

## 8.1 Occupation of Mobile Homes and Accessory Buildings Improved for Residential Use

Use of Mobile Homes and Accessory Buildings Improved for residential Use: A mobile home or an accessory building improved for residential use may be approved as a conditional use in zones

Residential Agricultural, Residential, and Residential-Mixed use, but strictly and only under the following conditions:

1. To provide a temporary residence for an individual and that individual's family on the construction site during the course of construction of an approved permanent dwelling by or for that individual provided that the mobile home or accessory building improved for the residential use be removed or no longer occupied as a residential dwelling within 90 days of the occupancy of the permanent dwelling. Such period of time shall not extend beyond one year after the approval of the temporary placement of the mobile home or occupation of the accessory building improved for residential use, but may be renewed upon the request of the individual if construction of the home underway and the Planning Commission determines that circumstances warrant a renewal.

2. To provide a temporary residence for a bonafide farm worker provided that:

(a) the mobile home or accessory building improved for residential use is placed or established upon the property where the farm worker is engaged in a permitted agricultural activity, for the owner of the agricultural activity on a full-time basis (average 40 hours per week per calendar year).

(b) A zoning clearance is obtained before the mobile home or accessory building improved for residential use is connected to any utilities or otherwise rendered habitable and/or occupied.

(c) No additions other than temporary porches or entrance ways are built on to the mobile home or accessory building improved for residential use without obtaining an additional zoning clearance.

(d) The premises on which the mobile home or accessory building improved for residential use is located shall be maintained in a safe, clean, orderly and sanitary condition with no accumulation of junk or other unsightly material.

(e) All applicable requirements of the State Board of Health and County ordinances are met.

(f) Only one mobile home or accessory building improved for residential use will be approved on any one lot.

(g) On lots where a mobile home or accessory building improved for residential use is allowed as a secondary dwelling it shall be set back at a distance equal to or greater than the primary dwelling unless the Planning Commission finds topographic conditions warrant an exception to this requirement.

(h) All applicable zoning requirements are met.

(i) The conditional use permit is granted for no more than 4 years, subject to renewal upon the approval of the Town's Planning Commission.

(j) Each mobile home be installed over reinforced concrete pad of four inches minimum thickness and each accessory building improved for residential use must be approved for occupancy by Cache County.

(k) Skirting plans must be presented and approved at the time of application.

(l) In the event the permitted agricultural activity ceases for any reason, the mobile home shall be removed within 90 days thereafter or the occupation of an accessory building improved for residential use ceased within 90 days of the cessation of the permitted agricultural activity.

3. To provide temporary housing for members of the immediate family of the property owners (immediate family meaning parents, children, brothers, or sisters) where an emergency situation exists which requires special attention as determined by the Planning Commission.