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## **TAHOE BASIN AREA PLAN IMPLEMENTING REGULATIONS Errata**

The attached cut-sheets replace Pages 3, 265, and 316 of the Tahoe Basin Area Plan Implementing Regulations document.

*imagine. plan. achieve.*

# **Placer County Tahoe Basin Area Plan Implementing Regulations**

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**Adopted by the Placer County Board of Supervisors:**

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**Adopted by TRPA Governing Board Board of Governors:**

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## Chapter 3 Area-Wide Standards and Guidelines

The standards and guidelines outlined in this Chapter apply to the entire Plan area. The district standards in Chapter 2 supplement these standards for each subdistrict or overlay district.

### 3.01 Permissible Uses

Permissible Uses are defined in Chapter 21 of the TRPA Code of Ordinances. Permissible uses for each zoning subdistrict are outlined in Chapter 2 of these Area Plan Regulations. Additional provisions for secondary residences are outlined in Subsections A and B below.

A. **Additional Secondary Residences Allowed.** In addition to secondary residences permitted as an accessory use by Section 21.3.2 of the TRPA Code of Ordinances, secondary residences are also permitted as accessory to a single family residence if the parcel is deed restricted to ~~prohibit~~not allow the secondary residence to be converted to a tourist use or utilized as a vacation rental, and that is deed restricted for affordability as determined by the Placer County Housing Specialist and in accordance with current California Department of Housing and Community Development requirements. A secondary residence shall be considered a Residential Unit subject to the residential allocation and transfer provisions of the TRPA Code of Ordinances. Consistent with the TRPA four-year Area Plan recertification process, the secondary residential unit program shall be evaluated for efficacy and necessary adjustments.

### B. Requirements for Secondary Residences

1. ***Application Contents and Requirements.*** An Administrative Review Permit approval is required for a secondary residence within the Lake Tahoe Basin. The following materials shall be submitted with permit applications for secondary residences:
  - a. ***Existing Residence.*** On a lot with an existing single-family residence, include floor plans and elevations of the second unit and a representative photograph of the primary residence.
  - b. ***Undeveloped Parcels.*** Applications for secondary residences on undeveloped parcels shall include elevations and floor plans for both the main and second units.
2. ***Timing of Permit and Construction.*** A permit for a secondary residence may be issued and the unit constructed either simultaneously with or subsequent to the primary residence to be constructed on the site.
3. ***Design Standards for Secondary Residences.***
  - a. ***Maximum Floor Area.*** The maximum floor area allowed for a secondary residence, whether attached to the primary unit or detached, shall be based on the area of the lot as follows, provided that an attached unit shall not increase the floor area of an existing primary residence by more than 30 percent. [NOTE: "Floor area" as used in this section means the living area of a residence, exclusive of any garage or carport, which is measured from the outside surfaces of exterior walls or walls between living areas and a garage.]

mercial Floor Area (CFA) and Placer County to convert the supply of CFA that TRPA has released to the County, to TAUs (Tourist Accommodation Units), subject to the following limitations:

1. The conversion ratio shall be 450 square feet of CFA = 1 TAU;
  2. No more than ~~400~~200 TAUs may be established within the Placer County Tahoe Basin Area Plan through this pilot program and other programs combined;
  3. Converted units may only be used within Town Center Overlay Districts;
  4. Sites must have BMP Certificates;
  5. Sites must have sidewalk access;
  6. Sites must be within 0.25 mile of a Transit Stop; and
  7. The program will be periodically monitored for efficacy and future consideration of program adjustments.
- B. **Additional Outdoor Recreation Facilities.** In addition to requirements of the TRPA Code of Ordinances, Section 50.9, Regulation of Additional Recreation Facilities, additional outdoor recreation facilities outside Town Center Overlay Districts shall be regulated by and shall not exceed the maximum number of People at One Time (PAOT) identified by this document for each sub-district. If PAOT allowances are not specified in the applicable subdistrict, then additional PAOT allocations are not allowed. There are no supplemental limitations for PAOT allocations within Town Center Overlay Districts.

## 1.02 Transfer of Development

Programs for Transfers of Development are outlined in Chapter 51, Transfer of Development, of the TRPA Code of Ordinances. Additional provisions related to Transfers of Development are outlined in Subsections A and B below.

- A. **Development Transfer Receiving Areas.** The following subdistricts are eligible to receive transfers of development:
1. ***Transfer of Development Rights to Town Centers.*** Properties within the Town Center Overlay District are eligible to receive Transfers of Development Rights to Centers, with bonus units, in accordance with Section 50.3.2 of the TRPA Code of Ordinances.
  2. ***Transfers of Existing Development to Town Centers.*** Properties within the Town Center Overlay District are eligible to receive Transfers of Existing Development to Centers, with bonus units, in accordance with Section 51.5 of the TRPA Code of Ordinances.
  3. ***Transfers of One or More Development Rights.*** Parcels eligible to receive one or more Development Rights in accordance with Subsection 51.3.3.A of the TRPA Code of Ordinances are limited to property within the Town Center Overlay District or within a subdistrict designated as a receiving area for transfers of multi-residential units.
  4. ***Transfers of One Development Right.*** Additional parcels eligible to receive one Development Right are identified in Subsection 51.3.3.B of the TRPA Code of Ordinances.