

Arapahoe County Land Development Code

PART 1 ZONING REGULATIONS

SECTION 4000 TEMPORARY USES

1-4001 INTENT

- To provide for the regulation of land uses that do not warrant a rezoning of the property because the uses are temporary in nature. These regulations establish a Temporary Use Permit for proposals deemed appropriate by the Planning Division. For the purposes of these Regulations the term “temporary” shall mean a period of up to one year, unless otherwise permitted by the permit. These uses may include but not be limited to: promotional, recreational and seasonal type uses. Other similar uses may be approved at the Planning Division Manager’s (or designee’s) discretion.

1-4002 PREREQUISITE

- The criteria for the Planning Division Manager, or designee, to determine whether or not a proposal is eligible for a temporary use permit shall be as follows:
 - A traveling show, carnival, circus, or special event that must be temporary and have no permanent structures or installations.
 - The use shall be proposed on a site with an approved final plat, final and master development plan and/or subdivision development plan, L&E and USR. All land considered must be legally established and in compliance with County regulations including the Comprehensive Plan.
 - The applicant shall provide evidence that the use will not adversely affect surrounding property owners.
 - The operator of the use has the burden of demonstrating to the satisfaction of the Planning Division Manager that temporary off-street parking spaces are adequate and will not adversely impact surrounding uses. Off-street parking spaces may be satisfied by providing temporary parking that does not strictly comply with the construction and maintenance provisions of the County regulations.

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1-4003 SPECIFIC REQUIREMENTS

- The uses listed under Section 1-4002 are allowed in all non-residential zone districts with a temporary use permit.
- The temporary use permit granted by the Planning Division shall expire one year from the date of issuance, unless otherwise provided herein. The applicant may reapply before the expiration of the original temporary use permit for a continuation of the permit. Upon a showing of hardship, the Planning Division may issue additional temporary permits.
- All written requests for renewal of a temporary use permit shall be submitted to the PWD Planning Division a minimum of ten working days prior to the expiration date.
- Hours of operation shall be limited to daylight hours unless otherwise approved.

1-4004 GENERAL REQUIREMENTS AND PROCEDURES

- Prior to the establishment of a temporary use, the applicant shall be required to submit the following:

1-4004.01

- A site plan shall be submitted to the Planning Division for review showing the location of structures, setbacks and any other pertinent information and conformance with all applicable zoning district requirements in which the structures are to be located.

1-4004.02

- Prior to the issuance of the temporary use permit, the applicant shall post security with the County as required to cover expected costs of enforcement, monitoring, clean-up and site restoration.

1-4004.03

- The applicant shall meet any additional requirements necessary to protect the health, safety and welfare of the residents of the surrounding area as may be required by Arapahoe County.
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1-4004.04

- Sign permits shall be required in accordance with the sign section of this resolution.

1-4004.05

- The applicant shall adequately accommodate the parking needs of the use in accordance with Section 1-4300 of these regulations.

1-4005 TEMPORARY USE PERMIT (TUP)

1-4005.01

- Upon completion of the temporary use, the site shall be cleaned and all evidence of the use removed and shall be left in a condition that minimizes adverse impacts to the site itself and to surrounding properties.

1-4005.02

- At any time during the duration of the temporary use permit the County holds to right to revoke the permit if any of the following occur: the use is out of compliance with the approved permit, and/or numerous complaints are reported by adjacent property owners.