

Chapter 17.86 OCCUPANCY OF TRAVEL TRAILERS AND RECREATIONAL VEHICLES¹

17.86.010 Purpose.

- A. The purpose of this chapter is to regulate the occupancy of travel trailers and recreational vehicles within the unincorporated areas of Tehama County, subject to the conditions set forth herein.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.020 Definitions.

For the purpose of this chapter the following definitions shall apply:

- A. "Place of human habitation" shall mean a recreational vehicle or travel trailer used for more than one consecutive day in a three hundred and sixty-five day period, which contains facilities for living, sleeping, cooking, eating, restroom, or bathing.
- B. "Premises" shall mean a single, legal parcel of property. Where contiguous legal parcels are under common ownership or control, such contiguous legal parcels shall be counted as a single "premises" for purposes of this chapter.
- C. "Recreational vehicle" means a vehicle as defined in Chapter 15.28.040.
- D. "Travel trailer" means any unit used for living or sleeping purposes and which is equipped with wheels or similar devices used for the purpose of transporting it from place to place, whether by motive power or other means, or from which such wheels have been removed, and designed to provide facilities for human habitation or camping purposes, or for carrying persons or property, including but not limited to a camper, trailer, motor home, house car or trailer coach. "Travel trailer" shall not include a mobile home regulated by Section 15.28.
- E. "Camping" shall mean the occupancy of a lot or parcel for a twenty-four-hour period or longer, for living sleeping and/or sanitation, within temporary structures such as tents, canopies, tarps, or other shelters.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.030 Temporary occupancies.

No person shall occupy as a place of human habitation any travel trailer or recreational vehicle for thirty or more days in a three hundred sixty-five day period. Placement or human habitation of a travel trailer or recreational vehicle for more than thirty days shall require a temporary occupancy permit by obtaining an administrative use permit from the planning department.

¹Editor's note(s)—Ord. No. 2068, §§ 1—3, adopted Oct. 30, 2018, repealed and reenacted Ch. 17.86 to read as set out herein. Former Ch. 17.86, §§ 17.86.010—17.86.150 pertained to similar subject matter and derived from Ord. No. 2015, § 1, adopted Oct. 20, 2015.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.040 Temporary occupancy permit; application.

A temporary occupancy permit for human habitation of a travel trailer or recreational vehicle shall be issued by the planning department only upon an administrative use permit application and payment of the fee and upon a finding and determination by the director of planning that the placement of a travel trailer/RV substantially complies with the standards specified herein including all applicable state statutes and county ordinances.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.050 Permit issuance standards.

All of the following conditions must be satisfied before the director of planning will issue an administrative use permit for the temporary occupancy of any travel trailer or recreational vehicle for up to sixty days:

- A. The proposed location for placement of a travel trailer or recreational vehicle must comply with all applicable provisions of the Tehama County Zoning Code and other applicable ordinances.
- B. The premises must have a residential structure or manufactured home on a permitted foundation system for which a final certificate of occupancy has been issued in accordance with Title 15 of the Tehama County Code, or a building permit for such a structure or manufactured home must have been issued and not expired.
- C. The travel trailer or recreational vehicle shall not be placed on a permanent foundation and no more than one such vehicle may be permitted on the premises.
- D. No permanent power may be permitted in association with the temporary occupancy permit for the recreational vehicle or travel trailer.
- E. The location of the travel trailer or recreational vehicle shall be kept free of litter, trash, and debris at all times. Any and all waste generated from the occupant(s) of the travel trailer or recreational vehicle shall be removed from public view daily and stored in a county approved device.
- F. All waste discharges are to be done at a facility approved by Tehama County.
- G. There shall be no lease, financing, payment, and/or rental involving the occupancy of the travel trailer or recreational vehicle.
- H. There shall be no business conducted from or out of the travel trailer or recreational vehicle.
- I. The applicant shall submit a site plan for RV parking to the planning department, building department, environmental health department, Tehama County Fire Department and the public works department which shall include the following:
 - i. Parking area for the travel trailer or recreational vehicle;
 - ii. Location of septic tank or other legal sewer utility;
 - iii. Location of leach field;
 - iv. Location for the sewer hookup and clean out for the travel trailer or recreational vehicle;
 - v. Location of potable water connection;
 - vi. Location of any nearby structures and their distances if closer than one hundred feet to the proposed location of the travel trailer or recreational vehicle;

