

2022 General Plan Amendment

Policy Change Required by State Law

This modification is required under State Housing Element law.

02.1060 Single Room Occupancy

“Single room occupancy” means a facility providing six or more dwelling units where each unit has a minimum floor area of one hundred fifty (150) square feet and a maximum floor area of four hundred (400) square feet. These dwelling units may have kitchen or bathroom facilities and shall be offered on a monthly basis or longer.

*Single room occupancy units added to Multi-Family Residential (MFR-L, M, H), Commercial (C), Commercial Lodging (CL-L, H), and Mixed Use (MU) as outright permitted use.

Technical Corrections

These modifications are intended to clarify language or add more detail to existing sections. They do not represent major changes to existing policy.

Chapter 2 - Definitions

02.705 Land use designation.

“Land use designation” is a general category or class of land use activity (e.g., “residential,” “commercial” or “industrial”) that is permitted to occur on specific parcels of land in the unincorporated area of the county that have been duly assigned that designation by the County pursuant to this Land Use Element of the General Plan. Land use designations are generally described in Section IV of this Land Use Element and their specific assignments to individual parcels of land in the unincorporated area of the county are depicted in the Land Use Maps available at <https://monomammoth.maps.arcgis.com>. Because assigned land use designations essentially create regulatory boundaries or areas within which certain permitted uses may occur, parcels of land are sometimes described under these Land Development Regulations as being located within their assigned land use designations. Except as otherwise expressly provided by these Land Development Regulations, no land may be developed or used except in the manner permitted by its assigned designation (see Section 01.060 of these Land Development Regulations). Please see “Section IV. Land Use Designations” for an explanation of dual land use designations.

Chapter 4 - General

04.110 Building height.

Director Review: The following uses shall be permitted at a height greater than 35 feet subject to Director Review and approval: chimneys, silos, cupolas, flag poles, wind generation towers, monuments, natural gas storage holders, personal radio and other similar towers, water tanks, church steeples and similar structures and mechanical appurtenances that are permitted in a designation.

TABLE 04.120: MINIMUM YARDS

LUD	Front	Rear	Side
SFR <1 acre	20'	10'	10'
SFR >1 acre	30'	30'	30'
ER <1 acre	50'	10'	10'
ER >1 acre	50'	30'	30'
RR <1 acre	50'	10'	10'
RR >1 acre	50'	30'	30'
RU	30'	30'	30'
RMH <1 acre	20'	10'	10'
RMH >1 acre	30'	30'	30'
MFR <1 acre	20'	10'	10'
MFR >1 acre	30'	30'	30'
MU <1 acre	10'	5'	10'
MU >1 acre	30'	30'	30'
CL	10'	5'	0'
C	10'	5'	0'
SC	10'	5'	0'
IP	20'	10'	10'
RM	50'	30'	30'
AG	50'	50'	50'
NHP	30'	30'	30'

OS	50'	30'	30'
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~~**NOTE:** 30-foot front, side and rear yards is required by State law on all lots greater than one acre regardless of the land use designation. Subject to CalFire setback standards. In the case of contradictory standards, the more restrictive setback shall apply.~~

04.281 Guesthouses.

“Guesthouse” means an accessory use to a residence that may contain living and sleeping spaces, including bathrooms, but shall not contain facilities for the cooking of food.

A guesthouse shall not be used ~~as an Accessory Dwelling Unit~~ for rental whether compensation is direct or indirect.

As a condition of approval, the owner shall record a “Declaration of Restriction” limiting the use of the unit to that of a bona fide guesthouse. Said covenant shall include an accurate site plan showing all improvements and clearly indicate the guesthouse.

Guesthouses exceeding 640 sq. ft. or on parcels less than one acre, will be subject to Director Review. Guesthouses exceeding 1,400 sq. ft. will be subject to a use permit.

~~**04.369**~~ **50 Inactive Projects.**

TABLE 04.030: ANIMAL STANDARDS

Zone District	Minimum Lot Area Required	Animal Units Permitted	Distance Separation Requirements
ER RR	10,000 sq. ft.	Less than one acre: one unit per 10,000 sq. ft. of lot area with Director Review with Notice 1-10 acres: one unit per 10,000 sq. ft. of lot area. >10 acres: no limit	No requirements in OS, PF, AG Except for movement on and off the property, animals shall not be kept, maintained or used in any other way, inside or outside any structure within 50' of those portions of any structure

RMH AG PF OS RM	10,000 sq. ft.	10 acres or less: one unit per 10,000 sq. ft. >10 acres: no limit	used for human occupancy, assembly or habitation, other than the residence of the owner or keeper of such animals.
SFR MU	20,000 sq. ft.	Two units per 20,000 sq. ft. of lot area with Director Review with Notice >1 acre: one unit per 10,000 sq. ft. of lot area.	

