



MONO COUNTY DESIGN GUIDELINES



ROOFS

Mono County has recognized its spectacular scenic vistas as a valuable and unique resource in rapidly developing California. This resource is important to quality of life for residents and visitors on whom Mono County's economy depends. Safeguarding the county's scenic beauty and expanses of open space requires special planning considerations.

Why roofs matter

Roofs do more than keep out rain and snow. A roof is a home's most prominent visual feature. A bright roof attracts the eye, thus diminishing scenic values and detracting from the natural setting and community character. Light and bright primary-colored roofs stand out, as do shiny, reflective roofs.

Blend into the background

Non-reflective roofs in dark muted shades matching the darkest color in the surrounding landscape are visually pleasing, enhance building design, and create a harmonious balance with the natural setting. Roofs that blend in with the environment work best. Reflective, light- or bright-tone roofs are discouraged.



Bright colored or reflective roofs contrast sharply with natural settings



Dark muted colors blend and harmonize with the background



Where can I get more information?

Mono County Community Development Department www.monocounty.ca.gov
Mammoth Lakes: P. O. Box 347, Mammoth Lakes, CA 93546 (760) 924-1800
Bridgeport: P. O. Box 8, Bridgeport, CA 93517 (760) 932-5420



MONO COUNTY DESIGN GUIDELINES



WALLS

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Walls do more than hold up the roof

Many factors come into play regarding the siding design of a building. Choices may include wood, logs, stucco, rock or a combination thereof. Horizontal and vertical design elements create variety in wall design. Color and setting matter as well. Bright or light-colored walls can dominate the landscape and may visually detract from the natural setting and community character.

Blending in

Walls and roofs that match and blend with the darkest color in the surrounding landscape create a structure that appears to be in harmony with the landscape. This is particularly important when a structure is located in an open area or a scenic vista, whether in the foreground or background.



Primary and bright colors contrast against the background



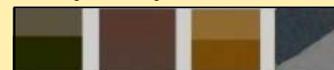
Light and bright colors tend to be incompatible



Colors that match the darkest background generally work best



Examples of compatible colors



Examples of incompatible colors



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Mammoth Lakes: P. O. Box 347, Mammoth Lakes, CA 93546 (760) 924-1800
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Chapter 23, Dark Sky Regulations, Overview



Wild By Nature

LIGHTING

Mono County's spectacular scenic vistas and dark night sky are valuable and unique resources in rapidly developing California. These resources are important to quality of life for residents and visitors on whom Mono County's economy depends. Safeguarding the county's scenic beauty and dark night skies requires special planning considerations.

Lighten up on light

A bright light not only masks the stars and night sky, it makes areas outside the light darker and thereby less secure.

• When is light needed?

Very few night lights need to be on all the time. Timers and motion detectors activate light only when needed.

• What type of light do I need?

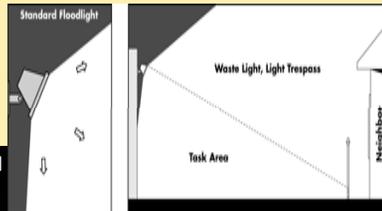
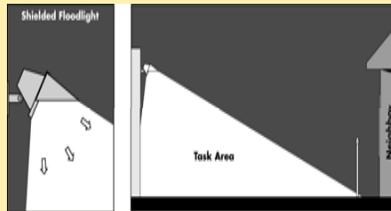
Light source should be down-directed, shielded and as low to the ground as practical. Lighting should be used only in the area where it's needed. The light source should not be visible off site, either to neighbors or passing motorists.

• How much light do I really need?

Provide only the minimal amount of light necessary for the purpose. Non-holiday outdoor decorative lighting is not recommended in Mono County.

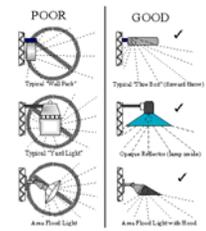
Blinding lights or brilliant stars?

Where else but in the Eastern Sierra can you see so many stars in the night sky? Only where outdoor lighting is minimal, shielded and down-directed.



Unshielded light creates glare and makes it harder to see the stars and surrounding area.

EXAMPLES OF SOME COMMON LIGHTING FIXTURES



For more information?

