



SUPPLEMENTAL APPLICATION
TEMPORARY DWELLING WHILE BUILDING
(November - 2008)

APPLICANT INFORMATION

Name _____ File _____

Date _____

WHAT IS A TEMPORARY DWELLING WHILE BUILDING?

The County Zoning & Development Ordinance (ZDO) allows a temporary permit for use of a manufactured dwelling, residential trailer or recreational vehicle for residential purposes while a permanent dwelling is being constructed. **A Temporary Dwelling While Building may be approved for a period not to exceed two years and may not be renewed.**

WHAT IS NEEDED FOR APPROVAL?

A Temporary Dwelling While Building MAY be permitted after evaluation according to criteria in the ZDO. The applicant is responsible for providing evidence to support the temporary dwelling request according to the criteria in Subsection 1204.02 of the ZDO.

STAFF WILL ATTACH THE FOLLOWING PERTINENT INFORMATION:

_____ Land Use Application _____ Sample Plot Plan _____ ZDO Section 1204.02

COMPLETE APPLICATIONS REQUIRE THE FOLLOWING:

1. Land Use Application Form: Information on applicant and land involved in the application.
2. Application Fee
3. Plot Plan drawn to scale on 8.5" x 11" or 8.5" x 14" paper, showing the property and your proposal (buildings, setbacks, driveways, etc.).
4. Building Permit: Copy of a valid building permit issued to construct a permanent dwelling on the subject property.
5. Statement that the temporary dwelling will be occupied by the owner of the subject property.

QUESTIONS? Call Sandy Ingalls at 503-742-4532 or SandyIng@co.clackamas.or.us

CONDITIONS OF APPROVAL

The applicant has provided evidence that a building permit for a permanent dwelling on the subject property has been issued and that the owner of the subject property will occupy the temporary dwelling. Based on this evidence, this application is approved subject to the following conditions:

1. Approval is for two years only, and this permit will not be renewed.
2. A valid building permit for a permanent dwelling on the subject property shall be maintained. If a valid building permit is not maintained, this temporary permit shall become void on the day the building permit lapses.
3. The temporary dwelling shall be connected to a sanitary sewer system or to an on-site sewage disposal system approved by the Soils Section of the County Department of Transportation and Development (DTD).
4. Plumbing and electrical permits shall be obtained for the temporary dwelling from DTD. If the temporary dwelling is a manufactured dwelling or residential trailer, a placement and installation permit shall be obtained from DTD.
5. The temporary dwelling shall comply with the primary structure setback standards of the underlying zoning district.
6. If the temporary dwelling is a manufactured dwelling or residential trailer, it shall be removed from the subject property when this permit expires or the permanent dwelling is occupied, whichever first occurs. If the temporary dwelling is a recreational vehicle, it shall be removed from the subject property or placed in a stored condition when this permit expires or the permanent dwelling is occupied, whichever first occurs. For the purpose of this condition, a recreational vehicle shall be deemed to be placed in a stored condition when it ceases to be used for residential purposes and is disconnected from any on-site sewage disposal system and all utilities other than temporary electrical connections for heating necessary to avoid physical deterioration. Storage of a recreational vehicle shall comply with all other applicable requirements of the ZDO.
7. Approval is subject to the above stated conditions. Failure to comply with all conditions of approval shall be cause for revocation of this permit.

Staff Signature: _____ Date: _____

1204.02 TEMPORARY DWELLING WHILE BUILDING

- A. The Planning Staff may approve a temporary permit in any zoning district, subject to the provisions of Subsection 104.01A, for a period not to exceed two (2) years for the use of a manufactured dwelling, residential trailer or recreational vehicle for residential purposes while a permanent dwelling is being constructed when the applicant provides evidence substantiating the following:
1. A building permit to construct a permanent dwelling has been issued for the lot, parcel or tract on which the temporary dwelling will be located; and
 2. The temporary dwelling will be occupied by the owner of the subject lot, parcel or tract.
- B. If a valid building permit for a permanent dwelling on the subject lot, parcel or tract is not maintained, the temporary permit shall become void on the day the building permit lapses.
- C. A permit approved pursuant to this Subsection shall be subject to the following conditions of approval:
1. The temporary dwelling shall be connected to a sanitary sewer system or to an on-site sewage disposal system approved by the Soils Section of the County Department of Transportation and Development.
 2. The temporary dwelling shall comply with the primary structure setback standards of the underlying zoning district.
 3. A manufactured dwelling or residential trailer approved pursuant to this Subsection shall be removed from the subject lot, parcel or tract when the permit expires or the permanent dwelling is occupied, whichever first occurs. A recreational vehicle approved pursuant to this Subsection shall be removed from the subject lot, parcel or tract or placed in a stored condition when the permit expires or the permanent dwelling is occupied, whichever first occurs. For the purpose of this provision, a recreational vehicle shall be deemed to be placed in a stored condition when it ceases to be used for residential purposes and is disconnected from any on-site sewage disposal system and all utilities other than temporary electrical connections for heating necessary to avoid physical deterioration. Storage of a recreational vehicle shall comply with all other applicable requirements of this Ordinance.
 4. Other conditions may be applied as authorized by Subsection 1201.03.
- D. A permit approved pursuant to this Subsection may not be renewed. For the purpose of this provision, a renewal shall be the same or any substantially similar application filed within two (2) years of the date a previous permit approved pursuant to this Subsection expired.
- E. If the proposed temporary dwelling is a manufactured dwelling that complies with all requirements for a permanent dwelling in the underlying zoning district, a temporary permit shall not be required. Instead the manufactured dwelling may be approved as a permanent dwelling to be replaced by the new permanent dwelling upon completion of construction.