



TEMPORARY USE APPLICATION

Property Address

Applicant's Name Daytime Phone

Applicant's Address Email

Property Owner's Name & Address (if different)

Use Requested. See page 2.

Opening Date End Date Hrs of Operation

Details of the temporary use or uses. See page 2 of this application for references

The undersigned owner or authorized agent of the owner of the property described herein request permission to use the property as set forth in detail above. The owner or authorized agent agrees that the use of the property will be in accordance with the City of North Liberty Zoning Code and any other local, state or federal regulations, which may apply.

I hereby certify that I have read and examined this application and know the same to be true and correct. I understand that all provisions of laws and ordinances governing this property will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating the use of a property.

Signature of Authorized Agent Date

Signature of Owner Date

Application Accepted By Date

Staff Comments/Instructions, Conditions of Approval

TEMPORARY USES AND RESTRICTIONS

2108.1 Retail sales of Christmas trees.

1. Permitted zone locations: ID, C-1-B, C-2-A, I-1 and I-2.
2. Maximum duration: forty (40) calendar days prior to December 25.

2108.2 Retail sales of pumpkins.

1. Permitted zone locations: ID, C-1-B, C-2-A, I-1 and I-2.
2. Maximum duration: October 1 through November 1.

2108.3 Lot and sidewalk commercial activities.

1. Permitted zone locations: C-1-A, C-1-B, C-2-A, I-1 and I-2.
2. Maximum duration: Four (4) consecutive days, not to exceed four (4) events in a twelve (12) month period.
3. Setbacks: All merchandise, trucks, trailers, etc. shall be set back a minimum of thirty-five feet (35') from all property lines.
4. Area of operation: The area of operation shall not exceed eight hundred (800) square feet and no dimension shall exceed forty (40) linear feet.
5. Transient merchants: Transient merchants shall be subject to the license requirements of the City of North Liberty. Said license shall be secured prior to issuance of a temporary permit.

2108.4 Grand openings and special events.

1. Permitted zone locations: All zoning districts.
2. Maximum duration: Four (4) consecutive days.
3. Other: All such events shall be conducted by a business located on the property.

2108.5 Group assembly activities.

1. Permitted zone locations: All zoning districts.
2. Maximum duration: Fourteen (14) consecutive days.
3. Hours of operation: Residential zones: seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M. except on Fridays and Saturdays to midnight. All other zones seven o'clock (7:00) A.M. to twelve o'clock (12:00) P.M.

2108.6 Real estate sales office and model homes.

1. Permitted zone location: All residential zones.
2. Maximum duration: Twenty-four months (24) months.
3. On-site sales office: On-site temporary real estate office or temporary model home complex may be established only within the boundaries of a residential subdivision, as an accessory facility, for the limited purpose of conducting sales of lots within the same subdivision.
4. Off-site sales office: Off-site sales or offers to sell off-site lots or dwelling units, from any temporary office or trailer complex established pursuant to this section shall not be permitted unless a conditional-use permit is approved by the governing body.
5. Definition of off-site sales office: Off-site lots shall mean those lots outside the boundaries of a residential subdivision which subdivision contains an approved real estate sales office or model home complex, and which lots are not adjacent to or contiguous with the subdivision.
6. Requirements: Any temporary real estate sales office or model home established or maintained pursuant to this section shall meet all of the following requirements:
 - a. Receipt by the City of North Liberty of an agreement and cash deposit or surety bond in a form approved by the city in an amount sufficient to guarantee to the city the removal of the sales office or model home complex, or the restoration of the premises in conformity with the approved development plan and with the applicable provisions of this code within sixty (60) days after the last residence or lot within the subdivision has been sold and escrow closed. If after sixty (60) days, no action has been taken to restore the site or premises, the city may take action to restore the site by utilizing the bond or monies deposited or other methods at its disposal.
 - b. Screening of parking areas by walls, fencing, landscaping or other methods shall be provided as approved by the governing body.
7. Maximum duration: The temporary real estate sales office and temporary model home complex may be maintained until all of the on-site lots in the subdivision have been sold and escrow closed.

2108.7 Agricultural produce stands:

1. Permitted zone locations: C-2-A, I-1 and I-2.
2. Termination: Stands and displays shall be removed when not used for a period of thirty (30) consecutive days.

2108.8 Construction yards and offices.

1. Permitted locations: All zoning districts, provided that said yards and offices are located on or immediately adjacent to the site development.
2. Duration: During construction of a phase of a project and until sixty (60) days thereafter.

2108.9 Caretaker's dwelling.

1. Permitted zone location: All zoning districts.
2. Maximum duration: Only during the construction phase of a building or site.
3. Other: Only one adult caretaker may reside on the site during construction hours, provided sanitary facilities are available to said individual.

2108.10 Retail sales of landscaping nursery materials.

1. Permitted zone locations: C-1-B, C-2-A, I-1 and I-2.
2. Maximum duration: One event, not to exceed ninety (90) consecutive days in a calendar year.

2108.11 Temporary Portable Storage Container.

1. Permitted zone location: All zones.
2. Maximum duration: No more than 30 days in any calendar year.
3. Requirements: Any temporary portable storage container considered pursuant to this section shall meet all of the following requirements:
 - a. No container shall be more than 8 feet in height, nor more than 16 feet in length in residential districts or 40 feet in length in all other districts.
 - b. Containers shall not be stacked vertically.
 - c. Containers shall be located so as to minimize visibility from both public streets and residential land uses, and shall not be located in any required setback area.
 - d. Containers shall be located totally on the owner's lot, and no part of any container shall be located on any public property.