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AGENDA ITEM NO.

8 (Action Item and Public Hearing)

PLANNING COMMISSION

MEETING DATE:

July 22, 2026

SUBJECT:

Zone Text Amendment (ZTA) No. 2026-01/Inyo County – Infill Housing / REAP 2.0 Implementation

EXECUTIVE SUMMARY

Staff has prepared a proposed ordinance amending multiple sections of Title 18 (Zoning) of the Inyo County Code to address housing constraints identified through the County's REAP 2.0-funded infill housing work program and related 6th Cycle Housing Element implementation efforts. The amendments focus on aligning zoning provisions with applicable General Plan density ranges, reducing certain residential setback constraints, clarifying and expanding the treatment of accessory dwelling units (ADUs), revising accessory building standards, and providing limited parking flexibility where site-specific conditions support reduced demand.

The ordinance is based on technical analysis conducted by Precision Civil Engineering in 2025–2026, including review of residential design and density standards, evaluation of vacant and underutilized lands, infill capacity analysis, and related study of ADUs, parking, and adaptive reuse opportunities in Big Pine, Independence, and Lone Pine. The project also included six public meetings, two surveys, and follow-up study sessions with the Planning Commission and Board of Supervisors, through which setbacks, density determination, parking flexibility, and ADUs emerged as key opportunity areas for zoning updates.

On February 3, 2026, the Board of Supervisors directed staff to prepare an update to the Inyo County Code addressing alignment of allowed dwelling units with General Plan density, reduced front and rear yard setbacks, clarification of ADU regulations, and relaxation of certain residential parking requirements. Staff now requests that the Planning Commission conduct a public hearing, consider the recommended findings, and forward a recommendation to the Board of Supervisors to approve Zone Text Amendment No. 2026-01 and adopt the accompanying ordinance amending Title 18.

PROJECT INFORMATION

Supervisory District: County-wide

Applicants: Inyo County

**Landowners:
Address/** Multiple

Community: County-wide

A.P.N.: County-wide

Surrounding Land Use: Various

Recommended Action: **Recommend that the Board of Supervisors:**

1.) Find the proposed project exempt from the requirements of the California Environmental Quality (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

2.) Make certain Findings with respect to, and approve, Zone Text Amendment ZTA No. 2026-01.

Alternatives:

- 1.) Recommend modifications to the proposal.
- 2.) Recommend denial. This is not recommended, as the ordinance is a key implementation step for the County’s REAP 2.0-funded infill housing work program and is intended to help address constraints identified in the 6th Cycle Housing Element. Denial could undermine the effectiveness of the grant-funded work and delay progress toward infill housing and Housing Element implementation.
- 3.) Continue the public hearing to a future date, and provide specific direction to staff regarding additional information and analysis needed.

BACKGROUND

The County’s 6th Cycle Housing Element identified governmental constraints to housing development, including outdated zoning and General Plan requirements that may limit infill housing opportunities. On May 15, 2024, the County was awarded a Regional Early Action Planning (REAP) 2.0 grant to review and remove such constraints in order to accelerate infill housing.

On December 31, 2025, the County entered into a contract with Precision Civil Engineering to evaluate residential design standards and their relationship to current code requirements and to identify zoning and General Plan standards that could be inhibiting infill development, including second units and accessory dwelling units, using Big Pine, Independence, and Lone Pine as the primary evaluation areas. The technical work included a Development and Design Standards Review, a Vacant and Underutilized Lands Inventory, an Infill Residential Capacity Study, and related memoranda concerning ADUs, parking, adaptive reuse, and possible zoning text amendments.

Planning staff and Precision Civil Engineering conducted six public meetings and two surveys to gather community input on preferred housing types and opportunities for additional infill housing. Based on that outreach and technical analysis, the key topics refined for further ordinance development were setbacks, how housing density is determined, parking flexibility, accessory dwelling units, and adaptive reuse.

Several iterations of setback, parking, and density examples were then presented and discussed with the Planning Commission and Board of Supervisors. On February 3, 2026, the Board directed staff to prepare code amendments addressing alignment of zoning-permitted units with General Plan density requirements, reduced front and rear yard setbacks, clarification of where ADUs are allowed and how they are defined, and reduced parking requirements in appropriate circumstances.

A subsequent Countywide Evaluation of Proposed Text Amendments Memorandum evaluated whether key residential changes, particularly the R-1/R-2 setback and unit-determination revisions, would be appropriate for broader application across the unincorporated County. That memorandum concluded that the amendments could remain within applicable General Plan density ranges, increase buildable area and residential opportunity, and be implemented without changing maximum density allowances, provided parcels satisfy applicable development constraints such as wastewater, access, fire protection, and related site standards.

