



CHAPTER 2

Land Use Element

The Land Use Element is a supplement to the Land Use Element of the TRPA Goals and Policies, and the Land Use Element of the El Dorado County General Plan. This Element establishes land use and zoning regulations for the Area Plan. Section A summarizes applicable land use regulations; Section B describes zoning districts within the Area Plan; Section C includes the Area Plan’s Goals and Policies related to land use; and Section D includes the Land Use Ordinance, which implements the Land Use Element.

A. LAND USE REGULATIONS

Area Plans allow for planning that is responsive to the unique circumstances of communities within the Tahoe Region. TRPA and local governments, in close coordination with the local community, may prepare their own plans for a specific area in conformance with the Regional Plan. The authority and requirements for this Area Plan are provided in Chapter 13 (Area Plans) of the TRPA Code of Ordinances, and Chapter 130.56 (Specific Plan) of the El Dorado County Zoning Ordinance.

Goals and Policies in Chapter 2 through 7 of this Area Plan supplement the TRPA Goals and Policies and the El Dorado County General Plan. Section D of this Element (Land Use and Zoning Ordinance), and the *Meyers Design Standards and Guidelines* (Attachment A of this Area Plan), includes both supplemental and substitute standards that apply to the Area Plan. The TRPA Code of Ordinances and El Dorado County Ordinances apply to all lands within the Area Plan, except in cases where they are specifically substituted by standards in this Plan. The Land Use and Zoning Ordinance and the *Meyers Design Standards and Guidelines* identify the specific TRPA and El Dorado ordinances which are replaced by substitute standards in this Area Plan.

B. ZONING DISTRICTS

All lands within the Meyers Area Plan are assigned to a general land use category consistent with the TRPA Regional Land Use Map (see Figure 2-1). Five separate zoning districts are located in the overall Area Plan and each district is intended to serve a specific purpose, has a defined land use theme, permits specific land uses, and has specific development standards (see Figure 2-2). In addition, a Town Center overlay covers one district and portions of a second and third district. Parcels within the Town Center overlay are eligible for transfer incentives consistent with Chapters 30 and 51 of the TRPA Code of Ordinances. Each district and the Town Center overlay are described below.

Meyers Community Center (Meyers Area Plan - MAP-1)

The Meyers Community Center District is the heart of Meyers for residents and visitors alike. It is the mixed-use center of Meyers providing a scenic, rural feeling, and pedestrian friendly mix of commercial, public service, residential, and tourist accommodation uses.

Meyers Industrial (MAP-2)

The Meyers Industrial District includes commercial uses and public services generally serving residents in the Greater Meyers Community, although some uses serve visitors. This district contains light industrial, storage, and public service yards.

Upper Truckee Residential/Tourist (MAP-3)

The Upper Truckee Residential/ Tourist District provides a quiet mix of residential uses and allows for low intensity tourist accommodations. The district provides an appealing and scenic place for residents and visitors to stay within walking distance of the Meyers Community Center and nearby recreation amenities.

Meyers Recreation (MAP-4)

The Meyers Recreation District provides outdoor recreation amenities for residents and visitors within walking distance of commercial and residential uses. This district contains a variety of recreational opportunities including parks, a golf course, and developed campsites.

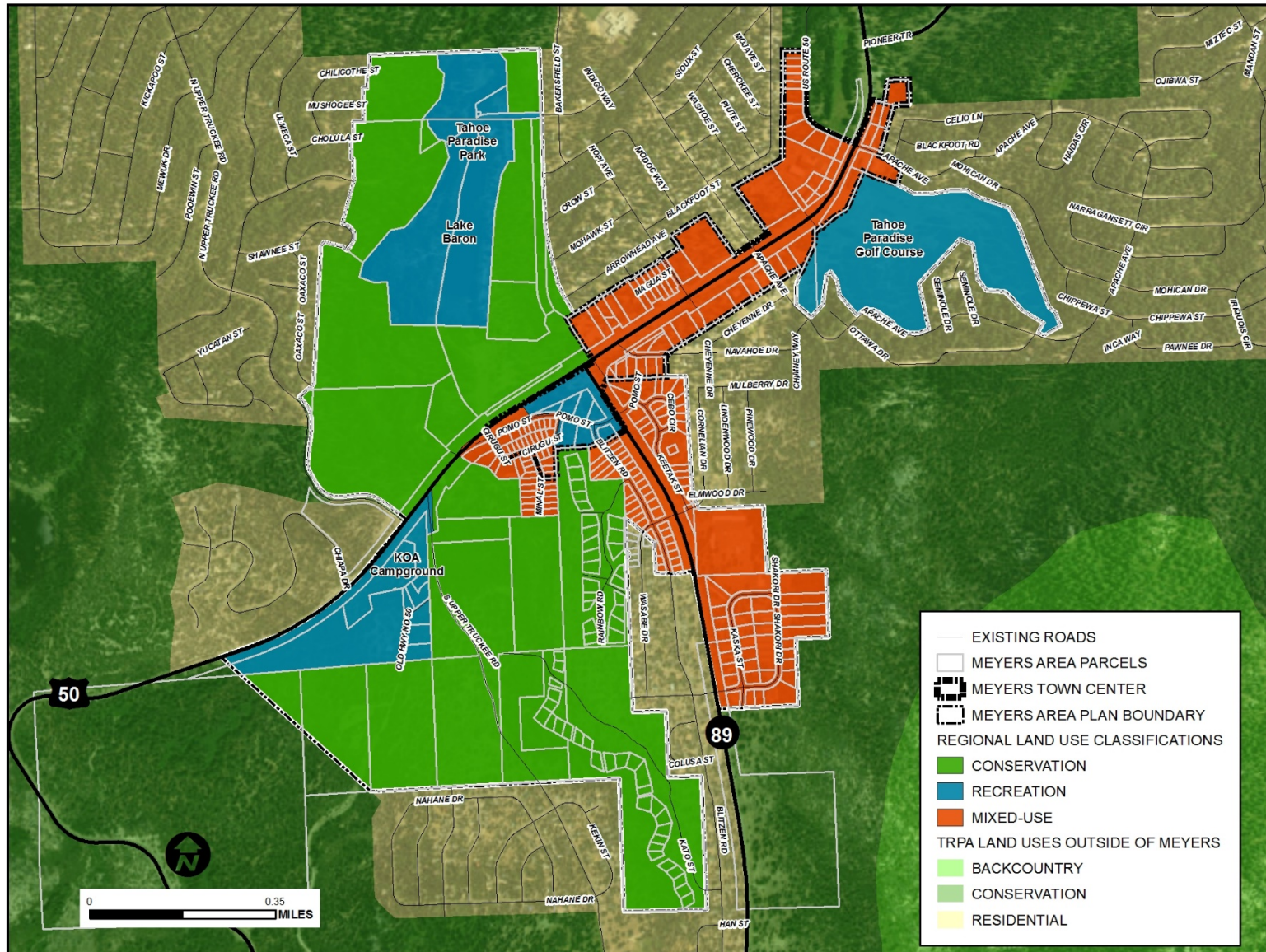
Upper Truckee River Corridor (MAP-5)

