

## SECTION 24.11 SPECIAL USES AND CONDITIONS

### 24.11.110 PURPOSE

The provisions of this Section shall apply to the uses and conditions hereinafter enumerated. Where this section prescribes regulations more restrictive than the zone in which a use or conditional use is permitted, the provisions of this section shall apply.

### 24.11.120 TEMPORARY USE REGULATIONS

The provisions of this Section shall be known as the Temporary Use Regulations and shall provide regulations for the uses hereinafter enumerated. Where this Section prescribes regulations more restrictive than the zone in which a use or conditional use is permitted, the provisions of this Section shall apply. Temporary uses are subject to approval by the Director of Planning, except as noted in Section 24.01.

- A. Circuses, carnivals, rodeos, parades or similar outdoor entertainment or enterprises, other than those within the Mid-Winter Fairgrounds, subject to not more than (5) five calendar days of operation in any calendar year. Approval of such events shall require City Council action. Requests exceeding these time limitations will require the submittal and approval of a conditional use permit.
- B. Christmas tree sales lots, Halloween pumpkin sales, and other holiday sales subject to not more than forty (40) calendar days of site occupation and operation in any calendar year.
- C. Subdivision sales offices and model home complexes located within the subdivision, subject to the following minimum requirements:
  1. Offices shall be no closer than one vacant lot to an existing dwelling unit not part of the subdivision, trailers may be used for no more than ninety (90) calendar days or until such time as the subdivision sales offices have been completed whichever is less;
  2. An A.C. paved parking lot shall be provided with sufficient parking spaces to accommodate said use;
  3. Offices shall be allowed for a maximum of two years or until ninety (90) percent of the homes within the subdivision are sold whichever is less. Annual Review for compliance with conditions of approval may be required.
  4. Faithful performance bonding in an amount appropriate to guarantee removal and/or conversion of the sales office and attendant facilities shall be required; and

24.11.120 TEMPORARY USES LISTED (continued)

5. Other conditions that the Director of Planning deems necessary to assure that the sales office will not constitute a nuisance or be objectionable to the residential uses in the neighborhood.
- D. Religious, patriotic, historic, or similar displays or exhibits within yards, parking areas, or landscaped areas, subject to not more than eight (8) calendar days of display in any calendar year.
- E. Outdoor art and craft shows and exhibits, subject to not more than three (3) calendar days of operation or exhibition in any sixty (60) calendar day period.
- F. Contractors' offices and storage yards on the site of an active construction project.
- G. Mobilehome residences for security purposes on the site of an active construction project.
- H. Outdoor display and sales located within commercially zoned properties not to exceed more than five (5) calendar days in any sixty (60) calendar days and subject to appropriate conditions of the Planning Department.
- I. Seasonal retail sale of agricultural products (fruit and vegetable stands) for periods of less than ninety days, if said products are raised on the premises.
- J. Temporary use of properly-designed Mobile trailer units for classrooms, offices, bands, etc. for periods not to exceed ninety (90) days subject to Planning Department approval. Requests for such uses of more than ninety days in duration shall require the approval of a Conditional Use Permit by the Planning Commission. Such units shall meet all necessary requirements of building, fire, and health codes.
- K. For any agricultural or animal husbandry activity or project (4-H, FFA, or similar) conducted for educational purposes or school credits, a permit may be granted in any district when the Planning Director determines that such use will not cause a public nuisance relative to sanitation and health conditions.
- L. Charitable or school sponsored drop-off bins for recycling of cans, newspapers, or similar items, for drop-off of clothes and small items. Bins shall be located in the parking lots of businesses within the C-2 or C-1 Zones or other public or semi-public property on a temporary basis when written permission is granted by the property owner or business owner. Said bins shall be kept in a neat and orderly manner.
- M. Additional uses determined to be similar to the foregoing in the manner prescribed by Section 24.01 of the Zoning Code.

#### 24.11.130 PERMITS AND BONDS

- A. All temporary uses shall be subject to the issuance of a Work Permit by the Planning Director and other necessary permits and licenses, including but not limited to building permits, sign permits, and business licenses, solicitors or vending licenses.
- B. In the issuance of such a permit, the Planning Director shall indicate the permitted hours of operation and any other conditions, such as walls or fences and lighting, which are deemed necessary to reduce possible detrimental effects to surrounding developments and to protect the public health, safety and welfare.
- C. Prior to the issuance of a permit for a temporary use, except those listed under C, F, G, K, and L of Section 24.11.120, a cash deposit may be required to be deposited with the City. This cash deposit shall be used to defray the costs of clean-up of the property by the City in the event the permittee fails to do same.

#### 24.11.140 EXTENSION OR MODIFICATION OF LIMITATIONS

Upon written application, the Planning Director may extend the time within which temporary uses may be operated, or may modify the limitations under which such uses may be conducted if the Planning Director determines that such extension or modification is in accord with the purposes of the zoning regulation.

#### 24.11.150 CONDITION OF SITE FOLLOWING TEMPORARY USAGE

Each site occupied by a temporary use shall be left free of debris, litter, or any other evidence of the temporary use upon completion or removal of the use, and shall thereafter be used only in accordance with the provisions of the zoning regulations.

#### 24.11.160 FEE

The application shall be accompanied by a fee established by Resolution of the City Council to cover the cost of processing the application prescribed in this Section. This fee may be waived by the approving authority for charitable groups that do not need any public services.