Distance Separation Requirements

No requirements in OS, PF, AG.

Except for movement on and off the property, animals shall not be kept, maintained or used in any other way, inside or outside any structure within 50’ of those portions of any structure used for human occupancy, assembly or habitation, other than the residence of the owner or keeper of such animals.

04.280 Placement of manufactured homes in conventional SFR areas.

These standards permit the placement of manufactured, factory-built or modular housing in all areas designated for conventional single-family residential dwellings: SFR, ER, RR, MFR-L, MU, RU, RM, AG and OS.

These building and architectural standards are intended to ensure visual compatibility with traditional single-family home construction (stick built). Before an installation permit is issued for any manufactured, factory-built or modular housing, plans shall be submitted in compliance with the following standards:

- A. A site plan in full compliance with the building permit application checklist.
- B. Evidence that the home is 10 years old or newer (except in RMH) and bears a seal of the US Department of Housing and Urban Development (HUD) certifying that HUD construction standards are met ();
- C. Elevations showing the roof slope, roof materials, eave overhang and exterior siding materials;
- D. The unit must meet the design wind, seismic and roof load requirements;
- E. In addition, the following standards shall apply except in the RMH land use designation:

1. Have a minimum width of 20 feet or more. A minimum width less than 20 feet may be allowed when the home is generally consistent with community or countywide design guidelines. *Per the Antelope Valley Regional Planning Advisory Committee's (RPAC's) recommendation, manufactured homes with a width of less than 20 feet are considered consistent with community character and design guidelines in the Antelope Valley.*

Chapter 12 – Development Credits

Chapter 23 – Dark Sky Regulations

23.050.E. Fixture Types. All new outdoor lighting shall use full cutoff luminaires with the light source downcast and fully shielded with no light emitted above the horizontal plane and *a preferred temperature of 2300K, and not to exceed 3000K*, with the following exceptions:

1. Fixtures that have a maximum output of 100 lumens *(equivalent to one 10-watt incandescent bulb)* or less, regardless of the number of bulbs, may be left unshielded provided the bulb surfaces are obscured from off-site visibility with a semi-translucent or frosted glass that has an opaque top to prevent the light from shining directly up. However, partial or full shielding is preferred to control light output in all situations.

2. Fixtures that have a maximum output of 600 lumens *(equivalent to one 40-watt incandescent bulb)* or less shall be partially or totally shielded using a solid or semi-translucent barrier, provided that the lamp is not visible from off site, no direct glare is produced, and the fixture has an opaque top to keep light from shining directly up; e.g., a low output-style wall pack.

3. Floodlights that do not meet the definition of “full cutoff” may be used if permanently directed downward, if no light is projected above the horizontal plane, and if fitted with external shielding to prevent glare and off-site light trespass. Unshielded floodlights are prohibited.

Table 23.050.E. shall be used to determine conversions between watts and lumens:

Incandescent bulb (12-18 lm/W)	Lumens (lm)	LED bulb (90 lm/W)	Halogen (23 lm/W)
25 W	300-450 lm	3-5 W	15-22 W
40 W	480-720 lm	5-8 W	23-35W
60 W	720-1080 lm	8-12 W	35-52 W

Table 23.050.E

Incandescent bulb (12-18 lm/W)	Lumens (lm)	LED bulb (90 lm/W)	Halogen (23 lm/W)
75 W	900-1350 lm	10-15 W	44-65 W
100 W	1200-1800 lm	14-20 W	58-87 W

