

Chapter 18.80: TEMPORARY USES

18.80.010 Permit-Requirements.

The Director or his designate approved by the City Council may allow a temporary permit for a period not to exceed six (6) months, for a use not otherwise allowed in the zoning district. The temporary use may be allowed pursuant to the Type II and use procedure in the Procedures Ordinance; and, provided that the applicant provides evidence substantiating the following, unless otherwise indicated in this title:

- A. There is no reasonable alternative to the temporary use.
- B. The permit will be necessary for a limited time or will allow an occasional use.
- C. The temporary use does not involve the erection of a substantial structure or require any permanent commitment of the land.
- D. The temporary use will comply with the Comprehensive Plan.

18.80.015 Permit-For use of a manufactured home during construction.

- A. The Director may approve a temporary permit for a period not to exceed six (6) months for the use of a manufactured home on a commercial or industrial construction site or in a new subdivision.
- B. The temporary use shall be applied for at the time of design review, preliminary plat review (Chapter 17.12) or, if no other review applies, shall be subject to a Type II land use procedure as provided in Chapter 16.06.
- C. The above requirements shall apply to manufactured homes that are to be used by the public, hooked up to public utilities or both.
- D. Manufactured homes without public utilities and to be used by construction personnel only are exempt from these requirements.

18.80.020 Permit-For use of manufactured home as temporary residence.

The Director or his designate approved by the City Council may approve a temporary permit for a period not to exceed six (6) months for the use of a manufactured home as a residence while a permanent dwelling is being constructed on the subject site. The temporary use may be allowed subject to Type II land use procedure in the procedures ordinance, provided that the applicant provides evidence substantiating the following, unless otherwise provided in this title:

- A. A building permit for a permanent residence on the subject property has been acquired; and

B. There exists no reasonable housing alternative, such as nearby rental housing.

18.80.025 Permit-Special care.

A. The Director or his designate approved by the City Council, may approve a temporary permit for a period of up to two (2) years for the use of a manufactured home as a residence on residential property, for an individual who is in need of care and/or assistance due to poor health or age-related disabilities. The temporary use may be allowed subject to Type II land use procedures in the procedures ordinance, provided the applicant provides evidence substantiating the following:

1. There exists a need for special attention (a doctor's statement establishing this need is the appropriate evidence to demonstrate the need); and
2. There exists no reasonable housing alternative, such as nearby rental housing or adequate housing on the subject property;
3. The temporary use will comply with the Comprehensive Plan.

B. A condition of approval shall be attached to all approved temporary permits for special care requiring the applicant to submit an updated doctor's statement annually within ten (10) days of the anniversary date of the permit, and stating that failure to do so will be cause for permit revocation.

18.80.030 Permit-Renewal.

The Director or his designate approved by the City Council, may renew a temporary permit for a period not to exceed the approval period of the initial permit according to Type II land use procedures in the procedures ordinance; provided, that the applicant provides evidence substantiating the following, unless otherwise provided in this chapter:

- A. The circumstances under which the original permit was granted remain substantially similar; and
- B. The use will comply with the Comprehensive Plan.