

ARTICLE 41

Temporary Use Permit

SECTION 3.41.000 Purpose

A temporary use permit may be approved to allow the limited use of structures or activities which are temporary or seasonal in nature and do not conflict with the zoning district in which they are located. No temporary use permit shall be issued which would have the effect of permanently rezoning or granting a special privilege not shared by other properties in the same zoning district. A temporary use permit is not required for events and gatherings permitted in the (PR) Public Reserve zone, or which are authorized as accessory uses to a lawfully established winery.

SECTION 3.41.050 Temporary Outdoor Gathering

Outdoor gatherings and events, outside of a public park, that have an expected attendance of 1,000 or less people, that will not continue for more than three days in any three month period, and will be located in a rural or resource area, are exempt from administrative review provided that proof of compliance with the following standards is demonstrated prior to the gathering or event, and ministerial authorization is obtained from the Director:

1. It must be demonstrated that health standards are met, including, County food handling requirements, a method for waste disposal, and provision for portable sanitation.
2. Off street parking shall be provided for all vehicles associated with the gathering.
3. There must be a plan for safe and adequate access to the gathering or event site. The plan for access shall be approved by the County Engineer.
4. It shall be demonstrated that fire protection and suppression will be provided by a public entity, or that on-site fire protection equipment will be adequate and has been approved by the appropriate fire district or association.
5. Event organizers shall sign an agreement holding themselves responsible for any incidents of trespass or vandalism on adjacent or nearby properties.
6. Except for gatherings and events sponsored by non-profit organizations, there shall be no commercial aspect including admission to the event.

SECTION 3.41.100 Permitted Temporary Uses

Temporary structures, activities or uses may be permitted, pursuant to §2.060.1 of this ordinance, as necessary to provide for housing of personnel, storage and use of

supplies and equipment, or to provide for temporary sales offices for uses permitted in the zoning district. Other uses may include temporary signs, outdoor gatherings, short term uses, roadside stands, or other uses not specified in this ordinance and not so recurrent as to require a specific or general regulation to control them.

SECTION 3.41.200 Criteria for Decision

No temporary permits shall be issued except upon a finding that approval of the proposed structure, activity or use would not permit the permanent establishment within a zoning district of any use which is not permitted within the zoning district, or any use for which a conditional use permit is required.

SECTION 3.41.300 Conditional Approval of Temporary Use Permits

1. Reasonable conditions may be imposed pursuant to §2.120.3 by the Approving Authority in connection with approval of the temporary permit to minimize the potential impact of the proposed use to other uses in the vicinity. Guarantees and evidence may be required that such conditions will be or are being complied with. Such conditions may include but are not limited to:
 - a. Special yards and spaces.
 - b. Fences or walls.
 - c. Control of points of vehicular ingress and egress.
 - d. Special provisions on signs.
 - e. Landscaping and maintenance thereof.
 - f. Maintenance of the grounds.
 - g. Control of noise, odors or other nuisances.
 - h. Limitation of time for certain activities.
2. Any temporary permit shall clearly set forth the conditions under which the permit is granted and shall clearly indicate the time period for which the permit is issued. No temporary permit shall be transferable to any other owner or occupant, but may be renewable through the Administrative Action process.
3. All structures for which a temporary permit is issued:
 - a. shall meet all other requirements of the zoning district in which they are located;

- b. shall meet all applicable County health and sanitation requirements;
- c. shall meet all applicable County building code requirements; and
- d. shall be removed upon expiration of the temporary permit unless renewed by the Director, or used in conjunction with a permitted use.

SECTION 3.41.400 Issuance of Permits

1. Temporary permits shall be issued for the time period specified by the Approving Authority but may be renewable upon expiration as an Administrative Action if all applicable conditions can again be met. In no case shall a temporary permit be issued for a period exceeding one (1) year, unless the temporary permit is renewed.
2. Renewal of a temporary permit shall follow the same procedure as the initial application.

SECTION 3.41.500 Exemptions

The temporary placement of a mobile home as provided for in Article 46 shall not be subject to the provisions of this article.