Mono County

Department

Chapter 23, Dark Sky Regulations

A lighting plan showing spec sheets for all exterior fixtures including design, wattage, location, aiming point, all materials, mounting, etc. must be submitted for all permits and on all elevations. Outdoor lighting plan shall include:

1. Manufacturer specification sheets, cut-sheets, or other manufacturer-provided information for all proposed outdoor lighting fixtures to show fixture diagrams and light output levels.
2. The proposed location, mounting height, and aiming point of all outdoor lighting fixtures shall be shown on the site plan, all elevations.
3. Drawings for all building elevations proposed for illumination should show the fixtures, the portions of the elevations to be illuminated, the illuminance level of the elevations, and the aiming point for any remote light fixture. Building illumination should be only the minimal amount needed for safety and reasonable access, such as walkways and entrances.

All new outdoor lighting shall use full cutoff luminaires with the light source downcast and fully shielded with no light emitted above the horizontal plane, with the following exceptions:

- Fixtures that have a maximum output of 100 lumens (equivalent to one 10-watt incandescent bulb) or less, regardless of the number of bulbs, may be left unshielded provided the bulb surfaces are obscured from off-site visibility with a semi-translucent or frosted glass that has an opaque top to prevent the light from shining directly up. However, partial or full shielding is preferred to control light output in all situations.
- Fixtures that have a maximum output of 600 lumens (equivalent to one 40-watt incandescent bulb) or less shall be partially or totally shielded using a solid or semi-translucent barrier, provided that the lamp is not visible from off site, no direct glare is produced, and the fixture has an opaque top to keep light from shining directly up; e.g., a low output-style wall pack.
- Floodlights that do not meet the definition of "full cutoff" may be used if permanently directed downward, if no light is projected above the horizontal plane, and if fitted with external shielding to prevent glare and off-site light trespass. Unshielded floodlights are prohibited. Flood lights should only be used during active need (for safety or while accessing or working in an area) and not for general lighting when uninhabited and not necessary for safety.

Full Cutoff Fixtures. A lighting fixture designed such that no light, either directly from the bulb or indirectly from the fixture, is emitted at or above a horizontal plane running through the lowest point on the fixture.

Shielding. A barrier around a fixture that helps conceal the lamp and control light distribution. A fixture that is "fully shielded" incorporates a solid barrier, emits no light rays above the horizontal plane and effectively obscures visibility of the lamp. A fixture that is "partially shielded" may allow some light to pass through a semi-translucent barrier, and/or may allow visibility of the lamp from certain perspectives.

For a complete copy of Chapter 23, please visit: <http://www.monocounty.ca.gov/services.html>

Unacceptable	Acceptable	Unacceptable	Acceptable

* Hooded-type floodlights still require proper aiming to prevent glare and light trespass.

* Without shielding, these types of fixture spray uncontrolled light.

* Proper aiming is required to prevent glare and light trespass.

* Such fixture may be acceptable using only low-output lamps (under 1,000 lumens). See 17.34.050.E.

PLANTS THAT THRIVE IN EASTERN SIERRA GARDENS

Compiled by: Karen Ferrell-Ingram, native plant propagator
Sherry Taylor, Garden Club of America / Partners for Plants
Elizabeth Tenney, Master Gardener, University of Nevada-Reno

These plants will minimize garden maintenance, water use and fire danger, and provide a beautiful home landscape that complements the scenic surroundings of the Eastern Sierra.

Secrets of a successful garden

Every successful garden needs planning and some follow-up care after planting.

- Fire-resistance depends more on location and maintenance than variety planted. Plan your garden to include a 30' fire-safe buffer. (See "[RESOURCES](#)")
- Water regularly for 1st season; periodically deep soak once plants are established.
- Mulch to conserve water and control weeds.
- Prune selectively for better bloom, to remove dead wood and limit fire hazard. Consult a good pruning guide for each plant's specific requirements.

Some recommended plant varieties

Growing areas differ within Mono County. Check with your local nursery to determine which plants are appropriate for your elevation.