The Upper Truckee River Corridor includes public land surrounding the Upper Truckee River. The area is managed primarily for environmental values including watershed functions, conservation, and wildlife habitat connectivity. This district also provides for dispersed recreational uses including trails, trailheads, and cross-country skiing.

Town Center Overlay

The Town Center overlay includes the entirety of the Meyers Community Center District, and portions of the Upper Truckee Residential/Tourist District and Meyers Recreation District. High capability parcels within the overlay are suitable for redevelopment or infill and qualify for incentives when development is transferred from less suitable locations within the Tahoe Region. Applicable incentives relate to: transfers of land coverage (TRPA Code sections 30.4.2, subsections B & C); transfers of residential development rights (TRPA Code section 51.3); and transfers of existing development (TRPA Code section 51.5).

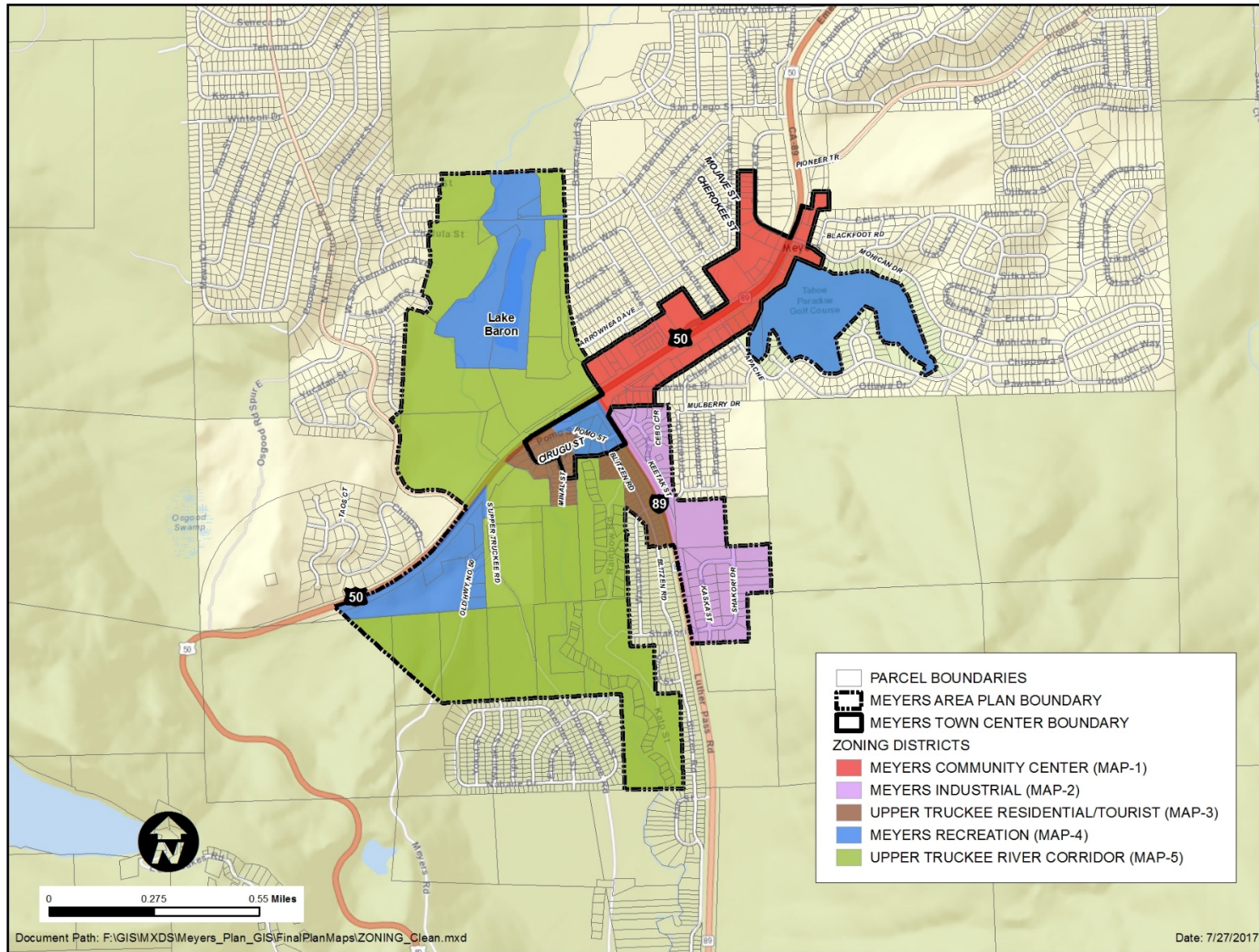
FIGURE 2-1: LAND USES



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Date: 7/19/2017

FIGURE 2-2: ZONING DISTRICTS



C. LAND USE GOALS & POLICIES

MEYERS COMMUNITY VISION

Meyers is an ideally situated, spacious, historic, and walkable mountain community that values sustainability, health, wellbeing and the natural environment. Uniquely concentrated with year-round outdoor sport and recreational opportunities, the Meyers mountain culture is the hallmark of our thriving local-based economy boasting a diverse commercial and retail environment, welcoming visitors and providing residents with an extraordinary place to live, work and play.

