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**AGENDA ITEM NO.:** 9  
**PLANNING COMMISSION MEETING DATE:** December 5, 2012  
**SUBJECT:** Zoning Code Update

### **EXECUTIVE SUMMARY**

The County is working on an update to the Zoning Code and General Plan. The Planning Commission and the Board of Supervisors conducted a joint workshop on July 10, 2012 regarding the draft documents and directed staff to address two issues further before proceeding with public outreach and environmental review: (1) Code Enforcement and (2) Special Event Permits. The Commission reviewed and forwarded recommendations regarding these issues to the Board, but requested staff analyze the potential for varying code enforcement in different locations in the County.

### **PROJECT INFORMATION**

**Supervisory District:** County-wide  
**Recommended Action:** Conduct a workshop regarding code enforcement related to the Zoning Code Update and provide input to staff and the Board of Supervisors  
**Project Planner:** Joshua Hart, AICP, Planning Director

### **BACKGROUND**

One of the follow-up actions from the 2001 General Plan was to update the Zoning Code. Staff worked with Willdan to prepare updated Zoning Code sections, which were provided for review by the Board and the Planning Commission in a series of workshops last year. Staff incorporated this input into a comprehensive Zoning Code update and has prepared a related General Plan update.<sup>1</sup> The Planning Commission and the Board of Supervisors conducted a joint workshop on July 10, 2012 regarding the draft documents and directed staff to address two issues further

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<sup>1</sup> Refer to <http://inyoplanning.org/GPandZoningUpdates.htm> for more details regarding the update effort.

before proceeding with public outreach and environmental review: (1) Code Enforcement and (2) Special Event Permits. The Commission reviewed these issues and provided input agreeable with the proposals, but requested further review of alternatives for varying code enforcement in different locations in the County.

Code enforcement is currently undertaken in most instances by written complaint, and the Code Enforcement Officer works with the parties to bring the violation into compliance. The current proposal in the Zoning Code Update results in more proactive code enforcement, and includes provisions that specify that the County will investigate code enforcement matters more broadly, fines and means to recoup County costs, and creation of a Code Enforcement Committee, amongst other actions. The Planning Commission concurred with this approach, but expressed concern that enforcement of certain measures, such as limiting storage in required yards, might not be necessary in many isolated areas of the County, and requested that staff investigate options to provide for greater flexibility in such areas.

## ANALYSIS

A number of options may be considered for varying code enforcement throughout the County, such as an overlay. Based on the input from the Planning Commission, staff recommends that consideration be given to maintaining the existing One Family Residences (R-1) and Single Residence and Mobile Home (RMH) Combined districts, rather than merging them as currently proposed. However, the current proposal for development standards is relatively benign regarding restrictions on storage and other requirements, so reconsidering the decision to merge the districts may be unnecessary.

There is a relative difference in character between the R-1 and other residential zoning districts. Most single-family residential areas in unincorporated Bishop are zoned R-1, as is a portion of Knight Manor.<sup>2</sup> One exception to this is on the north side of Bishop, where the area north of Lazy A and Highlands Mobile Home Park is currently zoned RMH; the difference in character between this neighborhood and other parts of unincorporated Bishop is apparent. Undeveloped portions of eastern Mustang Mesa are also currently zoned RMH. Elsewhere in the County in residential areas, such as in Independence, Big Pine, Lone Pine, Keeler, Cartago, and portions of Olancho, Tecopa, and Shoshone, most of the existing zoning is RMH. The remaining residential areas are typically zoned Rural Residential (RR) and Multiple Residential (R-2 and R-3). These areas exhibit significant character differences relative to unincorporated Bishop and Knight Manor; generally these relate to consistency of setback, building style, relative age, density, utilization of accessory structures, and outdoor storage.

The current proposal is to merge the R-1 and RMH zoning districts, since there is virtually no difference between them in the Zoning Code. Members of the Planning Commission expressed concern that limitations on outdoor storage proposed in the Updated Code would be unnecessary in many of the more remote areas of the County. The changes being considered in the current Zoning Code proposal for development standards (attached) are relatively minor. However, if in the future standards varying throughout the County are deemed appropriate to be applied for

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<sup>2</sup> Refer to <http://inyoplanning.org/GPandZoningUpdates.htm> for the County's zoning maps.

outdoor storage and/or other development standards, it might be prudent to maintain the existing RMH zoning due to the difference in character relative to the R-1 zoning district.

