

ORDINANCE NO:

INYO COUNTY ZONING ORDINANCE

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Repeals: Ord. # 78, 99, 110, 113, 119, 138, 158, 168

PART TWELVE:
PROCEDURES, ENFORCEMENT, CONTINUED:

APPEALS: TRANSMITTAL OF RECORD. Upon notice by the County Clerk that an appeal has been filed, the Planning Commission shall make available for the Council all documents constituting the record upon which the action appealed was taken. The Commission shall be represented at the hearing on the appeal, in order to make known the reasons for its decision.

APPEALS: NOTICE OF HEARING. The County Board of Supervisors shall give notice of the time and place at which the hearing will be held on any appeal filed pursuant to this Chapter to the applicant, to the appellant, to the Planning Commission and to any other person requesting such notice and depositing with the County Clerk a self-addressed, stamped envelope for that purpose, in addition to the requirements of State Law.

APPEALS: ACTION OF THE COUNTY BOARD OF SUPERVISORS. The Board of Supervisors at the conclusion of the hearing on any appeal filed pursuant to this Chapter, may sustain, modify or overrule the action of the Planning Commission in the matter, or may refer any such matter back to the Planning Commission. The final order of the Board of Supervisors on any such appeal shall be effective forthwith.

AMENDMENTS. Whenever the County Board of Supervisors deems it to be for the public interest, this Chapter may be amended by changing the boundaries of the Districts or by changing any of its provisions.

AMENDMENTS: INITIATION. An amendment may be initiated by a resolution of the County Board of Supervisors or of the Planning Commission, or, in the case of a change in the District boundaries, by an application of one or more property owners.

AMENDMENTS: NOTICE OF HEARING. Upon passage of a resolution or upon receipt of an application in proper form for a change in District boundaries, the proposal shall be set for Public Hearing before the Planning Commission. Notice of the time and place of the hearing shall be given as required by the law of the State of California. The notice shall make known the nature and the extent of the proposed amendment.

AMENDMENTS: ACTION OF PLANNING COMMISSION. After the conclusion of the hearing on a proposed amendment, the Planning Commission shall make a report and recommendation to the County Board of Supervisors with respect to the same, and shall file with the County Clerk an attested copy thereof.

AMENDMENTS: ACTION OF THE COUNTY BOARD OF SUPERVISORS. Upon receipt of the report of the Planning Commission on a proposed amendment, the Board shall set the matter for Public Hearing after notice thereof is given as required by law. After the conclusion of the hearing, the Board may adopt the amendment proposed, or any part thereof, in such form as the Board may deem to be in the public interest.

*From G.S. of P.C. Turns down petition for rezoning
so it does not have to hold hearing on it
(Under Govt. Code Section 65854) in the absence
of appeal.*

Code Sec. 65854 (How give notice)

PART TWELVE:
PROCEDURES, ENFORCEMENT, CONTINUED:

DUTY OF PLANNING COMMISSION. It is the duty of the County Planning Commission to assure the proper administration of this Chapter, and the Commission shall have the power to establish such policies, rules and regulations not in conflict with the State Law as are necessary for that purpose.

VIOLATIONS: PLANNING COMMISSION ACTION. The Planning Commission shall investigate the matter, and if it is of the opinion that a violation does exist, shall summon the owner or operator of the property involved to show cause why said violation should not cease. The District Attorney shall serve as legal advisor to the Planning Commission.

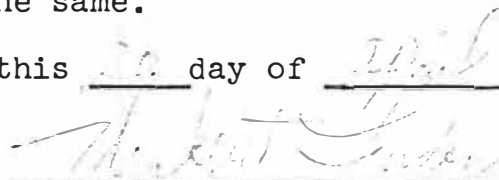
VIOLATIONS: DECLARED A NUISANCE. Any building or structure, or any use of property contrary to or in violation of this Chapter is unlawful and is hereby declared to be a public nuisance. The District Attorney may commence proceedings for the abatement and enjoinder thereof in the manner provided by law.

REPEALING. All ordinances and parts of ordinances in conflict with the provisions of this Chapter are hereby repealed.

ZONING MAP OF THE COUNTY OF INYO. The "Zoning Map of the County of Inyo" referred to earlier herein is hereby adopted and is incorporated by reference herein and it assumes full force and effect on the effective date of this ordinance.

This ordinance shall take effect thirty (30) days after its adoption, and before the expiration of fifteen (15) days from the passage hereof this Ordinance shall be published in the Inyo Register, the Inyo Independent and the Progress Citizen, newspapers of general circulation printed and published in the County of Inyo, State of California, together with the names of the members of the Board voting for and against the same.

Passed and approved this 20 day of April, 1970.



Herbert London, Chairman of the
Board of Supervisors

ATTEST:

Daniel T. Bromley, Clerk

By: M. Clay Deputy

The Board of Supervisors, County of Inyo, do ordain as follows:

PART ONE: INTRODUCTION

SHORT TITLE: This Chapter shall be known as the ZONING ORDINANCE OF THE COUNTY OF INYO, CALIFORNIA.

PURPOSES AND INTENT OF THE ORDINANCE. The County of Inyo, California, is a large ranching and recreational territory served by transcontinental rail, highway, and air transportation, and is rich in mineral resources as well as scenic attractions.

Tourism and recreational pursuits are expected to play a larger role in the future economy of the County.

Because of these factors and California Statutes it is necessary for this Zoning Ordinance to be in accordance with the County's General Plan. The Zoning Ordinance is the expression of public policy so that all future development can be regulated:

- A. To lessen congestion in the streets
- B. To secure safety from fire, panic, and other danger
- C. To promote health and the general welfare
- D. To provide adequate light and air
- E. To prevent the overcrowding of land
- F. To avoid undue concentration of population
- G. To facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements.

PROVISION FOR CONTINUITY. The provisions of this Chapter, to the extent that they are substantially the same as those in effect prior to its adoption, shall be construed as restatements and continuations thereof and not as new enactments.

INTERPRETATION. The provisions of this Chapter shall be held to the minimum requirements. Nothing in this Chapter shall repeal or amend any ordinance requiring a permit or license to cover any business activity. These regulations are not intended to impair or interfere with any existing easement, covenant or other agreement between parties; provided, however, that where this Chapter imposes a greater restriction upon any use or upon the height or bulk of a building or structure, or requires larger building sites, yards or other open spaces than are imposed or required by any other law, ordinance, covenant or easement, then the provisions of this Chapter shall control.

DISTRICTS. The territory of Inyo County lying outside the jurisdiction of incorporated cities is hereby divided into parts, hereinafter designated as Districts, within each of which certain uses of land and buildings are permitted and certain others are restricted or prohibited, and within which certain combinations of regulations are applied with reference to building site dimensions, yards, and other matters; all as set forth in this Chapter.

PART ONE
INTRODUCTION, CONTINUED.

DISTRICTS ENUMERATED. There are the following Districts, hereinafter designated by the symbol shown opposite each in the table:

LAND USE DISTRICTS

U:	UNZONED AREAS
OS:	OPEN SPACE
AE:	AGRICULTURAL - EXCLUSIVE
AR:	AGRICULTURAL - RESIDENTIAL
ARC:	AGRICULTURAL - RECREATIONAL
R1:	ONE FAMILY RESIDENTIAL
R2:	MULTI-FAMILY RESIDENTIAL
RMH:	SINGLE RESIDENCE & MOBILE HOME COMBINED
RT:	ONE FAMILY MOBILE HOME RESIDENCE
C1:	GENERAL COMMERCIAL - RETAIL
C2:	HIGHWAY SERVICES & TOURIST COMMERCIAL
C3:	ADMINISTRATIVE - PROFESSIONAL OFFICES
M1:	GENERAL INDUSTRIAL & EXTRACTIVE
PP:	PRECISE PLAN
PUD:	PLANNED UNIT DEVELOPMENT
D:	ARCHITECTURAL DESIGN REVIEW BOARD
P:	PUBLIC
SH:	SCENIC HIGHWAY

ZONING MAP. The Districts established and the boundaries of such Districts are shown upon the map entitled "Zoning Map of the County of Inyo", adopted by the County Supervisors. The said map shall be on file in the office of the County Clerk or the Planning Commission, and all notations, references and other information shown thereon shall be as much a part of this Chapter as if fully described herein.

ZONING MAP: DIVISION OF. The Zoning Map may for convenience be divided into parts, and such parts may be separately employed for the purpose of amending the map or for any official reference thereto.

ZONING MAP: UNCERTAINTY OF BOUNDARIES. Wherever any uncertainty exists as to the boundary of any District as shown on the Zoning Map, the County Supervisors upon written application, or upon its own motion, shall determine the location of said boundary.

RULES OF APPLICATION. No building or structure shall be erected, reconstructed or structurally altered or enlarged, nor shall any building, structure or land be used for any purpose except as hereinafter specifically provided and allowed in the District in which such building, structure or land is located. No lot shall be reduced in area in relation to any building or structure existing thereon so as to be smaller than required by these regulations, and if already less, the deficient dimension or area shall not be further reduced. Every department, official and employee of the County having the authority to issue any permit or license required by law shall comply with the provisions of this Chapter. Any license or permit issued in conflict with the provisions of this Chapter shall be void and of no effect.

PART ONE, CONTINUED

DEFINITIONS. For the purposes of this Chapter, certain term shall be deemed to have the meaning ascribed to them, and to have the standards and include the elements and features, set forth in the following sections:

ACCESSORY BUILDING. A building which is subordinate to, and the use of which, is incidental to that of the main building or the principal use on the same lot.

ACCESSORY USE. A use incidental and subordinate to the principal use of the premises, which does not alter the characteristics of the use considered as a whole and as related to other uses permitted in the same District.

ADVERTISING SIGN. The outdoor display of any device, statuary, symbol, billboard or structure of any kind, or of any lettered, figured, printed or pictorial matter on any premises for the purpose of promoting any business or activity whatsoever; except a name plate, an identifying sign, a sale or lease sign or a business sign as these are defined herein, and except the signs excluded pursuant to this Part.

AGRICULTURE. The tilling of soil, the raising of crops, horticulture, small live-stock farming, dairying or animal husbandry, including all uses customarily incidental thereto but NOT including slaughter houses, fertilizer works, bone yards or plants for the reduction of animal matter or any other industrial or agricultural use which is determined by the Supervisors to be similarly objectionable because of noise, odor, smoke, dust or fumes.

ALLEY. A public thoroughfare, not exceeding thirty (30) feet in width for the use of pedestrians and/or vehicles, which affords only a secondary means of access to the abutting property.

APARTMENT. A room, or suite of rooms in a multiple dwelling, designed for, intended for, suitable as a residence for, and/or occupied by one family.

APARTMENT HOTEL. A building or any portion thereof, designed for, or containing both individual guest rooms or suites of rooms and dwelling units.

APARTMENT HOUSE. See Dwelling, Multiple-family.

AUTOMOBILE AND TRAILER SALES AREA. An open area used for the display, sale or rental of new or used automobiles or trailers and where repair work is limited to minor incidental repair of automobiles or trailers to be displayed, rented or sold on premises.

AUTOMOBILE WRECKING. The dismantling or wrecking of used motor vehicles or trailers, or the storage, sale, or dumping of dismantled or partially dismantled, obsolete or wrecked vehicles or their parts.

BASEMENT OR CELLAR. A story partly or wholly underground and having more than one-half of its height below the average level of the adjoining ground. A basement, when designed for, or occupied by dwellings, business or manufacturing, shall be considered a story.

PART ONE: DEFINITIONS, CONTINUED

BLOCK. The property abutting on one side of a street between two nearest intersecting streets, railroad right-of-way or other natural barrier, provided, however, that where a street curves so that any two curves thereof form an angle of one hundred twenty (120) degrees or less measured on the lot side, each curve shall be construed as an intersecting street.

BOARDING HOUSE. A building other than a hotel or restaurant, where meals or lodging or both meals and lodging are provided for compensation for four (4) or more persons. The term does not include such uses as rest home, convalescent home or home for the aged.

BUILDING. Any structure built for the support, shelter or enclosure of persons, animals, fowls, chattels or property of any kind.

BUILDING HEIGHT. The vertical distance from the average finished ground level of the site to the highest point of the structure.

BUILDING SITE. The land area, consisting of one or more lots or parcels of land under common ownership or control, to be considered as the unit of land occupied by a main building or buildings and accessory buildings, or by a principal use and uses accessory thereto, together with all the yards, parking spaces and other open spaces required by this Chapter.

BUSINESS SIGN. The outdoor display of any lettered, figured or pictorial matter or device for the purpose of designating the name of the owner or occupant of a business or service facility on the premises, or of identifying or promoting the said business or service activity.

CAMP, PUBLIC. Land or premises used or intended to be used, let or rented for camping purposes by two or more camping parties, trailers, tents or moveable or temporary dwellings.

CARPORT. A permanent roofed structure with no more than two enclosed sides used or intended to be used for automobile shelter and storage.

CEMETERY. Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematoriums, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery.

