



**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 4a

Title:

Plan Commission recommendation to approve a General Amendment to Title 17 of the St. Charles Municipal Code (Zoning Ordinance) pertaining to food trucks.

Presenter:

Ellen Johnson

Meeting: Planning & Development Committee

Date: April 8, 2019

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

**Executive Summary** *(if not budgeted please explain):*

Staff has filed a General Amendment to the Zoning Ordinance to add provisions for food trucks. The Zoning Ordinance does not specifically address food trucks and as a result staff has not been able to provide clear direction to food truck owners seeking to operate in St. Charles.

Proposed is to permit food trucks in the following circumstances, which will accommodate current trends in operation of food trucks in St. Charles:

1. At private events not open to the public.
2. At events associated with a Special Event permit approved by the City.
3. In association with a Temporary Outdoor Sales permit approved by the City. Operation of the food truck shall be limited to 2 days in any 7 day period during normal business hours of the permanent business.
4. In association with a Restaurant or Bar (including breweries), where the food truck is offered in conjunction with the permanent business. Operation of the food truck shall be limited to 2 days in any 7 day period during normal business hours of the permanent business.

Also proposed is to narrow the definition of “Temporary Outdoor Sales” to sale of goods related to the principal business on the property OR seasonal products such as Christmas Trees. Food trucks will not be considered temporary outdoor sales.

Note that zoning regulations relate to use of private property and not public property, including public streets. City Code prohibits sales on public property without the approval of City Council.

**Plan Commission Review**

Plan Commission held a public hearing on 4/2/19 and voted 8-0 to recommend approval of the General Amendment as presented. The following topics were discussed at the hearing:

- A food truck operator and a microbrewery business spoke in favor of the amendment.
- Commissioners questioned whether the City collects sales tax from food trucks. Any business operating in the City is responsible for collecting the applicable sales tax and reporting this to the State, which collects and distributes sales taxes to municipalities.
- A registration or license program for food trucks may be beneficial for tracking and enforcement.

**Attachments** *(please list):*

Plan Commission Resolution, Staff Report, General Amendment Application

**Recommendation/Suggested Action** *(briefly explain):*

Plan Commission recommendation to approve a General Amendment to Title 17 of the St. Charles Municipal Code (Zoning Ordinance) pertaining to food trucks.

**City of St. Charles, Illinois**  
**Plan Commission Resolution No. 6-2019**

**A Resolution Recommending Approval of a General Amendment to Ch. 17.30 “Definitions” and Ch. 17.20 “Use Standards” regarding food trucks**

**Passed by Plan Commission on April 2, 2019**

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for amendments to Title 17, “Zoning”; and

WHEREAS, the Plan Commission held a public hearing and has reviewed the petition for a General Amendment to Ch. 17.30 “Definitions” and Ch. 17.20 “Use Standards” regarding food trucks; and

WHEREAS, in accordance with Section 17.04.320.C, the Plan Commission has considered the following criteria for General Amendment:

**1. The Consistency of the proposed amendment with the City’s Comprehensive Plan.**

Commercial & Office Areas Goal 1: “Develop attractive and highly functional retail and commercial areas that are market responsive, create a diverse tax base, and serve the needs of the City’s residents and, in some areas, a larger regional market.” The proposed amendment allows restaurants or bars, including breweries, to offer food trucks as an option to their customers with the idea that such activity helps to draw additional customers, ultimately supporting the permanent business.

**2. The Consistency of the proposed amendment with the intent and general regulations of this Title.**

The proposed amendment supports the following purpose statements listed in Ch. 17.02 of the Zoning Ordinance:

- Promoting the public health, safety, comfort, convenience and general welfare.
- Preserving and enhancing the quality of life for residents and visitors.
- Maintaining business and industrial areas that are attractive and economically viable.

**3. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, is more workable than the existing text, or reflects a change in policy.**

The current ordinance does not have any provisions specific to food trucks. Staff receives occasional inquiries from food truck owners seeking to operate in St. Charles. The proposed amendment clarifies where food trucks are permitted and differentiates food trucks from the general category of temporary outdoor sales.

