

ACA Trailer Variance Policy

Storage (parking) of a trailer on a parcel that has no residence is not permitted and residing in a trailer is also prohibited. Therefore, a request for use of a trailer on a parcel during any phase of construction must be approved by the ACA, before a trailer may be used as a domicile, office, storage facility, or for any other purpose.

As with all variances, the ACA retains the right to revoke a trailer variance at its discretion. Revocation of this variance is likely if any of the conditions below are not met or the ACA feels trailer use on a parcel is detrimental to the Alpha community.

Use of any trailer by persons during construction is restricted to adults only, i.e. individuals 18 years of age or older.

For use by Owner/builder:

1. During site preparation activities, e.g. utility work, drive construction, outbuilding construction, etc., a trailer will only be allowed on a temporary basis while construction activity is occurring. The trailer shall not be left on the property uninhabited; the trailer shall be removed from the parcel whenever there is no activity on the parcel for more than 3 days.
 - a. The waiver for trailer use during activities associated with site preparation will be for 6 months.
 - b. Additional waivers may be requested by the owner and shall be considered by the ACA. However, the ACA may elect to deny such requests if the progress of construction is deemed lacking.
 - c. The trailer must be self-contained with regard to sewage and sewage / black water shall not be drained/discharged onto the parcel. Otherwise, use of a commercial portable toilet service, i.e. porta-potty, shall be required.
 - d. Campfires and other “camping” type activities are not permitted. Facilities for food preparation, bathing, etc. must be available in the trailer.
2. During construction of the residence, removal of the trailer will not be required during short periods of temporary inactivity or owner absence.
 - a. The waiver for trailer use during construction of the residence will be permitted as long as there is active construction as defined by the ACA.
 - b. Extension of the waiver for trailer use shall be automatically granted whenever the ACA grants an extension for the active construction period.
 - c. The trailer must be self-contained with regard to sewage and sewage / black water shall not be drained/discharged onto the parcel. Otherwise, use of a commercial portable toilet service, i.e. porta-potty, shall be required.
 - d. Campfires and other “camping” type activities are not permitted. Facilities for food preparation, bathing, etc. must be available in the trailer.

3. The site and trailer shall be kept in a neat and orderly fashion, if an Alpha parcel owner complains the ACA may elect to revoke the trailer use waiver.

For use as a Construction office or for Equipment storage:

- 1) The waiver for trailer use during construction of the residence will be permitted as long as there is active construction as defined by the ACA.
 - a) Extension of the waiver for trailer use shall be automatically granted whenever the ACA grants an extension for the construction period.
- 2) The site and trailer shall be kept in a neat and orderly fashion, if an Alpha parcel owner complains the ACA may elect to revoke the trailer use waiver.
- 3) If the trailer is to function as a construction office, workshop, or supports some other function requiring human habitation during the work day, use of a commercial portable toilet service, i.e. porta-potty, shall be required.
- 4) If the trailer is used on a round-the-clock (24-hour) basis for activities such as site security, etc. facilities for food preparation, bathing, etc. must be available in the trailer.