

## **SECTION 28: INTERIM USE PERMITS**

### **Subdivision 1: PURPOSE AND INTENT**

The purpose and intent of allowing interim uses is:

1. To allow a use for a brief period of time until a permanent location is obtained or while the permanent location is under construction.
2. To allow a use that is presently judged acceptable by the City, but that, with anticipated development or redevelopment, will not be acceptable in the future.
3. To allow a use that otherwise may not be allowed under the zoning regulations but because of its temporary nature may be acceptable.

### **Subdivision 2: PROCEDURE**

Interim Use Permits will be processed according to the procedures for Conditional Use Permits.

### **Subdivision 3: GENERAL STANDARDS**

An interim use must comply with the following:

1. The use must meet the Conditional Use Permit standards set forth in this Ordinance.
2. The use must conform to all applicable zoning regulations.
3. The date or event that will terminate the use must be identified with certainty.
4. The use must not impose additional, unreasonable costs on the public if it is necessary for the public to take the property in the future.
5. The applicant must agree to any conditions deemed appropriate by the City Council (after recommendation by the Planning Commission) for permitting the use.

### **Subdivision 4: ADDITIONAL CONDITIONS**

In permitting an interim use, the City Council may, on its own or based upon the Recommendation of the Planning Commission, impose, in addition to the Standards and requirements expressly specified by this Ordinance, additional Conditions the City Council considers necessary to protect the interests of the Surrounding area.

**Subdivision 5: TERMINATION**

An interim use will terminate and become void upon the occurrence of any of the following events:

1. The date stated in the permit.
2. A violation of any condition under which the City Council issued the permit.
3. A change in the applicable zoning regulations, which no longer allows the use.
4. The operator/owner or the use changes.
5. The permit is not utilized for a period of one (1) year from the date issued.

**Subdivision 6: REVOCATION**

The City Council may revoke the interim use permit if any of the permit's conditions are violated.

**Subdivision 7: CERTIFICATION OF TAXES PAID**

Before the City Council approves an interim use permit application, the City Council may request that the applicant provide certification that there are not delinquent property taxes, special assessments, interest, or utility fees due upon the parcel of land to which the interim use permit application relates.