

Fire Disaster Recovery Ordinance Typology

Typology →

This is a typology table of what other jurisdictions have included in their disaster recovery ordinance.

PROJECT TITLE	Typology of topics/issues addressed in ordinance	COMPANY NAME	Planning and Building Department: Long Range Planning
SURVEY MANAGER	Efren Sanchez	DATE	9/2/21

DETAILS & CONTACT		Topics/Issues			
Jurisdiction		1	2	3	4
		Dry-camping: Allowing temporary dwelling without utility hook-ups	Safe Parking	Number of Temporary RVs	Location of Temporary Housing
1	Butte County Camp Fire, 2018 Ord No. 4150 signed 12/11/2018 Dan Breedon, Planning Manager dbreedon@buttecounty.net	Allowed and restricted to displaced person(s) only.	The ordinance does not identify the term of safe parking; however, RVs on Church Parking lots and other similar empty parking lot sites are allowed to accommodate displaced persons. Butte County was lenient of where RVs can park	2	Recreational Vehicles allowed with an Administrative Permit for both in and outside the affected areas. In affected areas: self-contained potable water and sewage tanks is required. Parcel must not contain fire debris and needs clearance from Butte County Environmental Health Pre-Application Clearance. Residents have the option to connect the temporary dwelling to an approved sewage disposal system, water source, and electricity with approval of Administrative Permit. Outside affected areas: Less requirements than in the affected areas but limited to certain zones.
		Initially allowed dry camping for 6 months at a time.			
2	Sonoma County Complex Fire, 2017 Ord No. 6289 signed 10/10/2017 Chapter 40- Sonoma Complex Fire Disaster Recovery Brian Oh, Planning Manager brian.oh@sonoma-county.org	The ordinance encourages option 1 of existing water, sewage, and electrical hook-ups; however, leaves it open ended to option 3 "other" (water, sewage, and electrical power sources) approved by the Director via Temporary Use Permit. (Section 40-30.B Standards)	Sonoma established a safe parking program. Safe parking is allowed at designated county-owned and county-controlled facilities. This overnight parking may be permitted at designated safe parking program sites on county-owned or controlled property. Regulations for safe parking included maximum capacity limitations and registration from displaced persons. Each site was approved by the Director and Community Development Commission (Section 40-44).	1 on residential parcels and 2 on agricultural parcels	Recreational Vehicles (RV) allowed with a temporary use permit for a period of 2 years, but in no case will the permit expiration date extend past the effective period of this chapter. (Section 40-30). Allowed in any residential zone district, except coastal zone. RV shall be located outside recorded easements. RV may be allowed within zoning setback area if the placement is necessary to allow for unobstructed reconstruction on the site. Not allowed in an area with health and safety hazards as determined by the Director. The temporary use permit cannot be issued until the site is approved for reconstruction by the County, CAL OES, or FEMA. (Section 40-30.B.8 Standards).
		Option 2: The connection to existing wells and septic systems must be approved by the Director to be intact, adequate sized, and functioning.			
3	Lake County Valley Fire, 2015 Eric Porter, Planning Manager cdd@lakecountyca.gov	Dry-camping is not addressed. Temporary RV Permits are required water, sewage, and electrical supply.	Allowed in FEMA group sites	1	RV is allowed in burn area parcels given there are no standing dead or damaged trees or other hazards in proximity of the RV that could fall upon or otherwise damage the RV or harm its occupants. Limited to one acre or larger parcels where a permitted residence has been destroyed.

