



CALAVERAS COUNTY PLANNING DEPARTMENT
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TEMPORARY USE OF A MOBILE HOME OR TRAILER

- A. Temporary use of a single-wide mobile home, recreation vehicle or travel trailer with a current, valid registration and license is permitted as a residence while building a permanent residence.
- B. A temporary trailer permit may be issued for a maximum six-month term following the issuance of a building permit. A temporary trailer permit shall not be issued prior to obtaining and paying for a building permit for a permanent residence.
- C. The six-month permit may be renewed for a second term of a maximum of six months, provided that the foundation for the residence has been completed. Proof of completion shall include a final inspection of footings and forms for foundation; installation and a final inspection of a septic system or proof of connection to a sewer system; and submittal of receipts for the materials for the foundation or on-site inspection by a representative of the county.
- D. Failure to comply with the terms of the permit, or the termination of the permit shall result in enforcement by the following provisions:
 - 1. Revocation of the building permit; and/or
 - 2. Enforcement pursuant to this title;
 - 3. Refusal to renew the temporary trailer permit.
- E. Only one temporary trailer permit may be issued for an assessor parcel, except in the case of destruction of the on-site dwelling so that it cannot be occupied during reconstruction.
- F. Use as a Classroom. A mobile home used as a classroom by an educational institution is a permitted structure without MH zoning.
- G. Use as a Caretaker Facility. A mobile home on a temporary foundation for use by a caretaker for security purposes is permitted if so stated as an identified use in the specific base zones. (Ord. 1812 §1(part), 1986).