

Subd. C. Administration: Interim Use Permits.

1. **Purpose and Intent.** The purpose and intent of allowing interim uses is:
 - a. To allow a use for a brief period of time until a permanent location is obtained or while the permanent location is under construction.
 - b. To allow a use that is presently judged acceptable by the City Council, but that with anticipated development or redevelopment, will not be acceptable in the future or will be replaced in the future by a permitted or conditional use allowed within the respective district.
 - c. To allow a use which is reflective of anticipated long range change to an area and which is in compliance with the Comprehensive Plan provided that said use maintains harmony and compatibility with surrounding uses and is in keeping with the architectural character and design standards of existing uses and development.
2. **Procedure.**
 - a. Existing Uses. All uses existing as of the effective date of this Ordinance that are included in the list of interim uses for the zoning district in which they are located shall be considered as having an interim use permit which contains conditions that permit the land use and structures as they existed on said date. Any enlargement, structural alteration, or intensification of such use shall require an amended interim use permit regulated by the Section 51.02, Subd. C of this Ordinance and shall be processed according to the submittal requirements, standards and procedures for a conditional use permit as established by Section 51.02, Subd. B of this Ordinance.
 - b. New Uses. Uses defined as interim uses which do not presently exist within a respective zoning district shall be processed according to the submittal requirements, standards and procedures for a conditional use permit as established by Section 51.02, Subd. B. of this Ordinance.
3. **General Standards.**
 - a. Existing Uses. Existing uses shall be in conformance with zoning and building standards in effect at the time of initial construction and development, and may not be enlarged or expanded except under the terms for newly established uses, and shall continue to be governed by such regulations in the future.
 - b. New Uses. New interim uses shall comply with the following:

- 1) The standards of a conditional use permit set forth in Section 51.02, Subd. B of this Ordinance shall be satisfied.
 - 2) The use shall conform to the applicable performance standards of this Ordinance.
 - 3) The use shall be listed as an allowed interim use in the respective zoning district.
 - 4) The date or event that will terminate the use can be identified with certainty.
 - 5) The use will not impose additional costs on the public if it is necessary for the public to take the property in the future.
 - 6) The user agrees to any conditions that the City Council deem appropriate for permission of the use.
4. **Termination.** An interim use shall terminate on the happening of any of the following events, whichever first occurs:
- a. The date stated in the permit.
 - b. Upon violation of conditions under which the permit was issued.
 - c. Upon change in the City's zoning regulations which renders the use non-conforming.
 - d. The redevelopment of the use and property upon which it is located to a permitted or conditional use as allowed within the respective zoning district.
5. **Revocation.** If an approved interim use permit is in violation of this Ordinance or the conditions of permit approval, the City may initiate a process to revoke the interim use permit. The City shall then conduct a public hearing to consider the revocation of an interim use permit. Notifications shall be distributed and published according to Section 51.02, Subd. B.3. The public hearing shall be conducted by the Planning Commission, which shall make a recommendation to the City Council. In considering revocation, the Board and the City Council shall consider compliance with the approved conditions of the interim use permit and the standards listed in Section 51.02, Subd. B.4.

Subd. D. Administration: Variances and Appeals.