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Mobile Homes (Used as part of ordinance)	Fees (Temporary Housing)	Fees (Rebuilding Dwelling)	Removal of Temporary Housing (post rebuild)
<p>Butte County includes mobile/manufactured homes within their temporary dwelling definition section of their ordinance.</p>	<p>Similar Fee as any other Administrative Permit. Subsequently, a local grant was obtained by Butte County to help waiver administrative permit fees for those affected by Camp Fire.</p>	<p>A separate board item outside of ordinance that included an MOU with North Valley Community Foundation (NVCF). NVCF provided up to \$500,000 through February 28, 2021 or until funds were exhausted. A fee waiver program that provides partial reimbursement of building fees (50% max, up to \$3,500) for eligible Camp Fire survivors who choose to rebuild.</p>	<p>Ordinance regulation requires removal of temporary housing by the expiration of the ordinance or 30 days after final inspection/ certificate of occupancy of rebuilt dwelling. (Section 53-58)</p>
<p>Sonoma County allows manufactured home be used as part of ordinance. Condition similar as recreational vehicles and shall be disconnected from sewer, septic, water and/or power connection and removed from the site upon expiration of permit or by the expiration of the ordinance.</p>	<p>Some fee break, but have expedited permit process for temporary housing.</p>	<p>The primary dwelling fees are not waived; however, new ADU (accessory dwelling unit) applications shall be eligible for fee waivers included development fees for the proposed ADU.</p>	<p>Every recreational vehicle and manufactured home placed on any site for residential use pursuant to this Chapter shall be disconnected from sewer, septic, water and/or power connections...upon expiration of the permit required or the expiration date of this chapter...whichever occurs first. (Section 40-30.C <i>Removal and disconnection</i>).</p> <p>Ordinance/Chapter has been extended twice, not yet expired.</p>
<p>Lake County policy allows manufactured homes as temporary dwellings. Their policy also makes mention of FEMA supplied recreational vehicles or manufactured homes.</p>	<p>No fee charged for Temporary RV permits.</p>	<p>Not addressed in policy. This information was not identified in research.</p>	<p>Temporary RV Permits were set to expire on October 1, 2018 or upon completion of reconstruction of new home (whichever occurs first).</p> <p>Lake County policy was initially set for 3 years, extension of the ordinance undetermined.</p>

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9	10	11	12
Cargo Storage Containers/ Shipping Containers	Generators	Temporary Campgrounds	Temporary Housing in other dwelling types
<p>Allowed, for purposes of securing and protecting items for temporary storage, not exceeding 320 square feet in size, without utilities. Not used for human habitation.</p>	<p>Butte County has a set of standards for generators that are located in temporary log storage yards, temporary recreation vehicle parks, and basecamps. The standards include non operation of generators during 10pm to 7am, when all noise levels shall conform to Butte County noise standards.</p> <p>Generators are not permitted as the primary source of power for structures located within the municipal sphere of influence of a town or city.</p>	<p>Temporary RV Parks are allowed across various zoned sites with a Temporary Administrative Permit. The requirements varied across different zones. For instance, 2 acre minimum, 5 acres in FR (Foothill Residential) and RR (Rural Residential) Zones, 20 acres (or combined) in AG (Agriculture) zones.</p>	<p>See vacation home rental column.</p> <p>Also allowed in "Movable Tiny House," which is a structure utilized as living quarters by one household that is licensed by and registered with DMV, meets American National Standards Institute (ANSI) requirements and is certified by a qualified third party inspector for ANSI compliance, cannot move under its own power, is not longer than allowed by State law for movement on public highways, has a total floor area of not less than 150 square feet, and has no more than 430 square feet of habitable living space.</p>
<p>Not addressed in recovery ordinance.</p>	<p>Sonoma County leaves the topic of generators out of this ordinance. Instead, only mention generators indirectly by stating recreational vehicles (RV) may connect to other power source approved by the Director.</p>	<p>The ordinance only mentions rental of existing camps or other similar uses.</p>	<p>Other Existing dwellings: Notwithstanding any contrary provision in this code, existing legally permitted main or primary dwellings and farm family dwellings on agricultural parcels may be used by or rented to persons displaced by the Sonoma Complex Fire, provided that such use or rental does not displace agricultural employees or farm workers. The temporary rental of farm family or agricultural employee dwelling to persons not involved in the agricultural enterprise shall no longer be permitted as of the expiration of this chapter.</p>
<p>Not addressed in policy.</p>	<p>Information is not addressed in policy documents or other research materials. The information only makes mention of electrical permit for any necessary hookups.</p>	<p>Lake County policy mentions RVs or Manufactured homes may be placed in a "group site" developed by FEMA.</p>	<p>Lake County policy only makes mention of Recreational Vehicles and Manufactured Homes.</p>

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Vacation Home Rentals
Allows the use of existing accommodations such as Farmstays, Bed and Breakfast Inns, Resorts, Retreats, Camps, or other similar uses for temporary housing.
Places a hold on establishing and operating new Vacation Home Rentals in the burn area.
Existing rental or residential occupancy of promotional or marketing accommodations, farmstays, bed and breakfast inns, resorts, retreats, camps or other similar visitor serving uses shall be allowed as interim housing for persons displaced by the Sonoma Complex Fire (Section 40-42).
Not addressed in policy documents.