



COMMUNITY DEVELOPMENT AGENCY BUILDING DEPARTMENT

PO Box 599002, 950 Maidu Ave Ste 170, Nevada City, CA 95959
Phone: (530) 265-1222 Email: buildingdept@nevadacountyca.gov
Web: nevadacountyca.gov/1114

Recreational Vehicle Use & Temporary Occupancies

(Nevada County Ordinance Sec. L-II 3.15; also reference this section for regulations regarding Temporary Security Housing & Temporary Urgent Medical Care occupancies)

A recreational vehicle may be used for temporary occupancy subject to zoning compliance and building permit issuance, if necessary, based on the following standards which shall be met before any temporary occupancy of a recreational vehicle occurs or is allowed to continue:

1. A Temporary Residence Permit shall be obtained from the Building Department upon proof of compliance with the minimum standards shown below. A fee will be collected for issuance of the permit, and any renewals thereof. A Temporary Residence Permit will only be issued with an active building permit related to the construction and/or renovation of a single-family or multi-family dwelling. Complete plans shall be submitted showing compliance with all Temporary Residence requirements at time of permit application.
2. No more than one recreational vehicle may be occupied per parcel for any and all permitted occupancies.
3. All site development standards and separation requirements applicable to single-family dwellings shall apply to placement of the recreational vehicle to be occupied.
4. Sewage disposal and water for service supply shall be approved by the Department of Environmental Health.
5. A recreational vehicle used for temporary occupancy shall be structurally sound and protect its occupants against the elements.
6. The County Fire Marshal or his/her designee shall inspect the site to ensure that the placement of the recreational vehicle complies with the flammable vegetation clearance requirements of Public Resources Code 4291.
7. Every sleeping area and the hallway providing access to the sleeping area shall be provided with operable smoke detectors. If an internal combustion generator powers the recreational vehicle, and such generator is incorporated into or within 10' of the qualified recreational vehicle, a minimum of one carbon monoxide alarm shall be required.
8. Heating systems shall be maintained in accordance with the manufacturer's requirements. Any additional or new solid- or liquid-fuel burning appliances to be used in a recreational vehicle shall be installed, used and maintained in accordance with the listing for the appliance and the manufacturer's requirements, including provisions allowing their use in recreational vehicles.
9. LP-gas storage and delivery system shall be maintained in accordance with the manufacturer's requirements. In lieu of complying with the manufacturer's requirements, additional storage of LP-gas is permitted provided the storage and delivery systems comply with the current editions of the California Fire, Building and Mechanical Codes as adopted in Chapter V of the Nevada County Land-Use and Development Code.
10. Any water, sewage drain, electrical, fuel supply or other utility connection and installation shall conform to State and local regulations, require inspection by the Building Department and a permit.
11. A current DMV registration and operating permit shall be required and maintained on the recreational vehicle at all times.
12. The recreational vehicle shall be set up in compliance with the manufacturer's minimum specifications and shall remain mobile. No ancillary structures (except ramadas where necessary to meet the applicable snow load requirements) may be permitted with regard thereto for the temporary occupancies provided for herein.
13. No rent may be charged or collected for any of the temporary occupancies provided for herein.
14. Upon request of a County code compliance officer investigating any complaint, satisfactory evidence shall be presented of continuing compliance with the applicable standards for temporary occupancy or the occupancy shall cease.

SEASONAL USE

Seasonal stays in a recreational vehicle are permitted for the owners of any parcel with no permanent dwelling thereon, not to exceed a total of 90 days between April 15 and October 15 of any one calendar year. Seasonal use is not subject to a Temporary Residence Permit, provided that:

1. The recreational vehicle must be currently licensed.
2. Siting of the recreational vehicle must satisfy Public Resources Code (PRC) section 4291 for vegetation clearance around the recreational vehicle.
3. The property owner is required to notify his/her Fire District, or the California Department of Forestry where there is no local Fire District, of the location of, and access to, the recreational vehicle, and to obtain PRC section 4291 regulations.
4. The property owner must have an operating 2A10BC fire extinguisher available within or on the recreational vehicle at all times.

OVERNIGHT GUEST STAYS

Overnight stays in a recreational vehicle are permitted for non-paying guests of the occupants of any legally established permanent dwelling on the parcel, not to exceed a total of 90 days per parcel in any calendar year, without a Temporary Residence Permit, provided that standards of all "seasonal use" requirements (1-4) are met.

Typical Recreational Vehicle Temporary Utility Connection Details



RV electrical supply center with 20, 30 and 50 amp outlets in an in-use weatherproof enclosure



Single RV electrical outlet in a weatherproof enclosure



Temporary sewer connection. 3'-4' female fitting installed 3' above grade and provided with a plug when not in use. A proper adaptor to be used when connected.