

Chapter 20.58

TEMPORARY USES

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20.58.110 Temporary uses.

A temporary use is a use established for a limited duration with the intent to discontinue such use upon the expiration of the time period. In order to regulate such uses by their scope and period of use, a permit is required for the establishment of temporary uses that are not otherwise permitted in a zone. Although a temporary use permit is a Type 1 decision, any appeal of a decision shall be made to the city council.

20.58.120 Temporary uses requiring permits.

The following categories identify temporary uses that are permitted uses subject to securing a permit from the planning director:

- (1) Uses not otherwise permitted in the zone that can be made compatible for periods of limited duration and/or frequency, such as a seasonal event like a produce or farm market stand that extends beyond 30 days' duration.
- (2) Limited expansion of any use that is otherwise allowed in the zone but which exceeds the intended scope of the original land use approval – such as a special event like a tent sale or revival annex.
- (3) Temporary construction residence as a temporary dwelling for the property owners; provided, that:
 - (a) A building permit application for a permanent dwelling on the site has been submitted.
 - (b) The temporary residence must be of minimum impact to the neighborhood.
 - (c) The temporary residence has adequate sanitary sewer and water provisions.
 - (d) The temporary residence permit shall be effective for a period of 12 months. The permit may be extended for one additional period of six months if the permanent dwelling is constructed with a finished exterior by the end of the initial approval period.
 - (e) The construction residence shall be removed within 90 days of the expiration of the temporary construction residence permit or the issuance of a certificate of occupancy for the permanent residence, whichever occurs first.

20.58.130 Additional permit requirements.

- (1) Temporary use permits shall be limited in duration and frequency as follows:

(a) For temporary use permits issued pursuant to POMC 20.58.120(1) or (2), the permit shall be effective for 180 days from issuance.

(b) The temporary use permit shall specify a date upon which the use shall be terminated and removed.

(2) Parking and access for proposed temporary uses shall be approved by the city engineer.

(3) The applicant for a proposed temporary use shall provide any parking or traffic control attendants as specified by the city engineer.

20.58.140 Temporary uses exempt from permit requirements.

(1) The following uses shall be exempt from requirements for a temporary use permit when located in the CH, CC, DMU, GMU, CMU, IL, IH, CF, PR or CI zones for the time period specified below:

(a) Seasonal uses not to exceed a total of 30 days each calendar year, such as Christmas tree lots and produce stands.

(b) A special event not to exceed a total of 14 consecutive days, such as amusement rides, carnivals, or circuses, community festivals, and parking lot sales.

(2) Any use not exceeding a consecutive total of three days for a maximum of four events each calendar year shall be exempt from requirements for a temporary use permit.

(3) Any community event held in a public park or property and not exceeding a period of seven days shall be exempt from requirements for a temporary use permit.

(4) Temporary structures for tools storage, equipment, and for supervisory offices may be permitted for construction projects; provided, that such structures are:

(a) Allowed only during periods of active construction.

(b) Removed within 30 days of project completion or cessation of work.

(5) One temporary real estate office located on any new residential development; provided, that activities are limited to the initial sale or rental of property or units within the development. The office use shall be discontinued within 30 days of the issuance of a final certificate of occupancy of the last unit in the development.