



# BERKELEY COUNTY

BUILDING AND CODES ENFORCEMENT DEPARTMENT &  
PLANNING AND ZONING DEPARTMENT

P.O. Box 6122 • 1003 Highway 52  
Moncks Corner, SC 29461  
843.719.4095

## APPLICATION FOR TEMPORARY USE PERMIT FOR RESIDENTIAL OCCUPANCY OUT OF A CAMPER/RV

**In order to ensure public health, safety, and well-being, Berkeley County may issue Temporary Use Permits (TUP), not to exceed a duration of six months and in accordance with the parameters listed below, for temporary residential occupancy out of a camper/RV upon demonstrated assurance of adequate sanitary sewer, water, electric utility, and access.**

*This form is not required for camper/RVs located within existing permitted or grandfathered bona fide campgrounds.*

**PLEASE FILL OUT THE REQUESTED INFORMATION, READ AND INITIAL THE CRITERIA AND STIPULATIONS, SIGN THE APPLICATION, PROVIDE A SITE PLAN OF THE SUBJECT PROPERTY AND SANITARY SEWER ASSURANCES, AND ENCLOSE THE ONE HUNDRED-DOLLAR (\$100.00) APPLICATION FEE AND SEVENTY-DOLLAR (\$70.00) ELECTRICAL PERMIT FEE. (CHECKS ARE PAYABLE TO BERKELEY COUNTY).**

### GENERAL INFORMATION

Applicant's Name:

Address:

### TELEPHONE CONTACT INFORMATION:

Home/Cell:

Work:

### PROPERTY INFORMATION WHERE TUP IS REQUESTED

Parcel TMS:

Parcel Address (If different from above):

Property owner name if different from Applicant:

Zoning District:

Current Use of Property:  Residential /  Agricultural /  Other: \_\_\_\_\_

### 1. DESCRIPTION OF PROPOSED ACTIVITY:

On an attached site plan or plat, provide the following details for review:

- Location of proposed camper/RV.
- Location of sanitary sewer connection to serve the vehicle.
- Location of potable water access.
- Location of vehicular access to adjacent or onsite roadways.
- Location of electric utility connections.
- Dimensions for setbacks.

**2. BELOW ARE THE CONDITIONS THAT ARE REQUIRED TO BE MET FOR ISSUANCE OF THIS PERMIT AND AT ALL TIMES THEREAFTER. PLEASE READ EACH STATEMENT CAREFULLY, INITIAL, AND SIGN ON PAGE 3 TO ACKNOWLEDGE THAT YOU AGREE TO COMPLY WITH ALL OF THE PROVISIONS OF THIS FORM:**

Adequate sanitary sewer, water, electric utility, and vehicular access to serve the camper/RV must be provided and maintained at all times, <u>as demonstrated on the attached site plan and in the attached assurances.</u>	
If the camper/RV is served by a septic system, <u>the capacity of the septic system is adequate to serve the camper/RV, and it will be maintained as often as necessary to ensure proper functionality.</u>	
The camper/RV shall be set up as a temporary unit, <u>having the ability to be road-ready within 90 minutes.</u>	
<u>In the event of a significant storm event (such as a hurricane), the RV/Camper shall be evacuated from the premises within 90 minutes.</u>	
No attachments such as decks, roofs, etc. are permissible.	
An electrical permit is required for all electric connections. Before the camper/RV can be occupied, approval from the Building Department is needed for all electrical connections upon inspection.	
The Code Enforcement Division will take action against any property owner who fails to comply with this policy. <u>Approval becomes void upon a violation of any provision contained herein or termination of the applicant's ownership/lease of the property. The permission hereby granted is not transferable to any other resident or address.</u>	
Approval of this TUP does not supersede or waive requirements established by an HOA, Community Association, deed restrictions and/or restrictive covenants.	
I (own), or (rent) the property where the camper/RV will be located. <u>If renting, a letter from the property owner must be provided acknowledging the presence of the camper/RV.</u>	
If I am pursuing this TUP while I build my permanent residence, <u>I acknowledge that a building permit for my permanent residence is required to be issued before this TUP can be granted, and it will expire upon issuance of CO for my permanent residence.</u>	
<u>If approved, issuance of the TUP will accompany a decal, which will expire after 6 months. A valid decal must be displayed on the camper/RV at all times after permit approval. Upon expiration, the property owner shall either remove the camper/RV from the subject property or pursue renewal of the TUP.</u>	

**3. THE REQUESTED RV/CAMPER SHALL MEET THE FOLLOWING DISTRICT CONDITIONS:**

- A. Within an existing Mobile Home Park, a maximum of 35% of leased lots are permitted to be occupied by camper/RVs as permitted as a temporary use.
- B. Only one camper/RV will be permitted within Flex-1 zoned areas where the property owner has no intent of establishing a bona fide campground, and the subject property is at least 10,000 sf in size.
- C. Within Flex-1 zoned areas where the owner intends to establish a bona fide campground in accordance with Section 6.4.6(B)(3), the owner must provide a Letter of Intent and pursue a Conditional Use Permit.
- D. Within all other Residential Zoning Districts, a TUP may be issued for a camper/RV to be used as temporary housing when the occupant has pulled a permit to construct a permanent dwelling on the same lot. In such case, the TUP shall expire upon issuance of CO for the permanent dwelling.
- E. For humanitarian and compassionate reasons when it appears to the satisfaction of the Zoning Administrator that the need exists to allow the TUP. The Zoning Administrator may request documentation of the circumstances necessitating an applicant's request for a TUP, including, but not limited to, certified statements of attending physicians or appropriate legal documentation.

Of the zoning district requirements listed on page 2 (Section 3), which pertain to your property?

A     B     C     D     E     F

Please provide an explanation of your request:

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**4. ADDITIONAL ASSURANCES**

Attach assurances for Sanitary Sewer facilities (e.g. Letter from SCDHEC or a certified letter from a licensed septic tank installer indicating that the existing septic system is operable, or assurance applicable water/sewer authority)

**5. APPLICANT AUTHORIZATION**

By signing below, (1) I hereby certify that the tract(s) or parcel(s) of land to which this request pertains is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which approval is sought, as provided in the South Carolina Code of Laws, Section 6-29-114; (2) if I am the lessee of this property, I have obtained permission from the property owner(s) to locate a camper/RV onsite; (3) hereby release, hold harmless, and indemnify forever Berkeley County, its employees, and agents, both individually and jointly, from any and all liability or responsibility for any foreseen or unforeseen damage; including, but not limited to death, bodily injury, personal injury, and property damage, arising from the camper/RV located at the above-referenced property by adjoining landowners, visitors and/or any user of the property, including, but not limited to, the public at large; (4) the information provided in this form is correct, I am a resident or owner of the identified property, and I agree to comply with all provisions in this form; and (5) acknowledge that failure to meet the conditions stated herein will result in permit revocation/non-renewal.

Printed Name of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name of Camper/RV Occupant: \_\_\_\_\_ Date: \_\_\_\_\_

Camper/RV Occupant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**\*\*\* APPROVAL SECTION – FOR OFFICIAL USE ONLY \*\*\***

**Zoning Administrator or Designee:**

**Chief Building Official or Designee:**

**Flood Plain Manager:**

**Date of Approval:**

**Decal Number:**

**Expiration Date of Decal:**

Additional conditions for issuance of this permit as imposed as a means of ensuring land use compatibility will be listed here or enclosed:

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