
125-3.14.15. *Temporary structures and uses.*

- (a) *General.* Structures and uses ancillary to a permitted principal that are intermittent in nature are considered temporary structures and uses. Temporary structures and uses are subject to the same regulations that apply to principal uses in each district, except as otherwise specified by this section. This section establishes regulations for temporary structures and uses.
- (b) *Temporary structures.* Temporary structures shall be located, developed, and operated in compliance with the following standards:
 - (1) *Construction trailers.* Construction trailers are permitted only on a lot or parcel during construction undertaken pursuant to a valid building permit. Construction trailers may be occupied for office or security purposes or may be used for storage of equipment and material used in construction on the site. Upon completion or abandonment of construction or expiration of the building permit, construction trailers buildings shall be removed at the owner's expense. Temporary construction trailers shall be located and developed in compliance with the following standards:
 - a. *Setbacks.* Setbacks shall be the minimum required in the district within which the construction trailer is located.
 - b. *Signage.* The parking of a vehicle, trailer, or other device that is parked in such a manner that it is used principally as a portable sign is prohibited.
 - (2) *Sales trailers.* Sales trailers, including modular offices, used for the sale and lease of residential real estate are permitted only on a lot or parcel during construction undertaken pursuant to a valid building permit. Upon completion or abandonment of construction or expiration of the building permit, sales trailers buildings shall be removed at the owner's expense. Temporary sales trailers shall be located and developed in compliance with the following standards:
 - a. *Setbacks.* Setbacks for sales trailers are set forth in the development regulations of each base zoning district.
 - b. *Surfacing.* The area of the sales trailer including parking areas, access points, aisles, driveways, and travel ways shall be constructed to support emergency apparatus.
- (c) *Temporary use permits (administrative).* The planning director and building official or designees shall approve or deny temporary use permits based upon consideration of the nature of the use; existing uses in the surrounding area; noise, dust, light and traffic generated; and health and sanitary conditions. The planning director and building official or designees shall have the right, upon finding that a hazard or nuisance shall exist by continuing such use, to revoke any temporary use permit at any time or to deny any extension. The planning director and building official or designees may consider temporary use permits for the following uses:
 - (1) *Concrete mixing or batching plant uses* temporarily required by contractors during the construction of residential structures, buildings, and infrastructure improvements, provided that such use shall not be permitted nearer than 250 feet

to a developed lot in a district zoned for residential uses. The period of time for which the use may be permitted shall be determined by the planning director and building official or designees.

- (2) *Temporary parking lots* for overflow parking of principal uses on site or adjacent to the site. The period of time for which the use may be permitted shall be determined by the planning director and building official or designees.
- (3) *Other temporary uses*. All other temporary uses that are not described in this section may be considered by the planning and zoning commission.
- (d) *Building and fire permits*. Temporary uses shall obtain applicable building and fire permits prior to commencement of activities.
- (e) *Setbacks*. The temporary use shall be set back a minimum of 50 feet from any adjacent, occupied residential lot or parcel.
- (f) *Parking*. Any parking for the use shall be on site or adjacent to the site. The number of spaces required shall conform to the requirements of section 125-4.19.
- (g) *Signage*. All signage shall conform to the requirements article VIII, Signs.
- (h) *Additional requirements*. Adequate sanitation, water, traffic control, parking and public health measures shall be provided for all temporary uses.