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- vii. Applicant shall provide a diagram or floorplan of the travel trailer or recreational vehicle visually depicting the layout of the enclosed spaces, which may include tables, counters, sinks, water closets, cooking devices, sleep quarters, etc.;
 - viii. Applicant shall state what types of fuel fired or electrical heating devices will be utilized with the travel trailer or recreational vehicle;
 - ix. Location of enclosed trash and recycling receptacles for the occupant(s) of the travel trailer or recreational vehicle;
 - x. Identify the distances from the proposed travel trailer or recreational vehicle to adjacent property lines.
- J. The location of the travel trailer or recreational vehicle must be at least ten feet from any other structures, at least fifty feet from the centerline of a road or twenty feet from the front property line (whichever is more) and twenty feet from any other property line.
- K. The applicant must either own the property or have notarized permission from the owner(s) to use the premises for this purpose.
- L. The applicant shall cover all costs associated with the removal expense of the travel trailer or recreational vehicle and shall grant Tehama County the right to remove the travel trailer or recreational vehicle, and to store it at the sole cost and expense of the applicant, upon expiration or revocation of the permit.
- M. Any additional and supplemental information which the planning department, department of public works, department of environmental health, department of building and safety, and Tehama County Fire Department determines is reasonably necessary to process the application.
- N. The Tehama County Environmental Health Certification and approval for any wells and or septic system identified on the site plan shall be provided in writing and submitted with the site plan prior to the placement and occupancy of the travel trailer or recreational vehicle.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.060 Camping.

Camping shall only be permitted as per the zoned districts identified in Chapter 17 related to Agri-tourism, Chapter 17.81.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.070 Livestock operation exception.

The planning director may grant an exception to Chapter 17.86 for the temporary placement of a registered recreational vehicle or travel trailer for human habitation for an active seasonal livestock operation on agricultural zoned land not to exceed six months in a three hundred sixty-five day period.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.080 Travel trailer on construction sites.

All travel trailers or recreational vehicles may be placed on site during construction as per the zoning code Section 17.08.010 and the building and construction code, Section 15.28.080.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.090 Reserved.

17.86.100 Permit; revocation, modification, suspension.

- A. Any temporary occupancy with an administrative use permit issued pursuant to Section 17.86.030, may be suspended or revoked by the director of planning, as defined in Section 10.16.030, for violation of the provisions of this chapter or of any terms or conditions attached to the permit and pursuant to the requirements prescribed in Chapter 10.16 of this code. The director of planning shall commence suspension or revocation proceedings if any of the following conditions exist:
- i. The director of environmental health determines that any activity authorized by the permit is being carried out in such a manner as to constitute a nuisance, or to cause injury or unsafe conditions to public health, safety or welfare.
 - ii. The director of planning determines that a condition of the temporary occupancy permit is being violated or that there exist any grounds that would have been cause for denial of the permit application.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.110 Storage of unoccupied recreational vehicles.

Recreational vehicles or travel trailers may be stored on property with an existing residence provided that the travel trailer or recreational vehicle is stored in the following manner:

- A. Disconnected from all fuel, gas, water and sewage disposal system;
- B. That the placement of such recreational vehicle(s) or travel trailer(s) shall comply with the minimum setback of five feet on side yards and twenty feet in front yards and five feet on rear yards;
- C. Storage of the recreational vehicle or travel trailer shall remain in a condition as required for moving on a public road, except that stabilization devices may be used to prevent damage;
- D. No recreational vehicle or travel trailer that has been declared by the environmental health department as salvage or substandard shall be allowed to be placed in dead storage pursuant to this section.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.120 Penalty.

Any person violating any provision of this chapter shall be guilty of a misdemeanor. Any travel trailer or recreational vehicle placed or occupied in violation of this chapter is hereby declared to be a public nuisance. Such nuisance may be abated in the manner set forth in Chapter 10.16, in addition to any other remedies.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.130 Fees.

The board of supervisors may by resolution establish a fee for the processing and determination of a temporary occupancy permit.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.140 Amortization of existing nonconforming recreational vehicles and travel trailers.

All presently existing nonconforming occupied recreational vehicles or travel trailers may continue to be used at their present location from the effective date of the ordinance amendment of this chapter provided that such nonconforming uses are in full compliance with all other provisions of this Code, State and Federal Law on the effective date. The travel trailer or recreational vehicle shall not be transferred and no structural alterations may thereafter be made, unless the said nonconforming recreational vehicles or travel trailers is brought into conformity by removal or relocation.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.150 Reserved.