

- I. **Conditions of approval.** In granting Site Plan and Design Review approval, the review authority may impose any reasonable conditions of approval to ensure that the project will comply with the findings required by Subsection H. above.
- J. **Post approval procedures.** The procedures relating to appeals, project changes, issuance of a Building Permit, performance guarantees, and revocation in Article 5 (Zoning Ordinance Administration), and those in Chapter 27.44 (Permit Implementation, Time Limits, and Extensions), shall apply following the approval of a Site Plan and Design Review.

27.42.040 - Limited-Term Permits

- A. **Purpose.** This Section establishes procedures for the granting of ministerial Limited-Term Permits for short-term activities.
- B. **Applicability.** A Limited-Term Permit allows the short-term activities listed in Subsection D. (Allowed Temporary Uses) that may not comply with the normal development or use standards of the applicable zoning district, but may otherwise be acceptable because of their temporary nature.
- C. **Exempt temporary activities.** The following allowed temporary activities are exempt from the requirement for a Limited-Term Permit. Activities that do not fall within the categories defined below shall comply with Subsection D.
 - 1. **Car washes-Up to two days per month.** Car washes, limited to a maximum of two days each month for each sponsoring organization when conducted on non-residential properties. Sponsorship shall be limited to educational, fraternal, religious, or service organizations directly engaged in civic or charitable efforts.
 - 2. **Construction yards-On-site.** On-site contractors' construction yards, in conjunction with an approved construction project. The construction yard shall be removed immediately upon completion of the construction project, or the expiration of the companion Building Permit authorizing the construction project, whichever first occurs.
 - 3. **Emergency facilities.** Emergency public health and safety needs/activities.
 - 4. **Public property.** Activities conducted on public property that is approved by the Council.
- D. **Allowed temporary uses.** The following temporary activities may be allowed within the specified time limits, but in no event for more than 12 months, subject to the issuance of a Limited-Term Permit by the Director. Other temporary or short-term activities that do not fall within the categories defined below shall instead comply with the land use permit requirements and development standards that otherwise apply to the property.

1. **Car washes - More than two days per month.** Car washes, more than two days each month for each sponsoring organization when conducted on non-residential properties. Sponsorship shall be limited to educational, fraternal, religious, or service organizations directly engaged in civic or charitable efforts.
2. **Construction yards - Off-site.** Off-site contractors' construction yards, in conjunction with an approved construction project. The permit shall expire and the construction yard shall be removed immediately upon completion of the construction project, or the expiration of the companion Building Permit, authorizing the construction project, whichever first occurs.
3. **Events.** Arts and crafts exhibits, carnivals, circuses, concerts, fairs, farmer's markets, festivals, flea markets, food events, outdoor entertainment/sporting events, rodeos, rummage sales, second hand sales, and swap meets for up to seven consecutive days, or six two-day weekends, within a 12-month period when conducted on non-residential properties.
4. **Location filming.** The temporary use of a specific site for the location filming of commercials, movies, videos, etc., for the time specified by the Director, but not to exceed 12 months.
5. **Outdoor displays and sales.** The temporary outdoor display and sales of merchandise, in compliance with Section 27.34.140 (Outdoor Display and Sales) when conducted on non-residential properties.
6. **Seasonal sales lots.** Seasonal sales activities (e.g., Halloween, Thanksgiving, Christmas, etc.) including temporary residence/security trailers, on non-residential properties, for up to 30 days.
7. **Temporary real estate sales offices.** A temporary real estate sales office may be established within the area of an approved development project, solely for the first sale of homes. An application for a temporary real estate office may be approved for a maximum of one year from the date of approval.
8. **Temporary residence.** A temporary mobile residence as a temporary residence of the property owner when a valid Building Permit for a new single-family dwelling is in force. The permit may be approved for no longer than one year, or upon expiration of the Building Permit, whichever first occurs. The following criteria pertains to a temporary residence under this section.
 - a. The temporary residence shall not be larger than 400 square feet.
 - b. Shall not be located within a front yard setback.

