



CODE MODERNIZATION QUICK FACTS:

Temporary Uses and Structures and Accessory Structures

- **Purpose of Proposed Changes:** Storage structures such as cargo containers, temporary light frame tent structures, and temporary storage boxes (“PODS”), are becoming more common in the County. New regulations would provide permit requirements and standards for such structures and other temporary structures which are not currently addressed in County zoning regulations. Clearer standards are also proposed for temporary uses such as Christmas tree sales lots, to expedite permit reviews and ensure compatibility with nearby properties. Rules for residential accessory structures such as detached offices and art studios would also be revised to allow more functional structures.
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TEMPORARY STRUCTURES

- **Temporary storage boxes (PODS):**

One per parcel in any zone district

Allowed with a zoning clearance for up to 90 days, or with a temporary permit for up to 180 days

With an active building permit the box can remain on site for the term of permit

Not allowed on a vacant residential parcel

Five-foot setback from property lines required, unless exception granted by Public Works to allow in right-of-way

Locating storage box in private right of way may be allowed with a temporary permit, subject to specified standards

- **Temporary light frame tent structures for storage and parking**

One per parcel allowed, for up to 180 days

Maximum height of 12 feet, and maximum size of 300 sq ft

Can be located in a driveway.

Standard setbacks apply, except five-foot setback allowed from property lines fronting a street.

With a temporary permit, the following may be allowed:

More than one structure per parcel

Remaining on site for up to 1 year

Increased height or size, or reduced setbacks

Exception: A temporary light frame tent structure with a maximum height of 12 feet and maximum size of 300 sq ft that is located in a rear yard and is not visible from a public street may remain on a site for up to one year with no temporary permit required.

TEMPORARY USES

- **Temporary uses such as farmers markets and sidewalk sales**

Allowed in all zone districts

Requires temporary permit

Allowed to occur on site for 180 days in a year, for up to 3 years. Permit is renewable.

May not occupy more than 35% of required parking on a site

- **Temporary seasonal sales of pumpkins and Christmas trees:**

Allowed in all zone districts

With zoning clearance:

Hours limited from 8 am to 9 pm

Activity must be setback a minimum of 10 feet from any residential property

Use may not occupy more than 35% of on-site parking

With a temporary permit, the following may be allowed:

Extended hours, reduced setbacks, or occupying additional parking area

RESIDENTIAL ACCESSORY STRUCTURES

- **Standard Structures:**

For habitable accessory structures in urban areas, do not require a discretionary permit if within zoning district height limit (currently requires public hearing permit if over 17').

For habitable accessory structures outside urban areas, allow 1,000 sq ft, and zoning district height limit without discretionary review (currently requires public hearing to exceed 640 sq. ft or 17' height).

Allow toilets in accessory structures with a building permit (currently requires a discretionary permit).

In habitable accessory structures, allow shower or bathtub with building permit (currently not allowed).

Limit of one accessory structure on a site with a shower or bathtub, and/ or a toilet. On sites 10 acres or larger, limit of 2 accessory structures with shower or bathtub, and/ or a toilet.

- **Cargo and shipping containers:**

Allowed in all zone districts in rural areas (outside Rural and Urban Service Lines only)

On commercial properties, also allowed in urban areas

Requires minor site development permit

Special design criteria apply

Can be used as residential accessory structures, subject to site standards for accessory structures

November 12, 2015