Summary of Proposed Amendments

The proposed ordinance amends multiple sections of Title 18 to implement the residential infill concepts evaluated through the REAP 2.0 work program and refined through public outreach and Board direction. In summary, the ordinance would make the following changes:

- **R-1 and R-2 permitted uses and unit determination.** Amend the R-1 and R-2 districts to expressly allow ADUs and to provide that, notwithstanding the default use language, the number of dwelling units permitted on a parcel may be determined by the applicable General Plan land use designation, provided the parcel is physically and legally capable of accommodating the proposed development and can meet onsite wastewater, access, fire protection, building separation, and related development standards. Parcels that cannot demonstrate such compliance are not eligible for this allowance.

- **R-1 and R-2 setback revisions.** Reduce minimum front yard setbacks from 25 feet to 15 feet and rear yard setbacks from 20 feet to 5 feet, with a zero-foot rear setback option for lots with alley access where the alley is sufficiently improved and approved for emergency access.
- **Parking flexibility.** Retain baseline parking requirements in the R-1, R-2, and R-3 districts and in specified commercial and mixed-use districts, but authorize the Planning Director to approve reductions where required by State law or where project type, unit type, occupancy, proximity to transit or services, shared parking opportunities, or other site-specific factors demonstrate lower parking demand.
- **ADU clarification and code consistency.** Amend Chapter 18.06 to add or revise the ADU definition; amend Section 18.78.340 to state that ADUs are permitted in all residential and mixed-use zones on the same parcel as an existing or proposed single-family or multi-family dwelling, in accordance with State ADU law; and add ADUs as permitted uses in affected residential and commercial/mixed-use zones, specifying that ADUs do not count toward the number of dwelling units permitted under the primary use provisions.
- **Accessory building standards.** Amend Section 18.78.150 to clarify default setbacks, height limits, alley-access provisions, and other development standards for detached accessory buildings, while preserving more specific standards where otherwise provided in the regulations of the applicable zoning district.

ENVIRONMENTAL REVIEW

The proposed zoning text amendments are exempt from the California Environmental Quality Act (CEQA) under the “common sense” exemption in State CEQA Guidelines Section 15061(b)(3). This exemption applies where it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment.

The amendments do not change General Plan land use designations or adopted General Plan density ranges. The changes clarify how existing General Plan densities may be realized on individual parcels (for example, by allowing multiple dwelling units in R-1 and R-2 where the General Plan already supports more than one unit per lot), introduce limited flexibility in applying parking and yard standards, and confirm that ADUs are allowed consistent with State law. The amendments do not authorize development beyond the intensity already contemplated by the General Plan and do not expand the geographic extent of urban development.

Because the project maintains existing General Plan density limits and growth patterns and primarily reorganizes and modernizes existing regulations to remove internal inconsistencies and better align with State housing law, there is no substantial evidence that the amendments would result in new or more severe environmental impacts compared to existing conditions and entitlements. The zoning text amendments therefore have no possibility of causing a significant effect on the environment and are exempt from CEQA pursuant to Guidelines Section 15061(b)(3).

RECOMMENDATIONS

Staff recommends that the Planning Commission adopt the recommended findings and forward a recommendation to the Board of Supervisors to consider the proposed Zone Text Amendment and adopt the proposed ordinance amending Title 18 (Zoning) of the Inyo County Code.

Recommended Findings

1. This proposed ordinance is covered by the General Rule 15061(b)(3) *[Evidence: The proposed zoning text amendments do not change General Plan land use designations or adopted General Plan density ranges. The amendments clarify how existing General Plan densities may be realized on individual parcels, provide limited flexibility in applying development standards, and align portions of the County's zoning code with current State law. Because the amendments do not authorize development beyond the intensity already contemplated by the General Plan and do not expand the geographic extent of development, it can be seen with certainty that there is no possibility the project may have a significant effect on the environment.]*
2. Based on substantial evidence in the record, the proposed Zoning text Amendment is consistent with the Goals and Policies of the Inyo County General Plan. *[Evidence: The amendments are informed by constraints identified through the County's 6th Cycle Housing Element and subsequent REAP 2.0-funded technical analysis. The amendments are intended to reduce regulatory barriers, improve consistency between the zoning code and the General Plan, and allow housing opportunities to occur within the land use designations and density ranges already established by the General Plan. The amendments do not alter the General Plan land use map or increase adopted density ranges.]*
3. Based on substantial evidence in the record, the proposed Zoning text Amendment is consistent with Title 18 (Zoning Ordinance of Inyo County Code). *[Evidence: The amendments update and clarify existing provisions of Title 18 relating to residential uses, setbacks, accessory buildings, parking, ADUs, and related definitions. The amendments do not conflict with other sections of the County's zoning code, but instead improve internal consistency, remove outdated or restrictive provisions, and better align Title 18 with current State housing law, the County's General Plan, and recent County planning analysis. The amendments therefore remain consistent with the purpose and intent of Title 18 to regulate land uses and development standards in an orderly manner throughout the County.]*

ATTACHMENTS

- Draft Resolution
- Draft Ordinance
- Proposed Zone Text Amendment in strike out and underline

Proposed Planning Commission Resolution

RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF INYO, STATE OF CALIFORNIA, RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT AN ORDINANCE AMENDING TITLE 18 (ZONING) OF THE INYO COUNTY CODE RELATING TO RESIDENTIAL INFILL DEVELOPMENT, ACCESSORY DWELLING UNITS, ACCESSORY BUILDINGS, AND PARKING, AND APPROVING ZONE TEXT AMENDMENT NO. 2026-01.