Plant outside the 30' fire-safe buffer (*)
Native plant (N)

LARGE TREES

(Large – over 40')

COMMON HACKBERRY	(<i>Celtis occidentalis</i>)	
WHITE ASH	(<i>Fraxinus americana</i>)	
HONEY LOCUST	(<i>Gleditsia triacanthos inermis</i>)	
KENTUCKY COFFEE TREE	(<i>Gymnocladus dioica</i>)	
AMERICAN SWEETGUM	(<i>Liquidambar styraciflua</i>)	
SIBERIAN CRABAPPLE	(<i>Malus baccata</i>)	
COLORADO SPRUCE	(<i>Picea pungens</i>)	(*)
LOGPOLE PINE	(<i>Pinus contorta</i>)	(*)(N)
JEFFREY PINE	(<i>Pinus jeffreyi</i>)	(*)(N)
JAPANESE BLACK PINE	(<i>Pinus thunbergiana</i>)	(*)
WESTERN COTTONWOOD	(<i>Populus fremontii</i>)-male trees only	(N)
EUROPEAN BIRD CHERRY	(<i>Prunus padus</i> 'Plena')	
RED OAK	(<i>Quercus rubra</i>)	
SILVER LINDEN	(<i>Tilia tomentosa</i>)	

MEDIUM TREES

(Medium – 20' to 40')

WESTERN WATER BIRCH	(<i>Betula occidentalis</i>)	(N)
WESTERN HACKBERRY	(<i>Celtis reticulata</i>)	(N)
GREEN ASH	(<i>Fraxinus pennsylvanica</i>)	
JAPANESE CRABAPPLE	(<i>Malus floribunda</i>)	
BECHTEL CRABAPPLE	(<i>Malus ioensis plena</i>)	
QUAKING ASPEN	(<i>Populus tremuloides</i>)	(N)
MOUNTAIN ASH	(<i>Sorbus aucuparia</i>)	

SMALL TREES

(Small - about 20')

AMUR MAPLE	(<i>Acer ginnala</i>)	
MOUNTAIN MAPLE	(<i>Acer glabrum</i>)	(N)
COCKSPUR HAWTHORN	(<i>Crataegus crus-galli</i>)	
DESERT OLIVE	(<i>Forestiera neomexicana</i>)	(N)

SCHEIDECKER CRABAPPLE	(<i>Malus scheideckeri</i>)	
BRISTLECONE PINE	(<i>Pinus aristata</i>)	(*)(N)
PINON PINE	(<i>Pinus monophylla</i>)	(*)(N)
FLOWERING PEAR	(<i>Pyrus calleryana</i>)	
SMOOTH SUMAC	(<i>Rhus glabra</i>)	
3-LEAFED SUMAC	(<i>Rhus trilobata</i>)	(N)

HIGH SHRUBS

(High – over 6')

MOUNTAIN MAPLE	(<i>Acer glabrum</i>)	(N)
SHADBUSH, SERVICE BERRY	(<i>Amelanchier laevis</i>)	
SHADBUSH	(<i>Amelanchier alnifolia</i>)	(N)
SHADBUSH	(<i>Amelanchier utahensis</i>)	(N)
CHOKEBERRY	(<i>Aronia melanocarpa</i>)	
BUTTERFLY BUSH	(<i>Buddleia davidii</i>)	
SIBERIAN PEA-SHRUB	(<i>Caragana arborescens</i>)	
MOUNTAIN MAHOGANY	(<i>Cercocarpus ledifolius</i>)	(*)(N)
FERNBUSH	(<i>Chamaebatia millifolium</i>)	(N)
SIBERIAN DOGWOOD	(<i>Cornus alba</i> 'Sibirica')	
CREEK DOGWOOD	(<i>Cornus sericea</i>)	(N)
REDTWIG DOGWOOD, REDOSIER DOGWOOD	(<i>Cornus stolonifera</i>)	(N)

WINGED EUONYMUS, BURNING BUSH	(<i>Euonymus alatus</i>)	
FORSYTHIA	(<i>Forsythia Beatrix Farrand</i>)	
WITCH HAZEL	(<i>Hamamelis</i>)	
PFITZER JUNIPER	(<i>Juniperus chinensis</i> 'Pfitzeriana')	(*)
BEAUTY BUSH	(<i>Kolkwitzia amabilis</i>)	
HEDGE CRABAPPLE	(<i>Malus pumila</i> 'Centurion')	
BAYBERRY	(<i>Myrica pennsylvanica</i>)	
WESTERN SAND CHERRY	(<i>Prunus besseyi</i>)	
BITTERCHERRY	(<i>Prunus emarginata</i>)	(N)
WESTERN CHOKECHERRY	(<i>Prunus virginiana demissa</i>)	(N)
TALLHEDGE BUCKTHORN	(<i>Rhamnus frangula</i> 'Columnaris')	
STAGHORN SUMAC	(<i>Rhus typhina</i>)	
BLUE ELDERBERRY	(<i>Sambucus caerulea</i> , <i>S. glauca</i>)	(N)
SILVER BUFFALO BERRY	(<i>Shepherdia argentea</i>)	(N)
COMMON LILAC	(<i>Syringa vulgaris</i>)	
VIBURNUM	(<i>Viburnum lantana</i> , <i>V. dentatum</i>)	