Goals and Policies:

1. *Goal:* Maintain the long term economic health and stability of the Area Plan by providing a diverse mix of commercial, recreational, tourist accommodation, residential and public service land uses in five separate land use districts which serve both residents and tourists.

Policy 1.1: Discourage perpetuating the strip commercial land use pattern and appearance. Provide appropriate land use opportunities to realize the intent and theme of each district by promoting unique local businesses at a similar size and scale as surrounding buildings.

Policy 1.2: Encourage the following uses to locate or remain within the Area Plan: indoor and outdoor recreation, a full-service community market, a community meeting facility, California Highway Patrol offices, day care or preschool facility, a full-service post office and a bed and breakfast inn.

Policy 1.3: Discourage additional service stations, convenience retail stores, car sales lots and outdoor retail sales along US 50.

Policy 1.4: Encourage the development of a permanent multi-use community plaza in Meyers to provide visitor information, public parking and restrooms, and a central gathering place.

Policy 1.5: Provide opportunities to improve the connections between commercial areas and surrounding recreation areas.

Policy 1.6: Provide opportunities to transfer existing commercial land uses which are located near the Town Center overlay to relocate into the Town Center.

Policy 1.7: Consider future expansions of the Community Center zoning district to incorporate portions of adjacent residential areas; in order to provide walkable mixed-use areas away from US 50 and discourage the existing commercial strip development pattern.

Policy 1.8: Encourage redevelopment of existing developed parcels over the development of vacant parcels.

2. *Goal:* Incentive programs should promote commercial development projects which meet plan objectives.

Policy 2.1: Allocate a portion of additional commercial floor area in a manner that will

result in capital improvements that implement the Area Plan.

Policy 2.2: Provide commercial floor area allocations to projects that exemplify the Meyers Vision, result in direct community and environmental benefits, and comply with all policies and requirements of this plan including but not limited to: environmental review requirements, scenic protections, allowable uses, and Meyers Advisory Council review requirements.

3. *Goal: Encourage land uses, development projects and activities that will enhance the “year round” economy.*

Policy 3.1: Establish a special events area and streamline review of arts and crafts shows, seasonal sales, athletic and cultural events, and other similar events.

Policy 3.2: Promote consolidated public parking areas and design them in such a manner that they can accommodate special event parking.

Policy 3.3: Coordinate and collaborate with public land management agencies to streamline permitting of guide services and special uses on public lands surrounding Meyers.

4. *Goal: Implement a comprehensive community design program which will improve the visual and aesthetic quality of Meyers and establish a sense of permanence.*

5. *Goal: Improve the physical appearance of all areas within the Area Plan. Encourage rehabilitation through the remodeling, upgrading, landscaping, and aesthetic improvements of buildings, other structures and signage.*

Policy 5.1: Projects which expand or relocate units of use, including land coverage, shall implement practical landscape improvements fronting its project area. The improvements are described in the Meyers Area Plan Design Standards and Guidelines (Attachment A). This policy may be waived if the project is in an assessment or improvement district already committed to the improvements.

Policy 5.2: Outdoor retail sales and displays visible from US 50 or SR 89 shall be consistent with the outdoor display guidelines contained in the Meyers Area Plan Design Standards and Guidelines (Attachment A). Outdoor storage of items to be sold or rented (not sales displays) shall not be visible from US 50 or SR 89.

Policy 5.3: Land uses in the US 50 non-operational right-of-way which may be acquired by adjoining property owners should be limited to parking, decks, outdoor seating, paths, signage, landscaping, lighting, public art, and water quality control facilities.

6. *Goal: All redevelopment or new development in Meyers shall reinforce the community design goals and established “historic Meyers” architectural design theme, and shall improve the scenic and aesthetic condition of the built environment.*

Policy 6.1: All projects shall be consistent with applicable sections of the Meyers Area Plan Design Standards and Guidelines (Attachment A). Appropriate guidelines may be required as conditions of project approval.

7. *Goal: Encourage scenic resource and related community design improvements within the US 50 corridor.*

Policy 7.1: Implement a cooperative sign reduction and consolidation program with Caltrans for signs located within the US 50 and SR 89 rights-of-way. Remove, reduce and consolidate highway informational and directional signage wherever possible.

Policy 7.2: Participate in the south shore's Art in Public Places program. Encourage placement of public art within the Area Plan.

Policy 7.3: Consult and collaborate with Caltrans to implement snow removal operations along US 50 consistent with the Highway's role as Meyer's main street.

Policy 7.4: Collaborate with Caltrans and the City of South Lake Tahoe to implement a way finding signage program within the US 50 and SR 89 rights-of-way.

Policy 7.5: Encourage the installation of gateway monument signage at the western and eastern entrances to Meyers.

Policy 7.6: Identify a location within the Meyers Town Center where the use of banners is permitted to advertise community and special events.

Policy 7.7: Promote underground parking or other facilities to minimize the visual impact of development. Figure 4-5 in the Conservation Element shows opportunities and groundwater constraints for underground facilities.

