

## **POTENTIAL COVERAGE TRANSFER MATRIX FOR RESIDENTIAL PARCELS ONLY**

If a parcel is eligible to receive coverage in a transfer, the Maximum Land Coverage set forth in Chapter 20.3.B (1a) of the TRPA Code of Ordinances still apply and should be referred to before a transfer is started.

		<u>RECEIVING PARCEL</u>							
		BAILEY CLASSIFICATION					IPES SCORE		
		1 – 3*	4	5	6	7	Above 725	At or below 725	
SENDING PARCEL	IPES SCORE	At or below 725 (Land Capability class 3 or lower)	N/A	E	E	E	E	E	E**
	Above 725 (Land Capability class 4-7)	N/A	E	E	E	E	E**	N	
BAILEY CLASSIFICATION	7	N/A	N	N	E	E	E	N	
	6	N/A	N	N	E	E	E	N	
	5	N/A	N	E	E	E	E	N	
	4	N/A	E	E	E	E	E	N	
	3	N/A	E	E	E	E	E	E	
	2	N/A	E	E	E	E	E	E	
	1c	N/A	E	E	E	E	E	E	
	1b	N/A	E	E	E	E	E	E	
	1a	N/A	E	E	E	E	E	E	

E = Eligible for Transfer

N = Not Eligible for Transfer

N/A = Not Applicable

\* No new coverage is allowed on residential lots with Bailey classifications 1-3.

\*\* IPES Score of receiving parcel must be equal to or higher than the sending parcel.

**TRPA CODE OF ORDINANCES EXCERPT CHAPTER 20**

20.3 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.

20.3.A Base Land Coverage Requirements: The allowable base land coverage ("base coverage") shall be determined by using the coefficients set forth in the report entitled, Land Capability Classifications of the Lake Tahoe Basin, Bailey, R. G. 1974. These coefficients are:

Lands Located in Land Capability District*	Base Coverage
1a, 1b, 1c	1%
2	1%
3	5%
4	20%
5	25%
6, 7	30%

\* Lands located in Geomorphic Group I are classified land capability district 1 and are permitted one percent coverage.

20.3.B Transferred Land Coverage Requirements: In addition to the base coverage prescribed by Subsection 20.3.A, land coverage may be transferred to a parcel pursuant to Subsection 20.3.C. Parcels and uses eligible for transfer of land coverage are set forth in this Subsection. The aggregate of base coverage and coverage transferred shall not exceed the limits set forth below:

(1) Residential Facilities (1 to 4 Units): The maximum land coverage (base coverage plus transferred coverage) allowed on a parcel for residential facilities of four units or less is the coverage allowed pursuant to the coefficients in Subsection 20.3.A, or as follows, whichever is greater:

(a) Maximum Parcel Coverages:

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