

## Chapter 20.58

### TEMPORARY USES

#### Sections:

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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 temporary use permit 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.