**4. The extent to which the proposed amendment would be in the public interest and would not serve solely the interest of the applicant.**

The proposed amendment was written with current food truck trends and activity in mind. Most food trucks that operate in St. Charles do so in association with festivals and other public or private events or in conjunction with a bar or brewery. The proposed amendment permits food trucks under these circumstances with certain limitations. The proposed amendment does not permit food trucks in instances which would create unfair competition with permanent restaurants.

**5. The extent to which the proposed amendment creates nonconformities.**

The proposed amendment does not create any nonconformities. Any food truck operating outside of the proposed regulations can come into compliance by changing their business practices.

**6. The implications of the proposed amendment on all similarly zoned property in the City.**

The proposed amendment applies to all zoning districts in the City.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a General Amendment to Ch. 17.30 "Definitions" and Ch. 17.20 "Use Standards" regarding food trucks.

Roll Call Vote:

Ayes: Pretz, Kessler, Funke, Holderfield, Melton, Vargulich, Macklin-Purdy, Becker

Nays: None

Absent: Wallace

Motion carried: 8-0

PASSED, this 2nd day of April 2019.

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Chairman  
St. Charles Plan Commission

Community & Economic Development  
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



**STAFF MEMO**

**TO:** Chairman Ed Bessner  
And the Members of the Planning & Development Committee

**FROM:** Ellen Johnson, Planner

**RE:** Application for a General Amendment to Title 17 of the City Code (Zoning Ordinance)  
regarding Food Trucks

**DATE:** April 3, 2019

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**I. GENERAL INFORMATION**

Project Name: General Amendment – Food Trucks  
Applicant: City of St. Charles  
Purpose: Establish provisions to regulate food trucks

**II. BACKGROUND**

Food Trucks

Over the past few years food trucks have taken off as a popular business model nationwide. Food trucks are large vehicles from which food is prepared and sold. In St. Charles, staff has observed food trucks operating under the following circumstances:

- During special events and festivals such as Scarecrow Fest and the Tri-City Craft Brew Festival, parked on public streets.
- On private property as part of a party or event being held by a homeowner or business owner.
- On private property as a means for businesses such as breweries to offer food options to their patrons.
- On private property, unrelated to and separate from any permanent business on the property.

Occasionally, staff has received inquiries from food truck owners seeking to operate on private property in St. Charles. The Zoning Ordinance does not specifically address food trucks. As a result, staff has not been able to provide clear direction to food truck owners seeking to operate on private property.

Staff has also received inquiries regarding operation of food trucks on public streets or City-owned parking lots to serve lunch or late-night crowds downtown. Sales on public property require City Council approval. Council has not provided direction that there is an interest in allowing this type of activity. Food trucks operating on public property during special events or festivals are approved as part of the Special Event permit required by the City.

### Temporary Uses

The Zoning Ordinance regulates temporary uses in Ch. 17.20 “Use Standards”. Temporary uses require a permit from the City to operate. All temporary uses must comply with the requirements of Section 17.20.040 (see attached), including provisions related to public health and safety, obstruction of fire lanes or access to buildings, required parking, and signs.

Section 17.20.050 lists several types of permitted temporary uses and places time and other limitations on the uses (see full code section attached):

- Temporary Outdoor Sales
- Farmstands and Farmers Markets
- Outdoor Arts, Crafts and Plant Shows, Exhibits and Sales
- House, Apartment, Garage and Yard Sales
- Temporary Outdoor Entertainment
- Carnivals
- Temporary Contractor Trailers and Real Estate Model Units
- Temporary Motor Vehicle Storage

Food trucks are not included as a type of temporary use. Questions have been raised as to whether food trucks may be considered temporary outdoor sales. The only provisions regarding temporary outdoor sales are as follows:

*Temporary Outdoor Sales shall be limited to three (3) events within one (1) calendar year per lot. These events shall be restricted to the following time limits: one (1) event of not more than ninety (90) days, and two (2) events of not more than thirty (30) days each.*

If a food truck is considered a type of temporary outdoor sales use, a food truck could be parked at a single location for up to 90 days, with no requirement that the food truck be related in any way to the primary business on the property.

### **III. PROPOSAL & ANALYSIS**

Staff is proposing to add provisions to Ch. 17.20 of the Zoning Ordinance to establish specific standards for operation of food trucks in St. Charles. The following amendments are proposed:

- Define “Food Truck”.
- Add use standards for food trucks.
- Amend the definition of “Temporary Outdoor Sales”.
- Amend the use standards for temporary outdoor sales.

