbound water or conditions more moist than normal in the area. Such communities include, but are not limited to, deciduous trees (alder, aspen, cottonwood, willow), hydrophytes, meadow vegetation, riparian shrub, and lodgepole pine.

Road: A smooth or paved surface designed for travel by motor vehicles.

Rock Cribbing: An enclosure of wood, steel, or other material containing unconsolidated rock.

Roof Sign: A sign erected or constructed wholly upon and over the roof of any building and supported solely on the roof structure. Signs standing out horizontally from a mansard roof, are considered wall signs, however, they may not extend vertically above the top of the mansard.^{§§}

Runoff Control: See Chapter 18.

Rural Sports: See Chapter 18.

Safety and Navigation Facilities: See Chapter 51.

Sales Lots: See Chapter 18.

Salvage Operations: See Chapter 51.

Sanitation Salvage Cut: See Chapter 18.

Scenic BMPs: Scenic Best Management Practices (BMPs) are mitigation measures that reduce the visual impact of structures to promote threshold attainment. This includes the use of landscaping, building design, glass treatment, articulation, color, texture, screening, and other such techniques.[§]

Scenic Highway and Corridor: Roadway which has been determined to have outstanding scenic value. The scenic corridor includes the roadway right-of-way and extends 100 feet perpendicularly from the edge of the right-of-way boundary.

Schools - Business and Vocational: See Chapter 18.

Schools - College: See Chapter 18.

^{§§} Amended 9/27/1989

[§] Amended 11/20/2002

Schools - Kindergarten to Secondary: See Chapter 18.

Schools - Pre-schools: See Chapter 18.

Seaplane Operations: See Chapter 51.

Seasonal Efficiency: The efficiency, as certified by the California Energy Commission under the provisions of California Administrative Code, Title 20, Chapter 2, Subchapter 4, Article 4, Sections 1603 and 1607, (Appliance Efficiency Standards).

Seasonal High Water Table: The highest level of soil saturated with water during a one year period, usually but not always found in the spring months.

Second Order Stream: A stream formed by the confluence of two or more first order streams.

Secondary Residence: See Chapter 18.

Secondary Storage: See Chapter 18.

Section: Unless the context indicates otherwise, the portion of a chapter, denominated by the chapter number and one additional number (e.g., Chapter 33, Section 33.1), and which includes any subsections and subparagraphs thereof.

Seeped Soils: Soils having the characteristics of a high water table.

Selection Cut: See Chapter 18.

Sending Parcel: The parcel from which coverage, an allocation or other development is transferred.

Sensitive Lands: Lands identified as Land Capability Districts 1, 2, or 3, stream environment zones, or lands within the backshore.

Sensitive Plant Management: See Chapter 18.

Sensitive Plant Species: Plants that are extremely scarce and considered vulnerable to local extirpation or extinction.

Service Capacity: The ability to accommodate units of traffic, energy, sewer, water or people engaged in the activity for which the facility was intended, or other similar units of measure.

Service Connection: The connection of utility, such as gas, water, electricity or telephone, to a structure.

Service Stations: See Chapter 18.

Setback: An area established adjacent to the shorezone interface or riparian vegetation to provide a natural buffer between development and sensitive or ecologically significant areas.

SEZ: See Stream Environment Zone.

SEZ Vegetation: Species of a plant community indigenous to the Lake Tahoe Region

which are commonly associated with the landscape position and land form, soil type, hydrology, elevation, and climate of an SEZ type, such as a wet meadow, mesic meadow, or stream. The plant communities include primary and secondary indicator species listed in Section 37.3.[§]

Shoreland: The distance from the highwater line of Lake Tahoe to the most landward boundary of the littoral parcel, or 300 feet landward, whichever is lesser. In the case where the littoral parcel is a narrow parcel not qualifying for a development right, such as a road right-of-way or a dedicated beach access parcel, the most landward boundary of the adjoining parcel to the littoral parcel or 300 feet shall apply. In the case where a littoral parcel is split by a right-of-way but is considered one project area, the most landward boundary of the project area or 300 feet, whichever is less, shall apply.^{§§}

Shoreline: The highest line normally covered by waters of a lake or body of water. (For Lake Tahoe, the shoreline elevation is 6229.1 feet Lake Tahoe Datum.)

