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CHAPTER 8 TEMPORARY USE PERMIT

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CHAPTER 8 TEMPORARY USE PERMIT

SECTION 8.010 Purpose

A temporary use permit may be approved to allow the limited use of structures or activities which are temporary or seasonal in nature and do not conflict with the zoning district in which they are located. No temporary use permit shall be issued which would have the effect of permanently rezoning or granting a special privilege not shared by other properties in the same zoning district.

SECTION 8.020 Permitted Temporary Uses

Temporary structures, activities or uses may be permitted, pursuant to Section 2.060(A) of this Ordinance, as necessary to provide for housing of personnel; storage and use of supplies and equipment; or provide for temporary sales offices for uses permitted in the zoning district. Other uses may include temporary signs, outdoor gatherings, short-term uses, roadside stands, or other uses not specified in this Ordinance and not so recurrent as to require a specific or general regulation to control them.

SECTION 8.030 Criteria for Decision

No temporary permits shall be issued except upon a finding that the proposed structure, activity or use would not permit the permanent establishment within a zoning district any use not permitted within the zoning district, or any use for which a conditional use permit is required.

SECTION 8.040 Conditions Relative to the Issuance of Temporary Permits

A. Reasonable conditions may be imposed pursuant to Section 2.110(D) by the Approving Authority in connection with the temporary permit to minimize the potential impact of the proposed use to other uses in the vicinity. Guarantees and evidence may be required that such conditions will be or are being complied with. Such conditions may include, but are not limited to:

1. Special yards and spaces;
2. Fences or walls;
3. Control of points of vehicular ingress and egress;
4. Special provisions on signs;
5. Landscaping and maintenance thereof;

6. Maintenance of the grounds;
 7. Control of noise, odors, or other nuisances;
 8. Limitation of time for certain activities.
- B. Any temporary permit shall clearly set forth the conditions under which the permit is granted and shall clearly indicate the time period for which the permit is issued. No temporary permit shall be transferable to any other owner or occupant, but may be renewable through the Administrative Action process.
- C. All structures for which a temporary permit is issued:
1. shall meet all other requirements of the zoning district in which they are located;
 2. shall meet all applicable County health and sanitation requirements;
 3. shall meet all applicable County building code requirements;
 4. shall be removed upon expiration of the temporary permit unless renewed by the Director, or used in conjunction with a permitted use; and
 5. Shall be hooked up to the same septic system as the primary dwelling.

SECTION 8.050 Issuance of Permits

- A. Temporary permits shall be issued for the time period specified by the Approving Authority but may be renewable upon expiration as an Administrative Action if all applicable conditions can again be met.
- B. Renewal of a temporary permit shall follow the same procedure as the initial application.

SECTION 8.060 Exemptions

The temporary placement of a mobile home as provided for in Section 8.070 shall not be subject to the provisions of Sections 8.020 through 8.050.

SECTION 8.070 Temporary Use of a Mobile Home (Family Hardship)

- A. During a family hardship condition where the condition relates to the aged, infirm or to persons otherwise incapable of maintaining a separate residence, the Director may authorize the placement of a mobile home on a lot if the following criteria are met:

1. The request for the mobile home is submitted in writing. Such request shall state the nature of the hardship, the names of the persons who will occupy such dwelling, the relationship of the occupants of such dwelling to the residents, and the estimated period of time the dwelling will remain on the property.
 2. The additional dwelling will use the same subsurface sewage disposal system used by the existing dwelling and that said sewage disposal system is adequate to accommodate the additional dwelling. If the additional dwelling is to utilize a public sanitary sewer system, such condition will not be required.
 3. The additional dwelling is a mobile home or recreational vehicle as defined in Section 1.090 of this Ordinance.
 4. The additional dwelling shall be located within 100' of the primary dwelling.
 5. The location and use of the additional dwelling otherwise conforms to the provisions established for the zone district.
- B. Temporary placement of an additional dwelling shall be granted for the time period specified by the Director but may be renewable upon expiration if all applicable conditions can be met. In no case shall a temporary placement be authorized for a period exceeding two (2) years, unless the temporary placement is renewed.
- C. The Director shall determine whether or not the conditions described in this section warrant approval of the request to place an additional dwelling on the property. The Director may require a doctor's statement showing that the person is incapable of maintaining a separate residence and needs to be near a family member for care and supervision. The Director may also require the applicant to provide any other evidence as he deems necessary to make that determination.
- D. Upon expiration of the time period for which the temporary placement was authorized, the property owner shall have sixty (60) days in which to remove the additional dwelling from the property, unless an extension is granted as prescribed above.