WHEREAS, the County's 6th Cycle Housing Element identified governmental constraints to housing development, including outdated zoning and General Plan requirements that may limit infill housing opportunities in the unincorporated County; and

WHEREAS, on May 15, 2024, the County of Inyo was awarded a Regional Early Action Planning (REAP) 2.0 grant to review and remove governmental constraints to housing development as identified in the 6th Cycle Housing Element and to accelerate infill housing; and

WHEREAS, on December 31, 2025, the County entered into a contract with Precision Civil Engineering, Inc. (PCE) to provide planning services to evaluate residential design standards and their relationship to current code requirements, and to identify zoning and General Plan design and density standards that could be inhibiting infill development, including second units and accessory dwelling units (ADUs), using the communities of Big Pine, Independence, and Lone Pine as primary evaluation areas; and

WHEREAS, as part of this REAP 2.0-funded work program, PCE prepared a Development and Design Standards Review, a Vacant and Underutilized Lands Inventory, an Infill Residential Capacity Study, an ADU review, a Parking Regulations Memorandum, an Adaptive Reuse Memorandum, and a Countywide Evaluation of Proposed R-1/R-2 Text Amendments Memorandum, all of which identify regulatory constraints and opportunities related to setbacks, density determination, parking, ADUs, and adaptive reuse; and

WHEREAS, Inyo County Planning staff and PCE conducted six public meetings and two mailed/online surveys to collect community input regarding preferred housing types and infill housing opportunities in Big Pine, Independence, and Lone Pine, and through this outreach, second units and ADUs were identified as highly preferred infill housing options; and

WHEREAS, based on the technical analysis and public input, staff and PCE refined key infill development issues and opportunities, including setbacks, how housing density is determined, flexibility in parking requirements, ADUs, and adaptive reuse; and

WHEREAS, several iterations of setback, parking, and density examples were presented and discussed at workshops with the Planning Commission and the Board of Supervisors; and

WHEREAS, on February 3, 2026, the Board of Supervisors provided direction to staff to prepare amendments to the Inyo County Code addressing: (1) alignment of zoning-permitted

dwelling units with General Plan density requirements; (2) reduced front and rear yard setbacks; (3) clarification and encouragement of ADU development by updating the code to clarify where ADUs are allowed and how they are defined; and (4) relaxation of certain residential parking requirements where appropriate; and

WHEREAS, the Countywide Evaluation of Proposed R-1/R-2 Text Amendments Memorandum concluded that proposed R-1 and R-2 text amendments, specifically, alignment of permitted unit types with General Plan residential density and reductions in front and rear yard setbacks, are appropriate for application countywide, can remain within applicable General Plan density ranges, and can increase buildable area and residential opportunities without changing maximum density allowances, provided that parcels meet applicable physical and legal constraints including wastewater, access, fire protection, and related development standards; and

WHEREAS, staff has prepared a proposed ordinance (Zone Text Amendment No. 2026-01) attached hereto as Exhibit A, amending multiple sections of Title 18 (Zoning) of the Inyo County Code, including but not limited to Chapters 18.06, 18.30, 18.33, 18.34, 18.44, 18.45, 18.48, 18.49, 18.51, 18.54, and Section 18.78.150 and 18.78.340, to: (1) align the number of dwelling units permitted on R-1 and R-2 parcels with applicable General Plan density ranges; (2) reduce front and rear yard setbacks in the R-1 and R-2 districts; (3) codify limited parking flexibility based on site-specific conditions; (4) clarify and expand ADU provisions and permitted use listings; and (5) update accessory building standards; and

WHEREAS, the proposed zoning text amendments do not change General Plan land use designations or adopted General Plan density ranges but instead clarify how existing General Plan densities may be realized on individual parcels, provide limited flexibility in applying development standards, and better align zoning regulations with State housing law and the County's housing goals; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on July 22, 2026, at which time all interested persons were given the opportunity to be heard and the Commission considered the staff report, draft ordinance, technical memoranda, and all oral and written testimony submitted regarding the proposed amendment;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the County of Inyo hereby finds and determines as follows:

1. The proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the proposed zoning text amendment may have a significant effect on the environment. The proposed amendments do not change General Plan land use designations or adopted General Plan density ranges, do not authorize development beyond the intensity already contemplated by the General Plan, and do not expand the geographic extent of urban development.
2. Based on substantial evidence in the record, the proposed Zone Text Amendment No. 2026-01 is consistent with the goals and policies of the Inyo County General Plan. The

amendments are intended to reduce regulatory barriers, improve consistency between the zoning code and the General Plan, and allow housing opportunities to occur within the land use designations and density ranges already established by the General Plan.