Although the current proposal does not include significant restrictions in the proposed development standards, by maintaining the distinct R-1 and RMH zoning districts, it would be possible to apply varying development regulations more precisely to various residential areas of the County. Other options include selecting a subset of the currently zoned RMH parcels for merger into the R-1 district, a code enforcement overlay, and/or revisiting the code enforcement procedures.

### **RECOMMENDATION**

Conduct a workshop regarding varying code enforcement related to the Zoning Code Update and provide input to staff and the Board of Supervisors.

### **ATTACHMENT**

Excerpts of Development Standards from Current Proposed Draft Zoning Code Update

Prepared and Approved By:

  
Joshua Hart, AICP  
Director, Inyo County Planning Department

## **Chapter 4**

### **Residential Zone Districts**

#### **18.04.010 PURPOSE AND INTENT**

The General Plan outlines goals, objectives, and policies regarding the character of residential land uses and development. It is the purpose of this Chapter to provide regulations that implement those goals, objectives and policies that will assure availability of a wide range of residential housing opportunities and dwelling unit types to meet the needs of present and future residents of all socioeconomic groups in the Residential (R) zone districts.

It is also the intent of this Chapter to ensure adequate light, air, privacy, and open space for each dwelling, minimize traffic congestion, avoid overloading of utilities resulting from the construction of buildings of excessive bulk or number in relation to the surrounding land area, protect residential properties from objectionable noise, illumination, unsightliness, odors, smoke and other deleterious influences; and facilitate the provision of utility services and other public facilities commensurate with anticipated population, dwelling unit densities, and service requirements.

#### **18.04.020 RESIDENTIAL ZONE DISTRICTS**

##### **1. Starlite Estates (RR-0.5) Zone District**

It is the intent and purpose of the Starlite Estates (RR-0.5) zone district to provide suitable areas and appropriate environment for low density, single-family rural residential uses where certain agricultural activities can be successfully maintained in conjunction with residential uses. The RR-0.5 zone is intended to be applied to the area known as Starlite Estates and adjoining private lands which may be without fully developed services.

##### **2. Rural Residential (RR) Zone District**

The primary purpose of the Rural Residential (RR) zone district is to provide suitable areas and appropriate environments for low density, single family rural residential and estate type uses where certain agricultural activities can be successfully maintained in conjunction with residential uses on relatively large parcels. The RR zone district is intended to be applied to the areas outside the urban communities of the County which are generally without fully developed services and where individual residences are expected to be largely self-sustaining, particularly for water and sewage disposal.

##### **3. Single Family Residential (R-1) Zone District**

The primary purpose of the Single Family Residential (R-1) zone district is to provide for and protect the atmosphere and lifestyle associated with detached, single family residential neighborhoods and to provide space in suitable locations for additional development of this kind, with appropriate community facilities.

4. Duplex (R-2) Zone District

The primary purpose of the Duplex (R-2) zone district is to protect established neighborhoods of such dwellings and to provide space suitable in appropriate locations for additional housing development of single family dwelling units as well as duplexes.

5. Multiple Family Residential (R-3) Zone District

The primary purpose of the Multiple Family Residential (R-3) zone district is to provide a zone classification for those areas designated for multiple residential developments beyond that permitted by the R-2 zone district. This zone district is intended to provide locations for multiple-housing developments such as apartments, townhouses, condominiums and mobilehome parks with enhanced amenities, such as common open space.

5. Residential Densities

The actual density that may be attained in a residential district shall be determined by the residential land development review process and public hearings as set forth on the Official Zone Map of the affected district and the General Plan Land Use Diagram. The Planning Director, Planning Commission, and/or Board of Supervisors shall have the authority to reasonably condition, or recommend, as the case may be, proposed residential development to ensure that appropriate transitions are provided and that the proposed development is compatible with adjacent residential land uses, both existing and proposed.

**18.04.030 USE REGULATIONS**

Table 4.A identifies those land uses or activities that may be permitted or conditionally permitted in each R zone district.