D. LAND USE AND ZONING ORDINANCE

SECTIONS

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40	Zone Designations
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10 PURPOSE

It is the purpose of the Meyers Area Plan (MAP) Zone to implement the policies of the Meyers Area Plan by setting forth separate and distinct uses and standards which apply to each of the five zones of the Meyers Area Plan. As noted in the Sections which follow, the permitted uses and development standards may vary for each designated zone as a means of implementing the policies of the adopted Meyers Area Plan.

20 APPLICABILITY

The regulations set forth in this Chapter shall apply to the MAP Zone. The standards of this Ordinance and of Section B of the *Meyers Area Plan Design Standards and Guidelines* replace specific standards within the Tahoe Regional Planning Agency (TRPA) Code of Ordinances. All provisions of the TRPA Code of Ordinances and the El Dorado County Zoning Ordinance that are not specifically substituted by standards in this Ordinance shall apply to all projects within the MAP Zone. Where there is a conflict between the TRPA Ordinances and the El Dorado County Ordinances, the most restrictive standards shall apply.

30 EXEMPT ACTIVITIES

The following activities are exempt from planning permit requirements, if the activity is established and operated in compliance with all other applicable standards of this ordinance, the Meyers Design Standards and Guidelines, and other applicable provisions of the El Dorado County Zoning Ordinance and the TRPA Code of Ordinances; and any permit or approval required by regulations other than this Ordinance is obtained (for example, a Building Permit).

- A. Special events
Special events or temporary activities pursuant to Section 100 of this Ordinance.
- B. Interior Remodeling
Interior remodeling provided there is no change or intensification of use and no increase in density; and no change in the gross floor area of the structure.
- C. Ordinary Maintenance and Repair
Ordinary maintenance and repair, which is the upkeep, or preservation of the condition of property. For structures visible from U.S. 50 or State Route 89, any exterior repairs shall employ the same materials and design as the original construction, or must comply with all recommendations in the Meyers Area Plan Design Standards and Guidelines (Attachment A).
- D. New Fences or Repair of Fences
Construction of new fences or repair or replacement of existing fences not located in Stream Environment Zones (SEZs) or bodies of water, and which comply with Section B of the Meyers Area Plan Design Standards and Guidelines (Attachment A).
- E. Excavation, Filling, or Backfilling
Excavation, filling, or backfilling for a volume not in excess of three cubic yards, provided the activity is completed within a 48-hour period and the excavation site is stabilized to prevent erosion. This exemption shall not be construed to exempt a series of excavations that collectively would constitute a project.

- F. Removal of Dead Trees
 - 1. Removal of dead trees less than or equal to 30 inches diameter at breast height (dbh).
 - 2. Removal of dead trees of any size provided the tree is not on a lakeshore property, is not within a SEZ or Conservation and Recreation Land, and poses a hazard to life and property.
- G. Seasonal Lighting

Seasonal lighting displays that are displayed between Thanksgiving and March 1 of the following year for no more than 14 weeks of cumulative time in a calendar year.
- H. Demolition

Demolition of structures, improvements, or facilities less than 50 years of age, provided any associated excavation and backfill is exempt pursuant to subparagraph E above. El Dorado County approval shall be required to obtain credit for land coverage or existing development.
- I. Landscaping and Gardening

Landscaping and gardening outside of SEZ are exempt provided all excavation or backfill is exempt pursuant to subparagraph E, the landscaping is in accordance with TRPA Code Chapter 61: Vegetation and Forest Health, the BMP Handbook (available at <http://tahoebmp.org>), Code subparagraphs 60.1.8.A through D requirements for fertilizer use, and the TRPA plant list (available at <http://tahoebmp.org>).
- J. Home Occupation

A home occupation that meets the definition of home occupation in Chapter 90 of the TRPA Code of Ordinances.
- K. Parcel Consolidations

Parcel consolidations, provided deed restrictions permanently consolidating the parcels are recorded by the affected owners. These should not result in any increase in development potential pursuant to Tahoe Regional Plan Policy LU-2.2.
- L. Replacement of Combustion Appliances and Woodstoves

Replacement of combustion appliances (water or space) and woodstoves in compliance with Section 65.1.4 (Combustion Appliances) of the TRPA Code of Ordinances.
- M. Removal of Live Trees

Other than Sierra Juniper trees, the removal of live trees 14 inches dbh or less is exempt as provided in subsection 61.1.5 (General Tree Removal Standards) of the TRPA Code of Ordinances.
- N. Activities Exempted by MOU

Other activities specifically exempted by an adopted MOU between TRPA and the implementing entity.

40 ZONE DESIGNATIONS

In order to differentiate the variable uses and development standards required for each Zone, the Meyers Area Plan (MAP) Zone will be designated on the official zone map as follows:

- A. MAP-1 Meyers Community Center District (Center)
- B. MAP-2 Meyers Industrial District (Ind)
- C. MAP-3 Upper Truckee Residential/Tourist District (Res/T)
- D. MAP-4 Meyers Recreation District (Rec)
- E. MAP-5 Upper Truckee River Corridor District (River)

50 PLANNING PERMIT REQUIREMENTS

- A. The Matrix of Permitted Uses in Section 50, below, provides for uses that are:
 - 1. Allowed by right subject to compliance with all applicable provisions of this Ordinance. Uses allowed by right must comply with site development requirements (Attachment A of the Meyers Design Standards and Guidelines and Chapters 30 – 39 of the TRPA Code of Ordinances), resource management and protection requirements (Chapters 60 – 68 of the TRPA Code of Ordinances). These are shown as a “P” in Table 2-1.
 - 2. Allowed subject to approval of a Use Permit. In addition to the requirements in Section 50.A.1, above, these uses are subject to a conditional use permit as described in El Dorado Zoning Ordinance Section 130.52.021. These are shown as “CUP” in Table 2-1.
 - 3. Not allowed in particular zones. These are shown as “—” in Table 2-1.
- B. The resource management uses of timber, wildlife/fisheries, vegetation protection and watershed improvements are permitted uses in any of the MAP Zones as long as such practices are consistent with the Meyers Area Plan and applicable provisions of the TRPA Code of Ordinances and the El Dorado County Zoning Ordinance.
- C. Tahoe Regional Planning Agency Code of Ordinances, Chapter 21, Section 21.4, *List of Primary Uses*, is adopted by reference for the uses listed under Table 50-1.