#### **1. Food Trucks - Ch. 17.30.030 General Definitions & Ch. 17.20.050 Use Standards- Permitted Temporary Uses**

##### ***Proposal:***

Define Food Truck as follows:

**Food Truck.** A wheeled vehicle from which food is sold that typically contains cooking facilities where the food is prepared.

Add the following use standards for food trucks:

**Food Trucks** – Food trucks shall be permitted in the following circumstances and do not require a permit or prior approval of the City to operate, unless operation of the food truck will occur in conjunction with a Special Event, Temporary Outdoor Sales, or other permit, in which case the food truck shall be included in the permit application:

1. At private events not open to the public.
2. At events associated with a Special Event permit approved by the City.
3. In association with a Temporary Outdoor Sales permit approved by the City. Operation of the food truck shall be limited to no more than two (2) days in any seven (7) day period and shall not serve customers outside of the business hours of the permanent business.
4. In association with a Restaurant or Tavern/Bar (where the Restaurant or Tavern/Bar is either a principal or accessory use), as defined herein, where the food truck is offered in conjunction with the permanent business. Operation of the food truck shall be limited to no more than two (2) days in any seven (7) day period and shall not serve customers outside of the business hours of the permanent business.

**Explanation:** The proposed use standards clarify the circumstances in which food trucks may operate. Food trucks currently operating in St. Charles typically fall under these circumstances. Food trucks may operate at private events (such as weddings or parties) and Special Events approved by the City. They can also operate as part of a Temporary Outdoor Sales permit for two days per week so that a business having an outdoor sales event may also offer food trucks as a way to draw customers. Food trucks may also operate in association with restaurants or bars (including breweries), for up to two days per week during normal business hours, which has been occurring in town especially at bars and breweries which do not sell food.

More than one food truck may operate at a given location at the same time, subject to the general requirements for temporary uses including that the food truck(s) cannot obstruct site access or take up parking needed for the permanent business. Each food truck separately would be subject to the proposed two-day limitation.

## 2. Temporary Outdoor Sales – Ch. 17.30.020 Use Definitions & Ch. 17.20.050 Use Standards- Permitted Temporary Uses

### **Proposal:**

Amend the definition of Temporary Outdoor Sales as follows (changes are underlined):

**Outdoor Sales, Temporary.** The sale or display for sale at retail of goods, or the provision of services, out of doors in conjunction with or accessory to a principal use, where the sale, display or provision of services conforms to the limits provided herein for Temporary Outdoor Sales. Temporary Outdoor Sales shall be limited to the provision of services or sale of products regularly offered by the principal use on the property and seasonal products limited to Christmas trees and landscape plants and related landscape materials.

**Explanation:** The proposed change narrows the definition to require that temporary outdoor sales be related to the principal business on the property OR constitute sale of seasonal products such as Christmas trees or plants. Aside from seasonal products, the change to the definition requiring relation to the principal business is in keeping with the intent of the use. This will continue to allow businesses such as hardware stores and grocery stores to sell products outside during warmer months, and will continue allowing Christmas tree lots and plant sales to operate

seasonally on private property. The proposed definition also clarifies that food trucks are not considered temporary outdoor sales.

Amend the use standards for temporary outdoor sales (changes are underlined):

Temporary Outdoor Sales – Temporary Outdoor Sales shall be limited to three (3) events within one (1) calendar year per lot. These events shall be restricted to the following time limits: one (1) event of not more than ninety (90) days, and two (2) events of not more than thirty (30) days each. Temporary Outdoor Sales shall be limited to the provision of services or sale of products regularly offered by the principal use on the property and seasonal products limited to Christmas trees and landscape plants and related landscape materials.

**Explanation:** The proposed change reiterates the limitation on the definition of temporary outdoor sales for clarity.

#### **IV. PLAN COMMISSION RECOMMENDATION**

Plan Commission held a public hearing on 4/2/19 and recommended approval of the General Amendment by a vote of 8-0.

The following topics were discussed:

- A food truck operator and a microbrewery business spoke in favor of the amendment.
- Commissioners questioned whether the City collects sales tax from food trucks. Any business operating in the City is responsible for collecting the applicable sales tax and reporting this to the State, which collects and distributes sales taxes to municipalities.
- A registration or license program for food trucks may be beneficial for tracking and enforcement.