LOW SHRUBS

(Low – under 6')

BEARBERRY, KINNIKINNICK	(<i>Arctostaphylos uva-ursi</i>)	
SOUTHERNWOOD, OLD MAN	(<i>Artemisia abrotanum</i>)	
GREAT BASIN SAGEBRUSH	(<i>Artemisia tridentata</i>)	
JAPANESE BARBERRY	(<i>Berberis thunbergii</i>)	
DESERT CEANOTHUS	(<i>Ceanothus greggii</i>)	(N)
SPREADING COTONEASTER	(<i>Cotoneaster divaricatus</i>)	
SULFUR BUCKWHEAT	(<i>Eriogonum umbellatum</i>)	(N)
DWARF WINGED EUONYMUS, BURNING BUSH	(<i>Euonymus alatus</i>)	
WINTERCREEPER	(<i>Euonymus fortunei</i>)	
APACHE PLUME	(<i>Fallugia paradoxa</i>)	
ARMSTRONG JUNIPER	(<i>Juniperus chinensis</i> 'Armstrongii')	(*)
SAN JOSE JUNIPER	(<i>Juniperus chinensis</i> 'San Jose')	(*)
MUGHO PINE	(<i>Pinus mugo mughus</i>)	(*)

SHRUBBY POTENTILLA	(<i>Potentilla fruticosa</i>)	(N)
ANTELOPE BITTERBRUSH	(<i>Purshia tridentata</i>)	(*) (N)
FRAGRANT SUMAC	(<i>Rhus aromatica</i>)	
GOLDEN CURRANT	(<i>Ribes aureum</i>)	
WAX CURRANT	(<i>Ribes cereum</i>)	(N)
COYOTE WILLOW	(<i>Salix exigua</i>)	(N)
PURPLE SAGE	(<i>Salvia dorrii</i>)	(N)
SPIRAEA	(<i>Spiraea billiardii</i>)	
MOUNTAIN SNOWBERRY	(<i>Symphoricarpos rotundifolius</i>)	(N)
DWARF EUROPEAN CRANBERRY BUSH	(<i>Viburnum opulus 'Nana'</i>)	

GROUND COVERS

BEARBERRY, KINNIKINNICK	(<i>Arctostaphylos uva-ursi</i>)	
SERBIAN BELLFLOWER	(<i>Campanula poscharskyana</i>)	
SNOW-IN-SUMMER	(<i>Cerastium tomentosum</i>)	
PURPLE-LEAF WINTER CREEPER	(<i>Euonymus fortunei 'Colorata'</i>)	
SWEET WOODRUFF	(<i>Galium odoratum</i>)	
DAYLILY	(<i>Hemerocallis</i>)	
CINQUEFOIL, spring	(<i>Potentilla tabernaemontanii</i>)	
CREEPING JUNIPER	(<i>Juniperus horizontalis</i>)	(*)
TAM JUNIPER	(<i>Juniperus sabina 'Tamariscifolia'</i>)	(*)
VIRGINIA CREEPER	(<i>Parthenocissus</i>)	
MOSS PINK	(<i>Phlox subulata</i>)	
STONECROP	(<i>Sedum, spp.</i>)	
WOOLLY THYME	(<i>Thymus pseudolanuginosus</i>)	
WOOLLY SPEEDWELL	(<i>Veronica incana</i>)	

GRASSES

INDIAN RICE GRASS	(<i>Achnatherum hymenoides</i>)	(N)
NEEDLEGRASS	(<i>Achnatherum spp.</i>)	(N)
NEEDLE AND THREAD GRASS	(<i>Hesperostipa comata</i>)	(N)
GREAT BASIN WILD RYE	(<i>Leymus cinereus</i>)	(N)
CREEPING WILD RYE	(<i>Leymus triticoides</i>)	(N)
ALKALI SACATON	(<i>Sporobolus airoides</i>)	(N)