60 MATRIX OF PERMITTED USES

Uses are permitted in the following Zones subject to the requirements of this Ordinance as designated in Table 2-1 below:

- A. Only those uses listed on the following Table 2-1 and otherwise noted in this Section shall be permitted by right or by Conditional Use Permit within the Zones specified. Accessory uses (defined in Ch. 90 Definitions, TRPA Code of Ordinances) may be permitted per Sections 21.3.1 through 21.3.8 of the TRPA Code of Ordinances.

TABLE 2-1: PERMITTED, CONDITIONAL USES, AND PROHIBITED USES

USE	MAP 1 (Center)	MAP-2 (Ind)	MAP-3 (Res/T)	MAP-4 (Rec)	MAP-5 (River)
<i>Residential</i>					
Employee Housing	CUP ⁽³⁾	—	CUP	CUP	—
Multiple Family Dwelling	P ⁽⁶⁾	—	P	—	—
Multiple Person Dwelling (i.e., dormitories, etc.)	CUP	—	—	—	—
Nursing and Personal Care	CUP	—	—	—	—
Single Family Dwelling	P ⁽⁴⁾⁽⁶⁾	—	P	—	—
<i>Tourist Accommodation</i>					
Time-share units	—	—	—	—	—
Bed and Breakfast Facilities	P	—	P	—	—
Hotels/Motels	CUP	—	CUP ⁽⁷⁾	—	—
<i>Commercial (Retail)</i>					
Auto/Mobile Homes/Vehicle Dealers	—	CUP	—	—	—
Building Materials/Hardware	P	P	—	—	—
Eating and Drinking Places	P	P	—	—	—
Food and Beverage Sales	P	P	—	—	—
Furniture/Home Furnishings/Equipment	P	P	—	—	—
General Merchandise Stores	P	P	—	—	—
Mail Order and Vending	P	P	—	—	—
Nursery	P	P	—	CUP	—
Outdoor Retail Sales	CUP	CUP	—	—	—
Service Stations	CUP	CUP	—	—	—
<i>Commercial (Entertainment)</i>					
Amusements and Recreation Services	P	—	—	CUP	—
Privately Owned Assembly and Entertainment	CUP	—	—	—	—
Outdoor Amusements	CUP	—	—	CUP	—
<i>Commercial (Services)</i>					
Animal Husbandry Services	CUP	P	—	—	—
Broadcasting Studios	P	P	—	—	—
Business Support Services	P	P	—	—	—
Contract Construction Services	CUP	P	—	—	—
Financial Services	P	P	—	—	—
Health Care Services	P	P	—	—	—
Personal Services	P	P	—	—	—
Professional Offices	P	P	—	—	—
Repair Services	CUP	P	—	—	—
Schools-Business and Vocational	CUP	—	—	—	—
Sales Lots	—	CUP	—	—	—
Secondary Storage	CUP ⁽¹⁾	CUP	—	—	—
Auto Repair and Service	CUP	P	—	—	—

USE	MAP - 1 (Center)	MAP-2 (Ind)	MAP-3 (Res/T)	MAP-4 (Rec)	MAP-5 (River)
Laundries and Dry Cleaning	CUP	CUP	—	—	—
Commercial (Light Industrial)					
Food and Kindred Products	CUP ⁽⁶⁾	P	—	—	—
Fuel and Ice Dealers	—	P	—	—	—
Industrial Services	—	CUP	—	—	—
Printing and Publishing	CUP ⁽⁶⁾	P	—	—	—
Commercial (Wholesale/Storage)					
Recycling and Scrap	—	CUP	—	—	—
Small Scale Manufacturing	CUP ⁽⁶⁾	CUP	—	—	—
Storage Yards	—	CUP	—	—	—
Vehicle/Freight Terminals	—	CUP	—	—	—
Vehicle Storage and Parking	CUP ⁽⁶⁾	P	—	—	—
Warehousing	CUP ⁽⁶⁾	P	—	—	—
Wholesale and Distribution	CUP ⁽⁶⁾	P	—	—	—
Public Services (General)					
Churches	P	—	CUP	—	—
Collections Stations	CUP ⁽⁶⁾	P	—	—	—
Child Day Care Facilities and Preschools	P	CUP	CUP	CUP	—
Government Offices	P	CUP	CUP	—	—
Hospitals	CUP	—	—	—	—
Local Assembly and Entertainment	P	CUP	CUP	P	—
Local Post Office	P	—	—	—	—
Local Public Health and Safety Facilities	P	P	CUP	CUP	CUP
Membership Organizations	P	—	—	—	—
Publicly Owned Assembly and Entertainment	CUP	—	—	CUP	—
Public Utility Centers	CUP ⁽⁶⁾	CUP	—	CUP	CUP
Regional Public Health and Safety Facilities	CUP	CUP	—	—	—
Social Service Organizations	P	CUP	CUP	—	—
Schools (K-12)	CUP	—	—	—	—
Cultural Facilities	P	CUP	P	P	—
Schools/Colleges	CUP	—	—	—	—
Public Service (Linear Facilities)					
Pipelines and Power Transmission	CUP	CUP	CUP	CUP	CUP
Transit Stations and Terminals	P	P	CUP	CUP	CUP
Transportation Routes	CUP ⁽⁵⁾	CUP ⁽⁵⁾	CUP ⁽⁵⁾	CUP ⁽⁵⁾	CUP ⁽⁵⁾
Transmission and Receiving Facilities	CUP	CUP	CUP	CUP	CUP
Recreation					
Cross Country Ski Courses	P	P	P	P	P
Day Use Areas	P	—	P	P	P
Golf Courses	—	—	—	CUP	—
Group Facilities	CUP	—	CUP	P	—