**Table 4.A  
Uses Permitted Within Residential Zone Districts**

Legend

- P Permitted Subject to Consistency Assessment
- C Permitted Subject to Approval of a Conditional Use Permit

**Table 4.A  
Permitted/Conditionally Permitted Uses Within Residential Districts**

**Table**

**15.04.040 ACCESSORY USES**

Accessory structures and uses customarily incidental to any permitted or conditionally permitted use are permitted when located on the same parcel subject to other relevant regulations in this Title. These accessory structures and uses include, but are not limited to, outbuildings, guest units and cottages that do not contain a kitchen, garages, signs, swimming pools, fences, hedges, walls, mechanical equipment, storage, home occupations, gardens, and animal maintenance.

In the RR zone district, rooming and boarding is permitted as an accessory uses to not more than three (3) persons.

In the R-1 and R-2 zone districts, not more than one (1) room in a dwelling unit shall be rented to a lodger, and no room shall be rented more than two (2) persons.

**18.04.050 SPECIFIC DEVELOPMENT REGULATIONS**

Table 4.C lists development standards specific to the R Zoning Districts.

**Table 4.C  
Development Standards in Residential Zone Districts**

	<b>RR-0.5</b>	<b>RR</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>
<b>Minimum Parcel Area</b> <i>(Refer to Note Nos. 1 and 2)</i>	0.5 acres	1 acre	5,800 square feet	6,500 square feet	10,000 square feet
<b>Minimum Parcel Width</b>	100 feet	125 feet	50 feet	50 feet	75 feet
<b>Front Yard Setback</b> <i>(Refer to Note Nos. 2, 3, and 4)</i>	25 feet	50 feet	25 feet	25 feet	15 feet
<b>Side Yard Setback</b> <i>(Refer to Note Nos. 2, 3, and 4)</i>	5 feet	20 feet	5 feet	5 feet	5 feet for each story
<b>Rear Yard Setback</b> <i>(Refer to Note Nos. 2, 3, and 4)</i>	25 feet	30 feet	20 feet	20 feet	15 feet
<b>Maximum Height (Primary Structures)</b>	2½ stories or 30 feet	2½ stories or 30 feet	2½ stories or 35 feet	3 stories or 40 feet	3 stories or 40 feet
<b>Maximum Height (Accessory Structures)</b>	2 stories or 25 feet	2 stories or 25 feet	20 feet	2 stories or 25 feet	2 stories or 25 feet
<b>Minimum Distance Between Buildings</b>	10 feet	10 feet	10 feet	10 feet	10 feet
<b>Residential Density</b>	As specified by General Plan				

1. Minimum parcel area may be modified on the official Zoning Map.
2. R-3 Zone: Minimum parcel size may be modified by conditional use permit. Front yard – 15 feet except when abutting an R-1 and R-2 zone, then 25 feet, unless adjacent property has a nonconforming structure – then the front yard shall be the same as the adjacent developed property. Side Yard: 5 feet for each story, 0 feet for accessory buildings but 5 feet on one side. Rear Yard: 15 feet, 0 feet for accessory buildings.
3. In an R-1 Zone District an existing dwelling may be enlarged by an extension so as to occupy not more than 30 percent of the area of a required rear yard, provided that no building after extension shall exceed 35 feet in height or be less than five feet from any lot line. An existing garage located in a side or rear yard may be connected to a main building by an addition if it is located not less than five feet from any lot line and is used exclusively to provide automobile parking space.

4. Darwin Townsite Special Yard Standards: For nonconforming parcels created prior to the adoption of Ordinance No. 943 Sect. 4 (Part) adopted in 1994, which have less area than required under applicable parcel size requirements of the RR zone district, R-1 yard standards may be substituted for the RR zone yard standards. Creation of new parcels shall not be construed to be the date of merger if any, but the date of original creation of these parcels.

## **Chapter 8**

### **Development Standards**

#### **18.08.010 PURPOSE AND INTENT**

It is the purpose and the intent of the general development standards to ensure that land uses and development will contribute to and be compatible with existing and future development in the surrounding vicinity in a manner which will enhance the quality of life for County residents, employers and visitors, and to identify land uses and activities which possess the potential to cause deleterious effects to the community in which they are located, and to subject such uses to specific regulations with the intent of minimizing, to the extent practical, these deleterious effects. It is further intended, that all proposed development subject to discretionary review is consistent with the goals, policies, objectives and implementation programs of the General Plan and that in the zone districts in which these land uses are permitted, they are conducted in a manner which is consistent with the protection of the public health, safety, and welfare. The standards contained in this Chapter apply throughout the County in each zone district and, as appropriate, for all land uses and development.

