CHAPTER 28: CHAPTER 30: LAND COVERAGE

28.1.30.1. PURPOSE

This chapter sets forth regulations for the permissible amount of land coverage in the region. It implements provisions of the Goals and Policies concerning the land capability system, land capability districts, prohibition of additional land coverage in certain land capability districts, and transfer and mitigation of land coverage.

28.2.30.2. APPLICABILITY

28.2.1.30.2.1. General

All land coverage shall be regulated pursuant to the provisions of this chapter, except as provided in subsection 30.2.2.

28.2.2.30.2.2. Individual Parcel Evaluation System

For proposed single-family dwellings on vacant parcels, and parcels originally developed under IPES, Chapter 53: Individual Parcel Evaluation System, also contains standards that affect the determination of allowable land coverage.

28.3.30.3. LAND CAPABILITY SYSTEM

The land coverage limitations set forth in this chapter are based on the land capability system established in Land Capability Classifications of the Lake Tahoe Basin, Bailey, R. G., 1974 (“Bailey report”).

28.3.1.30.3.1. Implementation of Land Capability System

The land capability system shall be implemented through land capability districts depicted on land capability overlay maps referred to in subsection 30.3.2. The accuracy of the land capability districts is subject to field verification pursuant to subsection 30.3.3. A land capability challenge pursuant to subsection 30.3.4 may be initiated to reclassify lands inaccurately mapped. The land capability overlay maps may also be amended by an amendment of the Regional Plan pursuant to subsection 30.3.5 or by demonstration pursuant to subsection 30.3.6 that the land has been man-modified.

28.3.2.30.3.2. Establishment of Land Capability Districts

The land capability districts and the geomorphic groups established by the Bailey report are made part of this ordinance. For purposes of this land capability system, stream environment zones, as defined in Chapter 90: Definitions, are treated as Land Capability District 1b. The boundaries of each land capability district are established on the TRPA Land Capability Overlays, (January, 1987), as amended. Subject to the provisions of subsections 30.3.3, 30.3.4, 30.3.5, and 30.3.6, all land shall be classified as to land capability in accordance with the land capability districts depicted on the overlays.
28.3.3 30.3.3. Land Capability Verification

Field verifications of land capability shall be conducted and regulated as follows:

A. **Classifications Subject to Field Verification**
   Land capability classifications are subject to field verification by TRPA, except as provided in subparagraph H below.

B. **Procedure for Site Visit**
   At the request or with the permission of the owner, TRPA shall inspect the pertinent parcel.

C. **Report**
   Upon completion of the inspection, TRPA shall prepare a report that identifies the observed slopes of the parcel, the field-located boundary of any stream environment zone, and any other information pertinent to the proper land capability classification of the parcel.

D. **Results of Field Verification**
   As a result of the report prescribed by subparagraph 30.3.3.C, TRPA may take one or more of the following actions:

   1. Verify that the parcel is accurately classified pursuant to subsection 30.3.2;
   2. Make a minor boundary line adjustment of land capability districts within the parcel;
   3. Determine the boundary of a stream environment zone within the parcel, whether previously mapped or not;
   4. Reclassify all or part of the parcel to a different land capability district, if the reclassification can be based solely upon percentage of slope;
   5. Determine that the land capability district cannot be verified, in which event a land capability challenge shall be completed pursuant to subsection 30.3.4 prior to the approval of any project on the parcel.

E. **Supersession of Actions Under Subparagraph 30.3.3.D**
   Any of the actions authorized by subparagraph 30.3.3.D may be superseded by an action pursuant to subsections 30.3.4, 30.3.5, or 30.3.6. Any action by TRPA pursuant to subparagraph 30.3.3.D shall not commit or be construed as committing TRPA to approve any project on the pertinent parcel.

F. **Procedure After Verification**
   A verification completed pursuant to subparagraph 30.3.3.D shall supersede the TRPA land capability overlays with respect to the pertinent parcel, except as determined by a land capability challenge or man-modified determination. Once TRPA has completed its action under subparagraph 30.3.3.D, it shall:

   1. Give written notification to the owner of the parcel of the action taken;
   2. Include the information set forth in the report prepared pursuant to subparagraph 30.3.3.C and the action pursuant to subparagraph
30.3.3.D in TRPA's data base for purposes of Chapter 6: Tracking, Accounting, and Banking; and

3. Affix a symbol to the land capability overlays denoting the action pursuant to subparagraph 30.3.3.D as applicable to the pertinent parcel.

G. Special Procedure for TRPA-Designated Land Banks
TRPA-designated land banks may perform field verifications on parcels owned by the land bank. Field verifications shall be performed by qualified personnel pursuant to the requirements of this subsection. A report pursuant to subparagraph C above shall be submitted to TRPA with a recommendation for action pursuant to subparagraph D. TRPA shall take the proper action and complete the verification process as set forth in subparagraph F.

H. Parcels on Which Field Verification is Not Required
Field verification is not required when all of the following criteria are met, based on existing records:

1. The entire parcel is located in land capability districts 4-7;
2. The parcel exhibits generally uniform slope;
3. There is no record or evidence of high ground water on the parcel;
4. Land capability verifications have been conducted and recorded for other parcels within the immediate geographic vicinity (which, for purposes of this provision only, shall be considered as parcels in the same land capability districts and located within one-half mile of the subject parcel); and
4.5. The 1987 mapped land capability district(s) and the land capability district(s) based on the NRCS 2006 Soil Survey are identical.

28.3.4.30.3.4. Land Capability Challenge
In the event TRPA or the owner of a parcel believes such parcel is not properly classified pursuant to subsection 30.3.2, the agency or owner may initiate a land capability challenge pursuant to this subsection. The person or entity initiating the challenge shall bear the cost of the challenge.

A. Team of Experts
A team of experts retained by TRPA shall evaluate the land capability challenge. Depending on the nature of the challenge, the team may include, but need not be limited to, a geomorphologist, soil scientist, geologist and hydrologist, selected by TRPA. Such persons shall be recognized as possessing special qualifications to evaluate soils, land forms, hydrology, and other characteristics of land in the Tahoe region. TRPA shall consider data provided by experts retained by the owner, and TRPA's team of experts shall comment on the accuracy of the owner's data. No expert retained by the owner shall be a member of TRPA's team.

32 Text is based on IM LU-2, bullet 2, approved December 15, 2011.
B. **Land Capability Report**  
TRPA shall prepare a land capability report analyzing the land capability challenge. The report shall include:

1. A description of the parcel;
2. Identification of the soil series, geomorphic unit, slopes, and any SEZ found on the parcel;
3. A soil profile description of the site, based on one or more test pits, auger holes, or cut banks;
4. A contour map prepared by a registered surveyor or engineer on sites with complex topography, if necessary to determine land capability; and
5. A recommendation and map of the proper land capabilities for the parcel.

C. **Review and Approval of Report**  
The TRPA-designated Hearings Officer shall review the land capability report. If the report recommends no change in land capability, the Hearings Officer may deny the land capability challenge, subject to an appeal to the Governing Board. If the report recommends a change in land capability, the change shall be approved or denied by the Hearings Officer. The challenge may be approved if the Hearings Officer finds that the pertinent land, due to natural characteristics specifically identified, properly belongs in a land capability district(s) other than that in which it is presently classified.

D. **Procedure for Notification of Appeal**  
An appeal to the Governing Board of the Hearings Officer’s denial of a land capability challenge shall notice to affected property owners in accordance with TRPA’s Rules of Procedure.

E. **Procedure After Action on Land Capability Challenge**  
Once TRPA has completed its action on the land capability challenge, the agency shall follow the procedure set forth in subparagraph 30.3.3.F as though it applied to a land capability challenge pursuant to subsection 30.3.4.

F. **Special Procedure for TRPA-Designated Land Banks**  
TRPA-designated land banks may initiate a land capability challenge on any parcel owned by the land bank. A team of experts pursuant to subparagraph A above, accepted by TRPA and the land bank, may be retained by the land bank. The team shall prepare a report pursuant to subparagraph B above. The TRPA Hearings Officer shall review the land capability report and approve or deny the proposed change in land capability. Upon completion of its action, TRPA shall follow the procedure set forth in subparagraph E.

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**28.3.5 30.3.5. Amendment of Land Capability Overlays by Amendment of the Regional Plan**  
The TRPA Land Capability Overlays may be amended through an amendment of the Regional Plan in the manner set forth in this subsection. The amendment may be initiated by TRPA.
A. Minimum Area of Land
   An amendment of the Regional Plan pursuant to this subsection shall be limited
to an area of land five or more acres in size.

B. Team of Experts
   An amendment of the Regional Plan pursuant to this subsection shall be
evaluated by the team of experts referred to in subparagraph 30.3.4.A under
the conditions set forth in that subparagraph.

C. Land Capability Report
   The reviewing expert(s) shall prepare a land capability report analyzing the
proposed plan amendment. The report shall contain information concerning
the environmental and use capacity of the pertinent land, as well as detailed
information concerning topography, soils capabilities and limitations, surface
and ground water conditions, geomorphology, vegetation characteristics, and
related environmental factors pertinent to the land.

D. Amendment
   An amendment of the Regional Plan pursuant to this subsection shall be
processed, both procedurally and substantively, in the manner of amendment
to the Regional Plan generally. The amendment may be approved if TRPA finds
that the pertinent land, due to natural characteristics specifically identified,
properly belongs in a land capability district other than that in which it is
presently classified.