3. Based on substantial evidence in the record, the proposed Zone Text Amendment No. 2026-01 is consistent with Title 18 (Zoning Ordinance of Inyo County Code). The amendments update and clarify existing provisions relating to residential uses, setbacks, accessory buildings, parking, ADUs, and related definitions, and do not conflict with other sections of the County's zoning code.

BE IT FURTHER RESOLVED that the Planning Commission of the County of Inyo hereby recommends that the Board of Supervisors of the County of Inyo:

1. Find that Zone Text Amendment No. 2026-01 is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15061(b)(3); and
2. Adopt the ordinance attached hereto as Exhibit A, entitled an ordinance amending Title 18 (Zoning) of the Inyo County Code relating to residential infill development, accessory dwelling units, accessory buildings, and parking, thereby approving Zone Text Amendment No. 2026-01.

PASSED AND ADOPTED this 22nd day of July, 2026 by the following vote of the Inyo County Planning Commission:

AYES:

NOES:

ABSTAIN:

ABSENT:

Caitlan Morley, Chairperson

ATTEST: Cathreen Richards

By: _____
Sally Faircloth, Planning Commission Clerk

Exhibit A
Proposed Board of Supervisors Resolution

ORDINANCE NO.

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF INYO, STATE OF CALIFORNIA, AMENDING INYO COUNTY CODE SECTIONS 18.30.030 D; 18.30.030 E; 18.30.070 A; 18.30.070 B; 18.30.110; 18.33.020 E; 18.33.020 F; 18.33.050 A; 18.33.050 B; 18.33.080; 18.34.020 I; 18.34.050 H; 18.44.020 Y; 18.45.020 D 4; 18.48.020 R; 18.49.020 Q; 18.51.020 K; 18.54.020 L; 18.78.150 B; 18.78.150 F; 18.78.150 E; 18.78.340; AND, AMENDING CHAPTERS 18.06 OF THE INYO COUNTY CODE.

WHEREAS, on May 15, 2024, Inyo County was awarded a Regional Early Action Planning (REAP 2) Grant to conduct a review and removal of governmental constraints to housing development as identified in its 6th Cycle Housing Element, to accelerate infill housing; and

WHEREAS, on December 31, 2025, Inyo County entered into a contract with Precision Civil Engineering (PCE) for planning services to conduct a review of residential design standards and their relationships to the Current California Building Code, to be used to identify zoning and General Plan design and density requirements that could be inhibiting more infill development, such as second units and Accessory Dwelling Units (ADU). The communities of Big Pine, Independence and Lone Pine were used for evaluations; and

WHEREAS, Inyo County planning and PCE staff conducted six public meetings and two mailed/online surveys to collect the community's opinions generally, and on what types of infill or additional housing types they preferred for their communities. This resulted in second units, accessory dwelling units being the most preferred; and

WHEREAS, PCE staff refined the comments and suggestions into infill development issues and opportunities including: setbacks, how housing density is determined, flexibility of parking requirements, accessory dwelling units, and adaptive reuse; and

WHEREAS, several iterations of setbacks, parking, and density examples were shared and discussed at workshops with the Planning Commission and Board of Supervisors; and

WHEREAS, on February 3, 2026, the Board provided direction to staff to prepare an update to the Inyo County Code addressing: the alignment of the zoning code's allowed units with general plan density requirements, reducing front and rear yard setbacks, encouraging accessory dwelling unit development by updating the code to clarify where it is allowed and how it is defined, and relaxing some residential parking requirements, and

WHEREAS, the Inyo County Planning Commission met to discuss the proposed changes to the zoning ordinance with regard to consistency with state law, the General Plan and the California Environmental Quality Act and concurred with staff recommendations.

NOW, THEREFORE, the Board of Supervisors, County of Inyo, ordains as follows:

SECTION I. Chapter 18.06 of the Inyo County Code is amended to add as follows:

“18.06.023. Accessory dwelling units

“Accessory dwelling unit” means an attached or a detached residential dwelling unit that provides complete, independent living facilities for one or more persons, and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is, or will be, situated. An ADU also includes the following: a) an efficiency unit; b) a manufactured home, as defined in Section 18007 of the Health and Safety Code. Source: Government Code section 66313, subdivision (a). A tiny home on permanent foundation that meets applicable State Law may qualify as an ADU.”

SECTION II. Section 18.30.030 of the Inyo County Code is amended in its entirety to read as follows:

“18.30.030 – Permitted Uses.