#### **18.08.020 APPLICABILITY**

The provisions of this Chapter shall apply to any land division or land use application which authorizes, or would authorize by its approval, new construction, new land uses, or the substantial modification of an existing structure or land use, unless otherwise specified by this Title. The provisions of this Chapter shall apply in addition to all applicable standards or regulations for the zone district in which the use or structure is located.

#### **18.08.030 STATE AND FEDERAL LAWS**

Nothing in this Title shall establish rules and/or regulations in conflict with State or federal law.

#### **18.08.040 ENCROACHMENTS INTO YARDS**

The following features of a building may project into a required yard to the extent specified:

1. Cornices, eaves, or other architectural features which do not increase the volume enclosed by the building may project but not to exceed two (2) feet.
2. An uncovered stair, landing, deck, balcony, or porch which does not extend above the level of the ground floor, except for a protective railing, may project not more than six (6) feet into a front or rear yard, and not more than three (3) feet into a required side yard, but shall not be less than thirty (30) inches from any side lot line.

#### **18.08.050 ACCESSORY STRUCTURES**

1. Accessory Structures within R and Open Space Zone Districts



a. Accessory Structure

Except as provided below, all accessory structures, whether attached or detached, shall meet all site development standards applicable to the main structure as required by the zone district in which the main structure is located.

b. Canopies/Patio Covers

Canopies/patio covers or roofs attached to the main building or connecting the main building to an accessory building, may extend into a required rear or interior side yard, provided that the portions of such structures extending into the yard:

- 1) Shall not exceed fifteen (15) feet in height, project closer than thirty (30) inches to an interior side lot line, project closer than thirty (30) inches to a rear lot line where the rear yard setback is five (5) feet, or project closer than five (5) feet to a rear lot line where the rear yard setback is in excess of five (5) feet.
- 2) Shall be entirely open on at least three (3) sides excluding the necessary supporting columns, except that a roof connecting a main building and an accessory building shall be open on two (2) sides.

c. Ground Mounted Mechanical Equipment

Ground mounted equipment, including but not limited to air conditioning compressors, evaporative coolers and pool equipment, if fully enclosed, may be permitted in any rear or interior side yard setback. If fully enclosed, said equipment may project a maximum of four (4) feet into the required rear yard setback, and a maximum of two (2) feet into the required interior side yard setback, but shall be prohibited from projecting into the required front or street side yard setbacks. Propane tanks and wells may be located in any required yard subject to building code and environmental health requirements, provided they are screened from public rights-of-way.

d. Roof Mounted Mechanical Equipment

All roof mounted mechanical equipment, including but not limited to air conditioning compressors, evaporative coolers and pool equipment shall be located, when practical, on the rear portion of the roof ridgeline in such a manner as to be screened from public streets.

e. Detached Accessory Structures

- 1) A detached accessory structure may be located within an interior side yard or rear yard, provided that when such a structure is located closer than five (5) feet to an interior side or rear lot line, appropriate fire walls shall be installed if required by the Building Official. In no case, however, shall an accessory structure be located closer than thirty (30) inches to an interior side property line or to a rear property line.
- 2) Accessory buildings shall have a maximum height of twenty (20) feet, unless another height is specified elsewhere in this Title.

f. Projections into Yards

Porches, steps, and other architectural features, such as eaves, awnings, fireplaces, chimneys, balconies, stairways, wing walls, and bay windows may project a maximum of thirty (30) inches into any required front, rear, or side setback area.

