



COUNTY OF COLUSA

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING AND BUILDING DIVISIONS

1213 Market Street, Colusa, California 95932, TELEPHONE (530) 458-0480

Temporary Recreational Vehicle Occupancy During Home Construction Informational Handout

The Colusa County Code provides the opportunity to temporarily occupy a recreational vehicle during the construction or rehabilitation of a home on your property provided that a Temporary Use Permit is first obtained through the Community Development Department. The purpose of this handout is to detail the conditions under which such a permit can be issued pursuant to the County Code.

Section 44-4.80.040(1) of the County Code specifies that a recreational vehicle may be used as a temporary residence during the construction of a single-family residence or due to the rehabilitation of a single-family residence provided that a Temporary Use Permit has first been issued. The purpose of a Temporary Use Permit is to allow uses of a temporary nature on private property which will not adversely impact neighboring property owners.

A. Findings Required: In order to approve a Temporary Use Permit, the Zoning Administrator must find that the proposal complies with all of the following criteria:

- (1.) The establishment, maintenance or operation of the temporary use will not be detrimental to the public health, safety or welfare of the persons residing or working in the neighborhood or vicinity of the proposed use (e.g., excessive dust, noise, light, odor, or other objectionable characteristics).
- (2.) The temporary use is in conformance with the requirements of the County Code (as discussed in this informational guide), including but not limited to fire access and prevention, security provisions, time frames, and access to necessary water and sewer services.
- (3.) Following cessation of the temporary use, the property must be restored to its pre-use condition.

B. Application Required: In order to apply for the Temporary Use Permit, a no-fee application must be submitted through the Community Development Department's Permit Portal located at:

<https://colusacountyca.viewpointcloud.com/categories/1072>

In completing the application, please provide a written narrative that details how your proposal complies with all of the requirements listed in **Section C. Application Requirements**. In case you have any questions regarding the application requirements, please do not hesitate to call the Department at (530) 458-0480 for assistance. In addition, you can also visit the Department at 1213 Market Street, Colusa, CA 95932 to receive hands-on assistance in completing your application. Should you wish to receive this in person assistance, please call us at (530) 458-0480 to schedule an appointment.

C. Application Requirements:

Your written narrative will need to detail how your proposed Temporary Use Permit complies with the following:

- (1) Status of your building permit, well, and septage system applications.

Prior to the issuance of the Temporary Use Permit, the building permit for the new home, renovation of the existing home, or placement of a modular home must have been issued by the Building Division. In addition, the permit for the well and installation of the septage system must have been issued by the Environmental Health Division. In your written narrative, please provide the permit numbers for the building, well, and septage system permits.

- (2) A timeline for the proposed construction of the home, installation of the well, and installation of the septic system.

- (3) The proposed timeline must comply with the following requirements:

- (a) Single-Family Residence: Within six (6) months from the issuance of the building permit for the home, the foundation, rough plumbing, framing, and the roof of the proposed residence or rehabilitation project shall be completed.
 - i. Should said improvements for the home not be completed within six (6) months, the Temporary Use Permit will expire and the use of the recreational vehicle as a residence shall immediately cease.
 - ii. Should the foundation, rough plumbing, framing, and the roof be completed within six (6) months, all construction must be completed within twenty-four (24) months from the issuance of the building permit. After twenty-four (24) months, the Temporary Use Permit will expire and the use of the recreational vehicle as a residence shall immediately cease.
- (b) Modular/Mobile Home: Within six (6) months from the issuance of the building permit for the modular/mobile home, the modular/mobile home shall be placed on its foundation, connected to the utilities, and the well and septage system must be installed and finalized by the Building and Environmental Health Divisions. After six (6) months, the Temporary Use Permit will expire and the use of the recreational vehicle as a residence shall immediately cease.

- (4) The project description shall detail who will be residing in the recreational vehicle. Occupancy shall be limited to:

(a) Members of the household; or

(b) Construction employees if the project is located in a remote area where other temporary housing is not available.

- (4) A fully dimensioned site plan shall be included with the Temporary Use Permit application detailing the location of the proposed home, the well, septage system and the location of the recreational vehicle.

D. Conditions of Approval:

The Temporary Use Permit will include the necessary conditions to allow the findings detailed in **Section “A”** above to be met. These conditions will include:

- (1) The timeframes listed in **Section “C.2”**;
- (2) Applicable residency limitations;
- (3) That the use of the recreational vehicle as a temporary dwelling is declared to be a temporary use on the property, accessory to the primary dwelling unit, and shall not be placed on a permanent foundation. Additionally, the use of a recreational vehicle as a temporary dwelling shall not be permitted on a parcel where there is an approved accessory unit;
- (4) The use of the recreational vehicle as a temporary dwelling shall immediately cease upon expiration of the Temporary Use Permit and all utility connections and other improvements that had been installed for the temporary dwelling use shall be removed within sixty (60) days after the expiration of the Temporary Use Permit;
- (5) The Temporary Use Permit may be revoked if any of the terms or conditions of the permit are violated or if any acts or omissions of the permittee in connection with the use authorized by said permit constitute a public nuisance; and
- (6) The recreational vehicle shall be served by adequate sewer and water facilities, as determined and conditioned by the County Environmental Health Division during the Temporary Use Permit process.