

Title 17 - DEVELOPMENT CODE  
CHAPTER 17.74 ACCESSORY DEVELOPMENT—ADDITIONAL PROVISIONS AND PROCEDURES

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**Sec. 17.74.60. Temporary uses or structures.**

- A. *Temporary Uses.* Temporary uses, as defined in Chapter 17.10—Definitions, not located within a structure (except for fire-retardant fabric structures), may be permitted for a period not to exceed 90 days, provided a temporary use permit is first obtained under the Type I procedure. Notwithstanding the foregoing sentence, the Mt. Hood Farmers Market or any substantially similar event, as approved by the City Manager, may be permitted for a period not to exceed 200 days. Temporary use permits shall meet all the following standards:
1. The temporary use shall be located within the boundaries of the property and not located in the right-of-way unless the City approves the use in the right-of-way under a separate process.
  2. The temporary use shall not interfere with ADA compliant parking spaces and vehicles shall not be parked on unimproved surfaces, such as grass, unless permitted by the temporary use approval.
  3. The temporary use shall be monitored by the applicant to ensure there is no disruption to traffic or adverse impacts to surrounding properties.
  4. The temporary use shall comply with Title 8 of the Sandy Municipal Code regarding music and amplified music.
  5. The temporary use shall comply with Title 15 of the Sandy Municipal Code regarding signage.
  6. If the temporary use includes a fabric structure(s), the fabric structure shall be secured at all corners to prevent being blown by the wind. The securing system used shall not penetrate any parking lot surfaces or damage any trees or landscaping. A fabric structure associated with a temporary use does not have to adhere to the temporary structure requirements in subsection B. of this code section, except that ingress and egress shall be maintained for ADA access.
  7. The use shall continuously meet the requirements of the Oregon Fire Code, Chapter 31.
- When a temporary use permit expires, the applicant shall return the site to pre-temporary use conditions within 24 hours of permit expiration. The renewal of a temporary permit shall be processed under the Type II procedure and shall be applied for at least 30 days prior to the expiration of the temporary use permit. The temporary use may remain in place until the Type II renewal procedure is completed. The Director may grant one extension through a Type II procedure not to exceed 90 days.
- B. *Temporary Structures.* Temporary structures in connection with the building or sale of dwellings and land, ~~and~~ construction of industrial or commercial facilities, construction of parks, or in connection with an emergency (e.g., a commercial kitchen fire or natural disaster), may be permitted, for a period not to exceed ~~one three hundred and sixty-five (365) days~~ (1) year, provided a temporary structure permit is first obtained under the Type I procedure. ~~Renewal of a temporary permit shall be processed under the Type II procedure.~~ Temporary structure permits shall meet all the following standards:
1. Temporary structures shall be located within the boundaries of the property, not located in the right-of-way, and shall not include any overnight accommodation, except in the event of an emergency that requires temporary housing accommodation as defined in Section 17.74.60.B.6.
  2. Setbacks, height requirements, and other locational standards for structures in the applicable underlying zoning district shall be met for any temporary structure.
  3. Ingress and egress to the temporary structures shall meet the requirements of the latest edition of the Oregon Building Codes, unless waived by the Building Official.

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4. When the City, in its sole discretion, determines that public utilities are necessary to serve the temporary structure, the temporary structure shall be served by public utilities for sanitary sewer and water needs, and franchise utilities for applicable service needs.
  5. Temporary structures shall not be recreational vehicles as defined in Chapter 17.10, shall be maintained in good condition to present a healthy, neat, and orderly appearance, and shall be kept free of refuse and debris.
  6. In the event of an emergency that is declared by the United States Federal Government, the State of Oregon, the City of Sandy, or their designee, the public agency declaring the emergency may place temporary structures associated with the emergency immediately without the approval via a Type I procedure. The agency that placed the temporary structures shall apply for a temporary structure permit within seven days following the placement of the temporary structures.

When a temporary structure permit expires, the applicant shall remove the temporary structures from the site within 24 hours of permit expiration. The renewal of a temporary structure permit shall be processed under the Type II procedure and shall be applied for at least 30 days prior to the expiration of the temporary structure permit. The temporary structure may remain in place until the Type II renewal procedure is completed. The Director may grant one extension through a Type II procedure not to exceed three hundred and sixty-five (365) days.

- C. *Portable Outdoor Storage Unit.* For purposes of this section, a "portable outdoor storage unit" is defined as an enclosed container that is transported and is normally used for the short-term storage of items and materials associated with a move into or from the primary use on the property.

Portable outdoor storage units may be placed on private property ~~and~~ without a permit, including within the setback areas, for not more than 60 days (any portion of a day, between 12:00 a.m. and ending at 11:59 p.m., shall be counted as a day) within any 12-month period. Portable outdoor storage units shall not be ~~located~~ placed in the public right-of-way unless the Public Works Department approves the siting of the storage unit and shall not restrict access to any walkway, sidewalk, or utility box/cleanout/manhole.