USE	MAP - 1 (Center)	MAP-2 (Ind)	MAP-3 (Res/T)	MAP-4 (Rec)	MAP-5 (River)
Outdoor Recreation Concessions	P	CUP	CUP	P	—
Participant Sport Facilities	CUP	CUP	—	P	—
Recreation Centers	P	—	CUP	CUP	—
Riding and Hiking Trails	P	P	P	P	P
Rural Sports	—	CUP	CUP	P	CUP
Snowmobile Courses	—	—	—	CUP	—
Sport Assembly	CUP	—	—	—	—
Visitor Information Center	P	—	CUP	P	—
Developed Campgrounds	—	—	—	P	CUP
Undeveloped Campgrounds	—	—	—	P	CUP
Recreational Vehicle Parks	—	—	—	CUP	—

(1) Applies only to parcels on Santa Fe Road.
(2) Maintenance facilities not allowed within any new transit facilities.
(3) One employee housing unit allowed without a CUP per commercial building with at least 1000 sq. ft. of CFA.
(4) Single family dwellings in Meyers Community Center limited to condominiums or townhouses with at least 3 attached units.
(5) Non-motorized public trails are a permitted use.
(6) These uses are not allowed within the portion of the ground floor of a structure that faces the primary entry point for projects adjacent to US 50. This restriction may be waived if the Meyers Advisory Council and the Planning Commission find that the use is otherwise consistent with the intent of the Meyers Area Plan.
(7) Hotels/motels are only allowed in the Town Center portion of MAP-3.

70 DEVELOPMENT STANDARDS

The following provisions shall apply in all MAP Zones.

- A. Table 2-2 sets forth the applicable lot area, lot width, building height, development density, land coverage, and setback requirements for each MAP Zone. Design standards are further regulated under the *Meyers Area Plan Design Standards and Guidelines*, included as Attachment A of the Meyers Area Plan.

TABLE 2-2: DEVELOPMENT STANDARDS

		MAP - 1 (Center) <small>(6)</small>	MAP-2 (Ind)	MAP-3 (Res/T)	MAP-4 (Rec)	MAP-5 (River)
Maximum Height and Density for All Uses	Maximum Height (Ft.) ⁽⁸⁾	42	TRPA Code Chapter 37	42, TRPA Code Sec. 37.4 ⁽⁹⁾	TRPA Code Sec. 37.4	TRPA Code Sec. 37.4
	Density, Single Family Residential	NA	NA	1 unit/ parcel (parcels less than 1 acre); 2 units if greater than one acre	NA	NA
	Density, Multiple Family ⁽⁴⁾	20 units/ acre	NA	15 units/ acre	NA	NA
	Density, Multi-person/ Nursing & personal care	25 persons/ acre	NA	NA	NA	NA
	Density, Bed and Breakfast	10 units/ acre	NA	10 units/acre	NA	NA
	Density, all other Tourist accommodation	30 units/ acre	NA	30 units/ acre ⁽⁷⁾	NA	NA
	Density, Group facilities	25 persons/ acre	NA	25 persons/ acre	25 persons/ acre	NA
	Density, Campgrounds & Recreational Vehicle Parks	NA	NA	NA	8 sites/ acre for campgrounds, 10 sites/ acre for RV Parks	8 sites/ acre for camp grounds
Setbacks and Lot Sizes for All Non-residential Uses	Minimum Lot Size (Sq. Ft.)	5,000	10,000	5,000	NA	NA
	Minimum Lot Frontage (Ft.)	50	100	50	NA	NA
	Front Setback (Ft.)	20 ⁽³⁾	20 ⁽¹⁾	20 ⁽¹⁾	20 ⁽¹⁾	20
	Side Setback (Ft.)	0	0	0	0	0
	Rear (Ft.)	0	10	0	0	0
	Setback Adjacent to residential (Ft.)	25	25	25	25	0

		MAP – 1 (Center) ⁽⁶⁾	MAP-2 (Ind)	MAP-3 (Res/T)	MAP-4 (Rec)	MAP-5 (River)
Setbacks and Lot Sizes for All Residential Uses	Minimum Lot Size (Sq. Ft.)	6,000	NA	6,000	NA	NA
	Minimum Lot Frontage (Ft.)	60	NA	60	NA	NA
	Front Setback (Ft.)	20 ⁽³⁾	NA	20 ⁽²⁾	NA	NA
	Side Setback (Ft.)	5	NA	5	NA	NA
	Rear Setback (Ft.)	15	NA	15	NA	NA
Maximum Transferred Land Coverage (see TRPA Code Sec. 30.4 for additional detail)		70% of high capability land	See TRPA Code Ch. 30	70% of high capability in Town Center overlay; see TRPA Code Ch. 30 for outside of Town Center ⁽⁵⁾	70% of high capability in Town Center overlay; see TRPA Code Ch. 30 for outside of Town Center	See TRPA Code Ch. 30

(1) The front setback may be reduced as part of the design review when such reduction supports the policies of the Meyers Area Plan and does not reduce the numerical scenic rating of the roadway unit.

(2) Second story cantilever living space not more than 4 feet into front yard.

(3) For parcels adjacent to the US 50 ROW in MAP-1 the minimum front setback can be reduced to 1 ft. from property line if the resulting setback is a minimum of 70 ft. from the centerline of US 50 and 35 feet from the centerline of the Pat Lowe multi-use trail.

(4) Multiple family density applies to apartments, condominiums, and townhomes.

