

# INFORMATION

**Issue:**

Defining how to calculate lot coverage for the 35% maximum limit in the Covenants and Restrictions.

**Background:** Over the years the Architectural Standards Committee implementation and enforcement of the rules on coverage have evolved in an unrecorded manner to meet changes both in building practices and building materials, as well as constantly changing building codes. Therefore, the ASC has decided to review and modify Coverage in the context of the current effort to update, clarify, and simplify our Rules and Maintenance standards.

Coverage calculations are required with any submission where structures or other materials will be covering previously natural ground surface.

The ASC established three categories of materials/elements with respect to coverage.

1. Those items that did not count as coverage.
2. Those items that had a reduced percentage of coverage.
3. Those items that counted as 100% coverage.

The items in these categories are shown in the attached policy paper.

The main changes in category A from previous practice are:

Excluding 3' or shorter eaves from coverage calculations to encourage wider eaves to keep snow from the walls of the structures (this does not change the requirements to keep the eaves inside the lot setbacks)

Excluding artificial turf from coverage to encourage its use over natural grass, which requires water for maintenance.

Gravel under eaves or on the property required for water control best management practices (BMPs)

In category B, we excluded decks above 9' from ground, which is consistent with other agencies in the area.

Category C is those items counted at 100% coverage.

Impact on coverage calculations will be an increase in approximately 1% to 2% in square feet of the allowed coverage number, but much of this coverage will return to natural appearance over time when the duff covers the gravel.

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**Recommendation:**

The Architectural Standards Committee recommends that the attached Policy Paper be published in the next soonest issue of the Tahoe Donner magazine to inform and educate homeowners and other interested parties of the change in coverage calculation standards. Additionally, the Committee is recommending creation of a brochure similar to the Building Envelope brochure on this topic.

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**Prepared By:** Architectural Standards Committee

**Reviewed By:** Annie Rosenfeld

**Board Meeting Date:** November 12, 2016

**General Manager Approval to Place on the Agenda:**

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## COVERAGE CALCULATION POLICY

### BACKGROUND:

While reviewing the current rules and standards, it was determined that there are ambiguities as currently written, and that over time, implementation and enforcement of the rules on coverage have evolved in an unrecorded manner to meet changes both in building practices and building materials, as well as constantly changing building codes. Therefore, the ASC has decided to additionally review and modify Coverage in the context of the current effort to update and simplify our Rules and Maintenance standards.

### POLICY:

The Covenants and Restrictions require that Coverage, (i.e. the square footage of materials placed on a lot divided by the square footage of the lot within its metes and bounds), shall be 35% or less.

Submissions to ASO requiring coverage calculation shall include the plan surface area of all structures and non-natural materials for all existing and any further projects to be implemented on all properties. The ASO will not accept submissions omitting these details.

In calculating Coverage, three categories of materials and elements have been established. As other materials become available, they may be added to the appropriate category. It should be noted that the permeability of said materials is not a consideration, unless specifically identified below.

### CATEGORY A (Materials/elements that are not counted as coverage)

- Existing native land, plants, or rock
- Lawn planted from seed or sod
- Artificial turf installed over a permeable base layer
- Planting areas including material used to edge beds
- Cantilevered roof overhangs (3'-0" or less)
- Gravel below overhangs, not to project more than 1'-0" from edge of building eave above
- Gravel and/or cobbles used in an approved bmp or storm water protection plan. See Category C for other uses of gravel and cobbles
- Rip-rap, rockery walls, banks, or planting installed to retain grade for environmental protection
- Bark coverage
- Public agencies installations

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## CATEGORY B (Materials counted less than 100%)

Decks more than 9'-0" above natural grade measured at their midpoint - counted 1/3 of their horizontal surface area.

## CATEGORY C (materials/elements that are counted as 100% Coverage)

Structures' footprints measured at exterior perimeter of walls or foundation

Decks less than 9'-0" above natural grade

Pavers of any material employed for walkways or patios

Gravel or cobbles other than those used for storm water protection as indicated above

Concrete slabs of any kind

All other materials regardless of use or permeability.