

4-9-240 TEMPORARY USE PERMITS:

A. PURPOSE:

A temporary use permit allows a use or structure on a short-term basis. Such uses or structures may be allowed subject to modified development standards which would not be appropriate for permanent uses in the zoning designation.

B. APPLICABILITY:

1. Exemptions: The following uses and structures do not require a temporary use permit provided they are associated with an approved land use application and/or an active building or construction permit and approved by the Development Services Division Director.

- a. Contractor's office, storage yard, and equipment parking and servicing on or near the site or in the vicinity of an active construction project.
- b. One model home located on an existing lot, and located within the subdivision or residential development to which they pertain.
- c. Sales/marketing trailers used for the purpose of real estate sales and/or rental information, located within the subdivision or development to which they pertain.

[2. City Sponsored Events: The following uses are exempt from permit requirements - city sponsored community fairs, festivals, or events, subject to the approval of the Mayor's office.](#)

C. USES WHICH MAY BE PERMITTED:

1. Occupancy of a temporary structure (existing home, mobile home or travel trailer with adequate water and sewer/septic service) on the same lot while a residential building is being constructed or while a damaged residential building is being repaired, and when a valid residential building permit is in force. The permit may be granted for up to one hundred eighty (180) days but cannot exceed the expiration date of the building permit.
2. Model homes, equaling the lesser of five (5) homes or twenty percent (20%) of the total lots, when located within the subdivision or residential development to which they pertain.
3. Circuses, carnivals, fairs, or similar transient amusement or recreational activities.
4. Temporary parking lots/areas.
5. Mobile food vendors ~~in zones not normally permitting them.~~
6. Temporary manufactured home for medical hardship.

ATTACHMENT 2

7. The Planning/Building/Public Works Administrator or designee may authorize additional temporary uses not listed in this subsection when it is found that the proposed uses are in keeping with the intent and purposes of this Section.