Chapter 25 – Short-term Rentals

25.015 General Requirements and Applicability.

- A. This Chapter applies to short-term rental in any single-family unit with a land use designation(s) of SFR, ER, RR, or RMH in all communities except June Lake. In June Lake, this chapter applies only to SFR designations; short-term rentals in other residential land use designations in June Lake are not permitted.
- B. Short-term rentals covered by this Chapter are subject to a Use Permit (see Chapter 32) and a Short-Term Rental (STR) Activity Permit under Mono County Code Chapter 5.65 unless otherwise exempted.
- C. Unless explicitly stated otherwise in this Chapter, short-term rentals covered by this Chapter shall operate in compliance with this Chapter, Chapter 5.65 of the Mono County Code, and all applicable Area Plan policies, and must exhibit no reasonable opposition from neighbors within 500 feet of the subject parcel.
- D. Pursuant to Chapter 5.65 of the Mono County Code and the required Short-Term Rental Activity Permit, short-term rentals covered by this Chapter shall be specific to the owner and shall terminate upon a change of ownership.
- E. **Rental is limited to a single party of individuals, and the owner is required to be present during the rental.**
- F. **General Plan Land Use Element Chapter 16 – Accessory Dwelling Units governs the eligibility of accessory dwelling units for short-term rentals.**

25.020 Establishment of Owner-Occupied Short-Term Rental

Owner-occupied short-term rentals require the owner to live on site, or the unit must be associated with an owner-occupied principal residence on the same parcel or a physically contiguous adjacent parcel. This rental includes an entire dwelling unit or, if only part of the unit, includes at a minimum a sleeping room (with shared full bathroom). **To ensure the short-term rental use is clearly subordinate to the primary use of the property, rental of the entire primary residential unit while the owner lives in an onsite ADU is prohibited.**

Action 13.M.1.h. Owner-Occupied and Not Owner-Occupied rentals may be permitted in the Leonard Avenue neighborhood, except Skyline Drive, subject to discretionary permit(s) for short-term rentals and June Lake Area Plan policies. Short-term rentals are prohibited on Skyline Drive.

Policy 1.A.2. Assure that adequate public services and infrastructure are available to serve planned development.

Action 1.A.2.a. Require that necessary services and facilities, including utility lines, are available or will be provided as a condition of approval for proposed projects.

Action 1.A.2.b. Require that new development projects adjacent to existing communities be annexed into existing service districts, where feasible.

Action 1.A.2.c. Through permit conditions and mitigation measures, require development projects to fund the public services and infrastructure costs of the development. In accordance with State law (Government Code § 53077), such exactions shall not exceed the benefits derived from the project.

Action 1.A.2.d. Request input and will-serve letters from applicable special districts for development projects, including planning and building permit applications. If a timely response is not received, ministerial permits shall be issued timely in accordance with standard procedures. Staff will work with the special districts to resolve any issues with the application.

~~Mono Basin Area Plan: **Action 10.F.1.a.** Require development projects to obtain "will serve" letters from applicable service agencies.~~

~~Long Valley Area Plan: **Action 23.A.2.a.** Require development projects to obtain "will serve" letters from applicable service agencies.~~

~~Tri-Valley Area Plan: **Action 26.A.4.d.** New development projects, including subdivisions, shall comply with fire safe regulations and obtain "will serve" letters from the White Mountain Fire Protection District.~~

~~Tri-Valley Area Plan: **Action 26.C.4.b.** New development projects and subdivisions shall comply with fire safe regulations and obtain "will serve" letters from the Chalfant Valley Fire Department.~~

Policy changes for RPAC consideration

Changes to Chapter 4. Do the RPACs want to adopt manufactured home standards that are consistent with those approved for Mountain View Fire rebuilds?

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 - C. Elevations showing the roof slope, roof materials, eave overhang and exterior siding materials;
 - D. The unit must meet the design wind, seismic and roof load requirements;
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 - 2. Be attached to a foundation that meets the same building code and seismic requirements as required for all other single-family residential structures in the county, and consists of either:
 - a. A permanent perimeter foundation constructed of concrete or masonry, or
 - b. A permanent and complete non-structural perimeter enclosure consisting of siding, skirting, or similar paneling on a non-load bearing frame that connects the unit to the ground with no gaps and meets the following requirements:
 - i. An appearance like a standard concrete or masonry foundation associated with a single-family residential structure. Examples of acceptable siding materials include, but are not limited to, masonry siding (such as Hardi Plank), adhered masonry veneer (i.e., river rock or ledger stone), and wood siding assemblies that meet Office of State Fire Marshal (OSFM) standards for Wildland Urban Interface (WUI) compliance.
 - ii. California Residential Code (CRC) standards.
 - c. Sheet or corrugated metal, reflective materials, or other materials not resembling a concrete or masonry foundation typical of a traditional single-family residential structure are not acceptable.
 - 3. Be covered with an exterior material customarily used for conventional dwellings and approved by the Mono County Building Division;
 - 4. Be compliant with any area plan design guidelines.
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