E. Other Matters Considered Plan Amendments
   The following actions shall be considered amendments to the Regional Plan
pursuant to this subsection, and applications for such actions shall be
processed accordingly:

   1. Line Adjustments
      Line adjustments of land capability district boundaries, other than
      minor adjustments pursuant to subsections 30.3.3 or 30.3.4; and

   2. Creation of New Land Capability Districts or Geomorphic Units
      Creation of a new land capability district with five contiguous acres or
      more in area, or creation of a new geomorphic unit with one square
      mile or more in area, unless smaller, more precise mapping units are
      adopted by TRPA, in which event the smaller units may be used.

F. Procedure After Amendment
   Once TRPA has completed its action on an amendment to the Regional Plan
pursuant to this subsection, the agency shall follow the procedure set forth in
subparagraph 30.3.3.F as though it applied to an amendment to the Regional
Plan pursuant to this subsection.

28.3.6. Amendment of Land Capability Overlays for Man-Modified Areas
   The TRPA Land Capability Overlays may be amended for man-modified areas through
an amendment of the Regional Plan in the manner set forth in this subsection. The
amendment may be initiated by TRPA or the owner of the pertinent land, provided
there is sufficient information demonstrating a reasonable possibility the requirements of this subsection can be met.

A. **Team of Experts**
   An amendment of the Regional Plan pursuant to this subsection shall be evaluated by the team of experts referred to in subparagraph 30.3.4.A under the conditions set forth in that subparagraph.

B. **Man-Modified Report**
   The team of expert(s) shall prepare a report analyzing the proposed plan amendment. The report shall contain information showing that the land in question was modified by man's placement of fill, dredging, or grading in so substantial a fashion as to generally exhibit the characteristics of a land capability district other than the one depicted for said land on the TRPA Land Capability Overlays. In addition to the above information, the report shall contain the following concerning the pertinent land:

   1. A statement of geomorphic characteristics;
   2. An analysis of surface and subsurface hydrology;
   3. A statement of physical and chemical soil characteristics;
   4. An analysis of erosion hazard;
   5. An analysis of vegetation;
   6. A statement identifying the land capability characteristics resulting from the modification and an opinion by the team identifying the land capability district generally exhibiting those characteristics; and
   7. Additional information reasonably required by TRPA to properly assess the merits of the application.

C. **Action on Amendment**
   An amendment of the Regional Plan pursuant to this subsection shall be processed, both procedurally and substantively, in the manner of amendments to the Regional Plan generally. The amendment may be approved if TRPA finds that:

   1. The land was modified prior to February 10, 1972;
   2. Further development will not exacerbate the problems resulting from the modification of the land and will not adversely impact sensitive lands adjacent to or nearby the man-modified area;
   3. The land no longer exhibit the characteristics of land bearing the same, original land capability classification;
   4. Restoration of the land is infeasible because of factors such as the cost of restoration, a more positive cost-benefit ratio would be achieved by offsite restoration, onsite restoration would cause environmental harm, restoration onsite would interfere with an existing legal use, or the land is not identified for restoration by any TRPA program;
5. Further development can be mitigated onsite and/or offsite; and

6. Mitigation to offset the losses caused by modification of the land and pertinent land capability district, shall be as follows:
   a. Onsite and/or offsite mitigation;
   b. Pursuant to a maintenance program, including schedule of maintenance, proposed by the owner and approved by TRPA; and
   c. Collection of a security, if deemed necessary by TRPA, to guarantee mitigation.

D. Effect of Approval
   If the amendment is approved, the land coverage limitations of the land capability district, whose characteristics are exhibited by the pertinent land, shall apply to the land.

E. Conditions Upon Amendment
   Approval of an amendment of the Regional Plan pursuant to this subsection may be granted subject to reasonable conditions in addition to those otherwise referred to in this subsection.

F. Procedure After Amendment
   Once TRPA has completed its action on an amendment to the Regional Plan pursuant to this subsection, the agency shall follow the procedure set forth in subparagraph 30.3.3.F as though it applied to an amendment to the Regional Plan pursuant to this subsection including, but not limited to, the report prepared for and action on the amendment.

28.4.30.4. LAND COVERAGE LIMITATIONS

No person shall create land coverage in excess of the limitations set forth in this chapter. The means to determine base land coverage, the manner to transfer land coverage, and prohibitions of certain land coverage are set forth in this section.

28.4.1.30.4.1. Base Allowable Land Coverage

A. Base Allowable Land Coverage Coefficients
   The base allowable land coverage shall be determined by using the coefficients set forth in Land Capability Classifications of the Lake Tahoe Basin, Bailey, R. G. 1974. These coefficients are:

<table>
<thead>
<tr>
<th>Lands Located in Land Capability District*</th>
<th>Base Allowable Land Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a, 1b, 1c</td>
<td>1%</td>
</tr>
<tr>
<td>2</td>
<td>1%</td>
</tr>
<tr>
<td>3</td>
<td>5%</td>
</tr>
<tr>
<td>4</td>
<td>20%</td>
</tr>
<tr>
<td>5</td>
<td>25%</td>
</tr>
</tbody>
</table>

TRPA Code of Ordinances
Adopted Version with Draft RPU Edits 2/23/2012 | Page 30-7
CHAPTER 30: LAND COVERAGE
30.4 Land Coverage Limitations
30.4.1 Base Allowable Land Coverage

### TABLE 30.4.1-1: BASE ALLOWABLE LAND COVERAGE COEFFICIENTS

<table>
<thead>
<tr>
<th>Lands Located in Land Capability District*</th>
<th>Base Allowable Land Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>6, 7</td>
<td>30%</td>
</tr>
</tbody>
</table>

* Lands located in Geomorphic Group I are classified Land Capability District 1 and are permitted one percent coverage.

#### B. General Rule and Exceptions

The coefficients shall be applied to the project area in accordance with subparagraph C, except as provided below.

1. **Parcels in TRPA-Approved Subdivisions in Conformance with the Bailey Coefficients**

   In TRPA-approved subdivisions where TRPA applied the coefficients on a subdivision-wide basis and allowable coverage was assigned to individual parcels, the assigned coverage shall be the base allowable land coverage for those parcels. The list of TRPA-approved subdivisions in conformance with Bailey coefficients is provided in Attachment D to the Goals and Policies.

2. **Parcels in Existing Planned Unit Developments (PUDs) Not in Conformance with the Bailey Coefficients**

   To determine the allowable base allowable land coverage for parcels within an existing PUD, the coefficients shall be applied to the entire PUD. This total allowable coverage, minus the existing common area facilities coverage, shall be divided among the individual parcels in proportion to their respective sizes, whether developed or not. Public rights-of-way shall not be included in the calculation. Accordingly, the method of calculation is as follows: first, the area of public rights-of-way is not to be counted; second, base allowable land coverage for the remaining area in the PUD is calculated; third, the amount of existing coverage in common areas is subtracted; fourth, the remaining coverage is divided among the individual parcels, in proportion to size. In no case shall parcels of individual ownership be assigned an allowable base coverage of less than zero.
3. **Relationship to IPES**

   Except as set forth in 1 and 2 above, the Individual Parcel Evaluation System ("IPES") ratings shall be used to determine allowable coverage for single family houses subject to IPES pursuant to Chapter 53: Individual Parcel Evaluation System.

C. **Method of Calculating Base Allowable Land Coverage**

   Base allowable land coverage shall be determined by application of the base land coverage percentages set forth in subparagraph A above to the project area. Determination of the project area and the method of applying the percentage coverage figures to the project area shall be as set forth below.

1. **Calculation of Base Allowable Land Coverage Under IPES**

   Calculation of permissible land coverage for parcels subject to IPES shall be in accordance with Chapter 53.

2. **Determination of the Project Area**

   The project area shall be calculated as follows:

   a. **Boundaries or Area of Land Involved**

      (i) **Single Parcel up to 20 Acres**

      For a project on a single parcel of up to 20 acres, the project area shall be the area of the parcel.

      (ii) **Single Parcel in Excess of 20 Acres, or No Parcel**

      For a project on a single parcel in excess of 20 acres, or on an area of land not consisting of a parcel, TRPA shall determine the project area based upon the following factors, among others, appropriate for this purpose: the area impacted by or the sphere of influence of the project; the area to be actually used for the project; whether the project is located in one or more

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**Example of Calculation – PUD**

Project is a five-acre PUD (not including public rights-of-way) with ten individual 50’ x 50’ parcels located in Land Capability District 4. Existing common area improvements such as parking, tennis court, and recreation center equal 30,000 square feet of land coverage.

**Step 1:** Zero land in public rights-of-way, so nothing subtracted from 5 acres (217,800 sf).

**Step 2:** PUD size (217,800 sf) x coverage coefficient (20%) = base allowable land coverage (43,560 sf).

**Step 3:** Base allowable land coverage (43,560 sf) - existing improvements (30,000 sf) = remaining base allowable land coverage (13,560 sf).

**Step 4:** Remaining base allowable land coverage (13,560 sf) ÷ -number of parcels (10) = base allowable land coverage per parcel (1,350 sf).
CHAPTER 30: LAND COVERAGE
30.4 Land Coverage Limitations
30.4.1 Base Allowable Land Coverage

hydrologically related areas; and the extent of land coverage and land disturbance for the project.

(iii) Two or More Contiguous Parcels
For a project on or comprising two or more contiguous parcels, the project area shall be the total combined square footage of the parcels, provided the parcels are permanently consolidated. If the parcels are not permanently consolidated, the owner shall record against the parcels a deed restriction or other covenant running with the land permanently assuring that the land coverage calculations for the parcels shall always be made as if the parcels had been legally consolidated.

