

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 Uses.** Special events that will occur for a consecutive 72 hours or less in a 12-month period shall obtain approval from the City of League City Police Department. Temporary uses that will occur for longer than a consecutive 72-hour period in 12 months shall obtain a temporary use permit and be located, developed, and operated in compliance with the following standards:~~

1. **Temporary Use Permits (Administrative).** The Planning ~~Manager~~ 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 ~~Manager~~ 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 ~~Manager~~ Director and Building Official or designees may consider temporary use permits for the following uses:

- ~~i. **Temporary uses of a religious or philanthropic nature** by those organizations not normally conducting business for profit may be allowed for the period of their actual duration up to a maximum of 30 days, except that two extensions of up to 30 days may be possible upon application and approval.~~
- ~~ii. **Temporary sales of seasonal products** such as firewood, cut trees, plants, fruits and vegetables, and the like may be allowed during their normal and generally accepted season for a period of up to 30 days, except that two extensions of up to 30 days may be possible upon application and approval. Temporary sales of seasonal products may be allowed no more than 90 days, whether consecutive or cumulative, per site within a 12-month period.~~

~~**Temporary Use Permits (Planning and Zoning Commission).** The Planning and Zoning Commission 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 and Zoning Commission 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 and Zoning Commission 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. Planning and Zoning Commission.

‡ **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. Planning and Zoning Commission. ~~Exception: The City Planner and Building Official or designees may approve for a period of up to 30 days, except that two extensions of up to 30 days may be possible upon application and approval.~~

‡ **3. Other Temporary Uses.** All other temporary uses that are not described in this section may be considered by the Planning and Zoning Commission.

4. **(d) Building and Fire Permits.** Temporary uses shall obtain applicable building and fire permits prior to commencement of activities.

5. **(e) Setbacks.** The temporary use shall be set back a minimum of 50 feet from any adjacent, occupied residential lot or parcel.

6. **(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 4.19.

7. **(g) Signage.** All signage shall conform to the requirements Article 8: Signs.

8. **(h) Additional Requirements.** Adequate sanitation, water, traffic control, parking and public health measures shall be provided for all temporary uses.