

TEMPORARY USES

§ 157.285 TEMPORARY USE PERMIT REQUIRED.

Unless otherwise provided in this subchapter, no temporary use shall be established or maintained unless a temporary use permit has been issued by the Community Development Administrator.

(Prior Code, 7 TCC 1-17(a))

§ 157.286 APPLICATION.

Applications for a temporary use shall contain the following information:

- (A) The applicant's names and the property owner's name (if different from the applicant);
- (B) The commonly know address of the property to be used, rented, or leased for the temporary use, legal description, and property identification number;
- (C) A description of the proposed use; and
- (D) Sufficient information for the following:
 - (1) Provisions for waste disposal;
 - (2) Provisions for temporary food service facilities;
 - (3) Security personnel;
 - (4) Paved or graded ingress and egress for emergency, police, and regulatory traffic control;
 - (5) Yard requirements;
 - (6) Parking space;
 - (7) Traffic control;
 - (8) Hours of operation;
 - (9) Signs shall be in accordance with the provisions as set forth in §§ 157.330 through 157.342; and
 - (10) Provisions for clearing debris; the site shall be cleared of all debris immediately following the termination of the temporary use.

(Prior Code, 7 TCC 1-17(b))

§ 157.287 PERMITTED TEMPORARY USES.

The following are considered temporary uses and are subject to the following specific regulations and time limits, in addition the regulations of any district in which the uses are located.

- (A) *Christmas tree sales.*
 - (1) Permitted in any district following approval by the Community Development Administrator.
 - (2) A temporary permit shall be issued for a period not to exceed 60 days.
- (B) *Manufactured/mobile home or recreational vehicle used as temporary use.*
 - (1) Permitted in any district, a temporary use permit may be issued for the inhabitants of a dwelling, when said dwelling has been destroyed or rendered uninhabitable by fire or nature disaster, to occupy a manufactured/mobile home or recreational vehicle on the premises as the destroyed or damaged dwelling, during the reconstruction of the new dwelling.

- (2) As soon as practicable after the emergency occupation as begun, the property owner shall apply to the Community Development Administrator for a temporary use permit.
- (3) Placement of the manufactured/mobile home or recreational vehicle and waivers of the provisions regarding yard and setback requirements shall be at the discretion of the Community Development Administrator.
- (4) Prior to issuance of a temporary permit, the property owner must first produce an approved septic permit from the County Health Department to the Community Development Administrator.
- (5) Such temporary use permit shall be issued without charge and shall expire six months following the date of issuance.
- (6) Such temporary use may be allowed one extension not to exceed six months, at the discretion of the Community Development Administrator.
- (7)
 - (a) Upon expiration of the six-month period or any extension thereof which may be granted, or the completion of the repair or rebuilding of the destroyed dwelling, the manufactured/mobile home shall be removed from the premises.
 - (b) If the manufactured/mobile home is not removed within ten days of the date determined in this section, the county shall have the right to remove said manufactured/mobile home from the premises, with the cost of removal and disposition costs, if any, to become a lien upon the premises.
- (8) Any person aggrieved by the action of the Community Development Administrator under this division (B) may Appeal to the Zoning Board, whose decision will be final.

(C) *Roadside stands for the seasonal sale of farm produce.*

- (1) Permitted in A-1, A-2, and RR Districts, a temporary permit shall be issued for one stand per farm on parcels in the agricultural district that have a minimum area of one acre and minimum road frontage of 250 feet. Sales areas, including the stand, shall be set back a minimum of 30 feet from the nearest right-of-way of any street or highway.
- (2) If the site is used for growing a minimum of 50% of the farm produce sold, the owner of the site may import farm product not grown on the site for seasonal sale.
- (3) The maximum length of the temporary use permit shall be for a six-month period.

(D) *Carnivals and circuses.*

- (1) Permitted in any district, provided that if such use is located in a residential district, the carnival or circus shall be accessory to a governmental use or religious institution.
- (2) The individual responsible for operation of such carnival or circus shall provide the Community Development Administrator in advance of the date of such operation with information that specifies the proposed hours of operation and other details of the proposed use.
- (3) A temporary permit shall be issued for a period not to exceed seven days.

(E) *Two dwellings on one parcel.*

- (1) A temporary use permit may be issued to allow an individual to live in the existing dwelling while building a new dwelling on the same parcel.
- (2) The temporary use permit shall be issued for a period of not more than two years.
- (3) Appropriate Health Department permits for water supply and septic permits shall be submitted to the Community Development Administrator prior to the issuance of the temporary use permit.

- (4) The original dwelling shall be removed from the parcel within 30 days after completion of the new dwelling. Removal includes: demolition of the original residence after issuance of a demolition permit; moving the original residence to another parcel after issuance of a moving permit; or conversion of the original residence into an accessory building, and shall not be used for living purposes, which meets all requirements of this chapter.

(F) *Asphalt batching plant.*

- (1) A temporary use permit may be issued for a portable asphalt batching plant, for use in road construction and repair in the area, in the A-1, A-2, C-2, I-1, and I-2 zoning districts (pursuant to 55 ILCS 5/5-12001).
- (2) The temporary use permit shall state the specific road that the facility will be repairing or constructing.
- (3) Such facility must be located not less than 1,000 feet from a residential district or residential building.
- (4) The permit shall be issued for a period of six months and then renewed thereafter every six months until such road construction and repair is completed.
- (5) All setback requirements in the district in which it is located shall be met for the buildings used in conjunction with the plant.
- (6) All requirements of other county ordinances must be fulfilled during the time the facility is in operation.
- (7) Once the road construction and repair in the area is completed, the facility shall be removed within 30 days.

(G) *Festivals.*

- (1) A temporary use permit may be issued for tents or other temporary structures and related facilities to house and serve public celebrations, special observances, cultural events, or entertainment programs sponsored by a local civic, religious, governmental, or recognized, duly chartered, fraternal organizations in any district.
- (2) Such temporary use shall not exceed seven days.

(H) *Fireworks stands.* A temporary use permit may be issued for stands for the sale of fireworks only in the C-1 and C-2 Districts for a period not to exceed 30 days.

(Prior Code, 7 TCC 1-17(c))