2. Accessory Structures in Other Districts

- a. Accessory structures shall not be located within the "Front Yard," as defined in Section [REDACTED] of this Title.
- b. In any nonresidential District, accessory structures shall meet all of the setback requirements for the associated main buildings.
- c. Eaves, roof projections, awnings, and similar adjacent architectural features may project into the County or Caltrans right-of-way subject to receiving an approved encroachment permit from the County Public Works Director or Caltrans.
- d. Fireplaces, chimneys, bay windows, balconies, fire escapes, exterior stairs and landings, and similar architectural features may project into required building setback areas a maximum distance of thirty (30) inches, provided that all such features in any one setback shall not occupy more than twenty five (25) square feet of that required building setback area.
- e. Flues, chimneys, antennas, elevators and other mechanical equipment, spires, bell towers, or similar architectural, utility, or mechanical features may exceed the height limit of the land use district in which it is located by not more than twenty five (25) percent, provided that such feature shall not be used for habitable space and appropriate screening is provided for mechanical equipment when possible.
- f. Ground and wall mounted equipment incidental to industrial, commercial, or office development shall be appropriately screened with walls, fencing, landscaping, and/or other appropriate materials to obscure views of the equipment from public rights-of-way. Such equipment shall not be located in front of a

building and any screening provided shall be architecturally compatible with adjacent architecture and materials.

- g. Roof-mounted equipment shall be used only for the building upon which it is mounted.
- h. Roof-mounted equipment shall be screened from public view to the extent practicable, as follows:
  - 1) All roof screens must be solid and continuous. Equipment may be covered by continuous grills or louvers provided such grills or louvers are architecturally compatible with the proposed or existing building.
  - 2) Roof screens shall be sheathed in a matching or complimentary material to the exterior building material and may include metal panels, aluminum, copper, ceramic tile, or other surface as approved by the Technical Advisory Committee.
  - 3) Mechanical plants and distribution networks shall be located in a manner that is compatible with the affected building.

### 3. Swimming Pools

A swimming pool is a permitted accessory use in any zone district; provided, however, that no swimming pool shall be located in a required front yard, or be nearer than three (3) feet to any fence or building wall.

## 18.08.060 FENCES AND WALLS

### 1. Residential and Open Space Districts

- a. In any required front yard or street side yard of a reversed corner lot, a wall or fence shall not exceed four (4) feet in height.
- b. A wall or fence not more than six (6) feet in height, as measured from the adjacent grade on the same parcel may be maintained elsewhere on the lot.

### 2. Other Districts

- a. Within any required front building setback area, wall or fences shall not exceed four (4) feet in height. However, walls or fences may be permitted up to a maximum height of five (5) feet provided that the portion of the fence or wall above forty (40) inches in height is ninety (90) percent light-emitting wrought iron or other similar material.

- b. Walls and fences shall not exceed six (6) feet in height elsewhere except with an approved conditional use permit.
  - c. Walls for the purpose of screening commercial and industrial activities from more sensitive land uses, and for sound attenuation, may be required by the Planning Director as a condition of approval for commercial or industrial development. The height, placement and design of such walls shall be determined based on the required sound attenuation and/or need for visual screening to ensure consistency with General Plan policies and performance standards. In some instances, site specific conditions may require maximum fence and/or wall height requirements above these standards in order to meet the provisions of this paragraph.
3. The limitations of this section shall not apply where a greater height is required by any other ordinance. A protective fence enclosing any public property or an open area for a swimming pool shall not be subject to said limitation, if constructed of wire or steel mesh capable of transmitting at least ninety (90) percent light.

#### **18.08.070 EXCEPTIONS TO HEIGHT LIMITATIONS**

The height limitations of this Title shall not apply to chimneys, church spires, flag poles, or amateur radio antennae.

#### **18.08.080 LIGHTING**

Outdoor lighting shall be directed downward and utilize low-energy, shielded light fixtures. Limited upward lighting of flags may be permitted, provided that the lighting is shielded and of sufficiently low-intensity to minimize light overspill.

#### **18.08.090 NOISE HAZARDS**

1. Loud and unreasonable noise between the hours of 10:00 p.m. and 6:00 a.m. generated from any R zone district shall not result in disturbance in any R zone district.
2. Construction activities within 500 feet of any R zone district shall be limited to the hours of 6:00 a.m. to 10:00 p.m. Owners and occupants performing work on their property and agricultural activities are exempt from these requirements.

#### **18.08.100 REFLECTIVE MATERIAL**

Roofing materials which will be visible to the public from adjacent streets or property shall be of a non-reflective composition, unless approved by a conditional use permit.