(iv) Proposed Accessory Use
Where the proposed activity or project for which land coverage is to be calculated is an accessory use to an existing primary use located on one or more adjacent parcels, the project area for the accessory use shall be the total combined square footage of all of said parcels owned or controlled by the same person, provided the parcels are permanently consolidated through a recorded deed restriction or other covenant running with the land permanently assuring that the coverage calculations for the parcels shall always be made as if the parcels had been legally consolidated. If the parcels are not permanently consolidated, the owner shall do so by means of one of the above methods.

(v) Noncontiguous Parcels
For a project on noncontiguous parcels pursuant to Chapter 13: Redevelopment Plans, or Chapter 15: Environmental Improvement Program, the project area of two or more noncontiguous parcels shall consist of the total combined square footage of the parcels, provided the owner(s) of the parcels record against the parcels a deed restriction or other covenant running with the land permanently assuring that the coverage and density calculations for the parcels shall always be determined as if the parcels had been legally consolidated.

b. Land Not Included in the Project Area
(i) The project area shall not include the following:

(1) Lands lakeward of the high-water lines of bodies of water, such as lakes and ponds;

(2) Lands underlying covered surfaces associated with existing linear public facilities;

(3) Highways, streets, and roads referred to in subsection 30.4.2.D; and

(4) Easements or rights-of-way allowing potential land coverage for linear public facilities, highways, streets, and roads.
(ii) Land coverage associated with existing linear public facilities, highways, streets, and roads shall not be considered in the calculation of land coverage, except as pertinent to the review by TRPA of the facilities, highway, streets, or roads, or as required pursuant to subparagraph 30.4.1.C.3.e.

c. Separate Calculation for the Area Within Each Land Capability District
With the exception of land coverage for IPES pursuant to Chapter 53, base allowable land coverage shall be calculated by reference to the square footage area of each, separate land capability district located within the project area, applying the applicable land coverage percentage set forth in subparagraph 30.4.1.A to the square footage within each respective land capability district.

3. Application of Percentage Coverage Figures to the Project Area
The percentage coverage figures shall be applied to the project area as follows:

a. Amount of Base Allowable Land Coverage
The maximum amount of base land coverage on the parcel or project area shall be equal to the cumulative allowed base coverage of all land capability district(s), determined by applying the land coverage percentage for each district set forth in subsection 30.4.1 to the parcel or project area, as determined by subparagraph 1 above. The placement of this base land coverage is subject to the restrictions in subparagraph b below.
b. Parcel or Project Area of One-Third Acre or Less
For a parcel or project area of one-third acre or less, the following rules apply:

(i) All base allowable land coverage attributable to land in Land Capability Districts 1 through 3 may be aggregated and placed on any location within Land Capability Districts 4 through 7, inclusive, but not within Land Capability Districts 1 through 3; and

(ii) All base allowable land coverage attributable to land in Land Capability Districts 4 through 7 may be aggregated and placed anywhere within Land Capability Districts 4 through 7; however, such base coverage shall not be placed in Land Capability Districts 1 through 3.

(iii) Any base allowable land coverage from Land Capability Districts 1 through 3 placed in Land Capability Districts 4 through 7 shall not reduce the maximum base coverage allowed in Land Capability Districts 4 through 7.

(iv) Base coverage shall only be used in Land Capability Districts 1 through 3 if the use meets an exception in subsection 30.5.1 or 30.5.2, or any other code section that provides a specific exception.

c. Parcel or Project Area Greater than One-Third Acre
For a parcel or project area greater than one-third of an acre, the landowner may choose one of the two below options apply to base coverage.

(i) Option 1
(1) All base allowable land coverage attributable to land within Land Capability Districts 4 through 7, inclusive, shall only be placed within each corresponding Land Capability District 4 through 7 area up to the maximum amount of land coverage determined by applying the land coverage percentages of each respective land capability district; and

(2) All base allowable land coverage attributable to land within Land Capability Districts 1 through 3 may be aggregated and placed within any Land Capability District 4 through 7 location.

(3) No base allowable land coverage shall be placed on any land in Land Capability District 1 through 3, inclusive, except as provided in subsections 30.4.1, 30.5.1, 30.5.2, or any other code section that provides a specific exception.
### Example: Option 1 (Base Allowable Land Coverage – Greater Than 1/3 Acre)

For a project area that is 45,000 square feet in size, with 10,000 square feet in Land Capability District 2, 5,000 square feet in Land Capability District 4, and 30,000 square feet in Land Capability District 6, the maximum base allowable land coverage would be 10,100 square feet, calculated as follows:

<table>
<thead>
<tr>
<th>Land area of Land Capability District (LCD)</th>
<th>Base Coverage</th>
<th>Maximum Base Allowable Land Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>10,000 sq. ft. (LCD 2)</td>
<td>1%</td>
<td>= 100 sq. ft.</td>
</tr>
<tr>
<td>5,000 sq. ft. (LCD 4)</td>
<td>20%</td>
<td>= 1,000 sq. ft.</td>
</tr>
<tr>
<td>30,000 sq. ft. (LCD 6)</td>
<td>30%</td>
<td>= 9,000 sq. ft.</td>
</tr>
</tbody>
</table>

**TOTAL:** 10,100 sq. ft.

### Figure 30.4.1-B: Option 1: Base Allowable Land Coverage in Multiple Land Capability Districts (LCDs)

(ii) **Option 2**

The percentage coverage figure corresponding to the lowest district number of Land Capability Districts 4 through 7 may be applied to the total area encompassed by Land Capability Districts 4 through 7, to which amount may be added the aggregate of base coverages attributable to land within Land Capability Districts 1 through 3. No base allowable land coverage may be placed within Land Capability Districts 1 through 3, except as provided in subsection 30.4.1.
### 30.4 Land Coverage Limitations

#### 30.4.2 Transferred Land Coverage Requirements

**d. Transferred Coverage**

In the event additional land coverage is permitted by transfer pursuant to subsection 30.4.2, the amount of total allowable land coverage shall be calculated by applying the percentage coverage figures set forth in subsection 30.4.2 to the project area determined pursuant to subparagraph 30.4.1.C.2.

**e. Land Coverage in Right-Of-Way**

Existing or proposed land coverage in a public street or highway right-of-way shall be attributable to the owner of the right-of-way. Transfer of such coverage shall be pursuant to the requirements of subsection 30.4.4. The owner of the right-of-way may arrange the transfer of land coverage with the person, if any, benefiting from the proposed land coverage in the right-of-way.

**Overhang Allowance**

For every three feet an overhang structure, such as a deck or roof eve, is elevated above the ground surface, one foot of the perimeter horizontal dimension of the structure shall be excluded from land coverage calculations. The remainder of the overhang shall be counted.

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#### Example: Option 2 (Base Allowable Land Coverage – Greater Than 1/3 Acre)

Using the same example project in Option 1 above, Option 2 would be calculated as follows:

**Given that:**

- The parcel contains Land Capability Districts 2, 4, and 6;
- Land Capability District 4 is the lowest capability district within the 4 through 7 range; and
- The total area encompassed by Land Capability Districts 4 through 7 is 35,000 sq. ft. (5,000 + 30,000); and
- 20% is the percentage coverage figure for Land Capability District 4;

**Then:** The base allowable land coverage area for Land Capability District 4 is 35,000 x .20 = 7,000 sq. ft.

**Finally:** Add the aggregate base land coverage of all land in Land Capability Districts 1 through 3 (100 sq. ft.) to the Land Capability District 4 base land coverage (7,000 sq. ft.), which results in a final base allowable land coverage of 7,100 sq. ft., which may be placed in any location within the Land Capability Districts 4 and 6.
A. Residential Facilities (One to Four Units)

The maximum land coverage (base land coverage plus transferred land coverage) allowed on a parcel for residential facilities of four units or less shall be the land coverage allowed pursuant to the coefficients in Table 30.4.1-1, or as follows, whichever is greater:

1. **Maximum Parcel Coverages**

<table>
<thead>
<tr>
<th>Project Area (Sq. Ft.)</th>
<th>Maximum Land Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 4,000</td>
<td>Base Land Coverage Only</td>
</tr>
<tr>
<td>4,001 - 9,000</td>
<td>1,800 sq. ft.</td>
</tr>
<tr>
<td>9,001 - 14,000</td>
<td>20% of Project Area</td>
</tr>
<tr>
<td>14,001 - 16,000</td>
<td>2,900 sq. ft.</td>
</tr>
<tr>
<td>16,001 - 20,000</td>
<td>3,000 sq. ft.</td>
</tr>
<tr>
<td>20,001 - 25,000</td>
<td>3,100 sq. ft.</td>
</tr>
<tr>
<td>25,001 - 30,000</td>
<td>3,200 sq. ft.</td>
</tr>
<tr>
<td>30,001 - 40,000</td>
<td>3,300 sq. ft.</td>
</tr>
<tr>
<td>40,001 - 50,000</td>
<td>3,400 sq. ft.</td>
</tr>
<tr>
<td>50,001 - 70,000</td>
<td>3,500 sq. ft.</td>
</tr>
<tr>
<td>70,001 - 90,000</td>
<td>3,600 sq. ft.</td>
</tr>
<tr>
<td>90,001 - 120,000</td>
<td>3,700 sq. ft.</td>
</tr>
<tr>
<td>120,001 - 150,000</td>
<td>3,800 sq. ft.</td>
</tr>
<tr>
<td>150,001 - 200,000</td>
<td>3,900 sq. ft.</td>
</tr>
<tr>
<td>200,001 - 400,000</td>
<td>4,000 sq. ft.</td>
</tr>
</tbody>
</table>

2. **Planned Unit Developments**

   For parcels in planned unit developments, the maximum coverage allowed shall be 100 percent of the proposed building envelope or 2,500 square feet, whichever is less. Parcels in PUDs with five or more units per parcel are considered multi-residential and regulated pursuant to subparagraph B.

