

Part II

Section 21

Temporary Structures

PART II, SECTION 21: TEMPORARY STRUCTURES

A. INTENT

The intent of this section is to provide for the regulation of temporary structures. These regulations shall apply to temporary residences, temporary construction offices and temporary signs. For the purpose of this section, the term "temporary" shall mean a period of up to one (1) year.

B. GENERAL REQUIREMENTS AND PROCEDURE

Prior to the establishment and use of a temporary structure, the applicant shall be required to provide the following:

1. Submit a plot plan showing location of structure, setbacks and any other pertinent information to the Building Department for review and conform with all applicable zoning requirements of the zone in which the structure is to be located.
2. A temporary structure permit granted by the Building Department shall expire one (1) year from the date of issuance. Temporary structure permits shall only be valid providing that a building permit is obtained and remains in effect. A maximum of one (1) six (6) month extension permit shall be granted per structure. All temporary structures shall be removed at the expiration of the first extension permit.
3. Prior to the issuance of the permit by the Building Department, the applicant may post the appropriate bond with the County.
4. The conversion of mobile or manufactured housing units, regardless of size or age, to accessory structures will not be permitted regardless of proposed alterations.

C. PERMITTED TEMPORARY STRUCTURES

1. Temporary Residence

Temporary residence may not be a mobile home as defined in the Elbert County Zoning Regulations, except as described in Part II, Section 2, C, 24.

2. Temporary Construction Office

A temporary structure for the storage of construction materials and a construction office to be used for managing a construction job may be utilized in all zone districts with the following restrictions:

- a. The unit is to be used during normal construction hours by the construction superintendent, construction workers, contractors, etc.
- b. While construction is occurring, a temporary construction office may be utilized provided that it is located within the area of a recorded final plat or an approved site plan.



- c. The temporary construction office shall not be utilized as living quarters for a caretaker, property owner, contractor or others.

3. Temporary Offices

a. Residential Sales

Temporary residential sales offices for the sale of units in an area shall be permitted in the A, A-1, A-2, AR, RA-1, RA-2, R-1, R-2, MF, or PUD zones with the following restrictions:

- 1) Sales shall be limited only to those units within the platted subdivision in which the office is located.
- 2) The temporary structure shall be located within the area of a recorded final plat.
- 3) The use of a temporary residential sales office may require the posting of a bond and obtaining a temporary permit with the Building Department.
- 4) Sales offices within model homes shall meet the conditions outlined by Building Department Regulations, including but not limited to, sanitation, water and certificate of occupancy.

b. Commercial Business and Industrial Offices

Temporary nonresidential offices used for sales or business operation purposes shall be permitted in the B, C, LI, GI and nonresidential PUD zone with the following restrictions:

- 1) Upon obtaining a building permit for a nonresidential structure and possibly posting a bond in the amount of five thousand dollars (\$5,000) a permit for utilizing a temporary structure on the premises by the property owner or representative may be obtained.
- 2) The temporary office shall be located within the area of a recorded final plat and an approved site plan.

4. Temporary Signs

All temporary signs shall be in conformance with Part II, Section 20 of these Regulations.