

ARTICLE 15

Special Events and Temporary Structures

[Amended June 1, 2021 per Ord. 2021-O-10, ZTA-2021-02]

SPECIAL EVENTS AND TEMPORARY STRUCTURES

15.1 General standards and limitations

It is the purpose of this section to provide specific guidelines and standards for special events and temporary structures. A special event or temporary structure allowed in a particular zoning district shall be treated as a use with additional standards and shall comply with all listed requirements for such event or structure as set forth in sections 15.2 and 15.3 below. These standards do not regulate events sponsored by the City of Creedmoor.

15.2 Requirements for Special Event and Temporary Structure Permits

The Planning, Zoning and Subdivision Administrator shall issue a permit only upon finding that the proposed special event and/or temporary structure(s) satisfies the following requirements:

1. The special event and/or temporary structure is permitted under subsection 15.3 below.
2. The property contains sufficient space to support the special event and/or temporary structure.
3. Parking is deemed adequate to accommodate the proposed special event and/or temporary structure in addition to required parking for any permanent use or uses also located at the site.
4. The special event and/or temporary structure will not create hazardous vehicular or pedestrian traffic conditions and adequate space is provided for access and maneuvering.
5. Adequate sanitary facilities, utility, drainage, refuse management and similar necessary facilities and services will be available to serve employees, patrons and/or participants.
6. Security personnel and safety precautions are provided.
7. All permits required by applicable construction codes have been made and occupancy approved by the agency charged with enforcing such regulations.
8. Special events are allowed to encroach within required building setbacks, but cannot be located within required buffers, street tree planting strips, or other required landscaped areas. Temporary structures must comply with minimum setback requirements of the zoning districts in which they are located.
9. The special event and/or temporary structure is in compliance with all other applicable requirements.

15.3 Special Events and Temporary Structures Allowed.

[Amended Aug. 4, 2014 per Ord. 2014-O-05]

The uses and structures in Table 15.1 may be established as special events and/or temporary structures in the zoning districts listed in accordance with the requirements in section 15.2.

TABLE 15.1

Special Event or Temporary Structure	Maximum Duration	Maximum Frequency	Permitted Districts	Permit Required	Additional Standards
Christmas trees, pumpkins or other seasonal material sales/events by: commercial vendors _____ Christmas trees, pumpkins or other seasonal material sales/events by: institutional and/or registered non-profit organizations 501C(3)	45 days	2 per calendar year	AG, C 15, C 56, IND, MFO _____ All districts	No	Not permitted within public right-of-way

Construction containers	During active building permit	During active building permit	All districts	No	See note 1 below
Events of public interest	3 days	4 per year	AG, MSP, MS, CIV, IND, C 15, C 56	No	See note 2 below
Farmer market	2 days	30 per year	AG, MSP, MS, CIV, IND, C 15, C 56	No	Sidewalks must have a minimum 5'-0" travel-way clear of obstructions at all times All products and advertising shall be limited to the area directly in front of the sponsoring vendor
Mobile Food Vendors	1 year	N/A	AG, MS, MSP, CIV, C-56, C-15, IND	Yes	See Code of Ordinances, Chapter 111
Model home or real estate sales office	3 years	N/A	AG, SFR, R/MST, MSP	Yes	See note 3 below
Outdoor bazaars and retail sales, with temporary structure(s)	7 days	2 per year	MSP, MS, CIV, IND, C 15, C 56	Yes	Not permitted within public right-of-way
Outdoor sidewalk and retail sales, without temporary structure(s)	3 days	6 per year	MSP, MS, CIV, IND, C 15, C 56	Yes	Sidewalks must have a minimum 5'-0" travel-way clear of obstructions at all times All products and advertising shall be limited to the area directly in front of the sponsoring vendor
Temporary portable office	1 year	N/A	All districts	Yes	See note 4 below
Temporary health care structure	1 year, renewable annually	1 per lot	AG, SFR, R/MST, MS, MSP, C-15, c-56	Yes, renewable annually	See note 6 below
Storage container, portable on demand	90 days	2 per year	AG, SFR, R/MST, MSP	No	See note 1 below
Yard sales	Noon Friday to noon Monday	3 per year	AG, SFR, R/MST, MSP	No	See section 17.8-2 of the City of Creedmoor Sign Regulations

NOTES:

1. CONSTRUCTION AND STORAGE CONTAINERS. Construction and storage containers are not intended to be used for long-term on-site storage and any such use in any zoning district is expressly prohibited. Construction containers shall be allowed as a temporary use while a valid building permit is in effect for the

construction project. Storage containers shall be allowed as a temporary use when in compliance with the following standard

