



TEMPORARY USES

MUNICIPAL CODE CHAPTER 15.475

This handout provides basic information about temporary uses of property which are not otherwise regulated, beyond business license registration, by other City ordinances or regulations. It answers the most common questions about the city requirements and allowances. Please contact the Planning Division with any questions or concerns you may have.

What temporary uses are regulated?

The following temporary uses are regulated:

- Carnivals, street fairs, and outdoor holiday celebrations;
- Seasonal sales of Christmas trees, fireworks, flowers, and fruits and vegetables;
- Temporary construction sheds or trailers;
- Temporary outdoor food events related to, and on the same site as a restaurant;
- Parking for off-site construction workers at a religious use facility or school and located within one quarter (1/4) mile radius from the site;
- Outdoor encampments;
- Animal shelters/Animal control offices; and
- Temporary emergency evacuation sites.

How do I apply for a temporary use permit?

You must submit the following to the permit center; an incomplete submittal package will not be accepted:

1. Completed application form;
2. Filing fee;
3. Site plan of the subject property drawn to scale;
4. Additional information if requested from the Community and Economic Development or Public Works Departments.

What is the maximum duration of a temporary use permit?

Temporary use permits for the sale of seasonal goods in a nonresidential zone shall not exceed ninety (90) days in any twelve (12) month period...

...In the case where off-site construction staging and construction worker parking will be on a site for more than one (1) year, the applicant shall renew their TUP on an annual basis.

The temporary use permit must be consistent with the following:

1. No significant capital outlay is required for the use or event to take place;
2. The use will not result in significant traffic, parking, drainage, fire protection, or other adverse impacts;
3. The use must provide sanitary facilities if King County Environmental Health Services finds it necessary;
4. A performance bond shall be posted to guarantee the removal of the use and area restoration;
5. A temporary construction shed or trailer may be located on the subject property or on adjacent property with permission of the property owner;
6. Temporary Off-Site Construction Staging and Parking for Construction Workers have additional requirements for approval; see SMC 15.475.070 for complete details; and
7. Outdoor encampments have additional requirements for approval regarding procedure, site criteria, security, and health and safety; see SMC 15.475.050 for complete details.

* In order to reasonably mitigate any adverse impacts associated with a temporary use permit, the permit may be conditioned to assure such mitigation. *

This document is intended to provide guidance in applying certain Zoning Code regulations and is for informational use only. It shall not be used as a substitute for the Zoning Code or for other city codes.

Where can I get additional information?

- Municipal Code Chapter 15.475
- Visit us online at www.seatacwa.gov
- Call the permit center at 206.973.4750



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