3. **Special Transfer Programs**

   Parcels in subdivisions with TRPA-approved transfer programs may be permitted the coverage specified by that approval. The only subdivision with such a program, as of the effective date of the Regional Plan, is Cave Rock Estates, Unit No. 3. The Cave Rock Estates, Unit No. 3 transfer program is set forth in the TRPA March 23, 1978, approval of that subdivision.

4. **Driveways**

   The maximum limits in Table 30.4.2-1 may be increased by a transfer of land coverage for a driveway built in accordance with the standards in Chapter 34: Driveway and Parking Standards, which is to be created in connection with the construction of a single-family house on an existing parcel, provided TRPA finds that:
a. The construction will not result in a residential structure with land coverage greater than that permitted in Table 30.4.2-1 minus 400 square feet; and

b. The single-family house, as a direct result of the increased land coverage, will be located on the parcel in such a manner that it shall cause the least harm to the natural environment through minimization of land alterations, grading, removal of vegetation, hydrological impacts, and preservation of trees and other flora.

B. **Commercial Facilities Within Community Plans, Town Centers, Regional Centers, or the High-Density Tourist District**

1. Unless otherwise provided in subparagraphs 30.4.2.A, 30.4.2.C, or 30.4.2.D, the maximum land coverage (base coverage plus transferred coverage) allowed on a parcel in the project area for commercial facilities located within approved community plans approved pursuant to Chapter 12, or within town centers, regional centers, or the High-Density Tourist District of Area Plans that have been found in conformance with the Regional Plan pursuant to Chapter 13, is as follows:

2. For parcels upon which there is no development legally existing as of the effective date of the Regional Plan, maximum land coverage shall be 70 percent of the project area that is located within Land Capability Districts 4 through 7, inclusive.

3. For parcels upon which there legally exists development as of the effective date of the Regional Plan, maximum land coverage shall be 50 percent of the project area that is located within Land Capability Districts 4 through 7, inclusive.

4. **Tourist Accommodation Facilities, Multi-Residential Facilities (Five or More Units), Public Service Facilities, and Recreation Facilities -- Within Community Plans**

   1. The maximum land coverage (base coverage plus transferred coverage) allowed on a parcel for tourist accommodation facilities, multi-residential facilities of five units or more, public service facilities, and recreation facilities shall be limited to 750 percent of the project area, provided the parcel is located within a community plan approved pursuant to Chapter 12.

5. Such land coverage may be used only on the project area located within Land Capability Districts 4 through 7, inclusive, referred to in subsection 30.4.4. — Subdivisions into parcels of four or fewer residential units are not eligible for the maximum land coverage permitted under this subparagraph unless a deed restriction requiring maintenance of the units as affordable or moderate income housing, as defined by TRPA, is approved by TRPA and recorded against the property.

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33 Text is based on edits to G&P LU 2.14.B.
CHAPTER 30: LAND COVERAGE

30.4 Land Coverage Limitations
30.4.2 Transferred Land Coverage Requirements

C. Linear Public Facilities and Public Health and Safety Facilities
The maximum land coverage for linear public facilities and public health and safety facilities is limited to the minimum amount needed to achieve their public purpose, except as provided for non-motorized public trails in subsection 30.4.7.C.3. Such transfer may be permitted, provided TRPA makes the following findings:

1. The project complies with required findings for is on the list of additional public service facilities if required pursuant to Section 50.7;
2. There is no feasible alternative that would reduce land coverage;
3. The project, because of its unusual configuration or service requirement, requires special consideration; and
4. The facility primarily serves the needs of persons other than those who are or will be residents of the lands in question, or the owners of the land in question.

D. Highways, Streets, and Roads
Transfer of land coverage for highways, streets, and roads may be permitted, provided TRPA, in addition to the findings in subparagraph C above, makes the following additional findings:

1. The highway, street, or road is required to provide access to property other than that owned by the applicant; and
2. The highway, street, or road will be constructed or maintained by a public agency, or is required to be so constructed or maintained by the terms and in accordance with the boundaries of a lawfully created easement recorded prior to February 10, 1972, or is required or approved by TRPA for a project approved after the effective date of the Regional Plan.

E. Other Public Service Facilities Outside Community Plans, Town Centers, Regional Centers, and the High-Density Tourist District
The maximum land coverage (base land coverage plus transferred land coverage) for other public service facilities located outside of an approved community plan, or outside town centers, regional centers, or the High-Density Tourist District of Area Plans that have been found in conformance with the Regional Plan pursuant to Chapter 13, is 50 percent of the project area. Transfer of land coverage for public service facilities located outside a community plan is limited to projects for which TRPA has made the following findings:

1. The project complies with required findings for is on the list of additional public service facilities if required pursuant to Section 50.7;
2. There is no feasible alternative that would reduce land coverage; and
3. There is a demonstrated need and requirement to locate the facility outside a community plan.

34 Text is based on edits to G&P LU 2.14.F.
F. **Facilities for Public Safety and Access of the Disabled**
Transfers of land coverage may be permitted for the addition of facilities for access of disabled persons for compliance with the American Disabilities Act (ADA) and other public safety requirements, to facilities legally existing on the effective date of the Regional Plan. The maximum land coverage shall be the minimum amount necessary to meet the public safety and access requirements.

G. **Water Quality Control Facilities**
Transfers of land coverage for water quality control facilities, such as erosion control projects, habitat restoration projects, wetland rehabilitation projects, stream environment zone restoration projects and similar projects, programs, and facilities, may be permitted the minimum amount of land coverage needed to achieve their purpose provided there is not a reasonable alternative, including relocation, that avoids or reduces the land coverage.

H. **Transfer of Nonconforming Land Coverage**
Notwithstanding subparagraphs A through G above, when existing development is relocated to a town center, regional center, or the High-Density Tourist District and the sending site is restored and retired, the nonconforming land coverage (as measured in square feet) may be maintained with the relocation provided both of the following conditions are satisfied:

1. The receiving site shall be developed in accordance with all applicable TRPA ordinances. If necessary to comply with applicable ordinances, land coverage shall be reduced; and

2. The receiving site shall be either the same size or larger than the prior site, or, if the new project area is smaller than the prior site, the amount of nonconforming coverage to be transferred shall be reduced on a proportionate basis and the balance of nonconforming coverage may be banked or transferred elsewhere.

28.4.3. **Land Coverage Requirements for Redevelopment Projects Conforming Area Plans**
As an alternative to the land coverage requirements in subsections 30.4.1 and 30.4.2, land coverage requirements for redevelopment projects conforming Area Plans may be established pursuant to shall be in accordance with Chapter 13: Redevelopment Plans.

28.4.4. **Method of Transferring Land Coverage**
Land coverage may be transferred to eligible parcels for eligible uses, in accordance with the percentage limitations set forth in subsection 30.4.2 and the requirements of this subsection. A transfer of land coverage shall be from one parcel or project area to another and shall only be transferred in conjunction with a project approved by TRPA. Land coverage banks may be designated by TRPA pursuant to Section 6.9, to provide land coverage for transfer purposes.

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35 Text is based on edits to G&P LU 2.14.H.
36 Text is based on edits to G&P LU 2.13.H.
A. Land Coverage Transfer Ratios

Land coverage transferred from one parcel ("sending parcel") to another parcel ("receiving parcel") shall be in accordance with the following ratios:

1. **General**

   Except for transfers relating to commercial—uses within approved community plans, town centers, regional centers, or the High-Density Tourist District, the transfer of one square foot of land coverage to a receiving parcel shall require the retirement of one square foot of land coverage on the sending parcel (1:1 transfer ratio). Higher transfer ratios may be required pursuant to subparagraphs A.2 and B below.

2. **Commercial Uses Within Approved Community Plans, Town Centers, Regional Centers, or the High-Density Tourist District**

   a. Developed receiving parcels within approved community plans with existing commercial facilities shall be eligible to receive transferred land coverage at the ratio prescribed by subparagraph A.1 above, up to the maximum 50 percent land coverage prescribed by subparagraph 30.4.2.B.2.

   b. Undeveloped receiving parcels within approved community plans, eligible for the maximum 70 percent land coverage prescribed by subparagraph 30.4.2.B.1, shall be eligible to receive transferred land coverage at the ratio prescribed in subparagraph 1 above, until the total land coverage reaches the 50 percent limit, provided the additional coverage over 50 percent is transferred at the ratio set forth in Table 30.4.4.1:

   Receiving parcels within an approved community plan, town center, regional center, or the High-Density Tourist District, eligible for the maximum 70 percent land coverage prescribed by subparagraph 30.4.2.B, shall be eligible to receive transferred land coverage at the following ratios:

   c. **Transfers from Sensitive Lands**

      From sensitive lands, land coverage shall be transferred at a ratio of 1:1, prescribed in subparagraph 1 above, until the total land coverage reaches 50 percent of the project area maximum allowed.

   b. **Transfers from Non-Sensitive Lands**

      From non-sensitive lands, land coverage shall be transferred at a ratio of 1:1 up to 50 percent, and additional transferred land coverage in excess of the 50 percent shall be transferred at the ratio set forth in Table 30.4.4.1 for projects with coverage in excess of 50 percent until the total land coverage reaches the maximum allowed:
### CHAPTER 30: LAND COVERAGE