- c. Shall be located within a side or rear yard and not beyond the front facade of the primary residence.
- d. A cash financial security shall be secured at the discretion of the Building Official and shall be sufficient to cover the cost of removal, if necessary.
- e. Any proposed deviation from the above (a-d) may be considered through the Administrative Hearing process.

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- 9. **Temporary structures.** A temporary classroom, office, or similar structure, including a manufactured or mobile unit, may be approved for a maximum of one year from the date of approval, as an accessory use or as the first phase of a development project.
- 10. **Temporary work trailers.** A trailer or mobile home used as a temporary work site for employees of a business:
 - a. During construction or remodeling of a permanent commercial or manufacturing structure for a maximum of one year, or upon expiration of the Building Permit, whichever first occurs; or
 - b. Upon demonstration by the applicant that the temporary work site is a short-term necessity for a maximum of one year, while a permanent work site is being obtained.
- 11. **Similar temporary activities.** Similar temporary activities that the Director determines are compatible with the zoning district and surrounding land uses.

E. Application filing, processing, and review. An application for a Limited-Term Permit shall be filed and processed in compliance with Chapter 27.40 (Applications - Filing and Processing).

F. Development standards. The Director shall establish the following standards based on the type of temporary use, using the requirements of the applicable zoning district and Article 3 for guidance:

- 1. Floor areas, heights, landscaping, off-street parking, setbacks, signs, and other structure and property development features;
- 2. Measures for removal of the activity and site restoration, to ensure that no changes to the site would limit the range of possible future land uses otherwise allowed by this Zoning Ordinance; and
- 3. Limitation on the duration of approved "temporary structures," to a maximum of one year, so that they shall not become permanent or long-term structures.

- G. Findings and decision.** A Limited-Term Permit may be approved by the Director only after the Director first finds that the requested activity complies with applicable standards, and therefore the establishment, maintenance, or operation of the temporary activity would not be detrimental to the public health, safety, or welfare of persons residing or working in the neighborhood of the proposed activity.
- H. Post approval procedures.** Procedures relating to appeals, performance guarantee, and revocation as identified in Chapter 5 (Zoning Ordinance Administration), in addition to those identified in Chapter 27.44 (Permit Implementation, Time Limits, and Extensions), shall apply following the approval of a Limited-Term Permit application.
- 1. Condition of the site following temporary activity.** Each site occupied by a temporary activity shall be cleaned of debris, litter, or other evidence of the temporary activity on completion or removal of the activity, and shall thereafter be used in compliance with the provisions of this Zoning Ordinance. A bond may be required before initiation of the activity to ensure cleanup after the activity is finished.
 - 2. Performance security for temporary structures.** Prior to issuance of a Limited-Term Permit the applicant shall provide performance security in a form and amount acceptable to the Director to guarantee removal of all temporary structures within 30 days following the expiration of the Limited-Term Permit.

27.42.050 - Use Permits and Minor Use Permits

- A. Purpose.** Use Permits and Minor Use Permits provide a process for reviewing uses and activities that may be desirable in the applicable zoning district, but whose effect on the site and surroundings cannot be determined before being proposed for a particular location.
- B. Applicability.** A Use Permit or Minor Use Permit is required to authorize proposed land use activities identified by Article 2 (Zoning Districts and Allowable Land Uses) as being allowable in the applicable zoning district subject to the approval of a Use Permit or Minor Use Permit.
- C. CEQA review.** A Minor Use Permit application shall be determined exempt from the California Environmental Quality Act (CEQA) in compliance with State law and the Town's CEQA Guidelines or it shall be processed as a Use Permit.
- D. Filing.** An application for a Use Permit or Minor Use Permit shall be filed and processed in compliance with Chapter 27.40 (Applications - Filing and Processing).
- E. Project review, notice and hearing.** Each application shall be analyzed by the Department to ensure that the application is consistent with the purpose and intent of this Section. The Director shall conduct a public hearing on an application for a Minor Use Permit; the Commission shall conduct a public hearing on an application for a Conditional Use Permit. Notice of the public hearing shall be provided, and the hearing shall be conducted in compliance with State law.