

- c) Temporary Construction, Sales, or Leasing Trailers/Offices. Construction trailers are permitted as temporary structures during times of construction activity.
- i) specific regulations for temporary uses and structures. Factory-fabricated, transportable buildings that are designed to arrive at the site ready for occupancy, except for minor unpacking and connection to utilities, and designed for removal to and installation at other sites, may be placed on a property to serve as the following:
- (1) Temporary offices used for on-site apartment leasing, real estate sales office, and model sales home;
  - (2) Temporary offices used during the expansion or rehabilitation of an existing non-residential use;
  - (3) Temporary offices for construction and security personnel during the construction of a development for which the city has issued a grading permit or building permit;
  - (4) Standards and requirements for approval. All temporary structures approved pursuant to this section shall meet the following standards and requirements:
  - (5) Location.
    - (a) Temporary structures allowed under Section 8.02 may be located anywhere on site, except within the following areas:
    - (b) Existing vegetated buffers or within the buffer setbacks.
    - (c) Areas designated for future vegetated buffers whether or not vegetation currently exists.
    - (d) Other areas designated on the site and/or subdivision plan for open space, vehicular use, or ingress/egress.
    - (e) For uses other than leasing, sales, and construction activities occurring onsite, setbacks for accessory structures must comply with Tables 4.4 and 4.5.
  - (6) Other requirements.
    - (a) The temporary structure shall be factory-fabricated and transportable.
    - (b) Underskirting shall be installed around all temporary structures requiring site plan approval.
    - (c) In addition to any other off-street parking required on the site, off-street parking shall be provided in accordance with the requirements set forth in Table 7.4.
    - (d) All permits required by applicable building, electrical, plumbing, and mechanical codes shall be obtained from the community services department prior to installation of the temporary structure.
    - (e) Foundation plantings installed in accordance with Section 7.05 shall be required for temporary structures intended for use as temporary offices, except when located on a paved surface or parking lot.
    - (f) A sketch plan containing sufficient information to show compliance with the above standards shall be submitted to and approved by the community services department prior to installation of the temporary structure.
    - (g) Temporary structures used during renovation of legally conforming or nonconforming structure shall be permitted so long as there is an active construction permit on file with the department of community services, not to exceed time limits established in the applicable code sections below.

- (h) Temporary structures are not to include retail sales of new or used merchandise, or other uses not permitted within the zoning district where the structure is located.
- (7) Duration.
- (a) Temporary offices used for on-site apartment leasing, real estate sales office, and model sales home are permitted until construction allows for a model/sales office to be opened onsite as determined by the community services director, at which time the temporary office shall be removed.
  - (b) All other temporary structures under this section may remain on the site for no more than twelve (12) months. This period may be renewed for up to two 12-month periods, for good cause shown, upon approval of a written request submitted to the Community Development Director thirty (30) days prior to the expiration of the permit. In no event, however, shall such extensions allow the temporary structure to remain on the site for more than three (3) years.