

Ordinance 2010-2

An Ordinance Amending Chapter 13 Zoning to allow for Interim Use Permits

Interim Use Permit

1. Definition. An interim use is a temporary use of property until a particular date, until the occurrence of a particular event, or until zoning regulations no longer permit it.

2. Authority: Zoning regulations may permit the governing body to allow interim uses. The regulations may set conditions on interim uses. The governing body may grant permission for an interim use of an existing property.

3. General Standards:

An Interim use shall comply with the following:

- A. Existing Uses. Shall be in conformance with zoning and building standards in effect at the time of initial construction and development and shall continue to be governed by such regulations in the future.
- B. New Uses.
 - a. Conforms to all zoning regulations as otherwise applicable.
 - b. The date or event that will terminate the use can be identified.
 - c. The user agrees to any conditions that the City Council deems appropriate for permission of the use.
- C. Existing Uses and New Uses
 - a. Shall maintain harmony and compatibility with surrounding uses and with the architectural character and design standards of existing uses and development.
 - b. Conforms to all performance standards contained in the Zoning Ordinances. (i.e. parking, loading, noise, etc)
 - c. Shall have no detrimental effect upon the property values or the general health, safety, and welfare of the surrounding uses and property owners.
 - d. Traffic generated by the use does not overburden or exceed the capabilities of streets and other public services and facilities, including parks, schools, streets and utilities serving the area.

4. Termination: An interim use shall terminate in any of the following events:

- A. the date stated in the permit
- B. Upon violation of conditions under which the permit was issued.
- C. Upon change in the City zoning regulations which render the use non-conforming
- D. The redevelopment of the use and property upon which it is located.

Adopted by the Stewartville City Council this 25th day of May, 2010.

Jimmie-John King
Mayor

ATTEST:

Bill Schimmel, Jr.
City Administrator