ADDENDUM “N”

TEMPORARY USE
(ELIGIBLE FOR ADMINISTRATIVE APPROVAL PER CITY CODE SECTION 134-3.10)

A temporary use is a use of private property that does not require a building permit and that may or may not comply with the use, lot, and building regulations of the zoning district in which the temporary use would be located. Temporary uses must be occasional and temporary, and must be consistent with the purposes and regulations of Chapter 134 of the City Code (Zoning Ordinance).

All temporary uses require approval unless expressly allowed in Chapter 134 of the City Code. The community development director is authorized to approve temporary uses and to impose conditions on the operation of temporary uses to help ensure that they do not create significant adverse impacts on surrounding uses and that they operate safely and without causing nuisances.

Upon receipt of a complete application for a temporary use, the community development director must review the proposed temporary use for its likely effects on surrounding properties. The community development director may impose such conditions of approval on the temporary use as the community development director determines necessary to mitigate potential adverse impacts. Such conditions may include the following:

A. Requirements for vehicle access and parking.
B. Restrictions on hours of operation and duration.
C. Limitations on signs and outdoor lighting.
D. Requirements for financial guarantees and covering the costs of cleanup or removal of structures or equipment.
E. Other conditions necessary to carry out the stated purposes of the City’s zoning ordinance and municipal code.

In addition to completed application form and application fee, the applicant shall provide the following information:

1. Describe the activities that the temporary use would involve, including the presence of any mobile food vendors:

2. List the date(s), time(s), & frequency that the temporary activity would:

3. Describe whether the use would involve any amplified sound, which may or may not require a sound permit from the City’s Permit & Development Center:

4. Describe any temporary signage that would be located on the premise during any event:

5. Describe how off-street parking would be provided during any event:

6. Attach a drawing that shows how the temporary use would be configured on the property and that shows how close to any property line that any activity would occur.
Proposed temporary uses that are administratively denied are eligible to apply for a Conditional Use from the Zoning Board of Adjustment in accordance with conditional use procedures contained in City Code Section 134-6.4.