

509. Temporary Use Regulations: The following regulations are necessary to govern the operation of certain necessary or seasonal uses which are nonpermanent in nature. Application for a temporary use permit shall be made to the Planning director or Designee. Said application shall contain a graphic description of the property and a site plan, description of the proposed use and sufficient information to determine yard requirements, setbacks, sanitary facilities and parking spaces. The following uses are permitted as temporary uses and subject to specific regulations and time limits which follow and to the regulations of any district in which such use is located.

509.1. Carnival or Circus. May obtain a temporary use permit in any agriculture, commercial or industrial district. Such permits shall be issued for a period of not longer than fifteen (15) days. Such uses shall only be permitted on lots where adequate off-street parking can be provided.

509.2. Christmas Tree Sale. May obtain a thirty (30) day temporary permit for display and sale of Christmas trees on open lots in any district.

509.3. Religious Tent Meetings. In any district, except a residential, a temporary use permit may be issued for a tent or other temporary structures to house a religious meeting. Such permit issued for not more than a thirty (30) day period. Such activity shall be permitted only on lots where adequate off-street parking can be provided.

509.4. Temporary Buildings. In any district, a temporary use permit may be issued for a contractor's temporary office and equipment sheds incidental to a construction project. Such permit shall not be valid for more than one year but may be renewed for six month extensions. Such use shall be removed immediately upon completion of the construction project, or upon expiration of the temporary use permit, whichever occurs sooner.

509.5. Portable Storage Containers. In any A-1, A-2, A-3, R-1, R-1A, R-1B, R-2, R-2A, R-3, R-3A, B-1, B-2, B-3, B-3A, B-4, PRD, PR-BD, or PBD zoning district, a Temporary Use Permit shall be required for a portable storage container located on a parcel more than 14 days and issued based on the following requirements except the A-1 and A-3 zoning districts when used for agricultural use.:(Sept. 26, 2011 Resolution 11-09-02)

509.5.2 The use of a portable storage container shall be limited to no more than six consecutive months in any year for the A-1, A-2, A-3, R-1, R-1A, R-1B, R-2, R-2A, R-3, R-3A districts. There will be no time limit for the remaining permitted zoning districts. In the event the owner of the property suffers a catastrophic loss due to fire, flood or other physical calamity occurring on the property in question, an exception to this shall be made if the Portable Storage Container is being used as temporary storage when work requiring a building or demolition permit is being done to structures or buildings on the property. In such cases, the use of the Portable Storage Container shall not exceed the period for which the building or demolition permit has been issued.

509.5.3. Portable Storage Containers shall not be placed in a public Right-of-Way, or located so as to interfere with traffic safety or visibility. They shall also comply with building setback requirements of the zoning district.

509.5.4. Portable Storage Containers shall not be placed in the front yard of the principal building, unless there is a physical hardship or characteristic of the property that will not allow the placement of the container in any other location without undue expense or damage to the property as determined by the Washington County Planning director. The Board of Zoning Appeals shall have the power to hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an

administrative official. The containers shall not be placed in front of residential structures, unless placed in a pre-existing driveway.

509.5.5. Portable Storage Containers shall not be placed adjacent to existing structures, and shall be at least 10 feet from all structures unless approved by the Washington County Planning director. The Board of Zoning Appeals shall have the power to hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official.

509.5.6. Portable Storage Containers shall not be located in a flood hazard area.