#### **V. ATTACHMENTS**

- Application for General Amendment, filed by staff on 2/11/19
- Section 17.20.040 – Temporary Uses – General Provisions
- Section 17.20.050 – Permitted Temporary Uses

# CITY OF ST. CHARLES

TWO EAST MAIN STREET  
ST. CHARLES, ILLINOIS 60174-1984

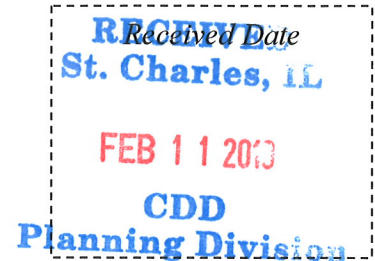


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

## GENERAL AMENDMENT APPLICATION

<b>CITYVIEW</b>	
Project Name:	GA- Food Trucks
Project Number:	2019 -PR- 003
Application Number:	2019 -AP- 004



**Instructions:**

To request an amendment to the text of the St. Charles Zoning Ordinance (City Code Title 17), complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a meeting or public hearing date for an application.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

<b>Applicant:</b>	Name	Phone
	City of St. Charles	(630)377-4443
	Address	Fax
	2 E. Main St. St. Charles, IL 60174	Email
		ejohnson@stcharlesil.gov

**Attachment Checklist**

If multiple zoning or subdivision applications are being submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance (\$500)
- REIMBURSEMENT OF FEES AGREEMENT:**  
An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES INITIAL DEPOSIT:**  
Deposit of funds in escrow with the City. (For a General Amendment application only: \$1,000 deposit.)
- FINDINGS:** Fill out the attached form or submit responses on a separate sheet.



□ **WORDING OF THE REQUESTED TEXT AMENDMENT**

**What is the amendment regarding?**

Add "Food Truck" as a type of temporary use and establish the circumstances in which the  
use is permitted.

**What sections are proposed for amendment?**

Chapters(s): Ch. 17.30 "Definitions"; Ch. 17.20 "Use Standards"

Section(s): 17.30.020, 17.30.030, 17.20.050

**The wording of the proposed amendment:** Insert below or attached wording on a separate page.

See attached.

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**I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.**

Ellen Johnson 2/11/19  
Applicant Date

### **Section 17.30.020 Use Definitions**

*Amend:*

**Outdoor Sales, Temporary.** The sale or display for sale at retail of goods, or the provision of services, out of doors in conjunction with or accessory to a principal use, where the sale, display or provision of services conforms to the limits provided herein for Temporary Outdoor Sales. Temporary Outdoor Sales shall be limited to the provision of services or sale of products regularly offered by the principal use on the property and seasonal products limited to Christmas trees and landscape plants and related landscape materials.

### **Section 17.30.030 General Definitions**

*Add:*

**Food Truck.** A wheeled vehicle from which food is sold that typically contains cooking facilities where the food is prepared.

### **Section 17.20.050 Permitted Temporary Uses**

*Amend:*

A. Temporary Outdoor Sales – Temporary Outdoor Sales shall be limited to three (3) events within one (1) calendar year per lot. These events shall be restricted to the following time limits: one (1) event of not more than ninety (90) days, and two (2) events of not more than thirty (30) days each. Temporary Outdoor Sales shall be limited to the provision of services or sale of products regularly offered by the principal use on the property and seasonal products limited to Christmas trees and landscape plants and related landscape materials.

*Add:*

I. Food Trucks – Food trucks shall be permitted in the following circumstances and do not require a permit or prior approval of the City to operate, unless operation of the food truck will occur in conjunction with a Special Event, Temporary Outdoor Sales, or other permit, in which case the food truck shall be included in the permit application:

1. At private events not open to the public.
2. At events associated with a Special Event permit approved by the City.
3. In association with a Temporary Outdoor Sales permit approved by the City. Operation of the food truck shall be limited to no more than two (2) days in any seven (7) day period and shall not serve customers outside of the business hours of the permanent business.
4. In association with a Restaurant or Tavern/Bar (where the Restaurant or Tavern/Bar is either a principal or accessory use), as defined herein, where the food truck is offered in conjunction with the permanent business. Operation of the food truck shall be limited to no more than two (2) days in any seven (7) day period and shall not serve customers outside of the business hours of the permanent business.

