

**TOWN OF MAMMOTH LAKES
 RESIDENTIAL ZONING COMPLIANCE EVALUATION**

Parcel Information	
Owner: _____	Zoning: _____
Address: _____	General Plan: _____
APN: _____	Proposed Use: _____
Lot #: _____	Evaluation Date: _____

Setbacks – Minimum (Table 17.20.030)

Yard	Proposed	Rural Residential (RR)	Single Family (RSF)	Multiple Family (RMF-1)	Multiple Family (RMF-2)
Front yard		25'	20'	20'	25'
Side yard ¹		10'	10'	10'	10'
Rear yard		20'	10'	10'	20'
Street side yard		20'	20'	20'	20'
Distance from the top of creek bank		50'	50'	50'	50'
Distance between any construction above 8,250' elevation and 30% slope occupying more than ¼ of parcel		30'	n/a	n/a	n/a

¹ Measured from the eave of the building when the roof sheds toward the property line and the roof is not protected with a snow rail

Reduced Setbacks (Table 17.36.100)

3' setbacks within the required rear or side yard setback are permitted for the following structures that do not provide access to the main entrance and are less than 18" above grade:

- Uncovered decks
- Uncovered balconies
- Stairs
- Walkways

The following are permitted anywhere within the front or street side yard setback area, if they are less than 18" above original grade and provide access to the main entrance of a residence:

- Stairs
- Uncovered bridges providing access to required residential parking areas and main entrance (can exceed 18" above grade)
- Walkways

Section 17.20.030.B - For upsloping lots, garages (detached or unattached) and associated entries (not including rooms) may be permitted a 5' front yard setback, if:

- The elevation of the lot, at all points measured 20' from the property line adjacent to the street from which access will be taken, shall be at least 7' above the elevation at the centerline of the street
- No portion of the garage shall exceed 15' in overall height as measured from all points along the centerline of the street perpendicular to the garage.
- Main entry shall not exceed 15' above natural grade.
- All required snow storage shall be provided.
- No portion of the garage shall be located closer than 30' to the centerline of the street.
- All required parking must be provided. (See 17.20.030.B-6 for additional information)

Permitted Projections into Setback Areas (Table 17.36.100)

Up to a 3' encroachment is permitted in any setback area for the following, provided any foundations, piers, supports, or other structural connections to the ground comply with the required setback:

- | | |
|---|--|
| <input type="checkbox"/> Steps/Stairs; Landings | <input type="checkbox"/> Chimneys |
| <input type="checkbox"/> Awnings; Canopies | <input type="checkbox"/> Uncovered decks and balconies |
| <input type="checkbox"/> Wing walls | <input type="checkbox"/> Covered entries |
| <input type="checkbox"/> Eaves of roofs if protected with a snow restraint device | <input type="checkbox"/> Bay windows not exceeding 12' in width, occupy less than 50% of a wall length, and contain no floor area. |

Lot Coverage (Table 17.20.030)

Coverage	Proposed	RR	RSF	RMF-1	RMF-2
ALL impervious surfaces ¹		30% of lot area	40% of lot area	50% of lot area	60% of lot area

¹ Includes building footprint, driveway area regardless of material, decks, walkways, and parking areas. Features that may be excluded include building eaves, 50% of the area of decks that are at least 8' above grade, and paving materials used for landscape purposes being more than 50% porous.

Exterior Lighting (§17.36.030)

General Requirements

- All exterior lighting shall be shielded, downward, directed, and the source of all lighting shall not be visible from any point off the property, including streets. The minimum amount of lighting necessary for the exterior of the building shall be utilized with minimal lighting intensity.

Building Height ¹ (Table 17.20.030 & §17.36.060)

All zones	Height	Proposed
Lots with 0-10% slope	No portion of a building may exceed 35' above finished grade	
Lots with more than 10% slope	Building height shall not exceed an average of 35' as measured by the height of the four outermost corners of a structure from finished grade to a horizontal plane which intersects the topmost point of the structure	
Lots with more than 10% slope	No portion of the building may exceed 45' above finished grade	

¹ Building height certificate required for buildings within 2' of the height limit.