The following principal uses are permitted in an R-1 district:

- A. One single-family dwelling on a lot, including single-family mobile homes;
- B. Garden, orchard field crop, where no building is involved;
- C. Transitional, supportive and group homes;
- D. Accessory dwelling unit(s), in compliance with section 18.78.340 Accessory dwelling units and shall not count toward the number of dwelling units permitted under this subsection;
- E. Notwithstanding subsection A, the number of dwelling units permitted on a lot may be determined by the applicable general plan land use designation, provided the parcel is physically and legally capable of accommodating the proposed development and can satisfy applicable onsite wastewater requirements, access, fire protection, minimum building separation, and other site development standards necessary to support the proposed number of dwelling units. Parcels that cannot demonstrate such compliance shall not be eligible for this allowance.”

SECTION III. Section “18.30.070 of the Inyo County Code is amended in its entirety to read as follows:

“18.30.070 – Yards. The minimum requirements for yards in R-1 districts shall be as follows:

- A. Depth of front yard, subject to the exceptions set forth by the general regulations, fifteen feet;
- B. Depth of rear yard, five feet, or zero feet for lots with alley access, provided that the alley is improved to a width of at least twenty feet and is approved for emergency access by the applicable emergency access provider;

- C. Width of side yard along the street lot line of a corner lot, five feet;
- D. Width of side yard along interior side lot line, five feet.”

SECTION IV. Section 18.30.110 of the Inyo County Code is amended to add as follows:

“18.30.110 – Parking requirement. Two spaces are required for each dwelling unit, except as otherwise provided by State Law or approved by the planning director. The planning director may approve a reduction in the required number of spaces upon a finding that the proposed development demonstrates lower parking demand based on project type, unit type, occupancy, proximity to transit or services, shared parking opportunities, or other relevant site-specific conditions.”

SECTION V. Section 18.33.020 of the Inyo County Code is amended in its entirety to read as follows:

“18.33.020 – Permitted uses. The following principal uses are permitted in an R-2 district:

- A. One single-family dwelling on a lot; two separate single-family dwellings, including single-family mobile homes;
- B. Duplex, including two-family mobile homes;
- C. Garden, orchard, field crop, where no building is involved;
- D. Transitional, supportive and group homes;
- E. Accessory dwelling unit(s) in compliance with section 18.78.340 Accessory dwelling units and shall not count toward the number of dwelling units permitted under this subsection;
- F. Notwithstanding subsections A and B, the number of dwelling units permitted on a lot may be determined by the applicable general plan land use designation, provided the parcel is physically and legally capable of accommodating the proposed development and can satisfy applicable onsite wastewater requirements, access, fire protection, minimum building separation, and other site development standards necessary to support the proposed number of dwelling units. Parcels that cannot demonstrate such compliance shall not be eligible for this allowance.”

SECTION VI. Section 18.33.050 of the Inyo County Code is amended to read as follows:

“18.33.050 – Yards. The minimum requirements for yards in the R-2 district shall be as follows:

- A. Depth of front yard: fifteen feet;

- B. Depth of rear yard: five feet, or zero feet for lots with alley access, provided that the alley is improved to a width of at least twenty feet and is approved for emergency access by the applicable emergency access provider;
- C. Width of side yards: five feet.”

SECTION VII. Section 18.33.080 of the Inyo County Code is amended to read as follows:

“18.33.080 – Parking. Off-street parking spaces shall be provided on a parking lot, or within a garage or carport at the ratio of two spaces per dwelling unit, except as otherwise provided by State Law or approved by the planning director. The planning director may approve a reduction in the required number of spaces upon a finding that the proposed development demonstrates lower parking demand based on project type, unit type, occupancy, proximity to transit or services, shared parking opportunities, or other relevant site-specific conditions.”

SECTION VIII. Section 18.34.020 of the Inyo County Code is amended to add as follows:

“18.34.020 I – Accessory dwelling unit(s) in compliance with section 18.78.340 Accessory dwelling units and shall not count toward the number of dwelling units permitted under this subsection.”

SECTION IX. Section 18.34.050 of the Inyo County Code is amended to add as follows:

“18.34.050 H – Off-street parking spaces per dwelling unit: two designated spaces plus one guest parking space for each four dwelling units, except as otherwise provided by State Law or approved by the planning director. The planning director may approve a reduction in the required number of spaces upon a finding that the proposed development demonstrates lower parking demand based on project type, unit type, occupancy, proximity to transit or services, shared parking opportunities, or other relevant site-specific conditions.”

SECTION X. Section 18.44.020 of the Inyo County Code is amended in its entirety to read as follows:

“18.44.020 Y – Off-street parking spaces per dwelling unit: two designated spaces plus one guest parking space for each four dwelling units, except as otherwise provided by State Law or approved by the planning director. The planning director may approve a reduction in the required number of spaces upon a finding that the proposed development demonstrates lower parking demand based on project type, unit type, occupancy, proximity to transit or services, shared parking opportunities, or other relevant site-specific conditions.”

SECTION XI. Section 18.45.020 of the Inyo County Code amended to add as follows:

“18.45.020 D 4 – Accessory dwelling unit(s) in compliance with section 18.78.340 Accessory dwelling units and shall not count toward the number of dwelling units permitted under this subsection.”