(5) Detached single family dwellings limited to no more than 30% coverage per TRPA Code Sec. 30.4.

(6) The maximum density for parcels in the Meyers Community Center Zoning District proposed for a mixture of land uses shall be calculated as a proportional share of the maximum densities used for different project land uses. These densities shall be combined together and rounded to the next lowest whole number. For example, if a 3 acre parcel proposes that 2 acres be used primarily for multiple family (20 units/acre) and 1 acre be used primarily for tourist accommodation other than bed and breakfast (30 units/acre), then the maximum density allowed for the project would be 30 tourist accommodation units and 40 multiple family units.

(7) Hotels/motels are only allowed in the Town Center portion of the MAP-3 Zoning District.

(8) For building height above the maximum height of 26 feet, the findings in TRPA Code Sec. 37.7 shall apply.

(9) A maximum building height of 42 feet is only allowed in the Town Center portion of the MAP-3 Zoning District. For building height above the maximum height of 26 feet, the findings in TRPA Code Sec. 37.7 shall apply.

- B. Any new development, additions to existing development, change in use, or exterior modifications to existing development shall be reviewed for consistency with the Meyers Design Standards and Guidelines, and subject to a Design Review Permit in compliance with Section 130.52.030 of the El Dorado County Zoning Ordinance.

Upon receiving a complete application for any project requiring a Design review permit other than a single family detached residence, and prior to issuance of a Design Review Permit, the TRPA, El Dorado County Planning Department or El Dorado Planning Commission shall request and consider a recommendation from the Meyers Advisory Council on the consistency of the proposed activity with the policies of the Meyers Area Plan and the Meyers Design Standards and Guidelines.

80 ALLOCATION OF COMMERCIAL FLOOR AREA

- A. No person shall construct a project or commence a use that creates additional commercial floor area without first receiving an allocation of Commercial Floor Area (CFA) approved by the El Dorado County Planning Commission (Planning Commission), or an allocation of new or transferred CFA approved by TRPA consistent with Chapters 50 or 51 of the TRPA Code of Ordinances. As of June 1, 2014, a total of 33,395 square feet of additional CFA is available for allocation by the Planning Commission within the MAP Zone. Allocations of CFA authorized by the Planning Commission must be consistent with this Ordinance and with TRPA Code Section 50.6.1 subsections A and B, and 50.6.5 subsections A and B.
- B. In order to promote small business, of the CFA available for allocation by the Planning Commission, 17,000 square feet shall be reserved to ensure sufficient CFA is available for as many projects as possible. The remainder of the CFA available for allocation by the Planning Commission shall be distributed in accordance with subsection C, below. The Planning Commission may allocate this reserved CFA as follows: a maximum of 2,500 square feet of CFA may be allocated to a proposed project. Only one project is eligible for this allocation of CFA on each legally created parcel.
- C. The Planning Commission may allocate the remaining CFA that is not reserved under section B, above, to a project using either of the following approaches:
 - 1. CFA may be allocated to a project for a fee equal to the most recently advertised market rate for CFA available from the California Tahoe Conservancy. The funds received from this fee shall be collected by El Dorado County and placed in an interest bearing account. Use of these funds shall be reserved for implementation and maintenance of Capital Improvement Projects within the Meyers Area Plan.
 - 2. CFA may be allocated to the MAP-1 Center Zone as a match for transfers of existing CFA from sensitive lands consistent with Chapter 51 (Transfer of Development) of the TRPA Code of Ordinances, in the event that TRPA has no CFA available to provide as a match.

90 COMMUNITY INCENTIVE PROJECTS

- A. The fee for allocations of additional CFA, as described in section 80.C.1, above, may be waived if the Planning Commission makes written findings certifying that the project meets all of the following:
1. Include passive solar, alternative energy features, or other design components that the Meyers Advisory Council and Planning Commission find will result in reduced greenhouse gas emissions.
 2. Exceed State and regional green building standards for energy efficiency.
 3. Be consistent with the *Meyers Design Standards and Guidelines*, and contribute to an increase in the numeric scenic rating of Roadway unit 36C (US 50 through Meyers).
 4. Include a minimum of 10% of the project area or 800 square feet, whichever is less, of landscaped outdoor public areas including pedestrian amenities such as benches, tables, drinking fountains, public art, and/or informational kiosks. Public areas must be available to any member of the public regardless of whether they are engaged in commercial activity on the site.
 5. Exceed stormwater quality standards by 10%. This requirement is defined as sizing on-site stormwater facilities to accept 110% of the required stormwater volume, treating off-site stormwater from an area equal to at least 10% of the project area, or contributing 110% of the required financial or in-kind contributions to an area-wide stormwater management project.

100 SPECIAL EVENTS AND TEMPORARY USES

- A. The Tahoe Paradise Park, within MAP-4 (Rec) is designated as a special events area. Special events or other temporary uses within the Tahoe Paradise Park do not require a temporary use permit if the following conditions are met:
1. The temporary use is sponsored by a charitable, non-profit, government, or community organization that has received written approval from the land owner or entity managing and administering the property;
 2. The temporary use is less than 3 consecutive days in duration;
 3. Does not create noise in excess of the limits in Chapter 68 (Noise Limitations) of the TRPA Code of Ordinances. Noise occurring between 8 AM through 6:30 PM Sunday through Thursday, and between 8 AM through 10 PM on Friday and Saturdays, is exempt from the noise limits;
 4. The temporary use results in no additional permanent land coverage, temporary coverage and land disturbance is limited to the minimum amount necessary for the activity, and all temporary coverage or disturbance is restored and revegetated within 3 days after the temporary activity ends;

