

ARTICLE 11

TEMPORARY USES AND STRUCTURES

11.00 PREAMBLE

The provisions of this Article are based on the recognition that there are uses and structures which, because of their unique characteristics, cannot be permitted in any particular district on a permanent basis but which may be either necessary or desirable for a temporary period provided they are carefully regulated with respect to location and operation. The temporary uses and structures permitted by this Article shall be so established and maintained as to least interfere with the use and enjoyment of neighboring uses and structures and to insure public safety and convenience.

11.01 PERMIT REQUIRED

A temporary use permit shall be required prior to the establishment of any temporary use or structure. Compliance with the standards and the purposes of this Ordinance and with all other applicable Village Ordinances shall be a prerequisite for the continued validity of all temporary use permits.

11.02 PROCEDURE

Application for a temporary use permit shall be made to the Director of Building and Zoning and shall be granted upon full compliance with the standards set forth in this Ordinance. The Director of Building and Zoning, in order to determine whether or not the applicant will meet the standards set forth in this Ordinance, may require the applicant to submit any or all of the following information:

11.02-A A survey or legal description of the property to be used, rented, or leased for the temporary use, including all information necessary to accurately locate and portray the property.

11.02-B A written description and/or drawing of the proposed temporary use or structure.

11.02-C Sufficient information to determine the yard requirements, sanitary facilities, and availability of parking space to adequately service the proposed temporary use or structure.

11.02-D Such other data and certification as may reasonably be required by the Director of Building and Zoning to reach a determination that the proposed temporary use or structure will comply with this Ordinance.

### 11.03 USES AND STRUCTURES

Temporary uses and structures which may be allowed pursuant to this Article shall include, but are not limited to, the following:

#### 11.03-A Carnival or Circus

On any site not used for residential purposes, a temporary use permit shall be required for a carnival or circus. This permit shall be for a period not to exceed fifteen (15) days.

#### 11.03-B Christmas Tree Sales

On any site not used for residential purposes, a temporary use permit shall be required for the display and open-lot sales of Christmas trees which permit shall be for a period not to exceed forty (40) days.

#### 11.03-C Contractor's Office and Equipment Sheds

In any district, a temporary use permit shall be required for a contractor's temporary office and equipment sheds incidental and necessary to construction in the Village of Deerfield. The permit shall be valid for a six (6) month period and renewable for four (4) successive periods at the same location. However, the office, shed or storage area shall be removed within thirty (30) days of completion of the construction project.

#### 11.03-D Home and Garage Sales

In any residential district, a temporary use permit shall be required for a home or garage sale. The sale must be incidental to the use of the property for residential purposes and must be conducted in such a manner as to be compatible with the residential character of the neighborhood. Each permit shall be valid for a period of not more than four (4) days. Not more than two (2) permits for a home or garage sale shall be issued for the same zoning lot in one calendar year, January 1 to December 31. A fee of \$5.00 shall be required which covers both permits.

#### 11.03-E Real Estate Sales Office and Model Units

In any district, a temporary use permit shall be required for a temporary real estate sales office and model unit, or either, in any development which has been approved in accordance with this Ordinance and the Village of Deerfield Subdivision regulations. The temporary permit for a real estate sales office and model homes or either, shall be valid for not more than one (1) year, but is renewable. The Office shall be removed and the model homes shall be closed within thirty (30) days after the sale of the last unit of the development. All activities conducted within either the temporary office or model homes shall be

directly related to the construction and sales of properties with the particular development or within the Village of Deerfield. The temporary office and model homes, or either shall not be used for the general office operation of any firm.

#### 11.03-F Block Parties and Street Dances

In any district, a temporary use permit shall be required for a block party, street dance or similar public gathering involving the closing of a public street or streets. Major or secondary thoroughfares shall not be blocked and such activities shall be conducted within all applicable regulations contained in the Municipal Code. Each permit shall be issued for a period not to exceed three (3) days.

#### 11.03-G Temporary Outdoor Sales

On any site not used for residential purposes, a temporary use permit shall be required for sidewalk sales, rummage sales, bazaars, and similar outdoor sales. Such activities shall be conducted within all applicable regulations contained in the Municipal Code. There shall be no more than four (4) such permits issued for any zoning lot within a calendar year from January 1 to December 31. Each permit shall be valid for a period not to exceed seven (7) days.

#### 11.04 CONDITIONS FOR APPROVAL

In addition to the specific regulations and time limits set forth above, temporary uses and structures shall be subject to such conditions and restrictions on their location and operation as deemed necessary for the protection of the public interest by the Director of Building and Zoning. Such conditions and restrictions shall be fully set forth at the time of the issuance of the permit for the temporary use.