SECTION XII. Section 18.48.020 of the Inyo County Code is amended to add as follows:

“18.48.020 R – Accessory dwelling unit(s) in compliance with section 18.78.340 Accessory dwelling units and shall not count toward the number of dwelling units permitted under this subsection.”

SECTION XIII. Section 18.49.020 of the Inyo County Code is amended in its entirety to read as follows:

“18.49.020 – Principal permitted uses.

The following are the principal permitted uses of the C-4 zone:

Q. Accessory dwelling unit(s) in compliance with section 18.78.340 Accessory dwelling units and shall not count toward the number of dwelling units permitted under this subsection;

SECTION XIV. Section 18.51.020 of the Inyo County Code is amended to add as follows:

“18.51.020 K – Accessory dwelling unit(s) in compliance with section 18.78.340 Accessory dwelling units and shall not count toward the number of dwelling units permitted under this subsection.”

SECTION XV. Section 18.54.020 of the Inyo County Code is amended to add as follows:

“18.54.020 L – Accessory dwelling unit(s) in compliance with section 18.78.340 Accessory dwelling units and shall not count toward the number of dwelling units permitted under this subsection.”

SECTION XVI. Section 18.78.150 of the Inyo County Code is amended in its entirety to read as follows:

“18.78.150 – Accessory buildings. Accessory buildings, including, but not limited to, sheds, barns, detached garages, shipping containers, metal freight boxes, and greenhouses shall comply with the requirements set forth below:

- A. No detached accessory building shall be located within ten feet of any building;
- B. No detached accessory building shall be located within five feet of the rear or side lot line except as otherwise specifically provided in the regulations of the specific zoning district;
- C. No detached accessory building shall have a height in excess of twenty feet except as otherwise specifically provided in the regulations of the specific zoning district;

- D. No accessory building shall occupy any part of a required front yard; and no accessory building shall be placed in front of the primary structure when located within R1 and RMH districts;
- E. On a corner lot which is not within a R-1 district and abuts a key lot, no accessory building shall be nearer the street than a distance equal to one-half the depth of front yard required on the key lot;
- F. Where an accessory garage is accessible to vehicles from an alley, it shall be located not less than thirty feet from the opposite side of the alley and in no case closer than five feet to the rear lot line except as otherwise specifically provided in the regulations of the specific zoning district;
- G. Signs, including advertising, shall not be permitted on or attached to accessory buildings except those required by law that contain public safety information;
- H. Accessory buildings shall not be stacked;
- I. Accessory buildings shall be painted to similarly match the primary structure or the surrounding landscape;
- J. Accessory buildings whole or in part that are proposed as primarily structures and/ or part of a primary structure shall be constructed with material that meets all building and safety requirements and their use is subject to the approval of the building official and of subsections G, H, and I of this section.”

SECTION XVII. Section 18.78.340 of the Inyo County Code is amended in its entirety to read as follows:

“18.78.340 – Accessory dwelling units. Accessory dwelling units ("ADUs") are permitted in all residential and mixed-use zones, on the same parcel as an existing or proposed single-family or multi-family dwelling, in accordance with State ADU Law. Regulations found in this title regarding principally permitted dwelling units in the residential and mixed-use zones apply to ADUs; provided, however, that if such regulations conflict with state law regarding ADUs, state law shall prevail.”

SECTION XVIII. Severability

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such a decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of this ordinance would be subsequently declared invalid or unconstitutional.

SECTION XIX. Effective date.

This Ordinance shall take effect and be in full force and effect thirty (30) days after its adoption. Before the expiration of fifteen (15) days from the adoption thereof, a summary of this Ordinance shall be published once in a newspaper of general circulation printed and published in the County of Inyo, State of California in accordance with Government Code Section 25124(b). The Clerk of the Board is hereby instructed and ordered to so publish a summary of this Ordinance together with the names of the Board voting for and against same.

PASSED AND ADOPTED this 25th day of August by the following vote of the Inyo County Board of Supervisors:

AYES:

NOES:

ABSTAIN:

ABSENT:

Trina Orrill, Chairperson

ATTEST: David Fraser
Clerk to the Board

By: _____
Darcy Ellis, Assistant

Proposed Ordinance in Strike Out and Underline

TITLE 18 (ZONING) OF THE INYO COUNTY CODE
PROPOSED ZONE TEXT AMENDMENT IN LEGISLATIVE FORMAT
~~STRIKTHROUGH~~ AND UNDERLINE
ZTA NO. 2026-01

CHAPTER 18.06
DEFINITIONS

18.06.023. Accessory dwelling unit.

“Accessory dwelling unit” means an attached or a detached residential dwelling unit that provides complete, independent living facilities for one or more persons, and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is, or will be, situated. An ADU also includes the following: a) an efficiency unit; b) a manufactured home, as defined in Section 18007 of the Health and Safety Code. Source: Government Code section 66313, subdivision (a). A tiny home on permanent foundation that meets applicable State Law may qualify as an ADU.

