

ARTICLE IX

TEMPORARY AND ACCESSORY USES

9.1 Temporary Uses

A. Manufactured Offices

Manufactured offices may be used on a temporary basis for such purposes as construction offices, blood mobiles, book mobiles, and traveling museums. However, such uses must obtain a temporary occupancy permit from the Zoning Administrator if the use is to last more than forty-eight (48) hours at one site.

Manufactured offices may also be used for other office or business purposes in cases where the permanent structure has been destroyed through no fault of the owner or tenant. A temporary occupancy permit must be obtained before the use of the manufactured office is initiated. This occupancy permit shall be valid for a specified period of time while reconstruction takes place not to exceed six (6) months and may be renewed no more than once.

B. Manufactured Homes

Temporary use of a manufactured home as a residence shall be permitted in any residential district in cases where the permanent home has been destroyed through no fault of the owner or tenant. A temporary occupancy permit must be obtained from the Zoning Administrator before use of the manufactured home is initiated. This occupancy permit shall be valid for a specified period of time not to exceed six (6) months while reconstruction takes place, and may be renewed no more than once.

C. Temporary Buildings

Temporary buildings may be used for nonresidential purposes, such as construction offices and storage structures, if a temporary occupancy permit is obtained from the Zoning Administrator. This permit shall be valid for a specified period of time not to exceed six (6) months and may be renewed no more than once.

9.2 Accessory Uses

A. Home Occupations (Applies only to uses established prior to 2013)

Home Occupations are permitted only as an accessory use. Home occupation shall be permitted subject to the following limitations:

1. No display of products shall be visible from the street;
2. No mechanical equipment shall be installed or used except such that is normally used for domestic, professional, or hobby purposes and which does not cause noise or interference in radio and television reception;

3. No accessory buildings or outside storage shall be used in connection with the home occupation;
4. Not over 25 percent of the total actual floor area or five hundred square feet, whichever is less, shall be used for a home occupation;
5. No more than one person not a resident of the dwelling may be engaged in the home occupation; and,
6. Traffic generation shall not exceed the traffic volumes generated by nearby residents.

B. Swimming Pools

All public, commercial, or private outdoor swimming pools of three (3) feet or more in depth, either above ground or below ground, and of either permanent or temporary construction shall meet the following requirements in addition to other requirements specified elsewhere:

1. That the setback for an above ground swimming pool from any lot line equals the required setback for accessory structures in the district in which it is located plus one (1) foot for each over three (3) feet of pool height.
2. That a fence be erected to a minimum height of four (4) feet to completely enclose all sides of the pool not bounded by a building. A gate of equal height shall be installed and securely fastened when the pool is not in use.
3. That all mechanical equipment be located a minimum of ten (10) feet from any property line.

C. Fences and Walls

Ornamental fences and walls not over three (3) feet six (6) inches high may project into or may enclose any front yard, and fences or walls enclosing rear or side yards may be six (6) feet in height. An open fence or wall, through which clear vision is possible from one side to the other on a horizontal plane and such openings occupy fifty (50) percent or more of the area of the fence or wall, may be erected to a maximum height of ten (10) feet in nonresidential districts.

D. Construction, Storage and Vegetation

No construction of any type (unless otherwise specifically allowed by this ordinance) or storage (whether outside or inside a storage building) may encroach closer than fifteen (15') feet from a side adjoining property line, fence, or wall, nor closer than twenty-five (25) feet from the rear property line, fence, or wall. No vegetation may contact or extend over an adjoining property line, fence, or wall.