

ORDINANCE NO. 1331

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF INYO, STATE OF CALIFORNIA, ADDING INYO COUNTY CODE SECTIONS 18.06.023, 18.34.020 I, 18.44.020 Y, 18.45.020 D 4, 18.48.020 R, 18.51.020 K, 18.54.020 L; AND AMENDING INYO COUNTY CODE SECTIONS 18.30.030; 18.30.070; 18.30.110; 18.33.020; 18.33.050; 18.33.080; 18.34.050 H; 18.49.020; 18.78.150; 18.78.340.

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 include section 18.06.023 as follows:

“18.06.023. Accessory dwelling units

“Accessory dwelling unit (ADU)” 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 also 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 in its entirety to read 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 in its entirety 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 in its entirety 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 include subsection I. 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(H) of the Inyo County Code is amended in its entirety to read 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 to include subsection Y. 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 include subsection D.4. 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 include subsection R. 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:

- 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. 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.”

SECTION XIV. Section 18.51.020 of the Inyo County Code is amended to include subsection K. 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 include subsection L. 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: -5- Supervisors Roeser, Orrill, Griffiths, Wadelton and Marcellin

NOES: -0-

ABSTAIN: -0-

ABSENT: -0-



Trina Orrill, Chairperson

ATTEST: David Fraser
 Clerk to the Board

By: 

Darcy Ellis, Assistant