CHAPTER 18.30

R-1 DISTRICTS—ONE FAMILY RESIDENCES

18.30.030. Permitted uses.

The following principal uses are permitted in an R-1 district:

- A. One single-family dwelling on a lot, including single-family mobilehomes;
- B. Garden, orchard field crop, where no building is involved;
- C. Transitional, supportive and group homes;
- D. Accessory dwelling unit(s), in compliance with section 18.78.340 Accessory dwelling units and shall not count toward the number of dwelling units permitted under this subsection;
- E. Notwithstanding subsection A, the number of dwelling units permitted on a lot may be determined by the applicable general plan land use designation, provided the parcel is physically and legally capable of accommodating the proposed development and can satisfy applicable onsite wastewater requirements, access, fire protection, minimum building separation, and other site development standards necessary to support the proposed number of dwelling units. Parcels that cannot demonstrate such compliance shall not be eligible for this allowance.

18.30.070. Yards.

The minimum requirements for yards in R-1 districts shall be as follows:

- A. Depth of front yard, subject to the exceptions set forth by the general regulations, ~~twenty-five~~ fifteen feet;
- B. Depth of rear yard, ~~twenty feet five feet, or zero feet for lots with alley access, provided that the alley is improved to a width of at least twenty feet and is approved for emergency access by the applicable emergency access provider~~;
- C. Width of side yard along the street lot line of a corner lot, five feet;
- D. Width of side yard along interior side lot line, five feet.

18.30.110. Parking requirement.

Two spaces are required for each dwelling unit, except as otherwise provided by State Law or approved by the planning director. The planning director may approve a reduction in the required number of spaces upon a finding that the proposed development demonstrates lower parking demand based on project type, unit type, occupancy, proximity to transit or services, shared parking opportunities, or other relevant site-specific conditions.

CHAPTER 18.33
R-2 DISTRICTS—MULTIPLE RESIDENTIAL

18.33.020. Permitted uses.

The following principal uses are permitted in an R-2 district:

- A. One single-family dwelling on a lot; two separate single-family dwellings, including single-family mobile homes;
- B. Duplex, including two-family mobile homes;
- C. Garden, orchard, field crop, where no building is involved;
- D. Transitional, supportive and group homes;
- E. Accessory dwelling unit(s) in compliance with section 18.78.340 Accessory dwelling units and shall not count toward the number of dwelling units permitted under this subsection;
- F. Notwithstanding subsections A and B, the number of dwelling units permitted on a lot may be determined by the applicable general plan land use designation, provided the parcel is physically and legally capable of accommodating the proposed development and can satisfy applicable onsite wastewater requirements, access, fire protection, minimum building separation, and other site development standards necessary to support the proposed number of dwelling units. Parcels that cannot demonstrate such compliance shall not be eligible for this allowance.

18.33.050. Yards.

The minimum requirements for yards in the R-2 district shall be as follows:

- A. Depth of front yard: ~~twenty-five~~ fifteen feet;
- B. Depth of rear yard: ~~twenty feet~~ five feet, or zero feet for lots with alley access, provided that the alley is improved to a width of at least twenty feet and is approved for emergency access by the applicable emergency access provider;
- C. Width of side yards: five feet.

18.33.080. Parking.

Off-street parking spaces shall be provided on a parking lot, or within a garage or carport at the ratio of two spaces per dwelling unit, except as otherwise provided by State Law or approved by the planning director. The planning director may approve a reduction in the required number of spaces upon a finding that the proposed development demonstrates lower parking demand based on project type, unit type, occupancy, proximity to transit or services, shared parking opportunities, or other relevant site-specific conditions.

CHAPTER 18.34

R-3 MULTIPLE RESIDENTIAL ZONE

18.34.020. Principal permitted uses.

The following are the principal permitted uses in the R-3 zone:

- I. Accessory dwelling unit(s) in compliance with section 18.78.340 Accessory dwelling units and shall not count toward the number of dwelling units permitted under this subsection;

18.34.050. Development standards.

The following are minimum standards established for development in the R-3 zone except as otherwise provided in this title or as modified for conditional uses:

- H. Off-street parking spaces per dwelling unit: two designated spaces plus one guest parking space for each four dwelling units, except as otherwise provided by State Law or approved by the planning director. The planning director may approve a reduction in the required number of spaces upon a finding that the proposed development demonstrates lower parking demand based on project type, unit type, occupancy, proximity to transit or services, shared parking opportunities, or other relevant site-specific conditions.

CHAPTER 18.44
CB DISTRICT—CENTRAL BUSINESS

18.44.020. Principal permitted uses.

The following principle uses are permitted in the CB district, plus such other uses as the planning director may deem to be similar and not detrimental to other uses permitted in this zone, subject to Section 18.81.020:

- Y. Accessory dwelling unit(s) in compliance with section 18.78.340 Accessory dwelling units and shall not count toward the number of dwelling units permitted under this subsection.

