

# RVs as Residences Community Discussions

July 10 – August 12, 2024

# Background

- Board of Supervisors directed County staff to explore long-term living options for Recreational Vehicles (RVs).
- RVs can only be lived in designated parks, as farm labor housing, during construction of a primary residence, and in avalanche areas as permitted.
- Mono County has a long history of community and compliance issues related to people living in RVs.

\*Approximately 35% of case load in 2023



## Background (continued)

- RPAC meetings are being conducted in conjunction with an online survey:  
<https://bit.ly/3V8aSxc>
- County staff will compile the data and present findings to the Planning Commission and Board of Supervisors. (Fall 2024)





## Pros and Cons: Community Considerations

Consider the benefits and drawbacks of allowing RVs as a long-term housing solution in Mono County.

# Discussion

- What is our purpose? What are we hoping to achieve with this proposal?  
Is this change to improve housing options for local communities? To increase tourism? To house seasonal employees?



# Discussion (continued)

If RV use is expanded to allow more options for long-term housing, what are acceptable requirements?

\*Consider this question as if you had an RV living next door to you!

- Clarify decision-making space for communities  
ie: Conditions (Community) and Legal Mechanisms (County)



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# Land Use Designations

Developed residential properties/neighborhoods

Developed non-residential properties, such as businesses/lodging

Developed agricultural, open space, and recreational lands

Only where RVs are currently allowed

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# Conditions

On-site passenger car parking

No outdoor cooking/living area

Prohibit generators

Prohibit outdoor amplified noise

Prohibit outdoor screens/projectors

Prohibit accessory/attachments not sold w/ RVs

Prohibit outdoor fire pits



# Conditions (continued)

Allow outdoor firepits approved by Fire District

Restrict RV living above 7000' elevation seasonally

Require outdoor lighting to comply with Dark Sky Ordinance

Require neighborhood noticing for public comment

Require skirting around base of trailers

Require design standards (color, non-reflective materials)

Require Visual Screening

Require RVs newer than 10-years old

# Recap and Survey Activity

- Final summation of pros and cons
  - Rules for community ‘stickering’ activity
1. Review RV policy ideas at the community input tables; Clearly place multi-colored stickers next to policies/ideas you support.
  2. For any item you do not support, please place red stickers on the relevant items. (Red stickers available from County staff)



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# Thank You

Questions/Comments

Rob Makoske | Mono County Community Development

[rmakoske@mono.ca.gov](mailto:rmakoske@mono.ca.gov)

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