CENTER-LINE. The center-line of a street as referred to in this Chapter shall mean the right-of-way center-line as established by the County Surveyor of the County, by the State Division of Highways, or if no such center-line has been established and in any case in which foregoing definition is not applicable, the Planning Commission shall designate the center-line.

COURT. An open, unoccupied space, other than a yard, on the same lot with a building or buildings and which is bounded on two or more sides by such building or buildings.

DAIRY. Any premises where milk is produced for sale or distribution and where three or more cows or goats are in lactation.

PART ONE: DEFINITIONS, CONTINUED.

DWELLING UNIT. A room or suite of rooms designed for or used as a residence and constituting a separate and independent housekeeping unit including a kitchen or cooking facilities, but not including a boarding house or club, or a hotel or motel where less than twenty (20) percent of the rental units have a kitchen or cooking facilities.

GARAGE, PRIVATE. An accessory building or an accessory portion of the main building designed and/or used for the shelter or storage of vehicles of the occupants of the main building.

GUEST HOUSE. A detached accessory building containing living quarters for use by temporary guests of the occupant of the dwelling on the same premises, which contains no kitchen or cooking facilities and is not rented or otherwise used as a dwelling unit.

HEDGE. A series of plants, shrubs or other landscape material, so placed as to form a physical barrier or enclosure.

HOSPITAL. A building to which persons are admitted for overnight stay or longer for the diagnosis or care or treatment of human illness or the prevention thereof, including convalescence home, sanitarium, nursing home, maternity home.

HOTEL. A building six (6) or more rental bedrooms or suites, generally without individual cooking facilities, where overnight lodging is offered to the public for compensation primarily for the accommodation of transient guests. A hotel in which twenty (20) percent or more of the rental units contain kitchen or kitchenettes shall be subject to all regulations of this Chapter governing a multiple dwelling.

IDENTIFYING SIGN. A sign or device on the premises which serves exclusively to designate the name or the name and use of a public or a semi-public building, or to inform as to the use of a recreation area, parking area or other open use permitted in the District.

ILLUMINATED. When used in reference to signs in this Chapter, means giving forth direct artificial light, and shall not refer to any light cast upon a sign from an outside source.

KENNEL. Any lot or premises on which five or more dogs or cats over four months old are kept.

KITCHEN. Any room, all or any part of which is designed and/or used for cooking and the preparation of food.

LABOR CAMP. Premises used for residential purposes for temporary or seasonal periods by five or more unrelated persons or families employed to perform agricultural or industrial labor.

LOADING SPACE. An off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle which is loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of access.

PART ONE: DEFINITIONS, CONTINUED.

LODGING OR ROOMING HOUSE. A building having no more than six (6) guest rooms with two persons per room where lodging is provided for compensation.

LOT. A parcel of real property which is either (a) shown with a separate and distinct number of designation on a plat recorded in the office of the Recorder of the County, or (b) delineated upon a record of survey, lot split, or sub-parceling map approved pursuant to the subdivision ordinance of the County or (c) containing an area not less than required for the District in which it is located and abutting at least one public street and held under separate ownership.

LOT: CORNER. Corner lot means a lot at the intersection of two (2) street lines which intersect at an angle not greater than one hundred twenty (120) degrees.

LOT: KEY. Key lot means a lot with the side line coinciding with the rear lot line of one or more other lots.

LOT: THROUGH. Through lot means a lot other than a corner lot which has frontage on two (2) parallel or approximately parallel streets.

LOT LINE: Any of the boundary lines of a lot. A street lot line is the lot line abutting a street. Either street lot line of a corner lot may be designated by the Director of Planning to be the front lot line. A through lot line has two (2) front lot lines. The lot line or lines generally opposite the front lot line constitute the rear lot line. All other lot lines are side lot lines. When two or more lots are combined into one building site, the boundary lines of the building site shall be deemed to be lot lines.

LOT WIDTH. The horizontal distance between the side lot lines measured along a line parallel to the front lot line and distant therefrom by a distance equal to the required depth of front yard on the lot.

MAIN BUILDING. One in which is conducted a principle use of the lot upon which it is situated. Every dwelling in an R District is a main building.

MOBILE HOME. A vehicle, with or without motive power, which is designed to travel on the public thoroughfares in accordance with the Vehicle Code of the State and to be used for human habitation.

MOBILE HOME PARK. A mobile home park is defined according to that definition found within the provisions of Division 13, Part 2 and Part 2.1 of the Health and Safety Code of the State of California, and amendments thereto.

MOTEL. A building or group of buildings containing individual sleeping units, designed for or used temporarily by tourists or transients, the operator of which is required by Health & Safety Code of the State to record the license number of each patron's vehicle. A motel in which twenty (20) percent or more of the rental units contain a kitchen or kitchenette shall be subject to all regulations of this Chapter governing a multiple dwelling.

PART ONE: DEFINITIONS, CONTINUED.

MULTIPLE DWELLING. A building containing two (2) or more dwelling units, or a hotel, or motel in which twenty (20) percent or more of the rental units contain a kitchen or kitchenette.

NAMEPLATE. A sign affixed against the wall of a dwelling which serves exclusively to designate the name, or the name and occupation of a person residing therein.

NON-CONFORMING. A building, structure or portion thereof, or use of building or land which does not conform to the regulations of this Chapter and which lawfully existed at the time the regulations with which it does not conform became effective.

ONE FAMILY DWELLING. A dwelling containing exclusively a single dwelling unit.

PARKING LOT. An off-street open area, the principal use of which is to provide space for the parking of passenger automobiles.

PARKING SPACE, AUTOMOBILE. Space within a public or private parking area or a building for the temporary parking or storage of one (1) automobile.

PERSON. An individual, firm, co-partnership, joint venture, association, club, corporation, estate, trust, receiver, syndicate, governmental agency or any other group or combination acting as an entity, excepting therefrom the County of Inyo, California.

PRINCIPAL USE. Any use which is not clearly qualified as accessory to another use on the same premises.

REST HOME. A building, other than a hospital as defined herein, which is used to provide, under the supervision of a licensing agency of the State, living quarters and non-medical care of one or more aged or infirm persons, and not involving residence on the premises of either a trained nurse or physician.

SALE OR LEASE SIGN. A sign which serves exclusively to indicate, with pertinent information, the offer to sell, rent or lease the real property, or the building or premises thereon, upon which it is located.

SALVAGE YARD. Any outdoor space where junk, waste, discarded or salvaged materials are stored or handled, including automobile wrecking yard, house wrecking yard, used lumber yard and storage of salvage materials of all kinds; but not including space used for the storage of used vehicles or machinery in operable condition, and the processing of used or salvaged materials as part of a lawfully existing manufacturing operation on the same premises.

SCHOOLS, ELEMENTARY AND HIGH. An institution of learning which offers instruction in the several branches of learning and study required to be taught in the public schools by the State of California. High schools include Junior and Senior.

STABLE, PRIVATE. A detached accessory building for the keeping of horses, burros, or mules owned by the occupants of the premises and not for remuneration, hire or sale.

PART ONE: DEFINITIONS, CONTINUED.

STABLE, PUBLIC. A stable other than a private stable for keeping of horses.

STREET. Any public or private thoroughfare with a width of twenty (20) feet or more, which affords a primary means of access to abutting property.

STREET LINE. The boundary line between a street and abutting property.

STRUCTURE. Anything constructed or built, an edifice or building of any kind, or any piece or work artificially built up or composed of parts joined together in some definite manner.

STRUCTURAL ALTERATIONS. Any change in the supporting members of a structure such as the bearing walls or partitions, columns, beams or girders.

TRAILER COACH. A vehicle without motive power designed for human habitation and for carrying persons and property on its own structure and for being drawn by a motor vehicle.

TRAILER CAMP OR PARK. Any area or premises where space for house trailers is rented, held for rent or on which free occupancy or camping is permitted to house trailer owners or users for the purpose of securing their trade, but not including automobile or trailer sales lots, on which unoccupied house trailers are parked for inspection and sales.

USE. The purpose for which land or a building or structure is designed, arranged or intended, or for which it is occupied, maintained, let or leased.

YARD. A space on the same lot with a building or structure which is open and unobstructed, except as otherwise provided in this Chapter, from the ground upward. Neither landscaping nor ordinary outdoor furnishings shall be deemed to obstruct a yard, nor shall any underground structure or part of an underground structure which extends less than eighteen (18) inches above the ground level.

YARD, FRONT. An area extending across the front of the lot between the main building and the front lot line; depth of the required front yard to be measured horizontally from the nearest part of the main building toward the nearest point of the front lot line.

YARD, REAR. An area extending across the full width of the lot between the main building and the rear lot line; depth of the required rear yard to be measured horizontally from the nearest part of a main building toward the nearest point of the rear lot line.

YARD, SIDE. An area between a main building and a side lot line, extending from the front yard, or front lot line to the rear yard; width of the required side yard to be measured horizontally from the nearest point of the side lot line toward the nearest part of the main building.

PART TWO

UNZONED AREAS. Certain areas of Inyo County specifically not zoned.

INTENT. Areas of the unincorporated territory of Inyo County are specifically excluded from this Zoning Ordinance to provide the opportunity for further study as to proper zoning, if any, after the character of such area becomes more certain.

USES PROHIBITED IN UNZONED AREAS EXCEPT WHEN AUTHORIZED BY THE PLANNING COMMISSION:

1. Airport.
2. Cemetery, crematory, mausoleum or other place for burial or other disposal of the human dead.
3. Commercial distillation of bones, stock yards, slaughter house, fat rendering.
4. Community or commercial use of areas for dumping, disposal, incineration or reduction of garbage, sewage, offal dead animals or refuse.
5. Commercial feed lot, hog feeding with garbage or refuse other than that produced on the premises, auction yard, or commercial dog kennels.
6. Junk yard, automobile wrecking.
7. Milling or grinding of acid, cement, explosives, fertilizer, gas, glue, gypsum, lime, plaster of paris, and metallic or non-metallic minerals.
8. Storage of radio active material.
9. Smelting of copper, iron, tin, zinc, or other ores.
10. Outdoor theater, race track, amusement park, trailer court.
11. Sawmill.
12. Borrow Pit.
13. Any commercial, industrial, or manufacturing use except a mineral production.

In the event that any of the unincorporated territory of Inyo County does not appear on a map as aforementioned, said territory shall be considered "Unzoned Territory" pursuant to Section 2 hereof.

PART THREE: OPEN SPACE DISTRICT

OPEN SPACE DISTRICTS. Certain districts, designated by the primary symbol "OS" are established to provide a means of protecting mountainous areas, hilly upland areas, valley areas, and desert areas from fire, erosion, soil compaction, pollution and other detrimental effects; and in which grazing, non-intensive recreation, and limited agricultural uses are compatible multiple purposes.

OPEN SPACE OR "OS" DISTRICTS: INTENT. The open space district is intended to provide protection for open space land and to preserve the scenic and natural features of Inyo County while providing for compatible multiple use of these lands which are mainly held by governmental jurisdictions.

PERMITTED USES. The following principle uses are permitted in the OS District:

- A. Grazing
- B. Limited agriculture
- C. Hunting
- D. Fishing
- E. Pasture
- F. Watershed protection
- G. Wilderness preservation
- H. Wildlife reservations

CONDITIONAL USES. The following are conditional uses in the OS District, permitted only when authorized by the Planning Commission:

- A. Mineral production
- B. Recreation, which requires development
- C. Livestock ranches
- D. Utility or public service facilities, when operating requirements necessitate its location within the district.
- E. Cemeteries

ACCESSORY USES. Subject to the above provisions, uses customarily incidental to any of the listed permitted uses may be maintained, and specifically the following:

- A. Residences of the owner, owners, lessee or lessor of the land upon which the use is conducted,
- B. Residences of bona fide employees, residences may include mobile homes or trailers when used as residences,
- C. Approved incidental uses pertaining to conditional uses when authorized by the Planning Commission,
- D. All necessary farm, storage, administration or other buildings or enclosures customarily required for the efficient operation of any of the permitted uses.

PART FOUR: AGRICULTURAL DISTRICTS

AGRICULTURAL DISTRICT. Certain Districts, designated by the primary symbol "A", are established to provide a means of protecting certain areas for agricultural and other uses, as defined.

SECTION A. AGRICULTURAL-EXCLUSIVE OR "AE" DISTRICT: INTENT. The agricultural-exclusive district is intended to provide protection for agricultural areas from urban development or residential subdivisions, and to serve as an open space area around the more intensive urban uses of the County of Inyo, California.

PERMITTED USES. The following principal uses are permitted in the AE District:

- A. Botanical conservatory
- B. Field and truck crops
- C. Orchards and Vineyards
- D. Nurseries and Greenhouses
- E. Crop drying
- F. Dairies and the processing of dairy products
- G. Animal breeding and raising, including sheep, goats, cattle, dogs, cats, rabbits, fox, mink, and similar animals.
- H. Aviary
- I. Riding academies and stables
- J. Poultry raising, eggs and hatcheries
- K. Hay and straw sale and storage
- L. Pasture
- M. Livestock ranches
- N. Vegetable or flower farms
- O. Necessary housing for farm workers whose employment is necessary to agricultural operations conducted on the same parcel of land.

CONDITIONAL USES. The following are conditional uses in the AE District, permitted only when authorized by the Planning Commission:

- A. Amusement park
- B. Church
- C. School, attendance at which satisfies the requirements of the compulsory education laws of the State.
- D. Utility or public service facility, when operating requirements necessitate its location within the District.
- E. Park, playground, or community center or other type of public recreational facility, owned and operated by a governmental agency or non-profit community organization.
- F. Golf course
- G. Permanent farm labor camp.
- H. Cemeteries

PART FOUR:

SECTION A. AGRICULTURAL EXCLUSIVE OR "AE" DISTRICT, Continued

ACCESSORY USES. Subject to the above provisions, uses customarily incident to any of the listed permitted uses may be maintained, and specifically the following:

- A. Residence of the owner, owners, lessee, or lessor of the land upon which use is conducted,
- B. Residences of bona fide employees, including mobile homes or trailers when used as residences,
- C. Approved incidental uses pertaining to conditional uses when authorized by the Planning Commission,
- D. All necessary farm, storage, administration or other buildings or enclosures customarily required for the efficient operation of any of the permitted uses.

MINIMUM PARCEL SIZE. Except as otherwise approved in the case of conditional or accessory uses, the minimum parcel size of land used for the permitted uses shall be ten (10) acres. No parcel shall have a width of less than 500 feet.

YARDS. The minimum requirements for yards shall be as follows:

- A. Front yard - 50 feet
- B. Rear yard - 30 feet
- C. Side yard - 20 feet

PART FOUR: AGRICULTURAL DISTRICTS

SECTION B. AGRICULTURAL-RESIDENTIAL: "AR" DISTRICT: INTENT. The agricultural-residential district is intended to provide areas primarily for rural or estate type living, but allowing certain agricultural pursuits to be maintained on land parcels of at least one-half ($\frac{1}{2}$) acre.

PERMITTED USES. The following principal uses are permitted in the "AR" District:

- A. Single family dwellings including non-rental mobile homes (subject to the provisions of the Mobile Home Park Act), not to exceed one (1) each per one-half acre, and no more than three (3) such units on each parcel of land,
- B. Orchards, vegetable crops, gardens, small animal raising,
- C. Golf courses and country clubs, riding clubs and polo fields,
- D. Public parks and campgrounds,
- E. Nurseries and greenhouses,
- F. Private stables,
- G. Home occupations, provided that there shall be no external evidence of any home occupation except a name plate not exceeding three (3) square feet in area,
- H. Schools, libraries, museums, churches, retreats, monasteries, convents, riding academies, resort hotels, non-commercial clubs, as conditional uses when authorized by the Planning Commission.

MINIMUM PARCEL SIZE. The minimum land parcel size for any permitted use shall be one-half ($\frac{1}{2}$) acre. No parcel shall have an average width of less than eighty (80) feet.

YARDS. The minimum requirements for yards shall be as follows:

- A. Front yard -50 feet
- B. Rear yard -30 feet
- C. Side yard -20 feet

BUILDING HEIGHT. No building or structure shall have more than three (3) stories or a height in excess of forty (40) feet. No accessory building shall have a height in excess of twenty (20) feet.

AUTOMOBILE PARKING. For each dwelling unit two (2) off-street parking spaces, either a garage or a carport, shall be provided. For other permitted or conditional uses, automobile parking shall be as approved by the Planning Commission.

SIGNS. No sign or nameplate for residences shall exceed three (3) square feet in size. For conditional uses signs shall be controlled by the requirements of Part // of this ordinance.

PART FOUR: AGRICULTURAL DISTRICTS

SECTION C. AGRICULTURAL-RECREATIONAL: "ARC" DISTRICT: INTENT. The recreational-agricultural district is intended to provide for commercially operated dude ranching, resorts, and other commercial recreation activities, but also including agricultural operations, farming, and animal raising. It is also intended to provide areas for the development of "residential ranches" or vacation homes in a primarily ranch-type setting.

PERMITTED USES. The following principal listed uses are permitted in the "ARC" District:

- A. Dude ranches
- B. Resort hotel or lodge
- C. Amusement park
- D. Golf courses
- E. Seasonal residences, including cabins
- F. Parks, playgrounds, campgrounds
- G. Customary accessory uses and buildings

CONDITIONAL USES. The following are conditional uses in the ARC District, permitted only when authorized by the Planning Commission:

- A. Mobile home and trailer park
- B. Churches
- C. Schools, libraries, museums
- D. Utility or public service facilities
- E. Motels or hotels
- F. Eating and drinking establishments
- G. Single family dwellings of a permanent nature (including non-rental mobile homes)
- H. Convents, monasteries, retreats
- I. Similar uses to those permitted which in the judgement of the Planning Commission are allowable as a Conditional Use.
- J. Livestock ranches.

MINIMUM PARCEL SIZE. The minimum land parcel size for any conditional or permitted use shall be five (5) acres. No parcel shall have an average width of less than three hundred fifty (350) feet.

YARDS. The minimum requirements for yards shall be as follows:

- A. Front yard - 50 feet
- B. Rear yard - 30 feet
- C. Side yard - 20 feet

BUILDING HEIGHT LIMITS. No building or structure shall have more than three(3) stories or a height in excess of forty (40) feet. No accessory building shall have a height in excess of twenty (20) feet. These limits may be changed if prior permission is received from Planning Commission.

PARKING REQUIREMENTS. Automobile parking shall be as approved by the Planning Commission.

PART FIVE: RESIDENTIAL DISTRICTS

RESIDENCE DISTRICTS. Certain Districts, designated herein by the primary symbol "R" are established to provide a means of regulating the distribution and density of population. The specific regulations for each of them are subject to all the general provisions of Part 11 of this Chapter. Mobile Homes not to be allowed in "R" Districts except as expressly permitted.

SECTION A. ONE FAMILY RESIDENCE: "R-1" DISTRICT: INTENT. The one family residence district, designated herein by the primary symbol R-1, is intended to protect established neighborhoods of one family dwellings, and to provide space in suitable locations for additional development of this kind, with appropriate community facilities.

DENSITY CATEGORIES: The R-1 Districts may be divided into several density categories, and the suffix number shall indicate the minimum lot area in each density class according to the following system:

- A. R-1-7200 = 7200 square feet lot area minimum
- B. R-1-8000 = 8000 square feet lot area minimum
- C. R-1-10,000 = 10,000 square feet lot area minimum
- D. R-1-15,000 = 15,000 square feet lot area minimum
- E. R-1-0.5 = one half acre lot area minimum
- F. R-1-1-0 = one acre lot area minimum

PERMITTED USES: R-1 DISTRICTS. The following principal uses are permitted in an R-1 District:

- A. One (1) family dwelling on a lot
- B. Garden, orchard, field crop; where no building is involved

CONDITIONAL USES: R-1 DISTRICTS. The following are conditional uses in an R-1 District, permitted only when authorized by the Planning Commission:

- A. Church
- B. School, attendance at which satisfies the requirements of the State
- C. Utility, or public service facility, when operating requirements necessitate its location within the District, but not including a storage garage, machine shop or corporation yard
- D. Recreation facility owned and maintained by an agency of any City, the County, the State or Federal agencies.
- E. Community clubhouse and recreation area
- F. Parking lot, when established to fulfill the parking space requirements of a use occupying abutting property.

PART FIVE:
SECTION A. ONE FAMILY RESIDENCE: "R-1" DISTRICT, CONTINUED

ACCESSORY USES: R-1 DISTRICTS. In addition to the general regulations governing accessory uses, the following specific limitations and special regulations shall apply in an R-1 District:

- A. Not more than one (1) room in a dwelling unit shall be rented to a lodger, and no room shall be rented to more than two persons
- B. Not more than a total of four of the following units shall be stored on any lot in the open. Any combination of individual units shall not exceed four in number, nor shall there be an aggregate of more than two of any single type of unit. Unit is defined as; sports camper, boat, travel trailer, camp car, or mobile sports or recreational apparatus.
- C. An accessory building may occupy part of the rear half of a lot, and no such building shall be less than five (5) feet distant from any lot line.
- D. No accessory building shall be rented for occupancy.

BUILDING SITE AREA: R-1 DISTRICTS. Except as otherwise specified in the case of density classes, every building site in an R-1 District shall have an area not less than seven thousand two hundred (7200) square feet and an average width not less than seventy (70) feet.

YARDS: R-1 DISTRICTS. 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 (25) feet
- B. Depth of rear yard twenty (20) feet
- C. Width of side yard along the street lot line of a corner lot five (5) ft.
- D. Width of side yard along interior side lot line five (5) feet.

HEIGHT OF BUILDINGS: R-1 DISTRICTS. No dwelling in an R-1 District shall have more than two and one-half stories or a height in excess of thirty-five (35) feet. No accessory building shall have a height in excess of twenty (20) feet.

SIGNS: R-1 DISTRICTS. No nameplate in an R-1 District shall have an area in excess of four (4) inches by sixteen (16) inches. Not more than two (2) sale or lease signs shall be placed on any lot, nor shall any such sign have an area in excess of nine (9) square feet. No sign in an R-1 District shall be illuminated.

EXTENSION OF DWELLING: R-1 DISTRICTS. In an R-1 District, an existing dwelling may be enlarged by an extension so as to occupy not more than thirty (30) percent of the area of a required rear yard; provided that the coverage limitation is not exceeded, and that no building after extension shall exceed thirty-five (35) feet in height or be less than five (5) 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 (5) feet from any lot line and is used exclusively to provide automobile parking space.

PARKING REQUIREMENT: R-1 DISTRICTS: Two (2) spaces are required for each dwelling unit.

PART FIVE:

SECTION B MULTIPLE RESIDENTIAL OR R-2 DISTRICTS: INTENT. The medium density multiple residence district, designated herein by the symbol R-2, is intended to protect established neighborhoods of such dwellings, and to provide space suitable in appropriate locations for additional housing developments of this kind such as garden apartments, townhouses, duplexes, and similar dwellings, including condominium developments.

PERMITTED USES. The following principal uses are permitted in an R-2 District:

- A. One-family dwelling; two-family dwelling
- B. Multiple dwelling
- C. Garden, orchard, field crop; where no building is involved

CONDITIONAL USES: R-2 DISTRICTS. The following are conditional uses in an R-2 District, permitted only when authorized by the Planning Commission:

- A. Church, school, recreational, utility or service facility, all as limited and regulated in R-1 Districts
- B. Community clubhouse
- C. Parking lot
- D. Boarding house
- E. Rest home
- F. Mobile home park
- G. Fraternal clubs

ACCESSORY USES: R-2 DISTRICTS. In addition to the general regulations governing accessory uses, the following specific limitations and special regulations shall apply in an R-2 District:

- A. Not more than one (1) room in a dwelling unit shall be rented to a lodger, and no room shall be rented to more than two persons.
- B. Not more than a total of four of the following units shall be stored on any lot in the open. Any combination of individual units shall not exceed four in number, nor shall there be an aggregate of more than two of any single type of unit. Unit is defined as: sports camper, boat, travel trailer, camp car, or mobile sports or recreational apparatus.
- C. An accessory building may occupy part of the rear half of a lot, and no such building shall be less than five (5) feet distant from any lot line.
- D. No accessory building shall be rented for occupancy.

YARDS. The minimum requirements for yards in the R-2 District shall be as follows:

- A. Depth of front yard - twenty-five (25) feet
- B. Depth of rear yard - twenty (20) feet
- C. Width of side yards - five (5) feet

HEIGHT OF BUILDING. No building in an R-2 District shall have more than three stories, or a height in excess of forty (40) feet

PART FIVE:
SECTION B

MULTIPLE RESIDENTIAL OR R-2 DISTRICTS, CONTINUED

SIGNS: R-2 DISTRICTS. No nameplate in an R-2 District shall have an area in excess of four (4) inches by sixteen (16) inches. Not more than two (2) sale or lease signs shall be placed on any lot, nor shall any such sign have an area in excess of nine (9) square feet. No sign in an R-2 District shall be illuminated.

PARKING. R-2 DISTRICTS. Off-street parking spaces shall be provided on a parking lot, or within a garage or carport at the ratio of two (2) spaces per dwelling unit.

PART FIVE:

SECTION C. SINGLE RESIDENCE OR MOBILE HOME COMBINED (RMH) DISTRICT. INTENT: The single residence and mobile home combined district, designated herein by the primary symbol RMH, is intended to protect established neighborhoods of one family dwellings (dwelling includes in its definition a mobile home), and to provide space in suitable locations for additional development of this kind, with appropriate community facilities. * See note at bottom of page.

DENSITY CATEGORIES: The RMH Districts may be divided into several density categories, and the suffix number shall indicate the minimum lot area in each density class according to the following system:

- A. RMH-7200 = 7200 square feet lot area minimum
- B. RMH-8000 = 8000 square feet lot area minimum
- C. RMH-10,000 = 10,000 square feet lot area minimum
- D. RMH-15,000 = 15,000 square feet lot area minimum
- E. RMH-0.5 = one half acre lot area minimum
- F. RMH-1.0 = one acre lot area minimum

PERMITTED USES: RMH DISTRICTS. The following principal uses are permitted in an RMH District:

- A. One (1) family dwelling on a lot (dwelling includes mobile homes)
- B. Garden, orchard, field crop; where no building is involved

CONDITIONAL USES: RMH DISTRICTS. The following are conditional uses in an RMH District, permitted only when authorized by the Planning Commission:

- A. Church
- B. School, attendance at which satisfies the requirements of the State.
- C. Utility or public service facility, when operating requirements necessitate its location within the District, but not including a storage garage, machine shop or corporation yard.
- D. Recreation facility owned and maintained by an agency of any City, the County, the State, or Federal agencies.
- E. Community clubhouse and recreation area
- F. Parking lot, when established to fulfill the parking space requirements of a use occupying abutting property.

* STATE LAW APPLICABLE. The provisions of Division 13, Part 2 and Part 2.1 of the Health and Safety Code of the State of California or amendments thereto, control, wherein such law relates to mobile homes.

BUILDING SITE AREA: RMH DISTRICTS. Except as otherwise specified in the case of density classes, every building site in an RMH District shall have an area not less than seven thousand two hundred (7200) square feet and an average width not less than seventy (70) feet.

PART FIVE:

SECTION C. SINGLE RESIDENCE OR MOBILE HOME COMBINED (RMH) DISTRICT, CONTINUED.

ACCESSORY USES: RMH DISTRICTS. In addition to the general regulations governing accessory uses, the following specific limitations and special regulations shall apply in an RMH District:

- A. Not more than one (1) room in a dwelling unit shall be rented to a lodger, and no room shall be rented to more than two persons.
- B. Not more than a total of four of the following units shall be stored on any lot in the open. Any combination of individual units shall not exceed four in number, nor shall there be an aggregate of more than two of any single type of unit. Unit is defined as: sports camper, boat, travel trailer, camp car, or mobile sports or recreational apparatus.
- C. An accessory building may occupy part of the rear half of a lot, and no such building shall be less than five (5) feet distant from any lot line.
- D. No accessory building shall be rented for occupancy.

YARDS: RMH DISTRICTS. The minimum requirements for yards in RMH Districts shall be as follows:

- A. Depth of front yard, subject to the exceptions set forth by the General Regulations, twenty-five (25) feet.
- B. Depth of rear yard twenty (20) feet
- C. Width of side yard along the street lot line of a corner lot five (5) feet.
- D. Width of side yard along interior side lot line five (5) feet.

HEIGHT OF BUILDINGS: RMH DISTRICTS. No dwelling in an RMH District shall have more than two and one-half stories or a height in excess of thirty-five (35) feet. No accessory building shall have a height in excess of twenty (20) feet.

SIGNS: RMH DISTRICTS. No nameplate in an RMH District shall have an area in excess of four (4) inches by sixteen (16) inches. Not more than two (2) sale or lease signs shall be placed on any lot, nor shall any such sign have an area in excess of nine (9) square feet. No sign in an RMH District shall be illuminated.

EXTENSION OF DWELLING: RMH DISTRICTS. In an RMH District, an existing dwelling may be enlarged by an extension so as to occupy not more than thirty (30) percent of the area of a required rear yard; provided that the coverage limitation is not exceeded, and that no building after extension shall exceed thirty-five (35) feet in height or be less than five (5) 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 (5) feet from any lot line and is used exclusively to provide automobile parking space.

PARKING REQUIREMENT: RMH DISTRICTS: Two (2) spaces are required for each dwelling unit.

PART FIVE:

SECTION D. ONE FAMILY MOBILE HOME RESIDENCE OR "RT" DISTRICT: INTENT. The one family mobile home residence district, designated herein by the primary symbol "RT", is intended to protect existing mobile home subdivisions, and to provide for future mobile home subdivisions in suitable locations accompanied by appropriate community facilities.

SUBDIVISION AND ACREAGE REQUIREMENTS RT DISTRICT. Only a subdivision of forty (40) acres or more is eligible for RT zoning. Furthermore, to qualify for RT zoning, the subdivision must satisfy the following requirements:

1. Community recreation facilities for the use of individual lot owners within the subdivision shall be developed after provisions for their continued and proper operation have been approved by the Planning Commission. The maintenance of the community recreation and service areas shall be assured by provisions in the deeds, such as covenants running with the land and the granting of an undivided interest in the recreation area to each owner of an individual lot or other device creating a legal entity capable of carrying out the requirements of this Section, all provisions for participation by the individual lot owners in the responsibility and cost thereof. The minimum standards for a recreation area shall include:
 - A. A total of 500 square feet for each mobile home site shall be devoted to open areas. When an RT zoned area is developed as a unit of sixty (60) acres or less, the recreational area in that unit shall be at least three acres. When an RT zoned area is developed as a unit of more than 60 acres, the recreational area of such unit shall be an area equal to at least five per cent (5%) of the total area of such unit.
 - B. The recreation lot or lots shall be entirely within the blue border of the subdivision, and shall be identified with a letter (i.e. Lot "A").
 - C. The plan of the recreation lot shall be demonstrated to be adequate for the intended recreational use, and a plot plan of the intended use shall be approved by the Planning Commission.

LOT SIZE REQUIREMENTS: RT DISTRICTS. No lot or building site in an RT zone shall contain less than thirty-six hundred (3600) square feet.

PERMITTED USES: RT DISTRICTS. The following principal use is permitted in an RT District:

- A. One (1) single family mobile home dwelling on a lot.

CONDITIONAL USES: RT DISTRICTS. The following are conditional uses in an RT District on lots of seventy-two hundred (7200) square feet or larger, and are permitted only when authorized by the Planning Commission:

- A. Church
- B. School, attendance at which satisfies the requirements of the State.
- C. Utility or public service facility, when operating requirements necessitate its location within the District, but not including a storage garage, machine shop or corporation yard.
- D. Recreation facility owned and maintained by an agency of any City, the County, the State, or Federal agencies.
- E. Community clubhouse and recreation area
- F. Parking lot, when established to fulfill the parking space requirements of a use occupying abutting property.

PART FIVE:
SECTION D. ONE FAMILY MOBILE HOME OR "RT" DISTRICT, CONTINUED

ACCESSORY USES: RT DISTRICTS. On lots of 7200 square feet or larger, the following accessory uses are permitted:

- A. Not more than one (1) room in a dwelling unit shall be rented to a lodger, and no room shall be rented to more than two persons.
- B. Not more than a total of four of the following units shall be stored on any lot in the open. Any combination of individual units shall not exceed four in number, nor shall there be an aggregate of more than two of any single type of unit. Unit is defined as: sports camper, boat, travel trailer, camp car, or mobile sports or recreational apparatus.
- C. An accessory building may occupy part of the rear half of a lot, and no such building shall be less than five (5) feet distant from any lot line.
- D. No accessory building shall be rented for occupancy.

SMALL LOTS. RT DISTRICTS. No conditional uses and no accessory uses shall be permitted on lots of less than 7200 square feet.

YARDS: RT DISTRICTS. The minimum requirements for yards in RT Districts shall be as follows:

- A. Depth of front yard, subject to the exceptions set forth by the General Regulations, twenty-five (25) feet
- B. Depth of rear yard twenty (20) feet
- C. Width of side yard along the street lot line of a corner lot five (5) ft.
- D. Width of side yard along interior side lot line five (5) feet.

HEIGHT OF BUILDINGS: RT DISTRICTS. No dwelling in an RT District shall have more than two and one-half stories or a height in excess of thirty-five (35) feet. No accessory building shall have a height in excess of twenty (20) feet.

SIGNS: RT DISTRICTS. No nameplate in an RT District shall have an area in excess of four (4) inches by sixteen (16) inches. Not more than two (2) sale or lease signs shall be placed on any lot, nor shall any such sign have an area in excess of nine (9) square feet. No sign in an RT District shall be illuminated.

EXTENSIONS: RT DISTRICTS. Except for accessory buildings which are subject to the limitations set forth above, only the following extensions are permitted:

- A. Cabana
- B. Ramada
- C. Patio slab

PARKING: RT DISTRICTS. Two spaces are required for each dwelling unit.

PART SIX: COMMERCIAL DISTRICTS.

COMMERCIAL DISTRICTS. Certain classes of Districts, designated herein by the primary symbol "C" and collectively referred to as Commercial or C Districts, are established to provide for the various types of shopping, service and business facilities. The specific regulations set forth for each in the following Sections are subject to all the General Regulations of Part 8 of this chapter.

SECTION A. GENERAL COMMERCIAL & RETAIL (C-1): INTENT. The primary purpose of and application of this district shall be to provide suitable lands and locations for various retail, service and commercial activities.

PERMITTED USES: C-1 DISTRICT. The following principal uses are permitted in the C-1 District, when entirely conducted within an enclosed building:

- A. Retail stores, including:
 - Bakery
 - Book or stationery store
 - Confectionery store
 - Drug store, pharmacy
 - Dry goods or notions store
 - Florist or Gift shop
 - Grocery, fruit or vegetable stores
 - Hardware, Plumbing or Electrical appliance store
 - Jewelry store
 - Meat market or Delicatessen store
 - Apparel and Department stores
 - Amusement enterprises
 - Antiques stores
 - Automobile and trailer sales provided that repair work be conducted wholly within a building
 - Furniture stores
 - Second-hand stores if conducted wholly within completely enclosed building
 - Bar, cocktail lounge, and eating and drinking establishments
 - Liquor store
 - Sporting Goods Store

- B. Office or ground space:
 - Automobile parking lot
 - Offices, business or professional, including financial and insurance

- C. Services:
 - Bank
 - Barber shop and Beauty parlor
 - Cafe or Restaurant(including dancing or entertainment)
 - Church
 - Clothes cleaning agency and/or Pressing establishment
 - Club or Lodge (non-profit), fraternal or religious association
 - Community Center
 - Dressmaker or Millinery shop
 - Clinic
 - Laundry agency
 - Library

PART SIX:

SECTION A. GENERAL COMMERCIAL & RETAIL: C-1 DISTRICT, CONTINUED

- C. Services, cont.:
- Photographer
 - Post Office
 - Shoe Store and repair
 - Tailor
 - Motion picture theater
 - Blueprinting or Photostating
 - Cleaning and pressing establishment
 - Carpenter shop, if conducted wholly within a completely enclosed building and no more than five (5) persons are employed on the premises
 - Conservatory of music
 - Drive-in business
 - Fortune telling, clairvoyance or astrology
 - Interior decorating store
 - Locksmith shop
 - Massage parlor
 - Medical and Dental Laboratories
 - Mortuary
 - Newspaper plants
 - Public garage, including automobile repairing, and incidental body work, painting or upholstering, if all operations are conducted wholly within a completely enclosed building. Provided, however, that where a public garage is located on a lot which does not abut an alley and is within sixty-five (65) feet of a lot in any R District, the garage wall which parallels the nearest line of such district shall have no opening other than stationary windows
 - Public services, including electric distributing substation, fire or police station, telephone exchange, and similar uses
 - Theater
 - Wedding Chapel
 - Automobile Service Station, including facilities for general repair or mechanical washing
- D. Other uses similar to above if approved by the Planning Commission.

CONDITIONAL USES. C-1 DISTRICT. The following are conditional uses in the C-1 District, and shall be permitted only if approved by the Planning Commission:

- A. Frozen food locker plants (excluding wholesale processing or cold storage)
- B. Plumbing shop
- C. Printing, lithographing, publishing or reproducing
- D. Distributors of petroleum products if location is approved by the Planning Commission
- E. Furniture warehouse, for storing personal household goods, provided the ground floor front is devoted to stores
- F. Ice storage house
- G. Trade school, if location is approved by the Planning Commission
- H. Stadium and commercial recreation enterprise.

ACCESSORY USES: C-1 DISTRICT. In a C-1 District, a dwelling unit within a business building may be qualified as an accessory use if it is for occupancy by the owner or lessee of business premises therein, or by a caretaker or watchman.

PART SIX:
SECTION A. GENERAL COMMERCIAL & RETAIL: C-1 DISTRICT, CONTINUED

PARKING: C-1 DISTRICTS. One parking space shall be provided for each four hundred (400) square feet of useable floor area for all permitted and conditional uses in the C-1 District.

YARDS: C-1 DISTRICTS. No requirements.

HEIGHT LIMITATIONS. C-1 DISTRICTS. No building in a C-1 District shall have a height in excess of forty (40) feet or three (3) stories, or in excess of twenty (20) feet when located within fifty (50) feet of a residential (R) District.

BUILDING SITE AREA. C-1 DISTRICT. The minimum building site area or lot in the C-1 District shall be ten thousand (10,000) square feet; the minimum width of a lot shall be seventy-five (75) feet.

PART SIX:

SECTION B. HIGHWAY SERVICES AND TOURIST COMMERCIAL (C-2): INTENT. The highway services and tourist commercial or C-2 District, is established to provide space for highway and tourist related enterprises adjacent to major routes of travel, so regulated as to prevent the impairment of safe and efficient movement of traffic and to encourage attractive development, compatible with adjacent residential land uses.

