

ORDINANCE NO. 1826

ORDINANCE AMENDING SECTION 19.48.055 REGARDING THE INITIAL AND EXTENDED TERMS OF USE PERMITS FOR TEMPORARY DISASTER RELIEF HOUSING;

AMENDING SECTION 19.48.088 REGARDING THE TERMS OF USE PERMITS FOR TEMPORARY HOUSING DURING CONSTRUCTION OF A SINGLE FAMILY HOME; AND

AMENDING SECTION 19.26.010 AND SECTION 19.20.020 REGARDING THE MINIMUM SQUARE FOOTAGE OF DWELLINGS;

The Board of Supervisors of the County of Amador ordains as follows:

SECTION I. Legislative findings.

1. The California State Legislature found and declared that California faces a severe housing crisis and is falling short of meeting current and future housing demand.
2. Destruction of housing units by recent wildfires has increased the housing shortage and demonstrate the need for flexibility in the County's policies for temporary housing units for displaced families.
3. This ordinance is intended to reduce barriers to the placement and occupancy of temporary mobile homes and recreational vehicles for disaster relief and during home construction, and reduce barriers to the construction of single-family homes.

SECTION II. County Code Section 19.48.055 Temporary uses--Hardship situations, is hereby amended as follows:

- A. The planning commission (or, in medical hardship cases under subsection (B) (1) of this section, the planning director) may permit temporary uses for mobile homes or recreational vehicles as defined in this title for hardship situations, as defined below in this section, for periods as prescribed below in this section.
- B. For the purposes of this section, a "hardship situation" means:
 1. A person or family with an existing dwelling on a parcel wants to:
 - a. Have a temporary mobile home or recreational vehicle to provide accommodations for an immediate family member in need of medical or other constant care for a long-term duration; or
 - b. Have a temporary mobile home or recreational vehicle to provide accommodations to a caregiver who provides care and assistance for a resident of the existing dwelling on the parcel; or
 2. Fire, flood, or other disaster has destroyed or damages a dwelling to the point where it is no longer habitable and the property owner needs a temporary mobile home or recreational vehicle in which to reside for a period which may be longer than allowed under

Section 19.48.080 C of this code.

C. Temporary medical hardship uses described in subsections (B) (1) (a) and (b) of this section for mobile homes or recreational vehicles may be granted by the planning director without public hearing for two-year periods and renewed from time to time for two-year periods provided that in all such cases proof of a medical need satisfactory to the county is submitted and reestablished with each renewal application. Each such initial or renewal application shall be made and public notice of such application shall be given in the manner described in Chapter 19.56, use permits. Such notice shall indicate the intent of the planning director to grant or renew the temporary use permit without a hearing unless sufficient reasons are provided not to renew the use permit. A description of the appeals process (Chapter 19.64) shall be contained within the notice. The planning director shall decide upon the use permit renewal application within ten days after the notice is mailed. Approved use permits shall become valid following the ten-day appeal period if no appeals are filed.

D. Initial temporary disaster relief hardship use permits described in subsection (B)(2) of this section for mobile homes or recreational vehicles may be granted by the planning director for a three-year period without public hearing if the planning director finds sufficient cause to approve the application. Requests for renewal of such use permits shall be made to the planning commission, which may renew the permit for an additional one-year period upon a showing of good cause.

SECTION III. Subsection (C) of County Code Section 9.48.080 Recreational vehicles, mobile homes recreational vehicle parks and mobile home parks, is hereby amended as follows:

C. 1. On issuance of a use permit by the planning department, one occupied recreational vehicle may be allowed on any lot or parcel in any A, AG, R1A, R1, RE or X district; provided, that no use permit shall be granted or issued until the applicant has first secured a permit to construct a permanent residence on the same premises.

2. Such use permit shall be valid coterminous with the building permit.

SECTION IV. County Code Section 19.26.010 Development standards for one family dwellings, is hereby amended as follows:

One family dwellings shall be subject to the following development standards:

A. Every one family dwelling shall have a habitable floor area of not less than three hundred sixty square feet, exclusive of any appurtenant structures. "Appurtenant structures" shall include items such as garages (attached or unattached), breeze-ways, decks, porches, or any other items that are not part of the living space of the dwelling.

B. Foundation systems for manufactured homes shall comply in all respects with State Building Code standards and the provisions of the California Health and Safety Code, as verified by the building official. A building permit from the building department shall be required prior to installation.

SECTION V. County Code Section 19.26.020 Development standards for two family and multiple family dwellings, is hereby amended as follows:

A. Individual dwelling units within two family and multiple family dwellings shall contain not less than the minimum area required by the Uniform Building Code.

SECTION VI.

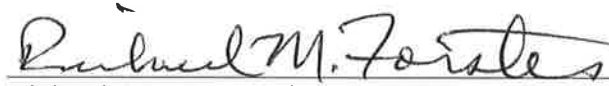
A summary of this ordinance shall be published within fifteen days after the date hereof in a newspaper of general circulation printed and published in the County of Amador, State of California, and shall become effective thirty days after the date hereof.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Amador at a regular meeting thereof, held on the 26th day of July 2022, by the following vote:

AYES: Richard M. Forster, Brian Oneto, Patrick Crew, Frank U. Axe

NOES: Jeff Brown

ABSENT: None



Richard M. Forster, Chairman, Board of Supervisors

ATTEST:
JENNIFER BURNS, Clerk of the
Board of Supervisors, Amador County,
California



Deputy