

Section 20.7 Temporary Dwellings

A. Authorization/Application: Temporary dwellings are prohibited except as expressly approved by the Zoning Administrator according to this Section.

B. Temporary Dwelling for Emergency Housing or New Home Construction: An application for and authorization of a temporary dwelling according to this subsection (B) shall require the submittal of a completed zoning permit application to the Zoning Administrator including any required fee and a plot plan prepared according to Section 2.4(B). Temporary dwellings authorized under this subsection) and any required fee and shall comply with the following purposes and standards:

1. Purpose:

- a. A temporary dwelling may be authorized by the Zoning Administrator to allow a recreational vehicle or mobile home to be placed on the lot while the existing permanent dwelling on the same lot is under repair due to destruction by fire, collapse, explosion, Acts of God, or acts of a public enemy, to the extent that it is no longer safe for human occupancy, and for which repairs a zoning permit and building permit have been issued.
- b. A temporary dwelling may be authorized by the Zoning Administrator to allow a recreational vehicle or mobile home to be placed on the lot while a permanent dwelling on the same lot is under new construction and for which a zoning permit and building permit have been issued.

2. Standards:

- a. A temporary dwelling may be placed in any yard and shall comply with the setback standards of the District for the permanent dwelling unless the Zoning Administrator determines that the location or intended location of the permanent dwelling, or other features of the lot, prohibit compliance with such setbacks, in which case the Zoning Administrator may approve a reduction of up to fifty percent (50%) of the normally required setback.
- b. A temporary dwelling shall comply with county health department rules and regulations for potable water and sewage disposal. The temporary dwelling shall be connected to a county-approved on-site septic system, or sewer system unless the Zoning Administrator determines that the permanent dwelling continues to provide necessary potable water and sewage disposal.

3. Permit Duration and Removal:

- a. No permit issued under this Section shall be issued for a duration exceeding one (1) year.
- b. The Zoning Administrator may renew a temporary dwelling permit no more than once and for a period not to exceed one hundred eighty (180) days, upon the applicant adequately demonstrating that construction delays have been beyond the control of the applicant and that construction completion is continuing in an earnest manner.
- c. A temporary dwelling shall be removed from the lot no later than the termination date of the permit or within thirty (30) days of the issuance of a certificate of occupancy for the permanent dwelling, whichever comes first.

4. Conditions: The Zoning Administrator may attach conditions to a permit issued hereunder including that the applicant enter into a written agreement with the Township to ensure compliance with this Section.

C. Temporary Dwelling on Vacant Lot: A recreational vehicle may be used as a temporary dwelling on a vacant lot for reasons not delineated in subsection (B) subject to all of the following limitations and requirements:

1. Setbacks: The recreational vehicle shall comply with the setback requirements for dwellings according to the District in which it is located.
2. Duration: The recreational vehicle shall not be located on the lot for more than fourteen (14) days during any four (4) consecutive calendar months.
3. Number: No more than two (2) recreational vehicles shall be located on the lot at any one (1) time.
4. Licensing/Registration: If the recreational vehicle relies on its own means of travel, as in the case of a self-contained engine, the vehicle shall be operational and comply with state licensing and registration requirements.
5. Annual Permit: An annual zoning permit is required for the placement of a recreational vehicle for temporary dwelling purposes on a lot on which a permanent dwelling is not present. The Zoning Administrator may approve such a permit upon finding that the application and supporting materials demonstrate conformance with all requirements of this Section.
6. Posting: A zoning permit granted by the Zoning Administrator under this Section shall be posted by the applicant in a conspicuous location on the lot on which the recreational vehicle is to be located.

D. Temporary Visitation Exception: Nothing in this Section shall be construed to prohibit a recreational vehicle being used as a temporary dwelling on any lot on which a permanent dwelling is located and which permanent dwelling includes operational water and sewage disposal facilities accessible to the occupants of the recreational vehicle, for visitation purposes. No such lot shall have a recreational vehicle used as a temporary dwelling for more than fourteen (14) days in any calendar two-month (2-month) period. A zoning permit is not necessary for such temporary dwelling.