**18.08.110 TRASH SCREENING REQUIREMENTS IN R-3, C, AND M ZONE DISTRICTS**

Outdoor trash receptacles in R-3, C, and M zone districts shall be of sufficient size to accommodate the trash generated by the uses on the parcel(s) being served. All outdoor storage of trash, garbage, refuse, recyclables, and other items or material intended for discarding or collection shall be screened from public view.

**18.08.120 STORAGE**

The following outdoor storage regulations shall apply in addition to any other standards and requirements of the various districts established by this Title:

1. No sales, rentals, repair work, dismantling, or servicing of any motor vehicle, trailer, airplane, boat, loose rubbish, garbage, junk, or building materials shall be permitted in any front or street side yard of any property in any R zone district for more than 30 days.
2. In any R zone district, no portion of any vacant or undeveloped parcel, or a parcel where no primary use exists, shall be used for storage of the items listed above for more than 90 days.
3. Building materials for use on the same parcel or building site may be stored on the parcel or building site during the time for construction on the premises.
4. Except in recreational vehicle parks or as otherwise authorized, no habitation of recreational vehicles is permitted. One recreational vehicle at a time may be kept onsite on a temporary basis by visitors to a permitted and/or conditionally permitted use, provided that the recreational vehicle may not be kept onsite for more than 14 days in any one-year period.

**18.08.130 DESIGN REVIEW APPROVAL FOR MOBILEHOMES**

Prior to the issuance of any building permits for the installation of a mobilehome or for any structural addition to an existing mobilehome in any R zone district which requires compliance with this section and is not subject to the MH (mobilehome) overlay zone, a plot plan and architectural elevations drawn to scale with sufficient detailing of exterior materials shall be submitted to the Planning Director for review and approval. In approving the plans, the planning director shall insure that the mobilehome or structural addition complies with the following minimum standards to ensure architectural compatibility with other residential structures in the area.

1. The mobilehome shall be installed on a permanent foundation and satisfy all requirements of the Inyo County Building Official.

2. The mobilehome shall comply with all requirements of Chapter 14.12 of this code, the mobilehome code.
3. The mobilehome shall have a minimum three-to-twelve (3:12) pitch roof and a minimum eaves overhang of twelve (12) inches. A six (6) -inch minimum width fascia board shall run along the top of all roof gables.
4. Roof materials shall consist of either composite shingles, pressure-treated wood shake shingles, clay tile, or an equivalent material as determined by the Planning Director.
5. Siding materials of all exposed facades shall consist of a textured material such as stucco, brick or wood or an equivalent material as determined by the Planning Director.

#### **18.08.140 RIGHT-TO-FARM PROVISIONS**

##### **1. Intent**

It is the intent of this Section to conserve, protect, and encourage the development, improvement, and continued viability of agricultural land and industries for the long-term production of food and other agricultural products; support the economic well-being of the County's residents; balance the rights of farmers to produce food and other agricultural products with the rights of non-farmers who own, occupy, or use land within or adjacent to agricultural areas; and reduce the loss to the County of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance.

##### **2. Applicability**

All agricultural activities, operations, facilities, or appurtenances thereof shall comply with the provisions of this Chapter and with the applicable provisions of the zone district in which the land use is located.

##### **3. Protection from Nuisance**

- a. No agricultural activity, operation, facility, or appurtenances thereof shall be, or become a nuisance if the following standards are met:
  - 1) The agricultural use is conducted or maintained for commercial purposes; and
  - 2) The agricultural use is conducted in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality; and

- 3) The agricultural use has been in operation for more than three (3) years and was not a nuisance at the time it began.
- b. This Section shall not invalidate any provision contained in the Government Code of the State of California associated with agricultural activities, if such activities, operation, facility, or appurtenances thereof, constitutes a nuisance, public or private, as specifically defined or described in any such provision.
- c. This Section is not to be construed to modify or abridge State law, as set out in the California Civil Code relative to nuisances, but rather to be utilized in the interpretation and enforcement of the provisions of County ordinances and regulations.

