

## Section 19 - Model Homes/Temporary Real Estate Offices

### **Subdivision**

19.01 Purpose

19.02 Procedure

19.03 Special Requirements

### **19.01 PURPOSE**

This section provides for the erection of model homes and temporary real estate offices in new subdivisions without adversely affecting the character of surrounding residential neighborhoods or creating a general nuisance. As model homes represent a unique temporary commercial use, special consideration must be given to the peculiar problems associated with them and special standards must be applied to ensure reasonable compatibility with their surrounding environment.

### **19.02 PROCEDURE**

The erection of a model home(s) and temporary real estate offices shall require approval of an administrative use permit as may be issued by the Zoning Administrator.

### **19.03 SPECIAL REQUIREMENTS**

- A. Model homes and temporary real estate offices shall be allowed as provided for in the applicable zoning district in which they are located.
- B. Temporary parking facilities equal to four (4) spaces per model home dwelling unit or temporary real estate office shall be provided. The overall design, drainage, and surfacing of the temporary parking facility shall be subject to the approval of the Zoning Administrator.
- C. Access from a temporary parking facility onto a local, residential street shall be minimized. Where this requirement is physically impractical, access shall be directed away from residential neighborhoods to the greatest extent possible.
- D. No model home or temporary real estate office shall incorporate outside lighting which creates a nuisance due to glare or intensity, as provided for in Section 15.10 of this Ordinance.
- E. All model home and temporary real estate office signage shall comply with the sign regulations as contained in Section 31 of this Ordinance.
- F. The administrative permit shall terminate three (3) years from its date of issuance or until eight-five (85) percent of the development is completed, whichever occurs first.
- G. No residential occupancy permit shall be issued for a model home until such a time as the structure has been fully converted to a residence. Such conversion shall include parking lot restoration and the removal of signage and lighting.
- H. The restoration of all temporary parking areas with appropriate landscaping shall be completed by the end of the next growing season.

- I. All criteria for interim use consideration but not procedural requirements, as contained in Section 5 of this Ordinance, shall be considered, and satisfactorily met.