

LAND USE ELEMENT UPDATES

COUNTYWIDE LAND USE POLICIES

Policy 1.M.1. Approvals of ~~Type I~~ Owner-Occupied and ~~Type III~~ Not Owner-Occupied short-term rental operations shall be specific to the property owner and non-transferrable. Sale or transfer of the property renders the approval to operate the rental null and void.

Action 1.M.1.a. The following permits are required to operate ~~Type I~~ Owner-Occupied and ~~III~~ Not Owner-Occupied short-term rentals: 1) a Use Permit pursuant to Chapter 25, and 2) a Short-Term Rental (STR) Activity Permit pursuant to Mono County Code Section 5.65. The STR Activity Permit shall be specific to the property owner and non-transferrable.

IV. LAND USE DESIGNATIONS

Add the updates below to Residential Land Use Designations, requiring that small-scale agriculture uses be subject to a primary residential use.

PERMITTED USES

- Small-scale agriculture¹
- Accessory buildings and uses¹

NOTES

1. Accessory buildings, small-scale agriculture, and uses customarily incidental to any of the permitted uses are permitted only when located on the same lot and constructed simultaneously with or subsequent to the main building.

CHAPTER 04 – GENERAL

TABLE 04.120: MINIMUM YARDS

LUD	Front	Rear	Side
SFR <1 acre	20'	10'	10'
SFR >1 acre	30'	30'	30'
<u>ER <1 acre</u>	<u>50'</u>	<u>10'</u>	<u>10'</u>
<u>ER >1 acre</u>	50'	30'	30'
<u>RR <1 acre</u>	<u>50'</u>	<u>10'</u>	<u>10'</u>
<u>RR >1 acre</u>	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'

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. ~~In addition, they are allowed in the MU designation subject to Director Review.~~

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, ~~MFR-L~~ 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.

CONSERVATION/OPEN SPACE ELEMENT UPDATES

CULTURAL RESOURCES

Action 22.C.1.f. Project grading, earthwork, and site disturbance in general shall be subject to the following standard mitigation measures if archeological evidence is encountered:

- a. Work shall be stopped and appropriate agencies will be notified if archaeological evidence is encountered during earthwork activities. A qualified consultant shall be hired and an appropriate report shall be filed with the County Planning Division which identifies acceptable site mitigation measures. If the archaeological evidence is determined to be of Native American heritage, local tribes shall be contacted and, if requested by the tribe(s), the developer shall pay a tribal cultural monitor to be on site until earthwork and site disturbance is complete.
- b. California Code of Regulations §15064.5(e) shall be followed in the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery.