



Town of Mammoth Lakes: Guide to Zoning for Transient Use

This table summarizes the Zones in which transient rentals or occupancy’s are permitted within Mammoth Lakes. Transient rental or occupancy is defined as rental or occupancy of a structure for sleeping or lodging for 30 consecutive days or less, in exchange for a fee or other similar consideration (Municipal Code 17.08.510). Renting a property for transient use requires a Town of Mammoth Lakes business license and registration and remittance of Transient Occupancy Tax.

Zone ¹ (Municipal Code - Title 17)	Transient Use Allowed ²	Transient Use Prohibited	Not Applicable
RR (Rural Residential)		X	
RSF (Residential Single Family)		X	
RMF-1 (Residential Multi-Family-1)		X	
AH (Affordable Housing Overlay)		X	
MHP (Mobile Home Park)		X³	
RMF-2 (Residential Multi-Family-2)	X		
MLR (Mixed Lodging / Residential)	X		
D (Downtown)	X		
OMR (Old Mammoth Road)	X		
R (Resort)	X⁴		
SP (Specific Plan)	X		
A (Airport)	X		
M (Industrial)			X
PS (Public and Quasi-Public)			X⁵
OS (Open Space)			X
OSSC (Open Space Stream Corridor Overlay)			X
E (Equestrian Overlay)			X

Please note that this table is intended as a guide only; although some zones permit transient use generally, other regulations, such as those found in master plans, CC&Rs, or project conditions of approval may prohibit transient rental within a particular development. It is recommended that you contact the Town’s Community Development Department for verification of zoning and transient rental regulations for any particular property at (760) 934-8989 or tot@ci.mammoth-lakes.ca.us.

¹ Please refer to the Town of Mammoth Lakes Zoning Map available on the Town’s website at www.ci.mammoth-lakes.ca.us/documents/Community%20Development/Planning%20Division/Zoning%20Map%20-%20September%202009.PDF

² These Zones permit transient use unless project-specific regulations, such as CC&Rs or conditions of approval, prohibit. Please contact the Town of Mammoth Lakes Community Development Department for project-specific information. The Town does not regulate or enforce CC&Rs.

³ The transient use of mobile home parks is prohibited by individual mobile home park regulations. The State regulates mobile home parks.

⁴ The R Zone permits transient use unless project-specific regulations, such as CC&Rs or conditions of approval, prohibit (the Town does not regulate or enforce CC&Rs). For example:

- Fairway Ranch (Woodcrest Trail and Hidden Lake Circle) – Subdivision map condition of approval states that the RSF Zone applies; therefore, transient use prohibited.
- Greyhawk Master Plan (single family lots west of Lake Mary Road and Camp High Sierra) – Master Plan states that transient use is prohibited.
- Starwood Subdivision within the Lodestar Master Plan area – The Master Plan does not permit transient uses in this development area.

⁵ Transient use is permitted within designated campgrounds/RV parks only.