

B. Special Planning Area Overlay Districts

1. ***Tahoe City Western Entry Special Planning Area (TCWE-SPA).*** The purpose of the Tahoe City Western Entry Special Planning Area Overlay District is to promote SEZ restoration along the Truckee River in conjunction with any development utilizing Town Center redevelopment incentives. Property owners shall address the requirements listed below to be eligible for Town Center Overlay District standards.
 - a. ***Restoration.*** Projects with Truckee River frontage shall remove coverage and restore SEZs along the river frontage extending no less than 30 feet from the high water mark. Existing buildings in this area shall be removed or mitigated with additional restoration in other areas. Verified coverage may be relocated to other areas.
 - b. ***Public Access.*** Projects with Truckee River frontage shall provide public access and amenities along the river frontage, concurrent with development, extending no less than 30 feet from the high water mark. River-front amenities shall include, but not be limited to, a multi-use public trail extension or relocation connecting with the existing Truckee River Multi-Use Trail. Public trail facilities shall qualify as air quality mitigation in accordance with Section 65.2.4.C, Required Offsets, of the TRPA Code of Ordinances.
- ~~2.~~ ***Tahoe City River District Special Planning Area (TCGC-SPA).*** The purpose of the Tahoe City River District Special Planning Area Overlay District is to implement project design requirements that support the conversion of the old SR 89/Fanny Bridge roadway segment from a State Highway to a recreation-oriented County roadway. The design of all projects shall demonstrate compatibility with the long term operational plans for the roadway segment and shall support the evolution of the area into an active, popular location with safety enhancements that encourage primary access by bicycling, walking and transit.
- ~~2.3.~~ ***Tahoe City Golf Course Special Planning Area (TCGC-SPA).*** The purpose of the Tahoe City Golf Course Special Planning Area Overlay District is to promote redevelopment in the Tahoe City Town Center, shared use projects, and accelerated SEZ restoration. Property owners shall address the requirements listed below to be part of a Town Center project site or be eligible for Town Center Overlay District standards.
 - a. ***Restoration.*** All or part of the special planning area may be included in a Town Center Project Area only if an equal or greater area of disturbed SEZ land is restored prior to or concurrent with development. Fifty percent of the qualifying restoration areas must be within 0.5 mile of the project. The other 50 percent may be located elsewhere in the same hydrologically related area (HRA), as defined by TRPA.
 - b. ***Sidewalks.*** Continuous public sidewalks or paved multi-use trails between redevelopment sites and existing sidewalks in the Town Center shall be provided.
- ~~3.4.~~ ***Truckee River Corridor Special Planning Area (TRC-SPA).*** The purpose of the Truckee River Corridor Special Planning Area Overlay District is to improve the planning framework for two pockets of industrial and commercial use sites along