## Findings of Fact

### **1. The Consistency of the proposed amendment with the City's Comprehensive Plan.**

Commercial & Office Areas Goal 1: "Develop attractive and highly functional retail and commercial areas that are market responsive, create a diverse tax base, and serve the needs of the City's residents and, in some areas, a larger regional market." The proposed amendment allows restaurants or bars, including breweries, to offer food trucks as an option to their customers with the idea that such activity helps to draw additional customers, ultimately supporting the permanent business

### **2. The Consistency of the proposed amendment with the intent and general regulations of this Title.**

The proposed amendment supports the following purpose statements listed in Ch. 17.02 of the Zoning Ordinance:

- Promoting the public health, safety, comfort, convenience and general welfare.
- Preserving and enhancing the quality of life for residents and visitors.
- Maintaining business and industrial areas that are attractive and economically viable.

### **3. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, is more workable than the existing text, or reflects a change in policy.**

The current ordinance does not have any provisions specific to food trucks. Staff receives occasional inquiries from food truck owners seeking to operate in St. Charles. The proposed amendment clarifies where food trucks are permitted and differentiates food trucks from the general category of temporary outdoor sales.

### **4. The extent to which the proposed amendment would be in the public interest and would not serve solely the interest of the applicant.**

The proposed amendment was written with current food truck trends and activity in mind. Most food trucks that operate in St. Charles do so in association with festivals and other public or private events or in conjunction with a bar or brewery. The proposed amendment permits food trucks under these circumstances with certain limitations. The proposed amendment does not permit food trucks in instances which would create unfair competition with permanent restaurants.

### **5. The extent to which the proposed amendment creates nonconformities.**

The proposed amendment does not create any nonconformities. Any food truck operating outside of the proposed regulations can come into compliance by changing their business practices.

### **6. The implications of the proposed amendment on all similarly zoned property in the City.**

The proposed amendment applies to all zoning districts in the City.

**17.20.040 – Temporary uses – General provisions**

A permit shall be required for temporary uses allowed in this Title, except that temporary uses operated or sponsored by a governmental entity and located on a lot owned by that entity do not require a permit, but shall otherwise be subject to the requirements of this Chapter.

The applicant shall submit a site plan or other suitable description to the Building Commissioner, with any required permit fee. As a condition of permit issuance, the Building Commissioner may require conformance with specific conditions regarding the operation of the temporary use as may be reasonably necessary to achieve the requirements of this Chapter. If the Building Commissioner finds that the applicable requirements have not been met, he may revoke the permit and may require the cessation of the temporary use. Where a permit for a temporary use has been revoked, no application for a new permit shall be approved within six months following revocation.

All temporary uses, including but not limited to those enumerated in Section 17.20.050 hereof, shall comply with the following requirements:

- A. No temporary use shall be established or conducted so as to cause a threat to the public health, safety, comfort, convenience and general welfare, either on or off the premises.
- B. Temporary uses shall comply with all requirements of the Fire Prevention Code and other applicable codes and regulations. If necessary to ensure the protection of public safety due to the presence of a particular hazard, the Fire Chief may require the operator of the temporary use to employ a fire watch team and/or appropriate security personnel.
- C. Temporary uses shall not obstruct required fire lanes, access to buildings or utility equipment, or egress from buildings on the lot or on adjoining property.
- D. Temporary uses shall be conducted completely within the lot on which the principal use is located, unless the City Council authorizes the use of City-owned property or right of way.
- E. When a permit is required for a temporary use, the Building Commissioner shall make an assessment of the number of parking spaces reasonably needed for the permanent uses on the lot where the proposed temporary use is to be located, on the basis of the particular temporary use, the seasonal demand for parking on the lot at the time the temporary use is proposed, and the availability of other public and private parking facilities in the area. The Building Commissioner may deny the permit for a temporary use if he finds that the temporary use will result in inadequate parking being available for permanent uses on the same lot that are not connected with the business proposing the temporary use.
- F. During the operation of the temporary use, the lot on which it is located shall be maintained in an orderly manner, shall be kept free of litter, debris, and other waste material, and all storage and display of goods shall be maintained within the designated area. Storage of goods for sale shall be no more than five (5) feet in height.
- G. Signs for a temporary use shall be permitted only in accordance with the Chapter 17.28, Signs.

