

SECTION 22 TEMPORARY STRUCTURES

-Section Contents-

2201 Intent..... 22-2
2202 General Requirements..... 22-2
2203 Temporary Permit Process 22-2
2204 Temporary Residence 22-2
2205 Temporary Construction Office 22-2
2206 Temporary Residential Sales Office 22-3
2207 Temporary Nonresidential Office 22-3

2201 Intent

To provide for the regulation of temporary structures such as a temporary residence, temporary construction office or a temporary sales office. As applied in this section, temporary shall mean a period not to exceed 6 months.

2202 General Requirements

Prior to the establishment and use of a temporary structure, the applicant shall be required to obtain a temporary permit from the Building Division, post a bond as required, and conform to all zoning regulations, and health and safety standards.

2203 Temporary Permit Process

2203.01 The applicant shall submit a plot plan, to the Planning Division, showing the location of the structure, setbacks, parking and any other required information. Temporary structures shall be in conformance with the zoning requirements of the district in which the structure is to be located.

2203.02 Upon approval by the Planning Division, the applicant shall obtain a temporary permit for the temporary structure from the Building Division and post a bond as required.

2204 Temporary Residence

A temporary residence shall be allowed in the A-1/LRR/RR/ER/SR and PD districts. The temporary permit is valid for only 6 months; however, it may be renewed a maximum of three times. Therefore the maximum time allowed for a temporary residence is 2 years. The temporary residence shall be removed upon the expiration of the permit, or issuance of the certificate of occupancy for the permanent residence, whichever occurs first.

Prior to issuance of a temporary permit the following shall be required:

2204.01 A building permit shall be obtained for a permanent residence.

2204.02 A \$2,000 bond shall be posted with the Building Division.

2205 Temporary Construction Office

A temporary structure for the storage of construction materials and a construction office to be used for managing a construction job shall be allowed in all districts provided that:

2205.01 A building permit has been issued for a permanent structure or in the case of a road construction project, approval has been granted by the Public Works Department.

- 2205.02 The structure is used only during normal construction hours by the construction employees. The structure shall not be used for living quarters.
- 2205.03 The structure is located within the area of a recorded plat or an approved site improvement plan.
- 2205.04 A permit for a temporary electrical meter has been issued by the Building Division.
- 2205.05 The temporary structure shall be removed upon issuance of a certificate of occupancy or completion of the permanent structure.

2206 Temporary Residential Sales Office

A temporary residential sales office shall be allowed in the A-1/LRR/RR/ER/SR/MH/MF and PD districts provided that:

- 2206.01 The office is located within the area of a final plat, or within the residential development when zoned A-1 and not platted.
- 2206.02 Sales are limited to those units within the subdivision or residential development in which the office is located.
- 2206.03 A temporary permit has been issued by the Building Division.
- 2206.04 Adequate access, off-street parking and sanitary facilities shall be provided.
- 2206.05 The temporary office structure shall be removed after 2 years or when the last lot is sold, whichever occurs first.

2207 Temporary Nonresidential Office

A temporary nonresidential office shall be allowed in the LSB/B/C/LI/GI and similar nonresidential districts within a PD provided that:

- 2207.01 A building permit shall be obtained for a permanent nonresidential structure from the Building Division.
- 2207.02 A permit for a temporary electrical meter has been obtained from the Building Division.
- 2207.03 The temporary office is located within the area of the approved site improvement plan for the nonresidential structure.
- 2207.04 Adequate access, off-street parking and sanitary facilities shall be provided.

2207.05 The temporary office structure shall be removed upon issuance of a certificate of occupancy for the permanent structure.