

1.15.2. Temporary Use Permit (Private Property)

- A. Purpose and Intent.** Certain uses are temporary in nature but require a temporary use permit to ensure potential incompatibilities are mitigated and/or to affix certain conditions. The Zoning Administrator may grant or deny a temporary use permit, may grant a temporary use permit subject to suitable conditions, safeguards and stipulations or may refer the application to the Commission as provided for in Section 1.15.2.E.
- B. Applicability.** Temporary uses on private property that require a temporary use permit shall comply with the following:
1. A developer may request a temporary use permit in any zoning district for necessary commercial, promotional, storage, construction, or fabrication activities at the development site that occur during construction of the project and that terminate upon completion of the project. The following activities in connection with such a project require a temporary use permit, which may be approved consistent with the timeline for completion of the project:
 - a. Offices for sale of real estate or for persons engaged in the development.
 - b. Construction trailers, fences, and equipment storage.
 - c. Model homes, use of which shall be limited in duration so that the use ceases when ninety percent of the residential units in the development have been issued certificates of occupancy.
 - d. Offsite construction activities associated with an approved development.
 - e. Signs, as described in Sec. 3.5.3.A.2.
 2. Certain other temporary uses require permits as follows:
 - a. Special events on private property in any zoning district.
 - b. Model homes or sample apartments in any zoning district.
 - c. Portable storage containers, provided that the use will not extend beyond seven (7) days. Requests for up to thirty (30) days must be accompanied by additional narrative justification and may be approved by the Zoning Administrator.
 - i. Portable storage containers on single-family lots must be placed on a driveway.
 - d. Signs, as described in Sec. 3.5.3.
 - e. Other uses of a temporary nature where the period of use will not extend beyond 30 days. An alternative timeframe may be approved by the Director.
- C. Specific Application Requirements.** All applications for temporary use permits, whether issuable by the Zoning Administrator or requiring approval by the Commission, shall contain, as applicable:
1. Detailed narrative including the requested duration of the temporary use permit;

2. Site plan or survey indicating the precise area where the temporary uses and structures proposed will be located; and
3. Drawings of all proposed signage and promotional elements.

D. Decision Criteria

1. Temporary use permits related to construction projects (including but not limited to construction trailers, fencing, model homes, and signage) are limited to the duration of the project;
2. Temporary use permits shall not be permitted to impede ingress/egress, parking and loading, or pedestrian access.
3. Temporary use permits shall not cause excessive vehicular traffic on residential streets.
4. Adequate parking shall be provided for any temporary use and any existing use; vehicular parking or circulation problems shall not be created.
5. Temporary use permits shall be consistent with the Comprehensive Plan and zoning designation and shall not authorize a temporary use not permitted within the zoning district of the property.
6. All improvements authorized under a temporary permit shall be removed upon the expiration of the permit.

E. Referral of applications to Planning Commission. Any application for a temporary use permit may be referred to the Commission by the Zoning Administrator. The Commission may grant or deny such temporary use permit, or may grant such temporary use permit subject to suitable conditions, safeguards and stipulations. A public hearing, with due notice, shall be required before the Commission grants any temporary use permit.