

Temporary Use and Structure Standards (TU)

5.41 TU-01: Temporary Construction Facility Standards

This Temporary Use and Structure Standards (TU) section applies to the following zoning districts:



A. Temporary Construction Facilities:

1. Temporary Construction Facilities, which shall include temporary construction offices, temporary storage units, and temporary sales facilities shall only be permitted according to the applicable zoning district in Article 2: Zoning Districts.
2. Temporary Construction Facilities require a temporary use permit however shall not be assessed the temporary use permit fee.
3. The duration of the temporary construction facility shall be fixed by the Director of Community Services for a term not to exceed eighteen (18) months. However, upon request and upon a site inspection, the Director of Community Services may extend such a permit for a length of time deemed appropriate not to exceed eighteen (18) months per extension.
4. Temporary Construction Facilities shall be removed and permits shall expire within thirty (30) days of the issuance of a Certificate of Occupancy for the related construction project.
5. Temporary Construction Facilities utilized as a temporary sales facility shall be fixed by the Director of Community Services for a term not to exceed four (4) months or upon the issuance of a Certificate of Occupancy for a model home, whichever is less.
6. Temporary Construction Facilities applications intended to be utilized as a temporary sales facility shall be submitted concurrently with a model home or temporary sales center application as regulated under *Section 5.42: Model Homes Standards*.
7. Signs for Temporary Construction Facilities shall be prohibited except as provided by *Section 5.39: Sign Standards*.
8. The Director of Community Services shall ensure prior to issuing a Temporary Construction Facility permit, that:
 - a. If the temporary facility serves multiple properties, that the lot of which the facility is located is not visually prominent from a primary project entryway;
 - b. Adequate access and off-street parking will be provided;
 - c. The placement of the temporary facility on the site shall not obstruct any Vision Clearance;
 - d. The applicant has supplied the mobile unit certification number issued from State Fire Prevention and Building Safety, Division of Code Enforcement; and
 - e. The applicant has supplied a copy of the mobile unit structure plans.

5.42 TU-02: Model Home Standards

This Temporary Use and Structure Standards (TU) section applies to the following zoning districts:



A. Model Homes:

1. Model Homes, which may include Temporary Sales Offices, may be permitted in all residential districts but only as a Temporary Use, subject to approval by the Director of Community Services based on a finding that the Temporary Use will not detrimentally affect the health, welfare, safety, or morals of the neighborhood under construction for such Temporary Use.
2. The duration of a Model Home permit shall be assigned by the Director of Community Services, for a term not to exceed eighteen (18) months. However, upon request, the Director of Community Services may extend such a permit for increments of six (6) months, so long as the Temporary Use in the aggregate does not continue for more than thirty-six (36) months.
3. The Director of Community Services shall ensure, before issuing a Model Home permit, that:
 - a. Adequate access and off-street parking facilities will be provided,
 - b. That public address systems will not be used,
 - c. That flood lights and other lighting on the subject premises will be directed only upon those premises, and
 - d. That a Certificate of Occupancy will be issued before the Temporary Use commences.
4. A Model Home is also subject to all other regulations of the applicable district.