



Temporary Use

DR 019

What is a Temporary Use Permit?

A temporary use permit is a mechanism by which the City may permit a use or structure to temporarily locate within the City (on private property or the public rights-of-way) on an interim or seasonal basis as long as it is safe and compatible with other uses in the area.

In Redmond, a **Temporary Use Permit can be issued** for:

- Outdoor art and craft shows and exhibits
- Retail sales such as Christmas trees, seasonal or agricultural sales, firewood, seafood, etc.
- Mobile services such as veterinary services
- Vending carts

- Group retail sales such as swap meets, parking lot sales
- Temporary Encampments
- Temporary parking lots used during construction

Other temporary uses may be authorized by the Planning Director if the proposed use complies with the provisions in the Temporary Use code.

Temporary Use Permits can be granted on a **Short-Term** (less than 6 months) or **Long-Term** (up to two years) basis. All applications for a Temporary Use Permit must meet the City's decision criteria. Please see the Redmond Zoning Code 21.46.030 for the listing of the decision criteria and general conditions.

Decision Criteria

The temporary use will not:

- impair the normal, safe, and effective operation of a permanent use on the site
- significantly impact public health, safety or convenience, or create traffic hazards or congestion, or otherwise interrupt or interfere with the normal conduct or uses and activities in the vicinity
- be materially detrimental to the surrounding uses

Do I Need A Permit?

If you have a question or think you might need a **Temporary Use Permit** please do not hesitate to contact the Planner On Call at 425-556-2494 or visit us in person at the Development Services Center at City Hall between 8am and 5pm weekdays

Short-Term vs. Long-Term Permits

So you want a Temporary Use Permit....what does "temporary" mean?

A **Short-Term Temporary Use** permit is for activities that will last six months or less. These permits are reviewed and approved administratively within one to two weeks.

Long-Term Temporary Use permits are for longer duration events that will last for a time period of up to two years. These permits are reviewed administratively and a

recommendation is then forwarded on to City Council who then hold a public hearing and then make the final decision on the permit. The review and approval process for these permits take approximately two months.

An applicant can seek a **renewal to a Long-Term Temporary Use** permit for an additional two year time period provided that:

- The request for renewal is made in advance of the original permit expiring
- That the request still meets the decision criteria for a temporary use

The City may condition a renewal for the construction or installation of improvements necessary to serve the use. The review process for a request of a **renewal** to a Long-Term temporary use follows the same process for the Long-Term temporary use permit.

When a Temporary Use Permit is Not Necessary

The following activities and structures are **exempt** from requirements to obtain temporary use approval:

- (1) Portable units or modular structures when used to provide temporary classrooms at schools.
- (2) Manufactured homes, portable units, modular structures, travel trailers when used as a dwelling while a residential building on the same lot is being constructed or when a damaged residential building is being repaired.
- (3) Manufactured homes when used for housing elderly or disabled relatives of the occupant of an existing residence, when such relatives require constant supervision and care.
- (4) Manufactured homes, portable units, modular structures, or travel trailers when used to support construction or site development.
- (5) Guests of Redmond residents in recreational vehicles.
- (6) Recycling and collection centers that meet certain requirements.
- (7) Model homes or apartments and related real estate sales
- (8) Garage sales, moving sales, and similar activities for the sale of personal belongings when operated not more than three days in the same week and not more than twice in the same calendar year.
- (9) Fund-raising car washes that meet the requirements for discharge of wastewater established by the City of Redmond Natural Resources Division;
- (10) Motorized catering, such as popsicle/ice cream scooters and self-contained lunch wagons that remain at one location for no more than three hours per day;
- (11) Circuses, carnivals, fairs, or similar transient amusement or recreational activities.
- (12) Activities, vendors and booths associated with City of Redmond sponsored or authorized special events;
- (13) Individual booths in an approved temporary use site for group retail
- (14) Weekend (Saturday and Sunday) only, warehouse sales in Business Park, Manufacturing Park, and Industry zones, when held no more than once a month in an existing

Additional questions or assistance filing out paperwork

If you need additional assistance, please do not hesitate to contact the Planner On Call at 425-556-2494 or via email at planneroncall@redmond.gov. You can also visit us in person in the Development Services Center on the 2nd floor of City Hall between 8:00 am. to 5:00 p.m. Monday through Friday.

The RZC can be accessed online at: www.redmond.gov/DSC

NOTE: *This handout is for informational use only and is not be substituted for the Redmond Zoning Code*

Applicable Code Sections
RZC 21.46 Temporary Uses

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