

# DRAFT

## **Chapter 250 TEMPORARY PERMITS**

- 250.01 Purpose**
- 250.02 Seasonal and Special Events**
- 250.03 Temporary Sales Office or Model Home**
- 250.04 Temporary Building**

### **250.01 Purpose.**

The purpose of this chapter is to provide standards and procedures under which temporary uses may be permitted.

Temporary uses are characterized by their short term or seasonal nature and by the fact that permanent improvements are not made to the site. Temporary uses may include, but are not limited to: construction trailers, leasing offices, temporary carnivals and fairs, parking lot sales, retail warehouse sales, and seasonal sales such as Christmas tree sales and vegetable stands. Three types of temporary uses require permit approval (See Sections 250.02-250.04).

### **250.02 Seasonal and Special Events.**

These types of uses occur only once in a calendar year and for no longer a period than 30 days. Prior to permit expiration, the applicant may apply for up to an additional 30 days. Using the Type II procedure under Section 205.05, the Planning Director shall approve, approve with conditions, or deny a temporary use permit based on findings that all of the following criteria are satisfied:

- A. The use is permitted in the underlying land use zone and does not violate any conditions of approval for the property from previous permits (e.g., prior development permit approval).
- B. The applicant has proof of the property-owner's permission to place the use on his/her property.

- C. No parking will be utilized by customers and employees of the temporary use that is needed by the property owner to meet their minimum parking requirement under Chapter 345.
- D. The use provides adequate vision clearance, as required by Chapter 340 and the Transportation System Plan, and shall not obstruct pedestrian access on public streets.
- E. Ingress and egress are safe and adequate when combined with the other uses of the property; as required by Chapter 340 and the Transportation System Plan. This may require the applicant to provide traffic control, signing, etc., as necessary for safety.
- F. The use does not create adverse off-site impacts including vehicle traffic, noise, odors, vibrations, glare or lights that affect an adjoining use in a manner which other uses allowed outright in the district do not affect the adjoining use.
- G. A sewer or septic system and water adequately serve the use, or provisions have been made to meet these requirements according to Department of Health Services Standards. (The applicant shall be responsible for obtaining any related permits.)
- H. The applicant/property owner will provide adequate refuse storage and disposal for the proposed use(s).
- I. If food service is provided, the service meets the requirements according to Department of Health Services Standards and may require additional permits. (The applicant shall be responsible for obtaining any related permits.)

# DRAFT

- J. Temporary structures including tents, trailers, chemical toilet facilities and other structures customarily erected or sited for a temporary use shall not be located closer than 10 feet to any property boundary, and shall be removed within 5 days of the end of the event.
- K. The applicant/property owner shall not make any permanent physical alterations to or on the real property that is to be the site of the temporary event or use.
- L. The applicant/property owner will provide for the health and safety of those involved in the temporary use while on their property.
- M. The property owner assumes all liability as to activities associated with the proposed use on their property.
- N. The permit may require signatures from the County Sheriff's Office, County Health Department, County Road Department, District Fire District and Planning Department among others.

## **250.03 Temporary Sales Office or Model Home.**

Using a Type II procedure under Section 205.05, the Planning Director may approve, approve with conditions, or deny an application for the use of any real property within the County as a temporary sales office, offices for the purpose of facilitating the sale of real property, or a model home in any subdivision or tract of land within the County, but for no other purpose, based on the following criteria:

- A. Temporary sales office:
  - 1. The temporary sales office shall be located within the boundaries of the subdivision or tract of land in which the real property is to be sold.

- 2. The property to be used for a temporary sales office shall not be permanently improved for that purpose.

### B. Model house:

- 1. The model house shall be located within the boundaries of the subdivision or tract of land where the real property to be sold is situated.
- 2. The model house shall be designed as a permanent structure that meets all relevant requirements of this Code.

## **250.04 Temporary Building.**

Using a Type II procedure under Section 205.05, the Planning Director may approve, approve with conditions, or deny an application for a temporary trailer or prefabricated building for use on any real commercial or industrial property within the County as temporary commercial or industrial office or space associated with the primary use on the property, but for no other purpose, based on the following criteria:

- A. The temporary trailer or building shall be located within the boundaries of the parcel of land on which it is located.
- B. The primary use on the property to be used for a temporary trailer is already developed.
- C. Ingress and egress are safe and adequate when combined with the other uses of the property; as required by Chapter 340 and the Transportation System Plan.
- D. There is adequate parking for the customers or users of the temporary use as required by Chapter 345.
- E. The use will not result in vehicular congestion on streets.

# DRAFT

- F. The use will pose no hazard to pedestrians in the area of the use.
- G. The use does not create adverse off-site impacts including vehicle traffic, noise, odors, vibrations, glare or lights that affect an adjoining use in a manner which other uses allowed outright in the district do not affect the adjoining use.
- H. The building complies with applicable building codes.
- I. The use can be adequately served by Sewer or septic system and water can adequately serve the use, if applicable. (The applicant shall be responsible for obtaining any related permits).
- J. The length of time that the temporary building will be used does not exceed 12 months. When a temporary building exceeds this time frame, the applicant shall be required to remove the building, or renew the temporary use permit.
- K. Placement of the temporary building meets all setbacks as specified in Chapter 360.