Article XXIII-A.
Temporary Use Permits

Sec. 1. Temporary accessory buildings.

(a) Temporary use permits may be issued by the building official for temporary accessory buildings for nonresidential uses, subject to the following conditions:

(1) *Duration:* A permit for a temporary building shall be issued for a period of six months with one extension allowed for a period not to exceed six months.

(2) *Construction materials:* The building may be of nonmasonry construction approved by the building official.

(3) *Area regulations:* Temporary accessory buildings shall be prohibited:

a. In any front yard area between the wall of any existing building and the front lot line;

b. In any side yard area adjacent to a street, between the wall of any existing building and the side lot line adjacent to the street;

c. Within 16 feet of any other building unless all walls within 16 feet of any other building have a fire resistive rating of at least two hours with openings protected for a two-hour wall as required by the building code.

(4) *Site plan:* Administrative approval of a site plan shall be required, if site plan approval is required for the principal building.

(5) *Parking:* No additional parking shall be required for the temporary accessory building.

(6) *Zoning districts:* Temporary accessory buildings shall be allowed in any zoning district in which nonresidential uses are allowed.

(7) *Maximum number:* No more than three temporary accessory buildings shall be allowed on the same site, lot, or tract of land.

(8) *Maximum height:* Temporary accessory buildings shall be limited to one story not to exceed 15 feet in height.

(9) *Principal building required:* Temporary accessory buildings are not permitted without a principal building on the same site, lot, or tract.

(b) Temporary use permits may be approved by the city council without recommendation by the city plan commission for temporary accessory buildings for nonprofit, charitable or philanthropic organizations, or for churches and schools, subject to the following conditions:

(1) *Duration:* A permit for a temporary building may be issued for a period not to exceed two years.

(2) *Construction materials:* The building may be of nonmasonry construction approved by the building official.

(3) *Area regulations:* Temporary accessory buildings shall be prohibited:

a. In any front yard area between the wall of any existing building and the front lot line;

b. In any side yard area adjacent to a street, between the wall of any existing building and the side lot line adjacent to the street;

c. Within 16 feet of any other building unless all walls within 16 feet of any other building have a fire resistive rating of at least two hours with openings protected for a two-hour wall as required by the building code.

(4) *Site plan:* Administrative approval of a site plan shall be required, if site plan approval is required for the principal building.

(5) *Parking:* No additional parking shall be required for the temporary accessory building.

(6) *Zoning districts:* Temporary accessory buildings shall be allowed in any zoning district in which a nonprofit, charitable, or philanthropic organization or a church or school use is allowed.

(7) *Maximum number:* No more than three temporary accessory buildings shall be allowed on the same site, lot or tract of land.

(8) *Maximum height:* Temporary accessory buildings shall be limited to one story not to exceed 15 feet in height.

(9) *Principal building required:* Temporary accessory buildings shall not be permitted without a principal building on the same site, lot, or tract.

(Ord. No. 3377-A, § 1, 1-14-02)

End of Article XXIII-A