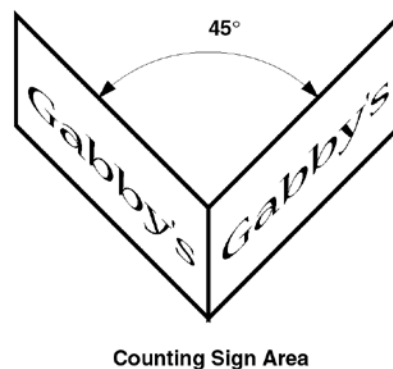
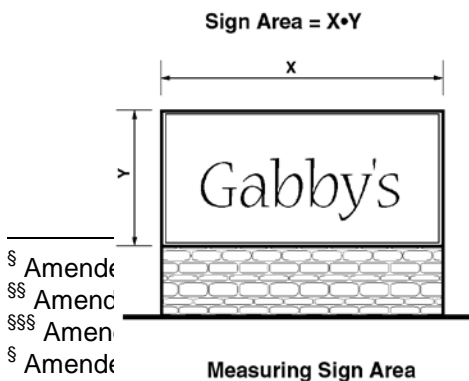
Shoreline Protective Structure: Walls, earthen banks, bulkheads, revetments, or other devices designed to prevent direct erosion or flooding of the backshore by reinforcing the interface between land and water.

Shorezone: The area including the nearshore, foreshore, and backshore.

Shorezone Tolerance District: See Chapter 53.

Sign: Any character, letter, figure, symbol, design, model or device or combination of these used to attract attention or convey a message and which is visible from a street, public recreation area, bicycle trail, or from Lake Tahoe. The term includes banners, pennants, streamers, moving mechanisms, and lights.^{§§§}

Sign Area: The area of a sign shall include the sum of all display areas within any type of perimeter or border which may enclose the outer limits of any writing, representation, emblem, figure, or character. The area of the sign having no perimeter or border shall be computed by enclosing the entire area within a parallelogram, rectangle, triangle, circle, or semicircle of the smallest size sufficient to cover the entire area of the sign and computing the area of the parallelogram, rectangle, or triangle. The structure supporting a sign is not included in determining the area of the sign with the following exceptions: the area of signs installed in sign cans shall include the outside dimensions of the can itself; and, internally illuminated awnings containing signage shall include as sign area the 2-dimensional plane of any portion of the awning which is internally illuminated. Any two-sided sign where the sides are no more than 36 inches apart, or the interior angle between the two sides of faces is 45 degrees or less, and which are visually identical shall only count one of the two sides as sign area. See figures below.[§]



Significant Spawning Habitat: In Lake Tahoe, areas designated on TRPA's Prime Fish Habitat Map as "Spawning Habitat" and, through field examination, confirmed to consist of substrate predominantly comprised of small rock, cobble, gravel, or any combination thereof.

Significant Soil Disturbance: Damage to soil structure, chemistry and biota through compaction, burning, removal or topsoil, soil contamination or other activities, to the degree that there may be reduced vegetation growth, increased surface runoff or erosion. Soil compaction and other disturbance potential can vary depending upon soil type, rooting depth, soil moisture content, surface litter thickness and compaction forces.^{§§}

Significant Vegetation Damage: Damage to non-target vegetation such that a vegetation type or plant community does not recover its previous or better water quality and habitat functions and values by the end of the next growing season following tree removal activity. Vegetation damage shall be evaluated through an approved monitoring program containing specific monitoring criteria.^{§§}

Silviculture: The science of forestry; the growing of trees.

Single Family Dwelling: See Chapter 18.

Single Family House: A detached structure which contains one residential unit.

Single-use Pier: A facility in the shorezone used and maintained by the owner of one littoral parcel, his family and guests.

Ski Areas: See Skiing Facilities in Chapter 18.

Skidding: Skidding is the act of dragging a tree or log along the ground or snow by cable systems or by mobile equipment. See also Chapter 71.

Skid Trails: A rough pathway on which logs are skidded.

Skiing Facilities: See Chapter 18.

Small Scale Manufacturing: See Chapter 18.

Snag – a standing dead tree in some stage of decay that may have biological and structural attributes usable by wildlife. Hard snags are essentially composed of sound wood, especially on the outside and occur in decay classes 2 through 5. Soft snags are in advanced decay and occur in decay classes 6 through 9. (Source: Maser, C. and J. M. Trappe. 1984. The seen and unseen world of the fallen tree. USDA, Forest Service. Gen. Tech. Rep. PNW-164).[§]

Snow Mobile Courses: See Chapter 18.

Social Service Organizations: See Chapter 18.

Soft Coverage: See Land Coverage.