PERMITTED USES: C-2 DISTRICTS. The following principal uses are permitted in a C-2 District, when conducted entirely within a completely enclosed building:

- A. Store for the sale at retail of books, confectionery, dairy products, drugs, flowers, food, gifts, stationery, toys, or variety household goods, excluding second hand stores.
- B. Barber shop, Beauty parlor
- C. Tailor, dressmaking or Shoe Repair shop
- D. Office, bank, rental agency
- E. Laundry, or dry cleaning pick-up agency, self-service automatic laundry
- F. Eating establishment including liquor
- G. Commercial recreation facility
- H. Social, cultural, religious or philanthropic institution
- I. Liquor stores
- J. Motel, motor hotel
- K. Automobile service station, including facilities for general repair or mechanical washing

CONDITIONAL USES: C-2 DISTRICTS. The following are conditional uses in a C-2 District and shall be permitted only if approved by the Planning Commission:

- A. Any of the uses permitted when combined with or involving any outdoor display of goods or outdoor business activity.
- B. Plant nursery, greenhouse, garden supply store.
- C. Sale at retail of new or used automotive vehicles, trailers or boats.
- D. Drive-in restaurant
- E. Establishment where liquor is sold for consumption on the premises
- F. Clinic, hospital, human or animal
- G. Mobile Home and Trailer Park (subject to State Law)

ACCESSORY USES: C-2 DISTRICTS. In a C-2 District, a dwelling unit within a business building may be qualified as an accessory use if it is for occupancy by the owner or lessee of business premises therein, or by a caretaker or watchman.

YARDS: C-2 DISTRICTS. The minimum requirements for yards in a C-2 District shall be as follows:

- A. Depth of front yard - fifty (50) feet
- B. Depth of rear yard - twenty (20) feet
- C. Side yards - ten (10) feet

HEIGHT LIMITATIONS: C-2 DISTRICTS. No building in a C-2 District shall have a height in excess of forty (40) feet or three (3) stories, or in excess of twenty (20) feet when located within fifty (50) feet of an R District.

PART SIX:
SECTION B. HIGHWAY SERVICES AND TOURIST COMMERCIAL (C-2) DISTRICT, CONTINUED

BUILDING SITE AREA: C-2 DISTRICT. The minimum building site area or lot in the C-2 District shall be ten thousand (10,000) square feet; the minimum width of a lot shall be seventy-five (75) feet.

PARKING: C-2 DISTRICT. One parking space shall be provided for each three hundred (300) square feet of useable floor area for all permitted and conditional uses in the C-2 District.

PART SIX:

SECTION C. ADMINISTRATIVE-PROFESSIONAL OFFICES (C-3): INTENT. The Administrative Office or C-3 Districts, are established to provide for the location of offices for professional services and for business activities which involve a relatively low volume of direct consumer contact; and to regulate such development.

PERMITTED USES: C-3 DISTRICTS. The following principal uses are permitted in a C-3 District:

- A. Office or office building for the conduct of business, professional or administrative services.
- B. Bank, loan agency
- C. Church, library, exhibit hall, art gallery
- D. Clinic, hospital
- E. Clubhouse or rooms used by members of a lodge, union or society
- F. Medical or dental laboratory

CONDITIONAL USES: C-3 DISTRICT. The following are conditional uses in a C-3 District, and shall be permitted only if approved by the Planning Commission:

- A. Pharmacy, limited to the sale of drugs and medical supplies
- B. Restaurant or store needed to serve the occupants of existing buildings in the same District, or their clients or patrons.
- C. Parking lot
- D. Public utility substation or facility, not including any service yard or repair shop.
- E. Mortuary establishment.

ACCESSORY USES: C-3 DISTRICT. In a C-3 District a dwelling unit within a business building may be qualified as an accessory use if it is for occupancy by the owner or a lessee of business premises therein, or by a caretaker or watchman.

YARDS: C-3 DISTRICTS. The minimum requirements in a C-3 District shall be as follows:

- A. Depth of front yard - fifteen (15) feet
- B. Depth of rear yard - ten (10) feet
- C. Width of side yard abutting any R District, or on the street side of a corner lot ten (10) feet; otherwise a five (5) foot side yard is required.
- D. No required yard shall be used as a parking space
- E. All yards shall be landscaped or provided with growing ground cover, except for access driveways and walks.

HEIGHT OF BUILDING: C-3 DISTRICTS. No building in a C-3 District shall have a height in excess of forty (40) feet, or three (3) stories.

SIGNS: C-3 DISTRICTS. In C-3 Districts, any one building site, or alternatively for each ten thousand (10,000) square feet of a building site containing two (2) or more separate main buildings, shall not exceed six (6) in number or a total of fifty (50) square feet in area. No sign shall have any moving parts or extend more than four (4) feet above the roof or cornice line of any main building on the site. No sale or lease sign shall exceed nine (9) square feet in area.

PART SIX:
SECTION C. ADMINISTRATIVE PROFESSIONAL OFFICES (C-3) DISTRICT, CONTINUED

BUILDING SITE AREA: C-3 DISTRICT. The minimum building site area or lot in the C-3 District shall be seven thousand five hundred (7,500) square feet; the minimum width of a lot shall be seventy-five (75) feet.

PARKING: C-3 DISTRICT. One parking space shall be provided on-site for each two hundred (200) square feet of useable floor area.

PART SEVEN: INDUSTRIAL DISTRICTS.

INDUSTRIAL AND EXTRACTIVE DISTRICTS. Certain classes of Districts, designated herein by the primary symbol "M" and collectively referred to as "Industrial" or "M" Districts, are established to provide for the various types of manufacturing, warehousing, processing and mineral extraction activities of Inyo County, California.

SECTION A. GENERAL INDUSTRIAL & EXTRACTIVE (M-1) DISTRICT: INTENT. The general industrial and extractive M-1 District is intended to provide space in suitable locations in Inyo County for all types of manufacturing, warehousing, processing, mining, ore reduction, and mineral development activities, provided such activity does not cause pollution of any human or natural resource.

PERMITTED USES: M-1 DISTRICT. The following listed uses are permitted uses within the M-1 Districts:

- A. Agricultural uses of any kind
- B. Retail and wholesale establishment for the sale or distribution of products manufactured or produced by the industry on the same site.
- C. Commercial establishments provided as a service to employees of the plant or industry on the same site.
- D. Dwellings to be limited to lots or parcels on which permitted factories, manufacturing plants or industrial uses are located, such dwelling to be used exclusively by the caretaker or superintendent or bona fide employees of such enterprise, and their families. Dwellings shall be limited to mobile homes and trailers when occupied as a dwelling, provided the factory, plant, or use, is located in a rural area.
- E. Mining, including milling
- F. Railroad yards
- G. Airports and landing fields
- H. Manufacturing uses, as listed:
 1. Food and kindred products;
 - a. Sugar
 - b. Beverage industries
 - c. All other types of food and kindred products
 1. Felt goods
 2. Linen goods
 3. Jute goods
 4. Cordage and twine
 2. Metal and non-metallic molding
 3. Leather and leather products:
 - a. Industrial leather belting and packing
 - b. Boot and shoe cut stock and findings
 4. Miscellaneous manufacturing industries:
 - a. Candles
 - b. Mortician's goods
 - c. Beauty and barber shop equipment
 - d. Furs, dressed and dyed

PART. SEVEN: SECTION A. GENERAL INDUSTRIAL & EXTRACTIVE (M-1) DISTRICT, CONT.

CONDITIONAL USES. M-1 DISTRICT. Any other manufacturing and industrial uses shall be permitted if the location and development plan is approved by the Planning Commission.

ACCESSORY BUILDINGS: M-1 DISTRICT: Any accessory customarily incident to any of the above uses when located on the same lot.

PART SEVEN:SECTION A. GENERAL INDUSTRIAL & EXTRACTIVE (M-1) DISTRICT, CONTINUED

SIMILAR USES: M-1 DISTRICT. Any use similar to those listed specifically for the M-1 District if the use, location and development plan is approved by the Planning Commission.

ABATEMENT OF FUMES AND ODORS: M-1 DISTRICT. Uses in the M-1 District shall be planned, developed, conducted and operated, so that smoke, fumes, dust, odors, liquids and other waste of any kind is confined and/or purified to control pollution of air, soil or water to meet the standards and requirements of the Planning Commission and in such manner as to provide no threat to public health and welfare, or aesthetic value of the County.

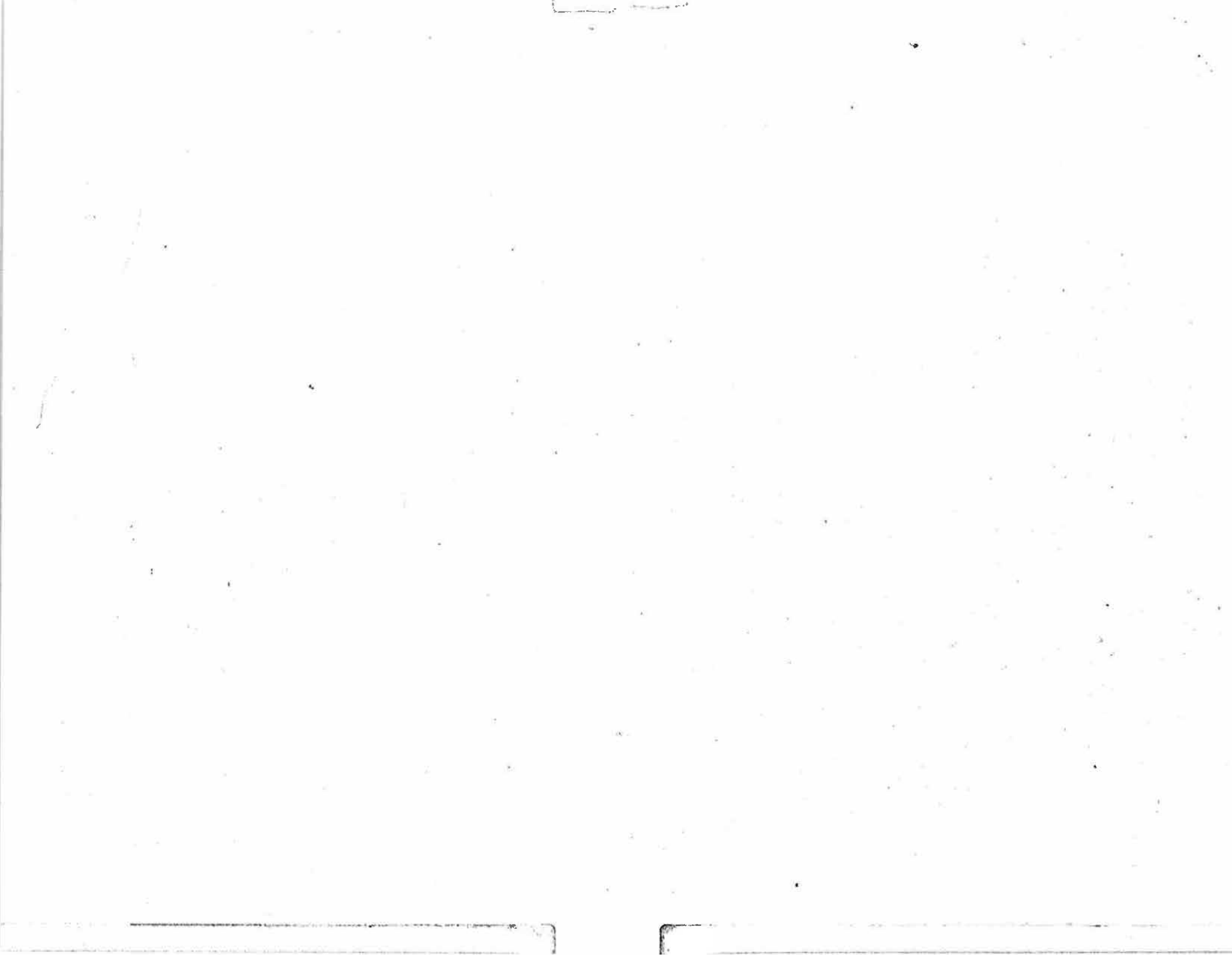
PARKING AND LOADING: M-1 DISTRICT. One parking space for each full-time employee shall be provided, plus guest parking and loading space as deemed appropriate by the Building Inspector as established by the policy of the Planning Commission.

YARDS: M-1 DISTRICT. The minimum requirements for yards in the M-1 Districts shall be as follows:

- A. Front yard - twenty-five (25) feet
- B. Rear yard - fifteen (15) feet
- C. Side yards - ten (10) feet

HEIGHT LIMITATIONS: M-1 DISTRICT. Where the M-1 District abuts an R or C District, no building, structure, chimney or other facility within five hundred (500) feet of an R or C District boundary shall exceed thirty-five (35) feet or two and one-half stories in height. In all other cases, approval shall first be obtained from the Planning Commission in cases where a building, structure, chimney, or other facility exceeds forty (40) feet or two and one-half stories in height.

AREA OF BUILDING SITE REQUIREMENTS: M-1 DISTRICT. Every lot or building site in an M-1 District shall have an area not less than twenty thousand (20,000) square feet, and a width of not less than one hundred (100) feet.



