



CITY OF TALENT • COMMUNITY DEVELOPMENT

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TEMPORARY EMERGENCY ACCOMMODATIONS REQUIREMENTS

- A. Temporary structures for habitation, may include, but not limited to, tents, cabins, trailers, recreational vehicles, manufactured or modular homes, tiny homes, storage containers and similar configurations, and existing, legal structures.
- B. Temporary housing requires a Temporary Use Permit. The use permit must be approved prior to applying for a building permit to install/construct.

[Click Here for Temporary Use Permit](#)

- C. Temporary housing may be subject to sewer (consult with Rogue Valley Sewer Services) and water connection fees as well as park, public safety and stormwater utility fees, but some fees may be deferred for the term of the Temporary Use Permit at the city's discretion. If applicable, a separate Fee Deferral Agreement is required to be executed prior to building permit issuance. See staff for details and documents required.
- D. **Temporary Housing Accommodation Types.**

- 1. **Recreational Vehicles (RV).** RVs are not required to be connected to utilities (electricity, sewer, and/or water) if they are certified and classified as being a self-contained RV. The RV may be connected to on-site utilities (the plans must show how and where each connection is proposed). Refer to City standard detail for temporary connection to water. RVs parked in the public right-of-way shall be self-contained. Power cords, hoses and other similar connections shall not be allowed in the public right-of-way. RVs used in the public right-of-way shall provide evidence of septic and grey water disposal services. No dumping of septic or grey water is allowed in a City storm drain.

Note: If connection to existing electricity, sewer, or water services is not proposed; a means to provide electricity, sewer and water servicing shall be indicated on the plans.

- 2. **Modular or mobile homes (or any unit that is not self-contained and cannot provide its own electricity).** Modular or mobile homes must be connected to electricity, sewer, and water. Placement of this type of temporary housing unit on a residential, commercial or industrial zoned parcel is allowed on a temporary basis subject to building and planning review.
- 3. **Tiny Homes.** Tiny homes must meet the requirements and be certified by the appropriate Agency as a Manufactured Home ("MH"), Factory-Built Housing ("FBH"), Recreational Vehicle ("RV"), Park Trailer ("PT"), Camping Cabin ("CC"), or approved and inspected for compliance with appropriate building code. Tiny homes may be used on a temporary basis subject to a Temporary Use Permit.
- 4. **Non-Structural Housing Units.** Tents, fabric structures, and similar accommodations are allowed provided appropriate provisions for living, sleeping, cooking, eating and sanitation are provided either on an individual or group basis. Individual or group housing employing these types of structures, and similar accommodations are approved at the discretion of the City Manager and shall meet the appropriate submittal requirements below.
- 5. **Conversion of an Existing Legal Structure to a Dwelling.** Conversion of an existing, legal structure (accessory building) is allowed subject to the provisions of [Talent Municipal Code 18.165](#) and does not

require a Temporary Use Permit. System Development Charges (SDCs) and utility connection fees are required but applicants may apply for a deferral of System Development Charges (SDCs). Any approved SDC fee deferrals must be satisfied prior to issuance of a certificate of occupancy.

THE CITY OF TALENT CANNOT INSPECT OR CERTIFY UNITS THAT HAVE ALREADY BEEN CONSTRUCTED. ANY UNIT THAT IS NOT REGULATED BY OREGON BUILDING CODES IS REQUIRED TO BE CERTIFIED BY A DIFFERENT AGENCY.

E. Permit Process (3 complete sets of plans are required)

1. Completed building permit application (only required if structural):

[Click Here for Building Permit Application](#)

2. Site plan with all dimensions. Example:

[Click Here for Sample Site Plan](#)

Multiple temporary units. For proposals that include group quarters or multiple temporary housing units on a single residential or non-residential parcel, the application shall also include details of the operations of the use, including, but not limited to, a description of the following:

- a. Number of proposed beds/occupants.
 - b. Cooking facilities.
 - c. Sanitation facilities and management thereof.
 - d. Power source and associated noise mitigation.
 - e. Site lighting.
 - f. Site security and management, including the number of staff on site at any given time.
 - g. Location of proposed parking.
 - h. On-going site maintenance.
 - i. Duration of temporary housing.
 - j. Clean-up/returning the site to its original condition following termination of the use.
3. Indicate the type of unit (RV, Modular Home, Manufactured/Mobile Home, Tiny Home, or other).
 4. Indicate locations of Electrical, Water, and Sewer connections (if applicable). All must be shown as complying with the applicable codes.
 5. Unit(s) cannot encroach into any required setbacks.
 6. Units(s) may not encroach into or over any existing drainage, utility or access easements.
 7. Address must be clearly displayed on the parcel for emergency service purposes.
 8. Non-structural Housing Units shall be inspected by Jackson County Fire District 5 to ensure that all Fire, Life and Safety measures have been met.