^{§§} Amended 1/28/2004

[§] Amended 5/23/2001

Soil: The unconsolidated mineral or organic material on the immediate surface of the earth that serves as the natural medium for the growth of land plants, detention of sediment and biogeochemical cycling.^{§§}

Spawning Habitat: An area that attracts, or is capable of attracting, fish for reasons of producing and fertilizing eggs. Spawning areas are typically comprised of rock, cobble, or rubble.

Special Cut: See Chapter 18.

Special Interest Species: Animal species for which environmental thresholds have been established.

Specific Plan: A comprehensive long-range program for the further development of a facility or area. See Chapter 16.

Specific Program: A program adopted by ordinance which provides for discontinuance or modification of a use or structure. See Chapters 18, 51, and 52.

Split-use unit: A split-use unit is a tourist accommodation unit within a residential design timeshare use which has at least one bedroom and two bathrooms and is constructed such that one or more bedrooms are capable of being rented or leased as a hotel-type tourist accommodation unit separately from the bath and kitchen facilities. A split-use unit constitutes two tourist accommodation units except as set forth in Chapter 15. See Lock-off unit.[§]

Spoil Material: Any earthen material that remains after a grading or dredging activity.

Sport Assembly: See Chapter 18.

Stationary Source: A building, structure, facility, or installation which emits or may emit an air pollutant. Building, structure, or facility includes all pollutant emitting activities which: belong to the same industrial grouping, are located on one or more contiguous or adjacent proper ties, and are under the same or common ownership, operation, or control or which are owned or operated by entities which are under common control. Installation includes any operation, article, machine, equipment or other contrivance which emits or may emit an air pollutant.^{§§}

Step Foundations: Foundations designed to incrementally rise in height in order to conform to the natural ground.

Storage Yards: See Chapter 18.

Stream Environment Zone: Generally an area which owes its biological and physical characteristics to the presence of surface or ground water. The precise definition is an area determined to be an SEZ by application of the criteria set forth in TRPA's Water Quality Management Plan for the Lake Tahoe Region, Volume III, SEZ Protection and Restoration Program, dated November, 1988. The criteria for identifying SEZs in Section

^{§§} Amended 1/28/2004

[§] Amended 12/20/1995

^{§§} Amended 5/24/1989

37.3 shall be used for purposes of implementing IPES.^{§§§}

Stream Environment Zone Restoration: See Chapter 18.

Street: A public or private way open to general public use, including all classes of roadways and parking lots, but excluding alleys and driveways.^{§§§§}

Structure: Anything constructed or built, any edifice or building of any kind, or any piece of work artificially built or composed of parts joined together in some definite manner, which requires location on the ground or is attached to something having a location on the ground. This includes such things as roads, trails, and earthworks.

Structural Diversity: Diversity in a forest stand resulting from layering or tiering of the canopy.

Structural Fish Habitat Management: See Chapter 18.

Structural Wildlife Habitat Management: See Chapter 18.

Structural Repairs: Repairs to those elements of a structure that affect the bearing capacity of the structure including without limitation, pier pilings, bracing and supports, bearing walls, rafters, foundations and base materials under asphalt or concrete).

Structure Housing Gaming: A building or buildings joined together in some definite manner, containing gaming, as defined in Article VI of the Compact.[§]

Study Area: See Chapter 14.

Sub-alpine Zone: The sub-alpine zone is all lands above 8,500 feet elevation.^{§§}

Subdivision: A subdivision is the act or product of dividing, by a legal instrument such as a recorded deed or map, land, airspace, structures, boat slips or other property into two or more entities, and which entities are recognized, under the law of either state, as separate legal entities for purposes of transfer of title. Subdivisions include but are not limited to divisions of real property, improved or unimproved, for the purpose of use, sale, lease or financing, immediate or future, into two or more condominiums, community apartments, stock cooperatives, lots or parcels.^{§§§}

Subparagraph: The portion of a subsection denominated by numerals or letters enclosed, or followed by, parentheses. (e.g., Chapter 33, Section 33.1., Subsection 33.1.A, Subparagraph 33.1.A.(1)), and which includes any further subparts thereof.

Subsection: Unless the context indicates otherwise, the portion of a section denominated by a capital letter. (e.g., Chapter 33, Section 33.1, Subsection 33.1.A.), and which includes any subparagraphs thereof.

Substrate: The bottom materials of a lake or stream.

^{§§§} Amended 6/28/1989

^{§§§§} Amended 9/27/1989

[§] Amended 6/22/1994

^{§§} Amended 5/23/2001

^{§§§} Amended 11/28/1990

Summer Home: See Chapter 18.

Superstructure: A structure within the foreshore or nearshore, other than a handrail, davit, or flagpole but including boathouses, which projects above high water or ground elevation more than five feet.

Surface Water: Water produced by rainfall, melting snow or a spring falling upon, arising from and naturally spreading over land.

Surface Water Conveyance: A man-made drainage way.

Temporary Erosion Control: Temporary devices installed on a site to contain runoff and control erosion from a site.

Temporary Activity: A temporary activity is an organized event or a commercial activity which does not occur more than four times in a calendar year and which does not exceed fourteen consecutive days in duration. Activities which are within the scope of a primary use, are conducted within the project area, and which would not otherwise require TRPA review and approval, are not deemed temporary activities. Examples of such activities are: a golf tournament at a golf course, or a ski race at a ski area.[§]

Temporary Project: A temporary project is a temporary use, activity or structure.[§]

Temporary Roads: A class of non-public roads that are used during forest product harvesting, usually for one or two seasons only, and which thereafter are retired from use and restored and revegetated so as to prevent erosion.

Temporary Structure: A temporary structure is a structure which is approved for a limited time as set forth in Chapter 7.[§]

Temporary Use: A temporary use is a primary use which does not exceed a period of twelve months.^{§§}

Tentative Map: A subdivision map made for the purpose of showing the design and improvement of a proposed subdivision, and the existing conditions in and around it, which need not be based upon an accurate or final survey of the property.

Thinning: See Chapter 18.

Threshold: See Environmental Threshold Carrying Capacity.

Timber Harvesting: Tree harvesting operations where the primary purpose is the production of raw material for the forest products industry, or for silvicultural purposes, including Christmas tree harvest.

Timber Harvest Plan: A plan describing the methods to be used in a particular timber harvest.

Timber Stand Improvement: See Chapter 18.

Timeshare (Hotel/Motel Design): See Chapter 18.

[§] Amended 3/23/1988

^{§§} Amended 3/23/1988

Timeshare (Residential Design): See Chapter 18.

Third Order Stream: A stream formed by the confluence of two or more second order streams.

Tour Boat Operations: See Chapter 51.

Tourist Accommodation: Uses, facilities, and activities primarily pertaining to the occupation of buildings for eating, sleeping, and living on a temporary basis by persons whose permanent residence is elsewhere.

Tourist Accommodation Unit: One bedroom, or a group of two or more rooms with a bedroom, with or without cooking facilities, primarily designed to be rented by the day or week and occupied on a temporary basis.

Toxic or Hazardous Waste: Any hazardous product which when disposed of improperly can cause damage to human health or the environment. Examples of hazardous wastes include hazardous wastes generated in quantities which are regulated by state or federal laws and hazardous wastes generated in small quantities by households and small businesses, which include automotive lubricants and cleaners, paint preservatives and strippers, stain removers, pesticides, and many other products which may be poisonous, flammable, corrosive, reactive, explosive, or cancer causing. The definition includes any hazardous wastes defined by local, state, or federal agencies with jurisdiction in the Tahoe Region; and when two or more definitions exist, TRPA will apply the more inclusive definition.[§]

Transit Stations and Terminals: See Chapter 18.

Transmission and Receiving Facilities: See Chapter 18.

Transportation Routes: See Chapter 18.

Tree Farms: See Chapter 18.

Tree Removal: The cutting down, killing or damaging materially, a tree.

Trip Assignment Pattern: An estimate of the paths used by vehicle trips to and from a location.

Trip End: A trip origin or trip destination. Trip ends, for a location, are the summation of origins and destinations.

Trip Generation Rate: The number of motorized vehicle trip ends for a location.

TRPA: Tahoe Regional Planning Agency, including the Governing Board and staff.

TRPA Permit: A written statement by TRPA of project approval.

UBC: The Uniform Building Code, as it is amended from time to time.

Uncommon Plant Communities: Plant communities for which environmental thresholds have been established, and other plant communities designated as uncommon and unique.

[§] Amended 3/28/1990

Upper Montane Zone: The upper montane zone is lands between 8,500 feet and 7,000 feet elevation.^{§§}

Uncommon Plant Community Management: See Chapter 18.

Undeveloped Campgrounds: See Chapter 18.

Unserviceable: See Subsection 52.2.F

Unused Allocation: A residential allocation which does not mature into actual construction, including without limitation, forfeited allocations, and case-by-case or prior approvals which expire without construction or where the parcel is sold or donated to an appropriate public entity.