PART EIGHT: COMBINING DISTRICTS.

PURPOSE OF CHAPTER. The purpose of this chapter is to permit the Board of Supervisors to create a land use district which has the combined regulations of two land use districts or to create a special land use district and combine it with a land use district established by this ordinance.

The Board of Supervisors finds that authority to establish combined districts is necessary to:

1. Provide flexibility in land use development to meet changing social and economic conditions as they affect land uses.
2. Encourage the maximum utilization of land.
3. Guarantee the performance of development standards established by the County
4. Provide a means of permitting the development of land which has unique and special development problems which cannot be solved under other land use districts permitted by this ordinance.

SECTION A. PRECISE PLAN DISTRICT (P.P.).

ESTABLISHMENT AND PURPOSE. PP DISTRICT. There is established a combined land use district known as a Precise Plan District. The Precise Plan District consists of those regulations set forth in this Article, together with the specific regulations in the district which is combined with the Precise Plan District as incorporated in this district.

The purpose of the Precise Plan District is to assure that yards, open space, structures, parking, loading facilities, landscaping, streets and similar uses and developments of land within the district will be located in accordance with an approved precise plan providing for compatible developments within the district and a compatible relationship with developments in adjoining districts.

PRECISE PLAN. At the time of the application for rezoning, the applicant shall file eight (8) copies of the proposed precise plan drawn to scale and prepared by a licensed architect, landscape architect, civil engineer, or land surveyor, which proposed precise plan shall precisely indicate:

1. Parcel dimensions in distances and bearings
2. All existing and proposed buildings and structures - Location
3. Yards and open spaces between buildings
4. Enclosures, walls, fences - Location, height and materials
5. Off-street parking - Location, number of spaces, dimensions of parking area and internal circulation pattern
6. Access - Pedestrian, vehicular, service, points of ingress and egress, internal circulation, design and improvements
7. Signs - Location, size and height, types of materials, text & lighting
8. Loading - Location, dimensions, number of spaces and internal circulation
9. Open storage areas - Location and use
10. Landscaping - Location of all existing trees 20 feet or higher, proposed landscaping plan indicating location and type of trees, shrubs and ground covers.
11. Lighting - Location and general nature
12. Street dedications and improvements
13. Such other data as may be required under the circumstances of each application to permit the Planning Commission to properly consider the application.

PART EIGHT:

SECTION A. PRECISE PLAN DISTRICT (P.P.), CONTINUED

PLANNING COMMISSION APPROVAL OF PRECISE PLAN. No person may build or construct in a Precise Planned District until the Precise Plan is approved by the Planning Commission.

MODIFICATION OF APPROVED PRECISE PLAN. The Planning Director may, with approval of the Planning Commission, administratively change the precise plan if the change is not contrary to the purpose and intent of the approved precise plan.

USES PERMITTED: P.P.DISTRICT. The uses permitted in the Precise Plan District are the uses authorized in the district which is combined with the Precise Plan District. If the proposed use requires the issuance of a land use permit, the approval of a precise plan is deemed approval of the land use permit.

YARD REQUIREMENTS: P.P.DISTRICT. The front, rear and side yard requirements in the Precise Plan District are those front, rear and side yard requirements which are shown upon the approved precise plan.

LOT REQUIREMENTS: P.P.DISTRICT. The area, width and depth requirements of the lot in a Precise Plan District are those area, width and depth requirements established for the land use district which is combined with the Precise Plan District.

HEIGHT LIMIT: P.P. DISTRICT. The height limit in the Precise Plan District is the height limit established for the land use district which is combined with the Precise Plan District.

PART EIGHT: SECTION B. PLANNED UNIT DEVELOPMENTS (P.U.D.)

PLANNED UNIT DEVELOPMENTS.(P.U.D.) Provisions are made in this and the following Sections for the adoption by ordinance of more specific plans for the regulation of building, structures and the uses of land, in certain areas herein designated as Planned Unit Developments. When adopted by the Board of Supervisors in conformance to the procedures and subject to the limitations herein set forth, the zoning regulations governing the area included in a Planned Unit Development shall be those contained directly or by reference in the ordinance adopting the same, in lieu of any differing regulations imposed by this Part upon the District or Districts in which the Planned Unit Development is located.

INTENT: P.U.D. DISTRICTS. The objective of these provisions is to secure a fuller realization of the General Plan of the County and of the purposes of this Chapter than that which would result from the application of the District regulations. It is intended to be applied only to areas, under single or unified ownership or control, which are sufficiently large to allow for overall planning and design in detail so as to secure to the community, the future occupants and the developer, values and amenities greater than those likely to be achieved by the relatively inflexible provisions necessary to regulate the successive development of individual lots by numerous different owners.

LIMITATION OF APPLICATION: P.U.D. DISTRICTS. The procedure set forth herein for the adoption of a Planned Unit Development shall not apply to any site having a gross area of less than four (4) acres, being either in one ownership, or the subject of a joint application filed by all the owners or agents of property therein. The procedure shall not be used unless the proposed development is properly related to the land use, open space, recreation and circulation elements of the General Plan of the County for the subject areas. Where concurrent subdivision or sub-parcelling into individual lots or the dedication of any streets is involved, conformity to related ordinances of the County is required, and this procedure shall be concurrent with and supplementary thereto.

PRE-APPLICATION CONFERENCE: P.U.D. DISTRICTS. Before filing any application for a Planned Unit Development, the prospective applicant shall submit to the Director of Planning preliminary plans and sketches and basic site information for consideration and advice to the applicant as to the relation of the proposal to general developmental objectives to be attained in the area, and as to the policies of the Commission with reference thereto.

STAGE DEVELOPMENT: P.U.D. DISTRICTS. The pre-application conferences shall be related to and include an exchange of information concerning the whole of the area owned or controlled and intended by the applicant to be developed under the Planned Unit Development procedure, even though such development is intended to proceed by stages with separate sections being made the subject of separate and successive applications for adoption as Planned Unit Developments.

PART EIGHT:
SECTION B. PLANNED UNIT DEVELOPMENT (P.U.D.) CONTINUED

APPLICATION: P.U.D. DISTRICT. Every application for a Planned Unit Development shall be filed in conformance to this Part and shall be accompanied by the following:

- A. A general development plan showing the proposed land ownerships, the uses, dimensions and locations of all proposed structures and of areas reserved for vehicular and pedestrian circulation, open spaces, landscaping, recreation, schools or other public uses
- B. Architectural drawings and sketches showing the design and character of the proposed uses and their relation to one another.
- C. Tables showing the total number of acres and their distribution by use, and the percentage of the whole designated for dwellings of different types, non-residential uses, streets, off-street parking, public uses, and useable open spaces
- D. A time schedule for the proposed development; with evidence of the intent and the ability of the applicant to carry out the plan
- E. Evidence of the concurrent submission of a tentative subdivision map or of filing for approval of lot cuts, where either is involved, as required by the County Code.
- F. Such other pertinent information as the Commission may require to complete its evaluation of the intent and impact of the proposal.

FINDINGS REQUIRED: P.U.D. DISTRICT. After the conclusion of the hearing on an application for a Planned Unit Development, the Planning Commission shall not recommend approval of the proposal unless it finds that the Planned Unit Development as applied for is or may be conditioned to be, in full conformance to the general purposes of this Chapter, and in particular:

- A. That the location, design and proposed uses are compatible with the character of existing development in the vicinity
- B. That the plan will produce internally an environment of stable and desirable character, and not tend to cause any traffic congestion on surrounding or access streets
- C. That the proposed development will be well integrated into its setting, without excessive earth moving or grading or the destruction of desirable natural features
- D. That provision is made for both public and private open spaces, at least equivalent to that required by the superseded District regulations
- E. That suitable provision is made, where appropriate, for schools, parks and playgrounds; and for the protection and maintenance of private areas reserved for common use; and
- F. That there is reasonable assurance that the applicant intends, and will be able to proceed with the execution of the project without undue delay.

LIMITATION OF RESIDENTIAL DENSITY: P.U.D. DISTRICTS. Any increase in the number of dwelling units beyond that which would be permitted under the superseded District regulations shall be limited to that which the Commission finds to be fully compensated for by the quality and distinction of various elements of the architecture and the site plan, including:

1. The character and magnitude of the provision for both undeveloped and developed common open spaces
2. The reduction through efficient design of the total acreage needed for adequate vehicular circulation
3. Dedications for public use, if any
4. The general excellence of the design as a whole, including among other criteria, the provisions for landscaping, the treatment of pedestrian ways and areas for recreational use, optimum relation to topography and other natural features, and variety of building form and location.

PART EIGHT:
SECTION B. PLANNED UNIT DEVELOPMENT (P.U.D.) DISTRICTS, CONTINUED

COMMISSION ACTION: P.U.D. DISTRICTS. At the public hearing on an application for a Planned Unit Development, the Commission shall review the Plan and supporting information and may disapprove the application or may make a report to the Board of Supervisors, recommending that the subject area be reclassified as submitted, or subject to additional conditions. The Commission may, before disapproving the application, take action permitting the applicant to revise and resubmit the Plan for further review. A final order of disapproval by the Commission shall also be reported to the Board of Supervisors.

BOARD ACTION: P.U.D. DISTRICTS. The Board of Supervisors, upon receipt of a report from the Planning Commission relating to an application for a Planned Unit Development, shall take action thereon pursuant to this Part. The adoption of the Planned Unit Development shall constitute a reclassification of the subject property, pursuant to this Section. Concurrently with its adoption, the Board shall require of the applicant such guarantees as may be appropriate to insure the accomplishment of any public improvements, such grants of easement and development rights, and such arrangements for maintenance of common open spaces as are relevant in the case.

CONFORMANCE REQUIRED: P.U.D. DISTRICTS. After adoption, and prior to the issuance of any building permit, a final development plan shall be prepared, and a final subdivision map or lot split map recorded, if either is involved, as required by the Inyo County County Code. The final development plan shall conform to the ordinance adopting the Planned Unit Development and shall show to scale all buildings, off-street parking facilities, landscaping, finished grades and such other detail as will suffice to indicate conformance to all the features, conditions and characteristics upon which the approval was predicated. The final plan shall be recorded, and a notation of reference thereto shall be made forthwith upon the Zoning Map. No permit shall thereafter be issued for any building, structure or use except in full conformance to the said final plan. A violation of any part of the Plan or of any condition of the approval shall constitute a violation of this Chapter. The Board may, however, by resolution extend any specified time limit, for starting or completing the development of any stage thereof, upon the showing of good faith and effort to comply therewith and failure to so comply by reason of conditions beyond control of the applicant for such extension.

PART EIGHT: SECTION C. ARCHITECTURAL DESIGN CONTROL (D) DISTRICT: INTENT.

ARCHITECTURAL DESIGN CONTROL OR "D" DISTRICT: INTENT. The architectural design of "D" district may be combined with any other land use district in order to assure a generally harmonious architectural design to all buildings, landscape features, and uses within certain designated districts of the County.

The Board of Supervisors finds that it is in the public interest for Inyo County to be beautiful, and to express architecturally and through the use of appropriate building materials, the Desert-way-of-life. This district is not to be construed as a rigid means for controlling the style of buildings, but rather as a device for encouraging those property owners requesting to be within this Design or D district to express the best architectural-landscape design interpretation of the climate, natural environment, regional identity, and way of life of the people of Inyo County.

ARCHITECTURAL DESIGN REVIEW BOARD: "D" DISTRICT. There is hereby created by this Section an Architectural Design Review Board to be composed of three (3) persons appointed by the Chairman with the consent of a majority vote of the Board of Supervisors. Each appointee shall be a qualified professional person capable of exercising sound and fair design judgments.

The members shall be:

1. A qualified licensed architect
2. Director of Public Works
3. A member of the Planning Commission or a professional city or regional planner.

Each member shall serve a term of two (2) years, without compensation, except that two of the original appointees shall serve one year and three years respectively.

APPROVAL OF BUILDING PLANS REQUIRED: D DISTRICTS. Prior to the issuance of a building permit, building plans, including accurate elevations of each facade and sufficient detailing of exterior materials, shall be submitted by the Building Inspector to the Architectural Review Board to enable said Board to determine whether the proposed building is architecturally acceptable (only when under a "D" District designation).

The Board, in making its decision, shall be governed by the following criteria:

- A. No building shall be permitted the design or exterior appearance of which is of such unorthodox or abnormal character in relation to the surroundings as to be unsightly or offensive to generally accepted taste.
- B. No individual building shall be permitted the design or exterior appearance of which is so identical with those adjoining as to create excessive monotony and drabness. In applying this standard to attached or row buildings, to apartment groupings, or commercial and industrial centers, the over-all composition and aesthetic effect shall be considered.
- C. No building shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.
- D. No building shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area; or which would unreasonably affect adversely the beauty and general enjoyment of existing residences on adjoining properties.

PART EIGHT: SECTION C. ARCHITECTURAL DESIGN CONTROL "D" DISTRICT, CONTINUED

APPROVAL OF BUILDING, SITE AND OPERATIONAL PLANS: "D" DISTRICT.