5. The temporary use does not include grading in excess of 3 cubic yards, and does not include the removal of trees greater than 14" diameter at breast height or the removal of vegetation within land capability districts 1 – 3;
 6. Parking is restricted to paved areas, with the exception of motor vehicle exhibit parking on established lawns for automobile displays. If parking is expected to exceed the capacity within the special events area, the sponsoring organization has received written authorization to use off-site parking from an off-site property owner(s) with sufficient paved parking capacity, and the written agreement is available for review by El Dorado County or TRPA upon request;
 7. The temporary use does not include the closure of a travel lane within a State or County roadway; and
 8. The temporary use is limited to the between the hours of 8:00 am to 10:00 pm, or is a race or exhibition conducted during daylight hours.
 9. The temporary use includes provisions for trash removal and site cleanup during and immediately following use.
- B. Temporary uses or special events within the Plan Area but outside of the Tahoe Paradise Park, within MAP-4 (Rec), are exempt from a temporary use permit if conditions 1 – 7 of Section 100.A, above, are met, and the temporary use:
1. If the temporary activity, other than the parking, is located on unpaved areas, the temporary activity does not occur on an unpaved area that has been used for temporary projects more than four times in the past calendar year; and
 2. The affected property(s) has a current TRPA Best Management Practices (BMP) Certificate and verified land coverage and maintains verifiable records on the duration of all events.

110 OFF-STREET PARKING AND LOADING

- A. Off-street parking and loading shall comply with Chapter 130.35, Off-Street Parking and Loading, of the El Dorado County Zoning Ordinance; and site design and planning standards included in section B.1 of *the Meyers Design Standards and Guidelines*.
- B. To promote a park-once pedestrian area and reduce unnecessary land coverage, reductions in parking requirements and shared parking are encouraged where consistent with section 130.35.030 of the El Dorado County Zoning Ordinance.

120 HEIGHT MEASUREMENT

Building height shall be measured consistent with section 130.30.040, of the El Dorado County Zoning Ordinance. [Replaces section 37.3 of the TRPA Code of Ordinances]

130 SCENIC QUALITY

- A. All projects requiring a Scenic Assessment pursuant to Chapter 66, Scenic Quality, of the TRPA Code of Ordinances shall submit the required scenic assessment pursuant to the TRPA Code of Ordinances and the TRPA Design Review Guidelines and Scenic Quality Improvement Program as part of the project application.
 - 1. All projects proposing buildings exceeding 26 feet in height shall make findings 1, 3, 5, and 9 in TRPA Code section 37.7 (Findings for Additional Building Height), including compliance with applicable visual magnitude/contrast ratings.
- B. Prior to approving a project that may affect an identified scenic resource, the County or TRPA shall find that the project is consistent with applicable recommendations from the Scenic Assessment for preserving or improving the scenic quality of the identified scenic resource.

140 NOISE

- A. Consistent with the adopted TRPA Threshold Standards the maximum community noise equivalent levels (CNEL) for each zoning district are as follows:
 - 1. CNEL of 65 dBA for the Meyers Community Center District, Meyers Industrial District, and highway corridors (300 feet each side of US 50 and SR 89).
 - 2. CNEL of 55 dBA for the Upper Truckee Residential/Tourist District and the Meyers Recreation District.
 - 3. CNEL of 50 dBA for the Upper Truckee River Corridor District.

150 EXCESS LAND COVERAGE MITIGATION

- A. The excess land coverage mitigation program as described in TRPA Code Chapter 30.6 applies within the plan area as modified below.
 - 1. A minimum of 5% of the excess land coverage mitigation required under TRPA Code section 30.6.1.C (Determination of Excess Land Coverage Mitigation) must be in the form of on-site excess coverage removal and restoration.

160 LANDMARK TREE PROTECTION

- A. Live Sierra Junipers exceeding 14 inches dbh in the Community Center (MAP-1), Industrial (MAP-2), or Upper Truckee Residential/Tourist (MAP-3) Zoning Districts; Live Sierra Junipers of any size in the Meyers Recreation (MAP-4) or Upper Truckee River Corridor (MAP-5); and other trees identified on the Landmark Tree Map (Figure 4-4), as amended, shall not be removed unless they meet one of the criteria in TRPA Code section 61.1.4.A.1 – 11, and a tree removal permit is issued by TRPA.
- B. Amendments to the Landmark Tree Map (Figure 4-4) may be recommended by the Meyers Advisory Council and approved by the El Dorado County Planning Commission. Prior to El Dorado Planning Commission review, proposed amendments to the Landmark Tree Map shall be submitted to the TRPA Forester and El Dorado County Planning Staff for approval or denial. Amendments to the Landmark Tree Map do not constitute a plan revision and do not require approvals as described in Chapter 7, section D (Reporting & Plan Revisions) of the Meyers Area Plan.
 1. Trees can be nominated to gain Landmark Tree Protection if they are at least 14 inches dbh; in good health; and if they are located in the Community Center (MAP-1), Industrial (MAP-2), or Upper Truckee Residential/Tourist (MAP-3) Zoning Districts. In addition, candidate trees must fulfill one or more of the following requirements:
 - a. Be a species of limited occurrence in the region or a Sierra Juniper,
 - b. Be an extraordinary specimen of any species,
 - c. Be visually prominent from transportation corridors, or
 - d. Be perceived as socially, historically, or culturally significant.

170 ENVIRONMENTAL REVIEW

Environmental review requirements of the California Environmental Quality Act (CEQA) and Chapter 3 (Environmental Documentation) of the TRPA Code of Ordinances apply within the Plan Area. El Dorado County or TRPA must make the applicable findings in Chapter 4 of the TRPA Code of Ordinances prior to approving an application in the Plan Area.

180 APPEALS

Decisions by the El Dorado County Planning Director, Zoning Administrator, or Planning Commission may be appealed pursuant to section 130.52.090 of the El Dorado County Zoning Ordinance. Decisions by the El Dorado County Board of Supervisors may be appealed to the TRPA Governing Board pursuant to TRPA Code section 13.9.