

Item # 1

Text Amendment

Temporary Placement of
Campers in AG-5 as a
Conditional Use

STATE OF GEORGIA
COUNTY OF BULLOCH

AMENDMENT TO THE CODE OF ORDINANCES OF
BULLOCH COUNTY, GEORGIA

BE IT ORDAINED by the Bulloch County Board of Commissioners that Section 503(b)(9) of Appendix C-Zoning of the Code of Ordinances of Bulloch County, Georgia is hereby amended to read as follows:

- (9) Manufactured homes, mobile offices, recreational vehicles or camping trailers shall be allowed as temporary occupancy units during the construction of a principal residential use subject to the following requirements:
- a. There shall be an additional permit required for placement of a temporary occupancy unit with a fee as prescribed in the County's Schedule of Fees.
 - b. If a valid building permit for a dwelling serving as a principal use on the subject lot, parcel or tract is not maintained, the temporary permit shall become void on the day the building permit lapses.
 - c. No more than two (2) temporary occupancy units may be occupied per parcel.
 - d. The temporary occupancy unit(s) will be occupied by the permanent occupants of the principal use under construction, and any work crew employed by the owner-occupant(s) whose purpose is for the construction of the principal use of the subject lot, parcel or tract. At no time shall any temporary occupancy unit be leased or rented for other residential or occupancy purposes.
 - e. The temporary occupancy unit(s) must be removed no later than thirty (30) days after receiving an approved certificate of occupancy for the principal residential structure, unless such units are for the recreational use of the owner-occupant of the principal structure.
 - f. The temporary occupancy unit(s) shall comply with all other applicable requirements of the zoning ordinance, including, but not limited to setback and height requirements.
 - g. All recreational vehicles and camper trailers shall be built to American National Standards Institute Code (ANSI).
 - h. The sewage disposal system(s) must be approved by the County Health Department.
 - i. 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 or camping trailer 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.

- j. 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 Uniform Fire, Building and Mechanical Codes.
- k. The recreational vehicle and camper trailers shall be set up in compliance with the manufacturer's minimum specifications and shall remain mobile. No ancillary structures may be permitted with regard thereto for the temporary occupancies provided for herein.
- l. The application for the placement and use of a manufactured home or mobile office for the purpose(s) herein may require the applicant to post a bond in the form of government surety, cash or irrevocable letter of credit in the amount not to exceed three thousand dollars (\$3,000.00) per unit to ensure the removal of the temporary occupancy unit within the specified time frame.
- m. Upon request of a County code enforcement officer investigating any complaint, satisfactory evidence shall be presented of continuing compliance with the applicable standards for temporary occupancy or the occupancy shall cease.

Adopted at a meeting of the Bulloch County Board of Commissioners held in compliance with Georgia's Open Meetings Act on the 3rd day of October, 2006, at which meeting a quorum was present.

BOARD OF COMMISSIONERS OF
BULLOCH COUNTY, GEORGIA

By: _____
J. Garrett Nevil, Chairman

Attest: _____
Evelyn H. Wilson, Clerk

Staff Recommendation

Recommend that item (9) c. be replaced with the following:

- c. No more than one (1) temporary occupancy units may be occupied per parcel.

Recommend that the following be deleted from Section 503 (c) and designated as *reserved* if the above text amendment is approved:

- (12) Manufactured home for temporary use at construction site
- (14) Mobile office