



Section 12.13 Voting Place

The provisions of this Ordinance shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with a Township, school, or other public election.

Section 12.14 Temporary Buildings, Structures, Uses, and Special Events

Temporary principal or accessory buildings, structures, uses and special events may be permitted, subject to the following conditions:

(a) Temporary Construction, Buildings, Structures, and Uses

- (1) Temporary buildings and structures may only be used for the storage of construction materials, tools, supplies and equipment, for construction management and supervision offices, and for temporary on-site sanitation, solid waste, or fuel facilities, related to construction activity on the same lot.
- (2) No temporary building or structure shall be used for dwelling purposes.
- (3) The placement of temporary buildings and structures shall be in conformance with the requirements of *Article 17 Site Plan Review*. A building permit for such building or structure shall be issued by the Building Official prior to installation.
- (4) Temporary buildings and structures shall be removed from the lot within fifteen (15) days after an occupancy permit is issued by the Building Official for the permanent structure on such lot, or within fifteen (15) days after the expiration of a building permit issued for construction on such lot.

(b) Temporary Uses, Seasonal, and Special Events. Temporary uses and seasonal or special events may be allowed in any district upon issuance of a permit by the Building Official, when meeting the standards listed below:

- (1) Temporary uses, seasonal, and special events may be allowed on any lot with a permitted principal building.
- (2) Temporary uses, seasonal, and special events may be allowed on a vacant lot when providing the minimum setback for all buildings, structures, and parking required for the appropriate zoning district.
- (3) In no case shall the setbacks for any buildings, structures or parking be less than ten (10) feet except in the Town Center District.
- (4) The temporary use, seasonal, and special event must not prevent the continued use of sidewalks, rights-of-way, fire lanes, etc.
- (5) If the petitioner is not the owner of the property, the petitioner shall provide written permission of the owner of the property to allow such an event prior to beginning such temporary use, seasonal, and special event.



- (6) A minimum of one (1) parking space shall be provided for each eight hundred (800) square feet of gross lot area used for the activity (not including storage areas) plus additional parking space for any structure utilized for retail sales computed in accordance with the parking requirements for retail stores.
- (7) A sketch plan (to scale) shall be provided illustrating:
- Property lines.
 - Adjacent uses and zoning districts.
 - Existing and proposed buildings and structures.
 - Location of any areas for storage such as inventory not being displayed.
 - Fire hydrants.
 - Layout of parking.
 - Boundaries of proposed sales areas.
 - Location and size of any proposed sign (off-premise signs shall also be mapped).
- (8) All equipment, materials, goods, poles, wires, signs, and other items associated with the temporary use shall be removed from the premises within five (5) days of the end of the event. Following the five (5) day period, the Township shall apply remaining escrow fees towards clearing such items from the property.
- (9) The length of a temporary use or special event shall not exceed seven (7) days, except seasonal sales of items such as Christmas trees and pumpkins which are permitted for up to sixty (60) days.
- (10) Two (2) temporary use permits for a temporary use, seasonal, or special event by a single business or property are permitted each year.
- (11) Special standards for carnivals, circuses, farmers markets, flea markets, and similar events shall be as follows:
- Such uses shall be approved by the Township Board. The Township Board shall consider the intensity of the proposed use in relation to adjacent land uses and sufficiency of parking. The Township Board may require site improvements, such as fencing, increased setbacks, and restricted hours of operation to help ensure compatibility with surrounding land uses.
 - The applicant shall provide information establishing that a reasonable amount of liability insurance coverage is carried, as determined by the Township's insurance carrier.
 - The sketch plan for the event shall include a description of traffic flow and parking management to ensure safe and efficient traffic operations without creating unreasonable congestion on Township roads.
 - Farmer's markets which are to occur on a regular schedule shall be permitted only in Non-Residential Districts. The Township Board may extend the time period for the temporary use permit so that a separate permit is not required for each event within any one (1) calendar year, provided the number of dates and a schedule are established at the time of application and that the conditions and requirements of the Township Board are maintained.



- (c) **Review Procedures.** Except as otherwise noted above for carnivals, circuses, farmers markets, and similar events, the Building Official shall review and approve requests for a temporary use or seasonal event. Where appropriate, the Building Official shall consult with the Police Chief and Fire Department official. If the request is denied, the Building Official shall state the reasons for denial in writing and provide a copy to the applicant.

Section 12.15 **Wireless Communication Facilities and Services**

- (a) **Intent.** The regulations of this section are intended to conform to Federal laws and administrative rules governing facilities needed to operate wireless communication systems and to set forth procedures and standards for review and approval for the location of such facilities within the Township.
- (1) It is the Township's intent to reasonably regulate the location and design of such facilities to retain the integrity of neighborhoods and the character, property values and aesthetic quality of the Township.
 - (2) Given the increase in the number of wireless communication facilities requested as a result of new technology and the Federal Telecommunications Act of 1996, it is the policy of the Township that all users should co-locate attached wireless communication facilities and wireless communication towers, where practicable. Co-location is proposed in order to assure the most economic use of land and to prevent the proliferation of duplicative services.
 - (3) In recognition of the Township's concern that technological advances may render certain wireless communication facilities obsolete or unnecessary in the future, requirements are set forth for the removal of unused or unnecessary facilities in a timely manner and provide security for removal.
- (b) **Zoning Districts and Approval Process for Wireless Communication Facilities.** Wireless Communication Facilities may be located in accordance with *Table 12.14*.