(2003-Z-13 : § 1; 1995-Z-14 : § 1; 1994-Z-3 : § 1; 1993-Z-29 : § 1)

**17.20.050 – Permitted temporary uses**

- A. **Temporary Outdoor Sales**  
Temporary Outdoor Sales shall be limited to three (3) events within one (1) calendar year per lot. These events shall be restricted to the following time limits: one (1) event of not more than ninety (90) days, and two (2) events of not more than thirty (30) days each.
- B. **Farmstands and Farmers Markets Outdoor**  
Farmstands and Farmers Markets shall be permitted in any non-residential district. No products shall be exhibited or offered for sale except the following: fresh dairy goods, fruits, nuts, grains, vegetables, juices, flowers, plants, herbs and spices produced or grown by the vendor, baked goods made by the vendor, and food-related incidental items such as cook books.
- C. **Outdoor Arts, Crafts and Plant Shows, Exhibits and Sales**  
Outdoor arts, crafts and plant shows, exhibits and sales conducted by a nonprofit or charitable organization shall be permitted in any non-residential zoning district, and may be conducted in addition to the time limits for Outdoor Sales Areas for a period of not more than seven (7) days.
- D. **House, Apartment, Garage and Yard Sales**  
House, apartment, garage and yard sales are allowed in any residential district, when the offering for sale includes personal possessions of, or arts and crafts made by, the owner or occupant of the dwelling unit where the sale is being conducted; in addition, personal possessions of other neighborhood residents may also be offered for sale. Such uses shall be limited to a period not to exceed three (3) consecutive days, and no more than two (2) such sales shall be conducted from the same residence in any twelve (12) month period. A permit or prior approval of the City shall not be required for such uses.
- E. **Temporary Outdoor Entertainment**  
Temporary Outdoor Entertainment shall be permitted as part of a community festival or an event hosted by the City, Park District, School District, or other governmental body, or as a temporary accessory use to a private business use. When Temporary Outdoor Entertainment is conducted as part of a community festival or event, no permit is required; when conducted as an accessory use to a business use, a permit is required and the following additional standards shall be met:
  - 1. The application for a permit for Temporary Outdoor Entertainment shall be submitted a minimum of thirty (30) days before the date that the outdoor entertainment event is to commence. The applicant is encouraged to meet with the City staff to discuss the application and coordinate services that may be provided by the City. The Building Commissioner may refuse to issue a permit for Temporary Outdoor Entertainment when the application is received less than 30 days before the date that the entertainment is to commence, if he finds that there is inadequate time to review the application and arrange for the provision of necessary City services.
  - 2. Permits for Temporary Outdoor Entertainment accessory to a business use shall be limited to a maximum of three (3) days, and the permitted hours of operation shall be limited to between 12:00pm (noon) to 10:00pm. No business establishment shall be permitted more than two (2) Temporary Outdoor Entertainment permits per calendar year.
  - 3. The sound level produced by Temporary Outdoor Entertainment accessory to a business use shall not exceed sixty (60) decibels, as measured at the property line in any residence district.
- F. **Carnivals**  
Carnivals shall meet the requirements of Chapter 5.48, Carnivals, of the St. Charles Municipal Code. Carnivals shall be limited to a maximum of 14 days, and a maximum of three (3) permits may be issued within one calendar year per lot.
- G. **Temporary Contractor Trailers and Real Estate Model Units**  
Temporary contractor trailers and real estate sales trailers or model units shall be permitted in any zoning district when accessory to a construction project for which a building permit or site development permit has been issued. Such uses shall be limited to a period not to exceed the duration of the active construction phase of such project or the active selling and leasing of space in such development, as the case may be. No such use shall contain any sleeping or cooking accommodations, except those located in a model unit.
- H. **Temporary Motor Vehicle Storage**  
Temporary Motor Vehicle Storage shall be limited to a period of one hundred eighty (180) days. No lot shall be used for Temporary Motor Vehicle Storage for more than one hundred eighty (180) days in any one-year period.

(2008-Z-24 : § 11)