1. Where Required: In the case of certain uses, the character of which could have substantial adverse effect upon the surrounding environment and general character of the County, by reason of the appearance of the structures, arrangement or use of the land, such uses may be required as a qualifying condition to their permissibility for approval of the Planning Commission, building, site and operational plans.
2. Use by Right Not Infringed: Such required approval shall be limited solely to reasonable compliance with design, locational, and operational requirements and shall not involve the basic permissibility of the use where such use is permitted as a Use by Right.
3. Criteria: In determining the acceptability of the building, site or operational plans the Planning Commission shall take into consideration the following factors as well as any others they deem appropriate:
 - a. The general design and appearance of any structures in terms of generally accepted standards of good taste and particularly in terms of the relationship and effect upon surrounding properties.
 - b. The relationship of structures and uses to each other and to the site, with particular consideration of traffic flow, access, screening of parking and storage areas, and general appearance.
 - c. The character of the operation in terms of its impact upon traffic facilities, sewage disposal, water supply, and environmental character with particular consideration of the control of any possible noise, dust, odor or other undesirable operating characteristic.

FORM OF SUBMITTAL: "D" DISTRICT. Before issuing a Building or an Occupancy and Zoning Use Permit, the Building Inspector shall submit the necessary building, site and operational plans to the Planning Commission for their consideration. Such plans shall be in reasonable detail to enable the Commission to properly evaluate them and shall specifically include the following:

- A. A site plan of the property accurately dimensioned showing the location of all existing and proposed structures and uses.
- B. General building plans including either elevations or perspective drawings showing the exterior appearance.
- C. A statement describing the basic operational characteristics of the proposed use.

ARCHITECTURAL BOARD NOT SUPPLANTED: "D" DISTRICTS. The approval required by this Section is prerequisite to the determination by the Planning Commission as to the acceptability of the use proposed, but does not supplant the requirement for specific approval by the Architectural Board as to appearance of any proposed structures.

PART NINE: PUBLIC DISTRICTS ("P").

PUBLIC DISTRICTS: "P" DISTRICTS. Public Districts are created to apply to land that is owned by a governmental agency and is in some form of public use, including open space, parks, schools, and other public buildings and facilities. The purpose of designating such land as a "P" District on the Zoning Map is to relate the Zoning Map to major elements of actual land use and the County-Wide General Plan.

PUBLIC OR "P" DISTRICTS: INTENT. The Public Use District is intended to provide zoning regulation for such land and buildings as may be used for public purposes, but which may in the future be released for private purposes or which may be developed for more intensive public purposes.

PERMITTED USES: "P" DISTRICTS. The following principal uses are permitted in the P District:

- A. Buildings and uses of governmental agencies not subject to regulation by this Code.
- B. Public buildings and uses of the County and other governmental agencies that are subject to regulation by this Code, when in conformity with the General Plan and the provisions of other applicable laws.

CONDITIONAL USES: "P" DISTRICTS. The following are conditional uses in the P District, permitted only when authorized by the Planning Commission:

- A. Parochial or private elementary or secondary schools, either non-profit or operated for a profit, attendance at which satisfies the requirement of the compulsory education laws of the State of California.
- B. Church

PART TEN: SCENIC HIGHWAY: "SH" DISTRICT.

SCENIC HIGHWAY: SH DISTRICT. The Scenic Highway or "SH" Districts are established to provide protection for designated highways and roads and to preserve the scenic and natural attributes on public and private land in Inyo County. Included are all Federal, State highways, and all paved County roads.

PERMITTED USES: SH DISTRICTS. All uses permitted in other districts designated in this Zoning Ordinance shall be permitted in the SH Districts, provided that the developer shall first obtain a User Permit from the Planning Commission for the proposed use. The Planning Commission will examine each proposal for the following:

- A. Architectural character
- B. The elements of its site planning
- C. Accessibility to freeways, frontage roads, and overpasses
- D. Extent and design of street and curb cuts; signs; landscaping
- E. Other features which bear on the scenic quality of highways, roadsides, and scenic vistas.

In making its determination, the Planning Commission shall consider the policy expressed in the Inyo County Scenic Highway Ordinance.

PART ELEVEN: GENERAL REGULATIONS.

GENERAL REGULATIONS. The provisions of this Chapter shall be subject to the following general regulations, special requirements and exceptions:

STATE AND FEDERAL LAWS. Nothing in this chapter shall establish rules and regulations where in conflict with State or Federal Law.

VOTING PLACES. Nothing in this Chapter shall limit or interfere with the temporary use of any property as a public voting place.

HEIGHT LIMITATIONS: EXCEPTIONS. The height limitations of this Chapter shall not apply to such features as chimneys, church spires or flag poles.

USE PERMITS: PRIOR. A use lawfully established in conformance to the conditions of a Use Permit issued prior to the effective date of this Chapter may be continued in conformance to said conditions, subject to any applicable provisions of this Chapter.

YARDS. In order to secure minimum basic provision for light, air, privacy and safety from fire hazards, every building hereafter constructed shall be upon a lot which provides for the yards specified for the District in which it is located, and the following Sections shall control:

- A. Yards: Rear and Side. Every required rear yard shall extend across the full width of the lot adjacent to the rear lot line. Every required side yard shall extend along the side lot line from the front yard, or if there be no front yard shall extend from the front lot line, to the rear lot line. The depth of the required rear yard and the width of the required side yard shall be measured inward from and at right angles to the lot line.
- B. Yards: Front. Every required front yard shall extend across the full width of the lot adjacent to the front lot line. The depth of the required front yard shall be measured inward from and at right angles to the front lot line.
- C. Yards: Mapped Streets. Wherever a future width line, established in accordance with the General Plan of the County to indicate the proposed opening or widening of any thoroughfare traverses any property, the required depth of a front yard or of an exterior side yard shall be measured inward from such established future street line. Where a street or portion thereof has been established but not dedicated, and the said street is generally held open for public use, even though not shown upon the General Plan, the Planning Commission shall establish the street lot lines, based on the existing use of such street, and the required yards shall be measured inward therefrom.
- D. Yards: Front Yard Exceptions. The depth of front yard may be reduced as herein specified; provided, that the exceptions shall not be construed to permit any building to extend over an established future street line or an established front lot line.
 1. A building on a lot between two lots in which existing buildings extend into the required front yard, shall be provided with a front yard not less in depth than the average of that provided on the said adjacent lots.

PART ELEVEN:
GENERAL REGULATIONS, CONTINUED.

YARDS: Front Yard: Exceptions, Continued.

2. Where the nonconforming front yard exists on only one side of a lot, the building thereon may project into the required front yard by one-half ($\frac{1}{2}$) the distance of the extended portion of the building on the adjacent lot.
3. Where five (5) or more contiguous lots fronting on the same street are developed under concurrent building permits issued to the same builder, the required depth of front may be met by yards of varying depth whose average depth is not less than the minimum specified for the District; provided that the maximum reduction so allowed shall not exceed twenty (20) percent of the requirements, and further that any increased front yard depth over and above twenty (20) percent of the requirement shall not be included in the calculation of the average.

YARDS: PERMITTED PROJECTIONS INTO YARDS. The following features of a building may project into a required yard to the extent specified:

- A. 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;
- B. An uncovered stair, landing 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.

ACCESSORY USES. An accessory use is permitted in any District, subject to the limitations set forth in this Chapter, when located on the same lot as a lawfully existing principal use to which it is incidental and subordinate. No use shall be deemed to be an accessory use which increases the number of dwelling units on any lot beyond that permitted in the District.

ACCESSORY USES: HOME OCCUPATIONS. No home occupation shall be deemed to be or be permitted as an accessory use in any R District which involves or requires any of the following:

- A. The employment of help other than members of the resident family
- B. Any alteration in the residential character of the premises
- C. Any outdoor storage or display of equipment, appliances, materials or supplies
- D. Maintenance on the premises of any stock of goods for sale or rental which are not home-made
- E. Generation of pedestrian or vehicular traffic greater than that normal to the District, or of offensive or objectionable noise, glare, vibration, odor or electrical disturbance
- F. The use of more than one room in a dwelling unit, or the maintenance of an office open to the general public
- G. Advertisement of the address of the property to attract customers, clients or the public to the premises.

PART ELEVEN:
GENERAL REGULATIONS: CONTINUED

ACCESSORY USES: SWIMMING POOLS. A swimming pool is a permitted accessory use in any 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. All swimming pools shall be enclosed in order to prevent a public nuisance by a fence, hedge or wall, subject to the approval of the Planning Commission.

ACCESSORY BUILDINGS. No detached accessory building shall be located within five (5) feet of any building, or have a height in excess of twenty (20) feet. Except as otherwise specifically provided in the regulations for R Districts, no accessory building shall occupy any part of a required yard. No accessory building in an R District shall be within five (5) feet of the side line of the front half of an abutting lot, or occupy the front half of a lot or either front quarter of a through lot unless it is distant at least seventy-five (75) feet from any street lot line. On a corner lot which 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. Where an accessory garage is accessible to vehicles from an alley, it shall be located not less than thirty (30) feet from the opposite side of the alley.

FENCES, WALLS AND HEDGES. Fences, walls and hedges as regulated herein may occupy any yard area. Except as otherwise provided, no fence, wall or hedge shall have a height in excess of six (6) feet. No fence, wall or hedge in a required front yard, in the required street side yard of a corner lot, or in that part of the rear yard of a corner lot which abuts the required front yard of a key lot, shall have a height in excess of three and one-half ($3\frac{1}{2}$) feet. The term wall as used in this Section shall not be deemed to apply to the wall of a building or to the supporting portion of a retaining wall.

SAME: EXCEPTIONS TO HEIGHT LIMITATIONS. The limitations of this Part shall not apply where a greater height is required by any other ordinance, or is allowed by a variance or specified in connection with the authorization of a conditional use. A protective fence enclosing any public property or an open area for games or a swimming pool shall not be subject to said limitations, if constructed of wire or steel mesh capable of transmitting at least ninety (90) percent light.

SAME: MEASUREMENT OF HEIGHT. The height of a fence, wall or hedge shall be measured from the finished level of the ground beneath it on the premises required to provide it. Where the fence or hedge rises directly above a retaining wall along a lot line, or above, parallel with and within four (4) feet of such a wall, the permitted height of a fence not required by this Chapter shall be reduced by one-half ($\frac{1}{2}$) the height of the supporting portion of the retaining wall, but in no case to less than three (3) feet.

TEMPORARY USES. This Chapter shall not be construed to prohibit the following temporary uses in any District:

- A. A temporary building or use necessary and incidental to the construction of a building or group of buildings, when located in the same or abutting property and only during the period of construction

PART ELEVEN:
GENERAL REGULATIONS, CONTINUED.

TEMPORARY USES, CONTINUED.

- B. A temporary sign placed upon the premises prior to an election by the owner or occupant for the sole purpose of advocating the election of a declared candidate for public office or relating to an election proposition on the ballot.
- C. The open air sale of Christmas trees during the Christmas season, in any C, A, or M District.

TEMPORARY USES: CONDITIONAL. The following temporary uses are conditional uses in the specified Districts, and shall be permitted only if approved by the Planning Commission:

- A. In any R District, a tract and sales office during the period of construction and original sale of the lots or buildings in a new subdivision; provided that the office and accessory signs allowed by the conditions of the approval shall be removed and all the District regulations applied within ten (10) days after the expiration of a time limitation which shall be specified in each instance.
- B. In any District, a directional sign, which shall consist solely of the name and location of a new tract or subdivision and directions for reaching same; provided that every such sign shall be removed within ten (10) days after the expiration of a time limitation of six (6) months from the date of time approval.

SIGNS: The following regulations shall apply to the various types of signs as defined in this Chapter, subject to any special regulations as to size, location or lighting specified for the District in which the sign is located:

- A. A name plate, a sale or lease sign, a business sign, or an identifying sign is permitted in any District, when properly qualified as accessory to a principal use on the same premises.
- B. Where the aggregate area of signs is limited, all faces of a sign shall be included in the calculation.

SIGNS: EXCEPTIONS. Nothing in this Chapter shall prevent the display on any premises of any of the following:

- A. Official public signs or notices, house numbers, mail box identification, street names or signs warning of danger or trespass.
- B. A bulletin board displaying announcements relative to meetings held on the premises of a church or auditorium.
- C. A directory or other exclusively informational listing of tenants' names at the entrance of a building.

PART ELEVEN:
GENERAL REGULATIONS, CONTINUED.

NONCONFORMING USES AND BUILDINGS. Any use lawfully occupying a building or land, at the time of adoption of this Chapter or of any subsequent amendment thereto, which does not conform to the regulations of the District in which it is located is a nonconforming use, and may continue except as otherwise provided herein. Any building lawfully existing, at the time of adoption of this Chapter or of any subsequent amendment thereto, which is wholly or partially used for or designed for use contrary to the regulations of the District in which it is located, or which is by reason of its height or bulk, or with respect to the yards or parking spaces about it or in any other manner deficient with respect to such regulations, is a nonconforming building, and may continue except as otherwise provided herein.

