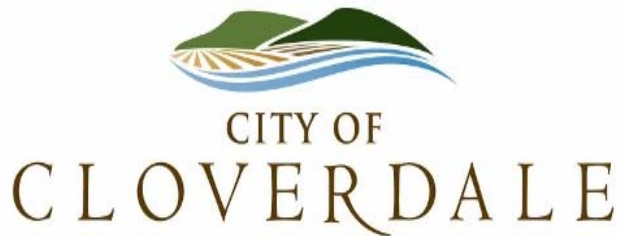


Temporary Dwelling Unit (TDU) Regulations

Urgency Ordinance 719-2017



Phone: (707) 894-1701

Fax: (707) 894-3451

www.cloverdale.com



For more information on how you can place a TDU on your property, please contact the City of Cloverdale Community Development Department.

Cloverdale City Hall is open Monday through Thursday, 8:00 a.m. to 5:00 p.m.



The City will take action with property owners who do not comply with these regulations and all applicable regulations included in the Cloverdale Municipal Code.

Thank you for your cooperation in maintaining Cloverdale as a safe and attractive place to live and invest.

October 9, 2017

CITY OF CLOVERDALE
124 N. Cloverdale Blvd., Cloverdale, CA 95425
(707) 894-1701

What is a Temporary Dwelling Unit?

On December 12, 2017, the City Council adopted an Urgency Ordinance in response to the fires that damaged or destroyed thousands of homes in Sonoma County. The Urgency Ordinance is in effect until October 9, 2019, and it allows vehicles generally used for human habitation to be parked on private property and occupied provided that certain requirements are met and a Temporary Land Use Certificate is issued by the City.

Where can an TDU be parked?

Outside of the Downtown Commercial (DTC) Zoning District TDUs can be parked in the driveway of a single-family residence or in a private parking lot of a commercial, industrial or institutional use. Private parking lots that are currently non-conforming for parking are not eligible.

What are the use and occupancy restrictions for a TDU?

- ◆ The owner of the single-family residence is required to live on the property.
- ◆ The TDU may be occupied as a residence until October 9, 2019.

What can be used as a TDU?

A TDU includes:

- ◇ travel trailers
- ◇ motorhomes
- ◇ camper vans
- ◇ RV's,
- ◇ tiny homes; and
- ◇ other vehicles generally used for human habitation.

What are the requirements?

- ◆ The TDU shall not encroach on to the public sidewalk or street.
- ◆ The TDU shall be parked outside on a paved or hardscape of:
 - ◇ a private single-family residence driveway; or
 - ◇ up to five TDUs may be parked in a private parking lot of a commercial, industrial or institutional use provided the required parking for the use is not reduced by more than 10%.
- ◆ The single-family residence is owner occupied.
- ◆ The TDU shall be parked a minimum of 20 feet from a habitable building on an adjacent parcel.
- ◆ The TDU shall be connected to the appropriate electrical supply for the specific TDU which usually is 30 amps and shall not utilize connection adapters, household extension cords, or generators.
- ◆ The TDU is 1997 model year or newer.
- ◆ The TDU at a single-family residence shall be connected to City water and sewer or access to the restroom and shower of the primary residence shall be provided; or shall be connected to City sewer and water when parked in a private parking lot.
- ◆ The TDU contains a working, fire extinguisher, smoke detector, or carbon monoxide detector.
- ◆ The TDU shall be removed by October 9, 2019.

What City permits and fees apply?

- ◆ A Temporary Land Use Certificate is required for all vehicles used as a Temporary Dwelling Unit. No fee is charged for the Temporary Land Use Certificate. The Certificate must be posted in a visible location on the exterior of the vehicle.
- ◆ A separate Electrical Permit with a permit fee may be required by the Building Division.



For a complete description of the regulations and permitting requirements for temporary dwelling units, please visit the City's website at:

www.cloverdale.com

*Or call the Community Development Department at
(707) 894-1701*