PERENNIALS

YARROW	(<i>Achillea</i>)	(N)
HUMMINGBIRD MINT	(<i>Agastache cana</i>)	
COLUMBINE	(<i>Aquilegia</i>)	(N)
ARTEMISIA	(<i>Artemisia</i>)	
DUSTY MILLER	(<i>Centaurea cineraria</i>)	
CLEMATIS	(<i>Clematis ligusticifolia</i>)	(N)
VIRGIN'S BOWER	(<i>Clematis montana</i>)	
COREOPSIS	(<i>Coreopsis grandiflora, C. lanceolata</i>)	
SWEET WILLIAM, PINKS	(<i>Dianthus</i>)	
BUCKWHEAT	(<i>Eriogonum spp.</i>)	(N)
CALIFORNIA POPPY	(<i>Eschscholzia californica</i>)	(N)
DAYLILY	(<i>Hemerocallis</i>)	
HYSSOP	(<i>Hyssopus officinalis</i>)	
GILIA, STAR OR SCARLET	(<i>Ipomopsis aggregata</i>)	
LUPINE	(<i>Lupinus spp.</i>)	(N)
LAVENDER	(<i>Lavandula spp.</i>)	
BLUE FLAX	(<i>Linum lewisii</i>)	
BEE BALM	(<i>Monarda didyma</i>)	

CATMINT	(<i>Nepeta x faassenii</i>)	
EVENING PRIMROSE	(<i>Oenothera caespitosa</i>)	(N)
HERBACEOUS PEONY	(<i>Paeonia</i>)	
ORIENTAL POPPY	(<i>Papaver orientale</i>)	
PENSTEMON	(<i>Penstemon spp.</i>)	(N)
PHLOX	(<i>Phlox paniculata, P. suffruticosa</i>)	
RUSSIAN SAGE	(<i>Perovskia atriplicifolia</i>)	(N)
BETHLEHEM SAGE	(<i>Pulmonaria saccharata</i>)	
BLUE SALVIA	(<i>Salvia spp.</i>)	
APRICOT GLOBEMALLOW	(<i>Sphaeralcea ambigua</i>)	(N)
LAMB'S EAR	(<i>Stachys lanata</i>)	
PRINCE'S PLUME	(<i>Stanleya pinnata</i>)	(N)
MEADOW RUE	(<i>Thalictrum</i>)	
SPEEDWELL	(<i>Veronica, spp.</i>)	

RESOURCES

PLANT INFORMATION

"An Eastern Sierra Firescape Plant List", [Fire Safe Plan for the Community-Wildlands Interface of Inyo and Mono Counties \(9/26/02 draft\)](#) by Bruce Allan Klein, Eastside Associates (760) 872-6727, www.firesafecouncil.org

[Gardening in the Mountain West](#) by Barbara Hyde, ISBN 0-9635224-3-4

Home Landscaping Guide for Lake Tahoe and Vicinity

- The Tahoe Regional Planning Area Recommended Plant List of "resource- efficient plants"
- Accent Plant List of the Tahoe Basin.
*John Cobourn, Water Resource Specialist,
University of Nevada Cooperative Extension,
P.O. Box 8208, Incline Village, NV 89452-8208*

Sunset Western Garden Book

[Xeriscape Plant Guide](#) (Denver Water, American Water Works Association), ISBN 1-55591-322-9

High Country Gardens, www.highcountrygardens.com (1-800-925-9387)

PLANT SOURCES

- Bishop Nursery, Bishop (760) 873-7515
- California Native Plant Society - Bristlecone Chapter
Fall Plant Sale *For INFORMATION:* (760) 387-2913
- Dry Creek Garden Co., 7250 S. Virginia, Reno (775) 851-0353
- High Country Gardens www.highcountrygardens.com
(1-800-925-9387)
- Mammoth Lakes Nursery, Mammoth Lakes (760) 934-6012
- Pleasant Gardens Nursery, Mammoth Lakes (760) 924-8981
- Sage Hill Nursery, Crowley Lake (760) 935-9110
- Sierra Gardens Nursery, Bishop (760) 873-3459