Dumpsters & Recycling Containers (for 3 or more units) (§17.36.130)

- | | |
|--|---|
| <input type="checkbox"/> On a paved pad | <input type="checkbox"/> All enclosures shall be animal resistant |
| <input type="checkbox"/> Not located in the front or side yard setback area, unless approved by the Director | <input type="checkbox"/> Readily accessible to refuse collection and recycling vehicles |
| <input type="checkbox"/> Screened, if in front yard setback | |

Fireplaces/Wood stoves (§8.30.040)

<p>General Requirements</p> <ul style="list-style-type: none"> <input type="checkbox"/> No wood burning fireplaces permitted (i.e., open hearth, not EPA Phase 2) <input type="checkbox"/> Existing properties with two or more legally installed wood burning appliances may keep that number of appliances provided that they are EPA Phase 2 certified appliances or pellet stoves. EPA Phase 2 appliances may not replace pellet stoves. <input type="checkbox"/> No increase in habitable area shall be allowed for a structure that has not complied with the woodstove changeout requirements upon property sale (M.C. §8.30.050) 	
<p>Single Family Dwellings:</p> <ul style="list-style-type: none"> <input type="checkbox"/> One EPA Phase 2 certified appliance, <input type="checkbox"/> One pellet stove, and <input type="checkbox"/> Any number of gas appliances <p>OR</p> <ul style="list-style-type: none"> <input type="checkbox"/> Two pellet stoves, and <input type="checkbox"/> Any number of gas appliances 	<p>Multi-Unit Residential Developments:</p> <ul style="list-style-type: none"> <input type="checkbox"/> No wood stove in any new development <input type="checkbox"/> One pellet stove per dwelling is allowed <input type="checkbox"/> Existing properties with no existing solid fuel appliances may install only one pellet stove per dwelling

Propane Tanks (§17.36.080)

<ul style="list-style-type: none"> <input type="checkbox"/> Not located in the front or street side yard setback area, unless authorized by the CEDD Director and Public Works Director <input type="checkbox"/> Painted tan or light green

Fences and Walls (§17.36.040)

<ul style="list-style-type: none"> <input type="checkbox"/> 3' maximum height in front yard or street side yard setback area <input type="checkbox"/> 6' maximum height elsewhere, including side and rear yard setback areas <input type="checkbox"/> No barbed wire, chain link or electrical fencing permitted anywhere <input type="checkbox"/> Retaining wall visible from off-site must be made of split-face block, faced with rock or similar treatment to be attractive.

Grading and Clearing (§17.36.050)

<ul style="list-style-type: none"> <input type="checkbox"/> Limited to the area required for construction of the structure, utilities, driveways and one primary access to the structure. <input type="checkbox"/> Existing trees and vegetation shall be preserved to the maximum extent possible
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Parking Requirements (§17.44)

RR and RSF Developments

		Proposed
Minimum number of total spaces for residences under 3,000 sf ¹	3	
Minimum number of total spaces for residences between 3,000 – 4,999 sf ¹	4	
Minimum number of total spaces for residences between 5,000 – 6,999 sf ¹	5	
Minimum number of total spaces for residences 7,000 sf or greater ¹	6	
50% of required parking shall be enclosed (§17.44.100.A.1)	--	
Minimum number of unenclosed spaces (§17.44.100.A.1)	1	

¹ Square footage is exclusive of garages and decks.

RMF-1 and RMF-2 Developments

Type of unit	Number of spaces per unit	Number of units	Required Parking (Spaces x Units)	Proposed Parking	50% of required spaces shall be enclosed
Studio/1 bedroom	1				
2 - 3 bedrooms	2				
≥ 4 bedrooms	3				

Guest Parking

Every 4 units up to the 12 th unit	2				All shall be accessible to guests and not reserved to individual units.
Every 4 units from the 13 th unit- 48 th unit	1				
Every 6 units above the 48 th	1				

Parking Space Design (§17.44.100) and Public Works Standards

Type of Space	Size	Proposed Size
Outdoor or garage spaces	10' x 20'	
Garage spaces if more than 1 spaces is required and each space is not separated by walls or obstructions	9' x 18'	

