

TRPA Governing Board 7/29/2021
Phase 1 Housing Code Amendments (Agenda Item No. VI.A)
Errata Sheet

Packet Reference Staff Report, Code Section	Correction (errata shown in <u>underlined bold blue</u>)	Rationale
Pg. 91, Code Section 52.3.4.F	The housing project awarded a residential bonus unit shall be within ½ mile of <u>a designated Town Center; within ½ mile of an existing transit stops</u> or a transit stop that will be existing concurrent with the completion of the project; <u>or located in an area where multi-family dwellings are an allowed or special use.</u>	Clarification
Pg. 93 Code Section 31.4.5	<u>31.4.5 Tourist Accommodation to Residential Conversion</u> <u>Existing tourist accommodation developments that change the use of or redevelop the existing structures to a multi-residential use pursuant to Section 21.2, Permissible Uses, and convert the units pursuant to Section 51.4, Conversion of Development Rights may maintain existing densities. If the density exceeds the maximum allowed density for a multi-residential use, the multi-residential use will be considered a legally existing non-conforming use for density purposes. Such conversions shall be subject to the following standards:</u>	Clarification
Pg. 95, Code Section 21.3.2.A	<u>A. Up to two accessory dwelling units per parcel shall be considered accessory uses where the primary use is a single-family or multi-family use and is a permissible use. These units may include a guest house or an affordable, moderate, achievable or market-rate rental unit. They may be attached, within, or detached from the main dwelling.</u>	Clarifies that up to two ADUs can be built per parcel and not per unit (i.e., up to two ADUs can be built on a parcel with a multi-family structure).

RPIC Recommendation (7/29/21)

Packet Reference Staff Report, Code Section	Correction (errata shown in <u>underlined blue</u>)	Rationale
Pg. 94, Code Section 21.3.1.B	<p>Tourist Accommodation Accessory uses such as garages, parking lots, swimming pools, tennis courts, bars and restaurants, equipment rental, maintenance facilities, laundries, gymnasiums, coin operated amusements, meeting rooms, managers quarters, child care facilities, emergency facilities, employee facilities other than housing, secondary residence-accessory dwelling units, restricted gaming (Nevada only), and other uses listed in the definition of a “primary use” as accessory.</p>	Grammatical error
Pg. 94, Code Section 21.3.1.C	<p>Commercial Accessory uses such as garages, parking lots, emergency facilities, maintenance facilities, employee facilities other than housing, secondary residence-accessory dwelling units, restricted gaming (Nevada only), storage buildings, and other uses listed in the definition of a “primary use” as accessory.</p>	Grammatical error
Pg. 94, Code Section 21.3.1.D	<p>Public Service Accessory uses such as garages, secondary residence accessory dwelling units, and emergency facilities.</p>	Grammatical error

Pg. 97, Code Section 31.3.2
Table of Maximum Densities

Except where a TRPA plan area statement or adopted plan sets a more restrictive standard, no person shall create a density that exceeds the limits set forth in Table 31.3.2-1, except as provided in Section 31.4, Increases to Maximum Density.

California

Use

Residential Uses

Single-family dwelling (~~parcels less than one acre~~)

Single-family dwelling (~~parcels greater than or equal to one acre~~)

Maximum Density

1 unit per parcel, excluding ADUs

~~2 units per parcel, provided one unit is an authorized secondary residence~~

Nevada

Use

Residential Uses

Single-family dwelling (parcels greater than or equal to one acre)

Single-family dwelling (parcels greater than or equal to one acre)

Maximum Density

1 unit per parcel

2 units per parcel, provided one unit is an authorized Accessory Dwelling Unit