NONCONFORMING USES: CHANGES. No nonconforming use shall be enlarged or extended so as to occupy a greater area of land or of a building than that occupied at the time it became a nonconforming use.

NONCONFORMING BUILDINGS: CHANGES. Except as otherwise provided no nonconforming building shall be enlarged, extended or structurally altered unless the entire building and the use thereof is so changed as to be conforming in every respect. No nonconforming use of a building shall be changed to a different nonconforming use, except upon application to and approval by the Planning Commission as provided for a Conditional use.

NONCONFORMING DWELLING: EXCEPTION. A dwelling in any R District which is nonconforming only with respect to a deficiency in yard dimensions or in parking spaces, may be structurally altered or enlarged; provided that any addition or enlargement shall itself be fully conforming, and that the number of dwelling units in the structure shall not be increased.

NONCONFORMING BUILDINGS: MAINTENANCE. Ordinary maintenance and minor repair of a nonconforming building is permitted; provided that the aggregate cost of the work done in any period of twelve (12) months on minor alterations or replacement of interior walls, fixtures or plumbing shall not exceed twenty-five (25) percent of the assessed value of the building for the first year in which the work was done.

NONCONFORMING BUILDINGS: RESTORATION. The restoration of a nonconforming building that is damaged or partially destroyed by fire, explosion, Act of God, or of the public enemy to the extent of fifty (50) percent or less shall be permitted; provided that such restoration is permitted by the Building Code of the County and is started within one year and diligently prosecuted to completion. A nonconforming building that is completely destroyed, or partially destroyed to a greater extent than above specified, shall not be restored except in full conformity with all the regulations of this Chapter. The proportion of damage or partial destruction shall be based upon the ratio of the estimated cost of duplicating the entire structure as it existed prior thereto.

PART ELEVEN:

GENERAL REGULATIONS, CONTINUED.

NONCONFORMING USES: TERMINATION. Whenever a nonconforming use of a building in any District is changed to a conforming use, or is abandoned, such use shall not thereafter be re-established. Where no enclosed building is involved, a nonconforming use shall not be re-established after discontinuance thereof for a period of six (6) months. If the nonconforming use is an advertising sign, it shall be terminated within three (3) years after the date at which it became nonconforming. If the nonconforming use constitutes pollution causing a threat to the health, welfare and aesthetics of the land and people of Inyo County, thereby constituting a nuisance, it shall be terminated within ninety (90) days.

NONCONFORMING STRUCTURE: MOBILE HOMES: SUBSTITUTION. The substitution of a nonconforming mobile home structure for another such structure will be permitted if such substitution is made within six (6) months of the removal of the nonconforming structure, and if the substitute structure utilizes the same site and utility facilities.

MAINTENANCE OF ANIMALS: The maintenance of animals shall be permitted as an accessory use in all zones and the maintenance of sheep, horses, cows and fowl shall be permitted as an accessory use in all zones except RT and in the case of R-1, R-2, and RMH Zones, the following shall apply:

- A. The maintenance of goats and pigs shall not be an accessory use.
- B. No accessory building used as a stable, barn, or coop for any animal shall be located less than thirty-five (35) feet from any dwelling or less than twenty (20) feet from any lot line, or less than sixty (60) feet from any front lot line, any school grounds, or any park.
- C. Chickens, rabbits or small fowl or small animals shall not exceed a total of more than twenty-five (25) in number and comply with County Health requirements.
- D. The maintenance of all animals will conform with all State and County Health Laws and Ordinances.
- E. Any livestock maintained on the subject property under the auspices of 4H or FFA shall be allowed irrespective of lot size for the period required under the rules of 4H or FFA.

PROHIBITED USE: POLLUTION. Any use which pollutes any human or natural resource is prohibited in ALL zoning designations.

PART TWELVE: PROCEDURES, ENFORCEMENT

ZONING APPROVAL. Before issuing a building permit, the Building Inspector may require that the proposal be approved as to Zoning by the Planning Commission. The term "approved as to Zoning" means an official notation by the Planning Commission or authorized deputy, upon a building permit or a license, certifying that the proposed building or use is in conformance with the regulations of this Chapter, subject to the conditions, if any, included in the notation.

USES NOT LISTED. Whenever there is doubt as to the District classification of a use not listed in this Chapter, the Planning Commission shall thereupon make such investigations as are necessary to compare the characteristics of the use in question with those of the listed uses in the various Districts. If the use is found to be, in all essentials pertinent to the intent of this Chapter, of the same character as a permitted or as a conditional use in any District or Districts, the Commission shall so determine. The determination shall be a public record.

ADMINISTRATIVE ORDERS: APPEAL. Any interested person alleging error in any order, requirement or determination made by an employee of the County in the administration of this Chapter may appeal in writing to the Planning Commission within ten (10) days of the date thereof. The decision of the Planning Commission in such matters shall be final unless a notice of appeal to the County Board of Supervisors is filed within ten (10) days after the date of such decision.

VARIANCES. Upon application in proper form, the terms of this Chapter may be modified, and such variances granted as will not be contrary to its general intent or the public interest, where due to special conditions or exceptional characteristics of the property or its location or surroundings, a literal enforcement would result in practical difficulties or unnecessary hardships.

VARIANCES: PROCEDURE. The Planning Commission shall receive, consider and take action upon every application which is concurrent with an application for a conditional use on the same property, and upon all other variances where a public hearing is required. The Commission shall also take action upon any minor variance brought before it on appeal from a decision of the Building Inspector.

VARIANCES: FINDINGS REQUIRED. A variance shall be granted, in whole or in part, only upon affirmative findings as hereinafter set forth, and otherwise it shall be denied. The following findings are required:

- A. That there are exceptional circumstances applicable to the property involved, or to the intended use, which do not generally apply to other property in the same District.
- B. That the result would not be detrimental to the public welfare, or injurious to property in the vicinity.
- C. That the strict application of the regulation sought to be modified would result in practical difficulties or hardships inconsistent with, and not necessary for the attainment of, the general purpose of this Chapter.

PART TWELVE:
PROCEDURES, ENFORCEMENT, CONTINUED.

VARIANCE: CONDITIONS. In granting any variance, the character and extent thereof shall be specified, and the variance shall be made subject to such written conditions as may be necessary to secure the intent of the grant. A variance may be made valid only for a specified term. Once any portion of a variance is utilized, all of its conditions and limitations shall be operative, and the violation of any shall constitute a violation of this Chapter.

VARIANCE: EFFECTIVE DATE. The order granting or denying a variance shall become effective ten (10) days after the date of the order, unless a written notice of appeal is filed within such period of ten (10) days.

VARIANCE: ACTION BY PLANNING COMMISSION. A public hearing before the Planning Commission shall be held upon every application for a variance. The Commission shall act upon every variance brought before it within a reasonable time.

CONDITIONAL USES. Certain uses, referred to in this Chapter as conditional uses, are declared to possess characteristics which require special appraisal by the Planning Commission in each instance, to determine whether or not the use is necessary or desirable and will be properly related to other uses and to transportation and service facilities in the vicinity, and whether or not the use would, under all the circumstances of the particular case, affect adversely the health or safety of persons living or working in the vicinity or be materially detrimental to the public welfare.

CONDITIONAL USES: PROCEDURE. Any use of property which is listed as or specified in this Chapter to be, a conditional use, shall be approved or disapproved as to zoning only upon filing an application in proper form and in accordance with the procedure hereinafter set forth.

CONDITIONAL USES: ACTION BY THE PLANNING COMMISSION. The Planning Commission shall receive, hear and decide every application for a conditional use, and after the hearing may authorize approval as to zoning if it finds that the use is properly located as specified and otherwise it shall disapprove the same. Notice of the hearing shall be given pursuant to the requirements for hearings.

CONDITIONAL USES: LIMITED APPROVAL. The approval of a conditional use may be made valid only for a specified term. The approval may be made contingent upon the written acceptance and continued observance of specified conditions, including, but not limited to any of the following:

- A. Substantial conformity to approved plans and drawings
- B. Time period within which the use authorized shall be brought into existence, failing which the approval shall lapse and be void
- C. Guarantees as to compliance with the terms of approval
- D. Dedication of and improvement of streets and other public facilities
- E. Special yards, planting, fences or walls
- F. Limitations on signs
- G. Limitations as to the time of day during which specified activities may be conducted.

Once a conditional use is established, all of the conditions specified in the approval shall become operative, and the violation of any of them shall constitute a violation of this Chapter.

PART TWELVE:
PROCEDURES, ENFORCEMENT, CONTINUED:

CONDITIONAL USES: LAPSE OF APPROVAL. Unless a different period of time is specified among the conditions of approval, the authorization of a conditional use shall lapse and be void unless the use is established or construction necessary and incident to its establishment is started within six (6) months of the date of the final action of approval.

CONDITIONAL USES: CHANGES IN CONDITIONS. The Planning Commission shall receive, hear and decide applications to extend the term or to modify any condition imposed upon a conditional use, or upon a use established under a use permit issued prior to the effective date of this Chapter. Every such application shall be subject to the same procedure and regulations as set forth herein for a new conditional use.

APPLICATIONS. The Planning Commission may in its rules prescribe the form and scope of all applications and appeals required by this Chapter, and may specify the accompanying data to be furnished to assure the proper consideration of the matter involved and for the permanent record.

APPLICATIONS: WHERE FILED. Every application shall be addressed to the Planning Commission.

APPLICATIONS: VERIFICATION. Every such application shall include a verification by at least one owner of the property affected or by the holder of an option to purchase the same or by a duly authorized agent, attesting to the truth and correctness of all the facts and drawings presented. The verification shall be attested before a notary public or before the County Clerk.

APPLICATIONS: FEES. No application shall be accepted unless it is in full compliance with all requirements of this Chapter, and accompanied by the fee, if any, specified in this Section. No part of any required fee shall be returnable, and every such fee shall be deposited with the County Treasurer. Except as otherwise provided, the amount of the filing fee required shall be as set forth in the following table for the respective types of applications:

A. For a Variance	\$ 15.00
B. For a Conditional Use	\$ 15.00
C. For a Change in Zoning District Boundaries	\$ 15.00
D. For an appeal to the Planning Commission	\$ 15.00
E. For an appeal to the Board of Supervisors	\$ 15.00

APPLICATIONS: EXCEPTIONS TO FEE REQUIREMENT. The requirements of a fee to accompany an application or an appeal shall be waived in the following cases:

- A. When the application or appeal is filed by a public agency of the County, a City or of the State or the Federal Government
- B. When the application is for a Variance to permit the relocation of a building on the same lot; if such relocation is necessary solely because of the condemnation for a public use or the sale to a public agency of a portion of such lot.

PART TWELVE:
PROCEDURES, ENFORCEMENT, CONTINUED.

APPLICATIONS: EFFECT OF DENIAL. No application for a variance, a conditional use, or a change in the District boundaries which has been denied shall be resubmitted within one (1) year from the date of the final order of denial, except on the grounds of new evidence or proof of changed conditions found to be valid by the Planning Commission.

APPLICATIONS: ADDRESS LISTS REQUIRED. Every application upon which a Public Hearing is required by this Chapter shall be accompanied by a verified list of the names and addresses of the owners of all property within three hundred (300) feet of the exterior boundaries of the property affected, as shown on the last adopted tax role of the County of Inyo; provided, however, that where the application is for a variance, the list need not include property more than one hundred (100) feet from said exterior boundaries.

HEARINGS. Upon receipt in proper form of any application filed pursuant to this Chapter upon which a Public Hearing is required, the date for such Public Hearing shall be set by the Planning Commission in accordance with the rules of the Commission. Notice shall be given of the time and place of such Public Hearing by at least one (1) publication in a newspaper of general circulation in the County. The applicant, and the appellant in the case of appeal, shall be notified in writing of the time and place of the hearing.

HEARINGS: MAILED NOTICE. When the Public Hearing is held on an application for a conditional use or for the proposed reclassification of any property by a change in the Zoning Map, notice of the time and place of the hearing shall be given not less than fifteen (15) days prior to the date thereof, by mailing such notice to all the persons whose names and addresses appear on the list of property owners submitted, and further notice as provided by law.

HEARINGS: FAILURE TO NOTIFY. Any failure to give notice as required by this Chapter or any irregularity in connection therewith or in any procedure required by this Chapter, shall not invalidate the proceedings if there shall have been compliance with the minimum requirements of California State Law.

HEARINGS: CONTINUANCE. At any public hearing held pursuant to this Chapter, the officer presiding may order the hearing to be continued by publicly announcing the time and place of continuance, and no further notice thereof shall be required.

APPEALS. An appeal may be taken to the County Board of Supervisors within fifteen (15) days after the date of the action of the Commission on any application filed pursuant to this Chapter. The appeal may be taken by any person aggrieved, or by any public officer, board or agency affected, by filing with the County Clerk a written notice specifying the grounds for the appeal. Any member of the County Supervisors may within the same period call for a review of any such action by notice to the County Clerk and such notice shall have the same effect as an appeal, but shall require no fee. Filing of an appeal shall stay all proceedings in furtherance of the action appealed.