30.4 Land Coverage Limitations

30.4.4 Method of Transferring Land Coverage

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**TABLE 30.4. 34-1: TRANSFER RATIOS**

<table>
<thead>
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<th>Maximum Percent of Final Coverage</th>
<th>Transfer Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>≥50 – 51</td>
<td>1.05:1</td>
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<tr>
<td>&gt; 51 – 52</td>
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<tr>
<td>&gt; 52 – 53</td>
<td>1.15:1</td>
</tr>
<tr>
<td>&gt; 53 – 54</td>
<td>1.2:1</td>
</tr>
<tr>
<td>&gt; 54 – 55</td>
<td>1.25:1</td>
</tr>
<tr>
<td>&gt; 55 – 56</td>
<td>1.3:1</td>
</tr>
<tr>
<td>&gt; 56 – 57</td>
<td>1.35:1</td>
</tr>
<tr>
<td>&gt; 57 – 58</td>
<td>1.4:1</td>
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<td>1.9:1</td>
</tr>
<tr>
<td>&gt; 67 – 68</td>
<td>1.95:1</td>
</tr>
<tr>
<td>&gt; 68 – 70</td>
<td>2:1</td>
</tr>
</tbody>
</table>

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**Example of Land Coverage Transfer from Non-Sensitive Sending Parcel**

**Receiving Parcel:**

Five-acre parcel = 217,800 sq. ft.
Allowable base coverage (30%) = 0.3 x 217,800 = 65,340 sq. ft.
Proposed project coverage (60%) = 0.6 x 217,800 = 130,680 sq. ft.

**Total Land Coverage Needed for Transfer from Non-Sensitive Sending Parcel:**

**Step 1:** For first 0% - 30% of coverage:

(No transfer necessary) Then: 0 to 30% = 0 sq. ft.

**Step 2:** For next ≥30% to 50% (i.e., 20%) of coverage:

[Required ratio is 1:1] Then: 20% x 217,800 sq. ft. = 43,560 sq. ft.
So: 43,560 sq. ft. x 1 = **43,560 sq. ft.**

**Step 3:** For next ≥50% to 60% (i.e., 10%) of coverage:

[Required ratio is 1.5:1] Then: 10% x 217,800 sq. ft. = 21,780 sq. ft.
So: 21,780 sq. ft. x 1.5 = **32,670 sq. ft.**

Total land coverage transfer (43,560 + 32,670) = **76,230 sq. ft.**
### B. Types of Land Coverage Eligible for Transfer

The following types or classes of legally established land coverage are eligible for transfer to receiving parcels in accordance with the provisions of this chapter:

1. **Hard Land Coverage**
   Hard land coverage may be transferred in all cases.

2. **Soft Land Coverage**
   Soft land coverage may be transferred in all cases, however, transfers relating to commercial or tourist accommodation uses or facilities shall not be permitted, except for the following:
   - Soft coverage may be transferred to commercial parcels within the South Y Industrial Tract Community Plan within the Upper Truckee River Hydrologic Transfer Area for service, light industrial, and wholesale/storage uses in accordance with subsection 30.4.3 and provided that the findings in subparagraph 1.1.1.A below are made.
   - Legally existing and verified soft coverage may be transferred from Stream Environment Zones (district 1b) to community plans, town centers, regional centers, and the High-Density Tourist District for all use types.

3. **Base Land Coverage**
   Unused allowable base land coverage (i.e., potential coverage) referred to in subsection 30.4.1 may be transferred in all cases, except for transfers relating to commercial or tourist accommodation uses or facilities. Land coverage transferred as mitigation for excess coverage associated with commercial and tourist accommodation projects shall be existing hard coverage except as provided in subparagraph 2 above.

4. **Land Coverage for Single-Family House**
   Land coverage transferred for a single-family house, including, but not limited to, a house to be constructed pursuant to IPES, shall be from a sending parcel as environmentally sensitive as or more environmentally sensitive than the receiving parcel. If both sending and receiving parcels have not received IPES rating scores, relative environmental sensitivity shall be determined by comparing the land capability classification of each parcel. If both parcels have IPES rating scores, sensitivity shall be determined by comparing the scores of each. If one parcel has an IPES rating score and the other does not, TRPA shall determine sensitivity.

5. **Land Coverage for Water Quality Control Facilities**
   Land coverage transferred for water quality control facilities pursuant to subsection 30.4.2.G shall be in accordance with 1 through 3 above, or shall be mitigated through restoration in accordance with subsection 30.5.3, in the amount of 1.5 times the area of land covered or disturbed for the project beyond that permitted by the coefficients in Table 30.4.1-1.
C. **Sending Parcels Classified as Sensitive Lands**
If land coverage is transferred from a sending parcel or a portion thereof, that is defined as a sensitive land, that is located in Land Capability Districts 1 through 3, inclusive, or is at or below the initial level defining the top rank under IPES (i.e., 725), the coverage transferred shall be permanently retired as set forth in subparagraph 30.4.4.E below and may not be returned to the sending parcel.

D. **Sending Parcels Classified as Non-Sensitive Lands**
If land coverage is transferred from a sending parcel or a portion thereof, that is defined as a non-sensitive land, that is located in Land Capability Districts 4 through 7, inclusive, or is above the initial level defining the top rank under IPES (i.e., 725), the land coverage transferred shall be retired as set forth in subparagraph 30.4.4.E below, but the land coverage may be returned to the sending parcel subject to the limitations of subsections 30.4.1 and 30.4.2.

E. **Hydrologically Related Area Transfer Limitation**
For all land coverage transfers, the receiving parcel and the sending parcel shall be in the same hydrologically related area. The hydrologically related area boundaries are depicted upon the TRPA Plan Area Overlays and are incorporated herein. Transfer across said boundaries is prohibited. See, however, subparagraph 30.5.3.B for requirements regarding off-site restoration credits that may be used in different hydrologically related areas.

F. **Inadequate Supply of Land Coverage**
If TRPA, after conducting a review of the cost of land coverage available at the land bank, finds there is an inadequate supply of hard land coverage for commercial or tourist accommodation uses at a reasonable cost within a given hydrologically related area, TRPA may authorize an increase in the supply of land coverage for transfer in the order of priority set forth below. In determining "reasonable cost," TRPA shall consider: whether there is no market for the coverage due to its cost, limited supply or simple absence of transactions; and other pertinent factors. Prior to authorizing an increase in supply of land coverage, TRPA also shall consider the effect of the increase on the inventory in the land bank and the value of investments made by the bank in hard or soft land coverage. If TRPA authorizes an increase in the supply of land coverage, it shall do so in the following order of priority:

1. Existing soft coverage as described in the definition of "land coverage;"
2. Unused base coverage, referred to in the Goals and Policies as "potential coverage;"
3. Through redefinition of the boundaries of the hydrologically related area to increase the supply of coverage.

G. **Restoration and Retirement of Land Coverage**
Land coverage shall be restored and retired pursuant to Section 51.6 and the following:
CHAPTER 30: LAND COVERAGE
30.4 Land Coverage Limitations
30.4.5 Relocation of TRPA-Verified Existing Land Coverage

1. **Transfers**
   TRPA shall ensure that land coverage transferred pursuant to subsection 30.4.3 shall be retired permanently pursuant to the following requirements:

   a. In the event land coverage is removed from the sending parcel, the applicant or a public agency shall restore the sending parcel to a natural or near natural state;

   b. Provisions for future maintenance and protection of the parcel from further soil disturbance shall be made, whether or not the parcel is undisturbed or subject to restoration; and

   c. For parcels in private ownership, deed restrictions, or other covenants running with the land, permanently assuring the accomplishment of the requirements of subparagraphs a and b above shall be recorded by the owner. For parcels in public ownership, TRPA shall obtain binding assurance from the public agency that the requirements of subparagraphs a and b above are permanently met.

2. **Removal of Land Coverage for Credit**
   In the event land coverage is removed on one parcel, but is not proposed for immediate transfer to another parcel, the applicant shall comply with subparagraphs 30.4.4.E.1.a and b, to assure credit for the removed coverage in accordance with Chapter 6.

**H.F. Land Bank**
Land coverage transfers and land coverage retirement programs may use a land bank pursuant to Chapter 6: Tracking, Accounting, and Banking.

**28.4.5 30.4.5. Relocation of TRPA-Verified Existing Land Coverage**
TRPA-verified existing land coverage may be relocated on the same parcel or project area if TRPA finds that:

A. The relocation is to an equal or superior portion of the parcel or project area, as determined by reference to the following factors:

   1. Whether the area of relocation already has been disturbed;
   2. The slope of and natural vegetation on the area of relocation;
   3. The fragility of the soil on the area of relocation;
   4. Whether the area of relocation appropriately fits the scheme of use of the property;
   5. The relocation does not further encroach into a stream environment zone, backshore, or the setbacks established in the Code for the protection of stream environment zones or backshore;
6. The project otherwise complies with the land coverage mitigation program set forth in Section 30.6.

B. The area from which the land coverage was removed for relocation is restored in accordance with subsection 30.5.3.

C. The relocation shall not be to Land Capability Districts 1a, 1b, 1c, 2, or 3, from any higher numbered land capability district.