- a. Each container shall be in compliance with any applicable sign regulations.
 - b. In residential districts, portable on-demand storage units may be located for a period of time not to exceed ninety (90) consecutive days in duration from the time of delivery to the time of removal, two times per calendar year, provided they are placed in a location where sight visibility is not obstructed. Further, these units shall be located in a manner which does not hinder access to the site or to off-street parking spaces.
 - c. In all non-residential districts, portable on-demand storage units may be located for a period of time not to exceed ninety (90) consecutive days in duration from the time of delivery to the time of removal, up to two times per calendar year, provided they are placed on a paved surface and do not obstruct sight visibility. Further, these units shall be located in a manner which does not hinder access to the site or to off-street parking spaces. Multiple units may be used at one time.
2. **EVENT OF PUBLIC INTEREST.** An event of public interest is a special event involving the expected congregation of 100 or more persons at any one event. An event of public interest includes, but is not limited to: picnics, dinner dances, fund raisers, haunted houses, outdoor concerts, auctions, carnivals, fairs, tent revival meetings, and supervised public display of fireworks. An event of public interest shall be subject to the following standards:
- a. All activities and uses shall be limited to the dates and hours of operation specified in the permit.
 - b. Traffic control shall be arranged by the operators of the event in accordance with the requirements of the City of Creedmoor Police Department and/or the Granville County Sheriff's Office, as applicable.
 - c. Public parking for the exclusive use of the facility/event shall be provided and a stabilized drive to the parking area shall be maintained. It is the responsibility of the operators to guide traffic to these areas. No parking shall be permitted on any road or public right-of-way except as allowed by the temporary use permit.
 - d. The site shall be cleared of all debris within twenty-four (24) hours after the closing of the event and cleared of all temporary structures within seven days after closing of the event.
 - e. An approved public safety plan identifying the means by which public safety will be ensured during the conduct of the special event shall be required for an event of public interest. If the public safety plan is violated or if unforeseen circumstances arise that result in the special event becoming a threat to the public health, safety or welfare, authorized personnel from the City of Creedmoor Police Department and/or Granville County Sheriff's Office shall have the right to order the event to be closed.
3. **MODEL HOME OR REAL ESTATE SALES OFFICE.** A model home sales office shall be allowed within a new residential development of more than eight units or lots, subject to approval by the Planning, Zoning and Subdivision Administrator as a temporary structure, subject to the following:
- a. There is no more than one temporary real estate sales office in the development.
 - b. Model home sales office may be approved for a period of up to three years or when all units are sold to resident owners, whichever occurs first. This period may be extended for additional six-month periods, for good cause shown, upon approval of a written request for such an extension by the Planning, Zoning and Subdivision Administrator. The request shall be submitted to the Planning, Zoning and Subdivision Administrator at least 30 days prior to the expiration of the special event/temporary use permit.
4. **TEMPORARY PORTABLE OFFICE.** A temporary portable office may be placed on a property to serve as the following:
- a. Temporary offices for construction and security personnel during the construction of a development for which the City of Creedmoor has issued either/or a zoning permit and/or approved preliminary plat, and/or a building permit.
 - b. Disaster relief and/or emergency management related uses including medical facilities. Temporary portable offices for emergency relief and/or management may be approved for a period of up to one year. This period may be extended for additional six-month periods, for good cause shown, upon

approval of a written request for such an extension by the Planning, Zoning and Subdivision Administrator.

5. Additional information regarding requirements for Special Events may be found in the City of Creedmoor General Ordinances under “Chapter 94: Parades and Demonstrations”, adopted separately from this Ordinance by the City Board of Commissioners. Applicants for special events may be held to the standards set forth in both Ordinances concurrently.
6. TEMPORARY HEALTH CARE STRUCTURE. A transportable residential structure providing an environment facilitating a caregiver’s provision of care for a mentally or physically impaired person that (i) is primarily assembled at a location other than its site of installation, (ii) is limited to one occupant who shall be the mentally or physically impaired person, a named legal guardian, or the designated caregiver in a doctor’s note, (iii) has not more than 300 gross square feet, and (iv) complies with the applicable provisions of the State Building Code and G.S. 143-139.1(b) and G.S. 160D-915. Placing the temporary health care structure on a permanent foundation is not required or permitted.
 - (a.) Temporary health care structures are only permitted with an approved residential zoning permit from the Planning, Zoning and Subdivision Administrator, which is valid for one (1) year and must be renewed annually.
 - (b.) The placement of a temporary health care structure on a property must comply with the set-back requirements for that zoning district for accessory structures.
 - (c.) Temporary health care structures must receive approval from the South Granville Water and Sewer Authority (SGWASA) for new water and wastewater utility connections before a zoning permit will be issued by the City of Creedmoor.
 - (d.) Temporary health care structures must apply for the appropriate utility hook-up permits with the Granville County Inspections Department, after receiving City zoning permit approval, but before installing the temporary health care structure.
 - (e.) Temporary health care structures are required to connect to water, sewer, and electric utilities serving the subject property.
 - (f.) The applicant for a temporary health care structure must provide the Planning, Zoning and Subdivision Administrator with a note or letter from a doctor licensed to practice medicine in the State of North Carolina, stating the medical need for care and/or supervision and the need for a temporary health care structure.
 - (g.) The Planning, Zoning and Subdivision Administrator may inspect the temporary health care structure annually to ensure compliance with all conditions and additional standards.
 - (h.) The temporary health care structure must be removed from the subject property within sixty (60) days of the time the impaired person is no longer receiving or is no longer in need of care.
 - (i.) Only one temporary health care structure is allowed on a single lot or parcel of land.
 - (j.) The Planning, Zoning and Subdivision Administrator may revoke a temporary health care structure zoning permit if the permit holder violates any provision of this section of the Creedmoor Development Ordinance, or G.S. 160D-915, or G.S. 160A-202. The City of Creedmoor may seek injunctive relief or other appropriate enforcement actions or proceeding to ensure compliance with this section of the Creedmoor Development Ordinance, or G.S. 160D-915, or G.S. 160A-202.