CHAPTER 18.45

C-1 DISTRICTS GENERAL COMMERCIAL AND RETAIL

18.45.020. Permitted uses.

The following principal uses are permitted in the C-1 district, when entirely conducted within an enclosed building:

D. Housing:

4. Accessory dwelling unit(s) in compliance with section 18.78.340 Accessory dwelling units and shall not count toward the number of dwelling units permitted under this subsection;

CHAPTER 18.48

C-2 DISTRICTS—HIGHWAY SERVICES AND TOURIST COMMERCIAL

18.48.020. Principal permitted uses.

The following principal uses are permitted in a C-2 district, when conducted entirely within a completely enclosed building:

- R. Accessory dwelling unit(s) in compliance with section 18.78.340 Accessory dwelling units and shall not count toward the number of dwelling units permitted under this subsection.

CHAPTER 18.49
C-4 ZONE—HEAVY COMMERCIAL

18.49.020. Principal permitted uses.

The following are the principal permitted uses of the C-4 zone:

- A. Wholesale business, storage buildings, warehouses and vehicle storage areas;
- B. Bakery;
- C. Building material storage yard;
- D. Lumber yard;
- E. Contractor's storage yard;
- F. Cabinet shop;
- G. Plumbing shop;
- H. Machine shop;
- I. Sheet metal shop;
- J. Welding shop;
- K. Truck repairing or overhauling, excluding a truck terminal;
- L. Animal hospitals, commercial kennels and veterinaries;
- M. Assay business, excluding commercial processing of ores;
- N. Auto body repair and painting;
- O. Public and quasi-public buildings and uses of administrative, recreational, educational, religious, cultural, or public utility or service nature;
- P. Single room occupancy units;

~~Q. Any other use or service establishment determined by the planning commission to be of the same general character as the foregoing uses, and which will not impair the present or potential use of adjacent properties.~~

Q. Accessory dwelling unit(s) in compliance with section 18.78.340 Accessory dwelling units and shall not count toward the number of dwelling units permitted under this subsection;

R. Any other use or service establishment determined by the planning commission to be of the same general character as the foregoing uses, and which will not impair the present or potential use of adjacent properties.

CHAPTER 18.51

C-3 ADMINISTRATIVE AND PROFESSIONAL OFFICES ZONE

18.51.020. Permitted uses.

The following uses shall be permitted in the C-3 district, plus such other uses as the planning commission may deem to be similar and not detrimental to other uses permitted in this zone subject to Section 18.81.020 of this title:

- K. Accessory dwelling unit(s) in compliance with section 18.78.340 Accessory dwelling units and shall not count toward the number of dwelling units permitted under this subsection.

CHAPTER 18.54

C-5 ZONE—COMMERCIAL RECREATION

18.54.020. Principal permitted uses.

The following are the principal permitted uses of the C-5 zone:

- L. Accessory dwelling unit(s) in compliance with section 18.78.340 Accessory dwelling units and shall not count toward the number of dwelling units permitted under this subsection.

Chapter 18.78

GENERAL REGULATIONS

18.78.150. Accessory buildings.

Accessory buildings, including, but not limited to, sheds, barns, detached garages, shipping containers, metal freight boxes, and greenhouses shall comply with the requirements set forth below.

- A. No detached accessory building shall be located within ten feet of any building;
- B. No detached accessory building shall be located within five feet of the rear or side lot line except as otherwise specifically provided in the regulations of the specific zoning district;
- C. No detached accessory building shall have a height in excess of twenty feet except as otherwise specifically provided in the regulations of the specific zoning district;
- D. No accessory building shall occupy any part of a required front yard; and no accessory building shall be placed in front of the primary structure when located within R1 and RMH districts;
- E. On a corner lot which is not within a R-1 district and abuts a key lot, no accessory building shall be nearer the street than a distance equal to one-half the depth of front yard required on the key lot;
- F. Where an accessory garage is accessible to vehicles from an alley, it shall be located not less than thirty feet from the opposite side of the alley and in no case closer than five feet to the rear lot line except as otherwise specifically provided in the regulations of the specific zoning district;
- G. Signs, including advertising, shall not be permitted on or attached to accessory buildings except those required by law that contain public safety information;
- H. Accessory buildings shall not be stacked;
- I. Accessory buildings shall be painted to similarly match the primary structure or the surrounding landscape;
- J. Accessory buildings whole or in part that are proposed as primarily structures and/ or part of a primary structure shall be constructed with material that meets all building and safety requirements and their use is subject to the approval of the building official and of subsections G, H, and I of this section.

18.78.340. Accessory dwelling units.

Accessory dwelling units ("ADUs") are permitted in all residential and mixed use zones, on the same parcel as an existing or proposed single-family or multi-family dwelling, in accordance with State ADU Law. Regulations found in this title regarding principally permitted dwelling units in the residential and mixed use zones apply to ADUs; provided, however, that if such regulations conflict with state law regarding ADUs, state law shall prevail.