**18.08.150 MAINTENANCE OF ANIMALS**

1. The maintenance of animals in R-1, R-2, and R-3 zone districts on lots of one-half (½) acre or more, and in all other zone districts regardless of lot size, shall be permitted as an accessory use so long as such use complies with all other State and County requirements and ordinances.
2. The maintenance of animals in R-1, R-2, and R-3 zone district less than one-half (½) acre is permitted as an accessory use subject to the following conditions:
  - a. Breeding, training, and keeping of up to four (4) adult domestic pets such as dogs and cats is permitted.
  - b. Except as specified in Section [REDACTED], no animals of any kind shall be bred, raised, maintained or slaughtered for any commercial purpose.
  - c. No large livestock or large farm animals, such as horses, mules, donkeys, or cattle, shall be bred, raised, maintained or slaughtered for any purpose.
  - d. Small livestock or small farm animals such as pigs, goats, llamas, alpacas, sheep, pigeons, poultry and rabbits may be bred, raised or maintained for domestic or educational purposes subject to the following restrictions:
    - i. Pigs, goats, sheep, llamas, alpacas and similar animals shall not exceed two (2) in number;
    - ii. Pigeons, poultry, rabbits, and similar animals, including breeding and egg production from such animals, shall not exceed twenty-five (25) in number;
    - iii. No structure or shelter for animals shall be located closer than five (5) feet to any property line;

- iv. No structure or shelter for animals shall be closer than two-hundred (200) feet or one-half (½) the distance between the primary on-site structure and any primary structure(s) on (a) nearby parcel(s), whichever is less, provided that this distance requirement may be reduced through issuance of a Conditional Use Permit;
- v. Maximum height of any structure or shelter for animals shall be fifteen (15) feet.
- e. In the R-3 zone district where there are more than one (1) dwelling unit on a property, only domestic pets such as cats and dogs shall be permitted unless otherwise specified by a conditional use permit.
- f. The breeding, raising, maintenance of animals allowed by this subsection shall comply with all other State and County requirements and ordinances.

**18.08.160 HOME OCCUPATIONS**

**18.08.170 SHORT-TERM RENTALS IN R-1, R-2, R-3, AND RR-0.5-STARLITE ESTATES ZONE DISTRICTS**

Residential rentals of less than thirty (30) days in the R-1, R-2, R-3 and RR-0.5-Starlite Estates zone districts are prohibited.

**18.08.180 SECOND DWELLING UNITS**

Second dwelling units are permitted in areas within the OS, RR, RR-0.5-Starlite Estates, and R-1 zone districts in accordance with the following:

1. The lot upon which the second dwelling unit is to be constructed or established contains an existing single-family dwelling.
2. The second dwelling unit is or will be constructed or established such that it is or will be attached to the existing dwelling and located within the living area of that dwelling or is or will be detached from the existing dwelling, but located entirely on the same lot as the existing dwelling;
3. In the case of a second dwelling unit to be served by a private well and/or sewage system, written approval of the construction or establishment of the second dwelling unit must be obtained from the Inyo County Department of Environmental Health Services.
4. The second dwelling unit shall not be offered for sale; rental of the unit shall be permitted.



5. In the case of a second unit attached, or to be attached, to an existing single-family residence, the increase in the floor area occasioned by the construction or establishment of the second unit shall not exceed thirty (30) percent of the existing living area of the single-family residence.
6. In the case of a second dwelling unit detached, or to be detached, from an existing single-family residence, the total area of the floor space of the second dwelling unit shall not exceed twelve hundred (1,200) square feet.
7. The second dwelling unit, and any construction associated with the second dwelling unit, shall conform to the height, setback, lot coverage, architectural review, and site-plan review requirements, and all other zoning requirements, applicable generally to residential construction in the zone in which the property is located and that all fees and charges associated with those reviews and requirements shall be paid by the applicant.
8. The second dwelling unit, and any construction associated with the second dwelling unit, shall meet all applicable building code requirements.
9. At least two (2) on-site, off-street parking spaces shall be designated and provided, in addition to any parking spaces required due to the presence of the existing single-family dwelling.

#### **18.18.190 POLLUTION PROHIBITED**

Any use which pollutes any human or natural resource is prohibited in all zoning designations.

#### **18.08.195 EMERGENCY SHELTER**

In addition to other relevant development standards and regulations, the following standards shall apply to emergency shelters.

1. No more than ten (10) occupants are permitted at any one time.
2. On-site management and security shall be required at all times that the shelter is operating.