Urban Area: Urban areas are those areas designated as residential, tourist, or commercial/public service by the plan area statements.[§]

Urban Interface (also referred to as the Wildland Urban Interface and the Urban Wildland Interface): All undeveloped lands within a 1,250 foot (0.5km) zone immediately adjacent to TRPA residential, commercial, public service plan area boundaries.^{§§}

Urban Recreation: See Recreation (Urban).

Utility: A public or quasi-public entity which provides gas, water, electricity, cable TV, telephone or similar services.

Vacant Parcel: A parcel which is undeveloped or unimproved and has no established use.

Vacation Rental: A residential unit rented for periods of 30 days or less.^{§§§}

Vegetation: A collective term for plants.

Vehicle and Freight Terminals: See Chapter 18.

Vehicle Emissions Standard: A specific emission limit allowed for a class of vehicles. The standard is normally expressed in terms of maximum allowable concentrations of pollutants (e.g., parts per million).

Vehicle Miles Traveled (VMT): The total miles traveled by a motorized vehicle, or a number of motorized vehicles, within a specific area or over a specified period of time.

Vehicle Storage and Parking: See Chapter 18.

Vehicle Trip: See Chapter 93.

Vehicle Trip Generation: Residential or tourist accommodation trip generation is the total number of vehicle trips anticipated from persons occupying such units. For commercial and other uses, trip generation is the total number of vehicle trips to and from the project site.

^{§§} Amended 5/23/2001

[§] Amended 12/21/1994

^{§§} Amended 1/28/2004

^{§§§} Amended 3/24/2004

Visitor Information Centers: See Chapter 18.

Wall-Mounted Sign: See Building Sign and Projecting Sign.^{§§§§}

Warehousing: See Chapter 18.

Water Borne Transit: See Chapter 51.

Water Breaks: A ditch, dike or dip, or a combination thereof, constructed across tractor roads, skid trails, and roads to divert water flow.

Water Crossing or Diversion Structure: A structure designed to alter or cross any stream, river or other body of water.

Watercourse: A man-made stream of water or a natural stream such as a river, creek, or rivulet.

Watercraft: A waterborne vessel of any type or size including, but not limited to, boats, barges, ferries, yachts, houseboats, floating homes, kayaks, rafts, canoes, personal watercraft, pleasure craft, marine craft, amphibious vehicles.^{§§§§§}

Water-Dependent: A use, activity, or facility, that by its very character must be located adjacent to or over water.

Water Heater: A device that heats water at a thermostatically controlled temperature for delivery on demand.

Water-oriented Outdoor Recreation Concessions: See Chapter 51.

Water Purveyor: A private, public or quasi-public water company, water district, or similar entity, legally empowered to supply or provide water for domestic or other uses.

Water Quality Control Facilities: Facilities required for the attainment and maintenance of water quality and related thresholds, such as erosion control projects, habitat restoration projects, wetland rehabilitation projects, stream environment zone restoration projects and similar projects, programs and facilities.[§]

Westside Forest Type – Westside forest type are those forests west of a line from Brockway Summit to and along the southern boundary between California and Nevada (see Westside and Eastside Forest Type Maps 12.C.6).^{§§}

Wet Bar: A single bar-sized sink and a refrigerator no greater than 5 cubic feet in size with minimal cabinets and counters. A wet bar shall not include a gas or electric range, stove top and/or oven (not including a microwave oven), a refrigerator in excess of 5 cubic feet in size, or a standard-sized kitchen sink.^{§§§}

§ Amended 8/23/1989

§§ Amended 5/23/2001

§§§ Amended 5/28/1997

§§§§ Amended 9/27/1989

§§§§§ Amended 4/28/2011

Wetlands: Low lying areas where the water table stands near or above the land surface for a portion of the year. These areas are characterized by poor drainage, standing water and hydrophytes and include but are not limited to those areas identified in the land capability classification system as Class 1B lands.

Wholesale and Distribution: See Chapter 18.

Wood Heater: A wood fired appliance, which includes, but is not limited to, a freestanding conventional masonry or prefabricated zero clearance fireplace, any similar fireplace whose operation requires it to be built into the structure as a component of the building, franklin stove, air tight stove, fireplace insert, or any other stove or appliance designed to burn solid fuel for heating and/or enjoyment purposes.

Woodstove: See woodheater.

Working Days: Regular TRPA business days excluding weekends and holidays.

208 Plan: Lake Tahoe Basin Water Quality Management Plan as adopted by TRPA.