D. If the relocation is from one portion of a stream environment zone to another portion, there is a net environmental benefit to the stream environment zone. “Net environmental benefit to a stream environment zone” is defined as an improvement in the functioning of the stream environment zone and includes, but is not limited to:

1. Relocation of coverage from a less disturbed area to a more disturbed area or to an area further away from the stream channel or water body, as applicable;

2. Retirement of land coverage in the affected stream environment zone in the amount of 1.5:1 of the amount of land coverage being relocated within a stream environment zone; or

3. For projects involving the relocation of more than 1,000 square feet of land coverage within a stream environment zone, a finding, based on a report prepared by a qualified professional, that the relocation will improve the functioning of the stream environment zone and will not negatively affect the quality of existing habitats, considering factors such as, but not limited to, soil function, hydrologic function, vegetation, and wildlife habitat.

**28.4.6. Conversion of Turf Grass Coverage to Synthetic Turf Coverage for Public Athletic Fields**

Turf grass public athletic fields may be converted to synthetic turf fields as provided below.

A. **Eligibility**

   TRPA shall find that the turf grass field meets all of the following criteria:

   1. The turf grass field shall be composed of non-native turf grasses and receive regular fertilization and periodic irrigation.

   2. At least 50 percent of the condition of the turf grass field shall be substantially compacted by repeated pedestrian traffic so as to reduce saturated hydraulic conductivity by 50 percent or more when compared to natural conditions for the same soil type.

B. **Construction Standards**

   The synthetic turf field shall be constructed and maintained to meet all of the following standards:

   1. The synthetic turf design shall include a subsurface drainage system that discharges to a water quality treatment area. The subsurface
CHAPTER 30: LAND COVERAGE

30.4 Land Coverage Limitations

30.4.7 Exemptions and Partial Exemptions from Calculation of Land Coverage

Land coverage underling temporary structures are exempt from the calculation of land coverage. For purposes of this provision only, temporary structures are those with no permanent foundation, do not exceed 120 square feet in aggregate size on high capability lands, and do not require a permit from TRPA.

Exemption for Temporary Structures

Overhang Allowance

For every three feet an overhang structure, such as a deck or roof eve, is elevated above the ground surface, one foot of the perimeter horizontal dimension of the structure shall be excluded from land coverage calculations. The remainder of the overhang shall be counted.

Text is based on IM LU-2 approved December 15, 2011. As written now, this is an exemption from coverage only. A broader exemption for such structures (e.g., from project review) has been discussed and may be considered in the future.
CHAPTER 30: LAND COVERAGE

30.4 Land Coverage Limitations

30.4.7 Exemptions and Partial Exemptions from Calculation of Land Coverage

C. Partial Exemptions from Calculation of Land Coverage

1. Pervious Coverage
   For pervious coverage on high capability lands, 25 percent of the size of the improvement shall not count towards the calculation of land coverage, subject to the following design and maintenance requirements:
   a. The coverage shall comply with all applicable BMPs, including those relating to installation and maintenance;
   b. Pervious asphalt is not eligible for credit under this provision.

2. Pervious Decks
   a. Partial exemption from the calculation of land coverage is available for new pervious decks on high capability lands provided the decks meet all applicable requirements of this Code, including installation of BMPs.
   b. The following exemptions are available:
      (i) Up to 500 square feet decking: 100 percent exemption
      (ii) 501 – 625 square feet decking: 80 percent exemption
      (iii) 626 – 750 square feet decking: 60 percent exemption
      (iv) 751 – 875 square feet decking: 40 percent credit exemption
      (v) 876 – 1000 square feet decking: 20 percent exemption
   c. Existing decks that were legally established as of January 1, 2013, count as coverage and shall not qualify for this partial exemption.

3. Non-Motorized Public Trails
   Non-motorized public trails are exempt from the calculation of land coverage, subject to the following siting and design requirements.
   a. Accessibility
      The trail shall be open to the public in perpetuity at no cost, through dedication of a public easement or other means acceptable to TRPA.
   b. Trail Route Design
      (i) Trail routes shall be designed to minimize disturbance of sensitive lands and removal of large trees and riparian vegetation. Particular areas to minimize disturbance of in the routing of trails are (in order of preference):
         (1) Federal jurisdictional wetlands as mapped by the Army Corps of Engineers:

38 Text is based on IM LU-2 approved December 15, 2011.
39 Text is based on IM LU-2 approved December 15, 2011. Consider definition for “pervious,” “deck,” and/or “pervious deck.”
40 Text is based on IM LU-2 approved December 15, 2011. New text also is based on suggestions provided by TRPA staff and the California Tahoe Conservancy, in coordination with Placer County and Tahoe City PUD staff.
CHAPTER 30: LAND COVERAGE

30.5 Prohibition of Additional Land Coverage in Land Capability Districts 1a, 1c, 2, 3, and 1b (Stream Environment Zones)

30.5.1 Exceptions to Prohibition in Land Capability Districts 1a, 1c, 2, and 3

(2) Other Stream Environment Zones (land capability district 1b);
(3) Other areas in land capability districts 1 and 2;
(4) Areas in land capability district 3; and
(5) Areas requiring the removal of large trees.

(ii) In designing trail routes, the protection of sensitive areas, trees, and vegetation shall be balanced with consideration of the following:

(1) Trail routes shall generally be consistent with trail networks identified in Map 5 of the Regional Plan, “Bicycle and Pedestrian Facilities,” or adopted federal, state, tribal, or local government plans;
(2) Detours in trail design to protect sensitive resources should avoid significant additions to trail length; and
(3) Routes shall be designed to promote safety for trail users (e.g., by minimizing road/driveway crossings and providing buffers between trail users and roadways).

c. Trail Design

In addition to the requirements of the Army Corps of Engineers and other public agencies, trail designs shall comply with the following:

(i) Trail design shall comply with the AASHTO Guide for the Development of Bicycle Facilities or other industry standard design criteria for the appropriate trail type, as determined by TRPA.

(ii) Except for unpaved single-track trails, bridges, boardwalks, and/or other elevated over-stream crossings shall be provided.

(iii) Except for unpaved single-track trails, all trails through SEZ areas shall allow periodic surface flows to pass under the trail and to maintain the natural function of the SEZ lands.

(iv) The trail shall be designed in accordance with the BMP handbook.

(v) The trail shall be designed to minimize disruptions to or crossings of sensitive wildlife habitat.

28.5.30.5. Prohibition of Additional Land Coverage in Land Capability Districts 1a, 1c, 2, 3, and 1b (Stream Environment Zones)

No additional land coverage or other permanent land disturbance shall be permitted in Land Capability Districts 1a, 1c, 2, 3, and Land Capability District 1b (Stream Environment Zone), except as follows:

28.5.1.30.5.1. Exceptions to Prohibition in Land Capability Districts 1a, 1c, 2, and 3

The following exceptions apply to the prohibition of land coverage and disturbance in Land Capability Districts 1a, 1c, 2, and 3:
30.5 Prohibition of Additional Land Coverage In Land Capability Districts 1a, 1c, 2, 3, and 1b (Stream Environment Zones)

30.5.1 Exceptions to Prohibition in Land Capability Districts 1a, 1c, 2, and 3

A. Individual Parcel Evaluation System (IPES)
   Land coverage and disturbance for single-family houses may be permitted in Land Capability Districts 1a, 1c, 2 and 3 when reviewed and approved pursuant to IPES in accordance with Chapter 53: Individual Parcel Evaluation System.

B. Public Outdoor Recreation Facilities
   Land coverage and disturbance for public outdoor recreation facilities, including public recreation projects on public lands, private recreation projects through use of public lands, and private recreational projects on private lands that are depicted or provided for on a public agency's recreational plan, may be permitted in Land Capability Districts 1a, 1c, 2, or 3 if TRPA finds that:

   1. The project is a necessary part of a public agency's long-range plans for public outdoor recreation;
   2. The project is consistent with the Recreation Element of the Regional Plan;
   3. The project by its very nature must be sited in Land Capability Districts 1a, 1c, 2, or 3, such as a ski run or hiking trail, in accordance with the guidelines regarding public outdoor recreation facilities and activities that create additional land coverage or permanent disturbance and that by their very nature need not be sited in sensitive lands (1a, 1b, 1c, 2, 3, or SEZs), Water Quality Management Plan for the Lake Tahoe Region, Volume I, Table 16, dated November, 1988;
   4. There is no feasible alternative that avoids or reduces the extent of encroachment in Land Capability Districts 1a, 1c, 2, or 3; and
   5. The impacts of the coverage and disturbance are fully mitigated through means including, but not limited to, the following:
      a. Application of best management practices; and
      b. Restoration, in accordance with Section 30.5.3, of land in Land Capability Districts 1a, 1c, 2, 3, and 1b (Stream Environment Zone) in the amount of 1.5 times the area of land in such districts covered or disturbed for the project beyond that permitted by the coefficients in Table 30.4.1-1.

C. Public Service Facilities
   Land coverage and disturbance for public service facilities may be permitted in Land Capability Districts 1a, 1c, 2, and 3 if TRPA finds that:

   1. The project is necessary for public health, safety, or environmental protection;
   2. There is no reasonable alternative, including relocation, that avoids or reduces the extent of encroachment in Land Capability Districts 1a, 1c, 2, or 3; and
   3. The impacts of the coverage and disturbance are fully mitigated in the manner prescribed by subparagraph 30.5.1.B.5.
CHAPTER 30: LAND COVERAGE

30.5 Prohibition of Additional Land Coverage In Land Capability Districts 1a, 1c, 2, 3, and 1b (Stream Environment Zones)

30.5.2 Exceptions to Prohibition in Land Capability District 1b (Stream Environment Zone)

D. Water Quality Control Facilities

Land coverage and disturbance may be permitted in Land Capability Districts 1a, 1c, 2, and 3 for erosion control projects, habitat restoration projects, wetland rehabilitation projects, stream environment zone restoration projects, and similar projects, programs, and facilities if TRPA finds that:

1. The project, program, or facility is necessary for environmental protection;
2. There is no reasonable alternative, including relocation, that avoids or reduces the extent of encroachment in Land Capability Districts 1a, 1c, 2, or 3; and
3. Impacts are fully mitigated and, if applicable, transferred land coverage requirements pursuant to 30.4.4.B.5 are met.

