



TOWN OF TROUTMAN

400 Eastway Drive • Troutman, NC 28166 • 704-528-7600

Temporary Use Zoning Permit Application - \$50

Permit #: -Z-

1. Application Type

- Construction Trailer
- Subdivision Sales Office
- Mobile Food Vendors
- Temporary Manufactured Home
- Other _____

2. Project Information

Date of Application _____ PIN _____
 Address _____ Zoning District _____
 Beginning Date: _____ Ending Date: _____

3. Contact Information

Applicant _____	Property Owner _____
Address _____	Address _____
City, State Zip _____	City, State Zip _____
Telephone _____	Telephone _____
Fax _____	Fax _____
Email Address _____	Email Address _____

4. Attachment Requirement

In order to be considered complete, the following must accompany each application:

1. A fee in the amount of \$50.00.
2. Food Trucks (if applicable)
 - Proof of owner permission to use property for set-up, parking, etc.
 - Food trucks require certificate of inspections by Iredell County Environmental Health Department
 - Proof of insurance
 - A copy of the vehicle or trailer registration
 - ABC permit (if applicable)

5. Regulations for Construction trailers used in conjunction with construction projects

- Such construction trailers may be located at a building site where there is a valid building permit for the construction project, or, in the case of a residential subdivision, a valid building permit for at least one of the residential units being constructed.
- All construction trailers shall be located at least ten (10) feet off any street right-of-way and not be placed in any required rear or side yard setback.
- In addition to construction trailers, at any construction site for a construction project valued at one million dollars or more, one or more security guard houses may be installed. Use of such structures may include overnight stay provided adequate sanitary facilities are provided and the same conditions for construction trailers are met.

6. Structures located in a subdivision containing 25 or more lots and used as a sales office for the subdivision

Any temporary structure used as a sales office shall be located on a lot which is in compliance with the regulations of this Ordinance and shall meet all yard requirements for the applicable zoning district. At least five (5) off-street parking spaces shall be provided on the lot to accommodate persons using the sales office. A manufactured home may be used as a temporary sales office, provided that the following conditions are met:

- The manufactured home shall be provided with underpinning, from the bottom of the walls to the ground, made of vinyl, pre-painted aluminum material, or other material specifically manufactured for mobile homes.
- Landscaping shall be provided to create an aesthetically pleasing appearance.
- At the completion of the sales in a tract, or two (2) years from the date the temporary sales office began operation, whichever is sooner, said sales office shall cease operation unless the Zoning Enforcement Officer determines that substantial progress is being made in the selling and/or marketing of the lots and/or homes in the subdivision. In such case, one or more extensions (each not to exceed one year in duration) may be so authorized by the Zoning Enforcement Officer. If a temporary structure is used as the sales office, it shall be removed after its use as a sales office is terminated. Immediately after the structure is removed, the lot shall be returned to a natural state. Any paved or graveled driveway and/or parking area associated with the sales office shall also be removed. All bare soil areas on the lot shall be returned to a natural vegetative state (reseeded or sodded) immediately after removal of the sales office and driveway/parking area.
- If a permanent residential structure is used as the sales office, future use of said structure shall be for residential purposes.

7. Manufactured homes allowed on a temporary basis

Manufactured homes may be allowed on a temporary basis in a zoning district in which such use is not listed as a permitted use, if a disaster occurs which results in an occupied, single-family dwelling being destroyed (i.e., it receives damage greater than sixty (60) percent of its tax value as indicated on the most current tax listings). In this instance a manufactured home may be placed on the lot containing the dwelling unit which was destroyed. The purpose of allowing such manufactured home on said lot is to give the occupants of the destroyed dwelling unit a place to live while a new dwelling unit is being constructed or damage to the original dwelling unit is being repaired. If a manufactured home is used for such an occurrence, it is subject to the following conditions:

- Such manufactured home shall not be placed in the front yard and shall be located no closer than fifteen (15) feet to another principal residential structure on another lot and no closer than ten (10) feet to any lot line.
- The Zoning Administrator shall be given the authority to issue a zoning permit for such temporary use on a one-time basis only for a period of up to nine (9) months. Such permit may be renewed on a one-time only basis [for a period of no greater than nine (9) months] by the Board of Adjustment if it is determined that:
- Construction of a new dwelling unit is proceeding in a diligent manner; and,
- The granting of such permit will not materially endanger the public, health, welfare or safety; and, The location of the manufactured home on the site does not have a negative effect on abutting properties.

8. Other Temporary Uses

Only one of the following temporary uses:

- Christmas Trees Sales & similar temporary retail sales
- Produce Stands (temporary)
- Revivals
- Shows for Civic and Youth Organizations (i.e., 4-H Shows)
- Special events and other amusement enterprises (profit and non-profit)
- Similar and compatible temporary uses not specified

Temporary Uses are subject to the following conditions:

- Truck trailers and flat beds are not permitted except for short-term delivery services.
- Temporary uses shall be permitted for a maximum of forty-five (45) days and held no more than three (3) times per year at any particular location (excluding the Iredell County Fairgrounds). An extension may be granted for an additional seven (7) days upon application.
- No more than three times in a year.
- Produce Stands may be permitted for a maximum of six (6) months but may be re-permitted upon submission of a new application.
- Temporary uses shall present proof of property owner approval prior to the issuance of a permit.
- The proposed use will not materially endanger the public, health, welfare and safety.
- The proposed use will not have a substantial negative effect on adjoining properties.
- Show for civic and youth organizations, special events, and other amusement enterprises with expected participation over 200 people must obtain a Special Events Permit from the Police Department.

9. Certifications

I hereby certify that all of the information provided for this application is, to the best of my knowledge, accurate and complete. I understand that this permit will expire and become invalid unless the work for which it was issued is started within six (6) months of the date of issue or is the work authorized is suspended or abandoned for a period of one (1) year.

Signature of Applicant

Date: _____

To the best of my knowledge, this application is accepted and deemed complete.

Signature of Zoning Administrator

Date: _____

Based on the information hereby furnished to me and my knowledge of the Town of Troutman Unified Development Ordinance, I hereby:

APPROVE

DISAPPROVE

this Zoning Permit.

COMMENTS: _____

Zoning Administrator

Date: _____