Other Parking and Driveway Standards (see Public Works Standards: Section 105)

<input type="checkbox"/> 24' back-up or aisle widths in parking lots with two-way traffic <input type="checkbox"/> All spaces and driveways must be paved w/ asphalt, concrete, or approved paving stones <input type="checkbox"/> Driveway width to be between 12' and 24' <input type="checkbox"/> Maximum grade (slope) of parking areas shall not exceed 5% <input type="checkbox"/> Maximum grade within the TOML ROW shall not exceed 10%. All other areas shall not exceed 15%. <input type="checkbox"/> No parking permitted in setback areas, except for driveways of single-family residences (17.36.100.D.5.a)
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Snow Storage Areas (§17.36.110)

Square feet of uncovered required parking and driveway areas _____ x .75 = _____ sf of required snow storage area	_____ sf of snow storage area proposed
<input type="checkbox"/> Snow storage area must be at least 10' wide and 10' deep. <input type="checkbox"/> Snow storage area must be accessible, unpaved, and clear of obstacles. <input type="checkbox"/> Located near the sides or rear of parking areas and driveways, away from the street. <input type="checkbox"/> Designed to provide adequate drainage and prevent formation of ice.	

Multi-Family Developments (§17.52.210)

Density: 12 units/acre _____ Acres * 12 = _____ number of units for a specific parcel ^{1;2}
¹ Round up to the nearest whole number only when the fraction exceed .66 (§17.20.030.A.1) ² Projects w/ ≥ 20 units may exclude the manager's unit from the overall density (§17.20.030.A.4)

- Accessory structures and uses within an RMF project shall be designed and constructed to look similar to the building containing the dwelling units
- An RMF project of 3 or more dwelling units shall be designed so that at least 75% of the façade of each building adjacent to a public street is occupied by habitable space w/ windows
- Each façade adjacent to a street shall have at least 1 pedestrian entry into the structure
- RMF projects of > 20 units, shall provide 150 s.f of on-site common area/recreation area per unit (i.e., rec rooms, swimming/spa facilities, tennis courts, play areas, other similar facilities)
- No more than 40% of the total area of the front yard setback shall be paved for walkways, driveways, and/or other hardcover pavement
- RMF projects w/ 5 or more dwelling units shall provide common laundry facilities, except where laundry facilities are provided within each unit
- Outdoor lighting shall be provided along all vehicular access ways and major walkways in compliance w/ §17.36.030
- RMF projects of 3 or more units shall provide solid waste/recyclable materials storage consistent w/ the requirements of §17.36.130
- All RMF projects shall provide private outdoor open space for each dwelling unit (i.e., balcony, deck, patio, etc.) (see §17.52.210.H for additional information)
- A minimum of 100 cubic feet of lockable space shall be provided for each dwelling outside of the unit, w/ no dimension < 30"; can be located in a garage so long as required covered parking is provided.
- Design review standards apply to all projects containing 3 or more units.

Nonconforming Structures (§17.100)

- Is the existing structure nonconforming (e.g., setbacks, lot coverage, height, etc.)?
- Additions may be made to nonconforming structures provided that an addition is no more than 25% of the existing building floor area, excluding garages. Additions may be made no more than once every three years. Additions shall comply with current zoning code requirements.

Secondary Units in RR or RSF Zones (Government Code §65852.2) (§17.52.270)

- Does the second unit have a kitchen or cooking facilities? If yes, then the standards of §17.52.270 (*Second dwelling units*) apply. If no, then the standards of §17.52.040.B.3 (*Detached living areas*) apply.
- Only 1 secondary unit shall be permitted on a lot
- A new secondary unit shall only be allowed on a lot w/ a minimum area of 7,500 sf.
- A secondary housing unit may not exceed 30% of the floor area of the primary structure if attached, or 1,200 sf if detached. (Minimum size for a secondary unit is 300 sf)
- A secondary unit shall contain a kitchen and bathroom facilities separate from the primary dwelling
- One additional parking space shall be provided
- Secondary units shall be designed and constructed to look similar to the primary structure

Irrevocable Offers of Dedication (IOD)

- An IOD if required if the lot is located on a street that is substandard. Check w/ Engineering.