E. Tyrolian Village

Land coverage and disturbance for single-family houses may be permitted in Land Capability Districts 1a, 1c, 2, and 3, when reviewed and approved in accordance with this Code, on parcels in Tyrolian Village, Units #1 through 5, inclusive, for which complete applications were filed and accepted by TRPA pursuant to the "Agreement Between the Tyrolian Village, Inc. and the Tahoe Regional Planning Agency Regarding Erosion Control Improvements and Reclassification of Upper Tyrolian Village," dated May 26, 1983.

28.5.2.30.5.2. Exceptions to Prohibition in Land Capability District 1b (Stream Environment Zone)

The following exceptions shall apply to the prohibition of land coverage and disturbance in Land Capability District 1b (Stream Environment Zone):

A. Stream Crossings

Land coverage and disturbance for projects to provide access across stream environment zones to otherwise buildable sites, if such projects otherwise comply with applicable development standards in Chapter 32: Basic Services, may be permitted in Land Capability District 1b (Stream Environment Zone) if TRPA finds that:

1. There is no reasonable alternative, including relocation, that avoids or reduces the extent of encroachment in the stream environment zone, or that encroachment shall be necessary to reach the building site recommended by IPES; and
2. The impacts of the land coverage and disturbance are fully mitigated in the manner set forth in subparagraph 30.5.1.B.5, with the exception that the restoration requirement in such subsection shall apply exclusively to stream environment zone lands and shall include coverage and disturbance within the permitted Bailey coefficients.

B. Public Outdoor Recreation

Land coverage and disturbance for public outdoor recreation facilities may be permitted in Land Capability District 1b (Stream Environment Zone) if TRPA finds that:
CHAPTER 30: LAND COVERAGE

30.5 Prohibition of Additional Land Coverage In Land Capability Districts 1a, 1c, 2, 3, and 1b (Stream Environment Zones)

30.5.2 Exceptions to Prohibition in Land Capability District 1b (Stream Environment Zone)

1. The project is a necessary part of a public agency's long-range plans for public outdoor recreation;

2. The project is consistent with the Recreation Element of the Regional Plan;

3. The project by its very nature must be sited in a stream environment zone, such as bridges, stream crossings, ski run crossings, fishing trails, and boat launching facilities, in accordance with the guidelines regarding public outdoor recreation facilities and activities that create additional land coverage or permanent disturbance and that by their very nature need not be sited in sensitive lands (1a, 1b, 1c, 2, 3 or SEZs), Water Quality Management Plan for the Lake Tahoe Region, Volume I, Table 16, dated November, 1988;

4. There is no feasible alternative that would avoid or reduce the extent of encroachment in the stream environment zone; and

5. The impacts of the land coverage and disturbance are fully mitigated in the manner set forth in subparagraph 30.5.1.B.5, with the exception that the restoration requirement in such subsection shall apply exclusively to stream environment zone lands and shall include coverage and disturbance within the permitted Bailey coefficients.

C. Public Service

Land coverage and disturbance for public service facilities may be permitted in Land Capability District 1b (Stream Environment Zone) if TRPA finds that:

1. The project is necessary for public health, safety, or environmental protection;

2. There is no reasonable alternative, including a bridge span or relocation, that avoids or reduces the extent of encroachment in the stream environment zone; and

3. The impacts of the land coverage and disturbance are fully mitigated in the manner set forth in subparagraph 30.5.1.B.5, with the exception that the restoration requirement in such subsection shall apply exclusively to stream environment zone lands and shall include coverage and disturbance within the permitted Bailey coefficients.

D. Water Quality Control Facilities

Land coverage and disturbance may be permitted in Land Capability District 1b (Stream Environment Zone) for erosion control projects, habitat restoration projects, wetland rehabilitation projects, stream environment zone restoration projects, and similar projects, programs, and facilities if TRPA finds that:

1. The project, program, or facility is necessary for environmental protection;

2. There is no reasonable alternative, including relocation, that avoids or reduces the extent of encroachment in the stream environment zone; and
CHAPTER 30: LAND COVERAGE
30.5.3 Restoration Credit Requirements

3. Impacts are fully mitigated and, if applicable, transferred land coverage requirements pursuant to 30.4.4.B.5 are met.

E. Vegetation
Indigenous vegetation shall not be removed or damaged in Land Capability District 1b (Stream Environment Zone) unless otherwise authorized under TRPA permit pursuant to subsections 30.5.2, 30.4.5, 61.1.6, 61.3.3, Sections 55.6, 61.2, 64.3, or Chapter 64: Livestock Grazing. Species used for revegetation or landscaping shall be species appropriate for the stream environment zone type (e.g., meadow, marsh).

28.5.3.30.5.3. Restoration Credit Requirements

The following requirements apply to restoration:

A. The restoration requirements of subparagraphs 30.4.4.B.5 and 30.5.1.B.5, may be accomplished onsite and/or offsite by the applicant or another agency approved by TRPA. Such restoration requirements shall be in lieu of any land coverage transfer requirement or water quality mitigation fee pursuant to Chapter 60: Water Quality.

B. Only land that has been disturbed or consists of hard or soft land coverage shall be eligible for restoration credit. Restoration shall result in the area functioning in a natural state and shall include provisions for permanent protection from further disturbance. Lands disturbed by the project and then restored shall not be eligible for credit. Provisions for permanent protection from further disturbance shall include, but are not limited to, recordation by the owner of deed restrictions or other covenants running with the land on a form approved by TRPA, against parcels in private ownership, permanently assuring that the restoration requirements of subparagraphs 30.4.4.B.5 or 30.5.1.B.5 are satisfied, as applicable. On public lands, TRPA shall obtain appropriate assurance from the public agency that the requirements of subparagraph 30.4.4.B.5 or 30.5.1.B.5, as applicable, are met. See subparagraph 1.1.1.A regarding prohibitions on transfers of land coverage to different hydrological related areas.

28.6.30.6. Excess Land Coverage Mitigation Program

This section applies to projects where the amount of TRPA-verified land coverage existing in the project area prior to the project exceeds the base land coverage prescribed by subsection 30.4.1. Land coverage in excess of the base allowable land coverage shall be mitigated by the transfer of land coverage pursuant to subsection 30.4.3 or the land coverage mitigation program set forth in this section.

28.6.1.30.6.1. Implementation of Program

Except as otherwise provided by subsection 30.6.2, all projects on parcels or other project areas with unmitigated excess land coverage are subject to the land coverage mitigation program set forth in this section. Projects subject to the program shall reduce land coverage by the amounts specified in subparagraphs 30.6.1.A and B.
A. **Excess Coverage Calculation**

Excess land coverage equals the amount of TRPA-verified existing land coverage, less the total of the following: the maximum allowable amount of base coverage, the amount of coverage approved by transfer, and the amount of coverage previously mitigated under this section.

<table>
<thead>
<tr>
<th>Summary of Excess Land Coverage Calculation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excess Land Coverage (sq. ft.) = Existing land coverage (sq. ft.) – [Maximum base allowable land coverage (sq. ft.) + Approved transferred land coverage (sq. ft.) + Previously mitigated land coverage (sq. ft.)]</td>
</tr>
</tbody>
</table>

B. **Excess Land Coverage Mitigation Program Options**

In the event land coverage reduction is required, the applicant may choose any of the following options, or combinations thereof, to comply with the requirements of this section.

1. **Reduce Land Coverage Onsite**

   Coverage may be reduced onsite as part of the project approval. Land subject to reductions shall be restored pursuant to subsection 30.5.3.

2. **Reduce Land Coverage Offsite**

   Coverage may be reduced offsite as part of the project approval. The land upon which the coverage is reduced shall be in the same hydrologically related area as the project. Land subject to reductions shall be restored pursuant to subsection 30.5.3.

3. **Land Coverage Mitigation Fee**

   A land coverage mitigation fee may be paid to TRPA in lieu of reducing land coverage pursuant to subparagraphs 1 or 2 above. The fee shall be forwarded by TRPA to a land bank to provide land coverage reduction. The nonrefundable fee shall be calculated pursuant to subparagraph 30.6.1.C.

4. **Parcel Consolidation or Parcel Line Adjustment**

   The amount of excess land coverage may be reduced by parcel consolidation or parcel line adjustment with a contiguous parcel as part of the project approval.

5. **Projects Within Community Plans**

   Projects that are located within an adopted community plan may rely on the community plan to mitigate excess land coverage provided TRPA makes findings a and b, below. In lieu of findings a and b being made, TRPA may determine that a project complies with the requirements of this subparagraph by making finding c, below:

   **a.** The project is located within an area for which a community plan, as originally adopted or subsequently amended, includes a program to mitigate the excess land coverage within the area. Such a program shall ensure that coverage mitigation, when measured for individual parcels affected by the program, meets the standards set forth in
subparagraphs 30.6.1.A through C. The options available for mitigating excess land coverage under any such program shall be any combination of those options set forth in subparagraphs 1, 2, 3, or 4 above.

b. There is an irrevocable commitment for the funding necessary to implement the program for mitigating excess land coverage. For purposes of this subparagraph, “irrevocable commitment” shall mean the following:

(i) The public entity funding the measure or, when necessary, the electorate has made all discretionary decisions required for the issuance of the bonded indebtedness under applicable state law and that only ministerial acts necessary to the issuance of any such bonded indebtedness and the receipt of funds therefrom remain to be completed. Any such funds shall be finally committed to, and available for, expenditure;

(ii) The application for state and federal grant monies has received approval, and such grant monies are included in a duly enacted state budget or a legislative appropriation or federal authorization and appropriation. Any such funds shall be finally committed to, and available for, expenditure for the excess land coverage mitigation program in accordance with the approved community plan;

(iii) Where the funding of the program is the responsibility of a person or persons, TRPA shall ensure that the public entity has received sufficient funds or an acceptable security to fully fund the program;

(iv) The public entity funding the program has received a funded commitment from another public entity as described in a or b above; or

(v) Any combination of (i) through (iv) above.

c. As a condition of approval, the permittee for the project shall post a security with TRPA, in accordance with Section 5.5, in an amount equal to the excess coverage mitigation fee otherwise required under Section 30.6. If a program to mitigate excess land coverage within the community plan has not been adopted by TRPA and an irrevocable commitment made by the time of final inspection of the project by TRPA, or three years after commencement of construction, whichever is sooner, the security shall be forfeited to TRPA. Securities forfeited to TRPA under this subparagraph shall be forwarded to a land bank to provide land coverage reduction.

C. Determination of Excess Land Coverage Mitigation
The required excess land coverage reduction mitigation shall be calculated as follows:

1. Coverage Reduction Mitigation
For purposes of calculating the square footage reduction of excess coverage to be credited the parcel pursuant to Chapter 6: Tracking,
CHAPTER 30: LAND COVERAGE

30.6 Excess Land Coverage Mitigation Program

30.6.1 Implementation of Program

Accounting, and Banking; the land coverage reduction square footage shall be calculated by determining the reduction percentage from Table 30.6.1-2 below, based on the amount of TRPA-verified existing excess land coverage on the parcel or project area. The reduction percentage from Table 30.6.1-2 shall be multiplied by the estimated coverage mitigation construction cost of the project and then divided by the mitigation factor of eight.

<table>
<thead>
<tr>
<th>Land Coverage Reduction (Sq. Ft.) = Fee Percentage x Land Coverage Mitigation Construction Cost ($) / Mitigation Factor of 8.</th>
</tr>
</thead>
</table>

2. **Excess Land Coverage Mitigation Fee**

The excess coverage mitigation fee shall be calculated by determining the amount of required land coverage reduction (sq. ft.), in accordance with subparagraph 1 above. The land coverage reduction square footage shall then be multiplied by the appropriate Mitigation Fee Coverage Cost Factor to determine the Excess Land Coverage Mitigation Fee. The Mitigation Fee Land Coverage Cost Factor(s) shall be established by TRPA staff by January 1 of each year based on a certified real estate appraiser’s estimate of the land bank’s cost to acquire and restore land coverage under this program. The appraiser shall use the methodology established in the Uniform Standards of Appraisal Practice. The excess land coverage fee shall be calculated according to the schedule provided in the Rules of Procedure in subsection 10.8.5.

The excess land coverage fee shall be as follows:

<table>
<thead>
<tr>
<th>Mitigation Fee ($) = Land Coverage Reduction Sq. Ft. x Mitigation Fee Sq. Ft. Land Coverage Cost</th>
</tr>
</thead>
</table>

3. **Land Coverage Mitigation Construction Cost**

“Land coverage mitigation construction cost” is defined as a cost estimate prepared by a registered engineer, licensed architect, or other qualified professional acceptable to TRPA, of the cost to construct the structural elements of a structure. This includes, without limitation: pier pilings, bracing and supports, bearing walls, rafters, foundations, and base materials under asphalt or concrete. Land coverage mitigation construction cost shall not include non-structural elements such as painting, shingles and other non-bearing roofing materials, siding (except siding necessary to brace or provide shear strength), doors overlays upon existing paved surfaces, HVAC systems, sewer systems, water systems, electrical systems, furniture, and similar decorations and fixtures.

<table>
<thead>
<tr>
<th>TABLE 30.6.1-2: EXCESS COVERAGE REDUCTION SQ. FT. FACTOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square Feet of Excess Coverage</td>
</tr>
</tbody>
</table>
CHAPTER 30: LAND COVERAGE

30.6 Excess Land Coverage Mitigation Program

30.6.2 Exemptions From the Excess Land Coverage Mitigation Program

<table>
<thead>
<tr>
<th>TABLE 30.6.1-2: EXCESS COVERAGE REDUCTION SQ. FT. FACTOR</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Square Feet of Excess Coverage</strong></td>
</tr>
<tr>
<td>&gt;400 or less</td>
</tr>
<tr>
<td>&gt;400 – 600</td>
</tr>
<tr>
<td>&gt;600 - 1,000</td>
</tr>
<tr>
<td>&gt;1,000 - 1,500</td>
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<tr>
<td>&gt;1,500 - 2,000</td>
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<td>&gt;2,000 - 2,800</td>
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<td>&gt;3,800 - 5,000</td>
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<td>&gt;5,000 - 6,400</td>
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<td>&gt;6,400 - 8,000</td>
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<td>&gt;8,000 - 11,000</td>
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<td>&gt;11,000 - 15,000</td>
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<tr>
<td>&gt;15,000 - 18,000</td>
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<tr>
<td>&gt;18,000 - 21,780</td>
</tr>
<tr>
<td>&gt;21,780 - 43,560</td>
</tr>
<tr>
<td>&gt;43,560 - 65,340</td>
</tr>
<tr>
<td>&gt;65,340 - 87,120</td>
</tr>
<tr>
<td>&gt;87,120 - 108,900</td>
</tr>
<tr>
<td>&gt;108,900 - 130,680</td>
</tr>
<tr>
<td>&gt;130,680 - 152,460</td>
</tr>
<tr>
<td>&gt;152,460 - 174,240</td>
</tr>
<tr>
<td>&gt;174,240</td>
</tr>
</tbody>
</table>

30.6.2.30.6.2. Exemptions From the Excess Land Coverage Mitigation Program

A. **Parcels With Mitigated Land Coverage**
Parcels or project areas that contain land coverage in excess of base land coverage prescribed by subsection 30.4.1, provided such excess coverage has been fully mitigated pursuant to subsection 30.6.1, shall not be subject to the land coverage mitigation program.

B. **Repair and Reconstruction of Buildings Damaged or Destroyed by Fire or Other Calamity**
Repair and reconstruction of buildings damaged or destroyed by fire or other calamity pursuant to Chapter 2: Applicability of the Code of Ordinances shall not be subject to the excess land coverage mitigation program.

C. **Work Not Requiring a Permit**
An activity not requiring a permit pursuant to Chapter 2 shall not be subject to the excess land coverage mitigation program.
D. TRPA Requirements
Projects and modifications, or portions thereof, required by TRPA and that are directly related to attainment of the environmental thresholds, such as best management practices and stream environment zone restoration, shall not be subject to the excess land coverage mitigation program. The following categories of projects, if not carried out in conjunction with another type of project, may be exempt from the excess land coverage mitigation program:

1. Installation of erosion control facilities;
2. Restoration of disturbed areas;
3. SEZ restoration;
4. Underground storage tank removal, replacement, or maintenance;
5. Hazardous waste spill control or prevention facilities; and
6. Sewage pump-out facilities for RVs or boats.

E. Repair of Linear Public Facilities
Repair of linear public facilities is not subject to the excess land coverage mitigation program.

F. Minor Utility Projects
Activities that involve the replacement, repair, undergrounding, or interconnection of existing utilities or that extend local distribution, and that are located within a right-of-way where the applicant is not the primary right-of-way user, are considered minor utility projects and shall not be subject to the excess land coverage mitigation program. The construction of roads is not a minor utility project. The primary right-of-way user shall be the owner or controlling party of the right-of-way.

G. Synthetic Turf Coverage
Public athletic fields converted from turf grass to synthetic turf pursuant to subsection 30.4.6 shall not be subjected to the excess land coverage mitigation program. This exemption shall not apply to synthetic turf that is lawfully approved for hard coverage.

30.6.3. Onsite Removal and Retirement of Excess Coverage in Town Centers, Regional Centers, or the High-Density Tourist District

A. Before utilizing this subsection, excess coverage shall be mitigated pursuant to Section 30.6.

B. Onsite removal and retirement of remaining excess coverage in town centers, regional centers, or the High-Density Tourist District may earn multi-residential bonus units, tourist accommodation bonus units, and/or commercial floor area, pursuant to the conversion ratios in the following table:

| TABLE 30.6.3-1: CONVERSION RATIOS FOR EXCHANGE OF COVERAGE FOR |

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41 Text is based on G&P LU 2.15.C approved December 15, 2011.
### RESIDENTIAL BONUS UNITS, CFA, AND TAUS

<table>
<thead>
<tr>
<th>Land Capability District</th>
<th>Coverage Reduced (sq. ft.)</th>
<th>Bonus Units Earned$^1$</th>
</tr>
</thead>
<tbody>
<tr>
<td>SEZ (1b)</td>
<td>700</td>
<td>1</td>
</tr>
<tr>
<td>1a, 1c, 2, or 3</td>
<td>1400</td>
<td>1</td>
</tr>
<tr>
<td>4, 5, 6, or 7</td>
<td>2100</td>
<td>1</td>
</tr>
</tbody>
</table>

$^1$ One unit is equivalent to one residential bonus unit, one TAU, or 1,000 square feet of CFA. Rounding shall not be used to round up to whole numbers of bonus units.