

Instructions

1. Review Ordinance regulations for this use.
2. Complete **all sheets** of this Zoning Use Permit Application.
3. Use the Town Plot Plan or the approved land development plan to draw the site plan for the proposed use.
4. Email this application to permits@huntersville.org.
5. Submit the review fee through the Planning and Zoning Fees Form (www.huntersville.org).

Ordinance

Article 9.37 Temporary Uses and Structures, Including Seasonal Markets

- .1 The establishment of temporary sales lots for farmers markets, Christmas trees, and other seasonal agricultural products, plus related goods, are permitted for up to a maximum of three months per site and calendar year upon the issuance of a temporary use permit by the Zoning Administrator. The following conditions apply.
 - (a) Storage of goods in or sale of goods from trailer(s) on the site is prohibited.
 - (b) The use may only be located on a vacant lot or on a lot occupied by a nonresidential use.
 - (c) The use shall be conducted behind the prevailing established setback line for structures within 300' in either direction on the same side of the street.
 - (d) Off-street parking may be provided behind or to the side of the established use, but not forward of the prevailing established setback line, defined in (c), above.
 - (e) On-site parking may be provided on a dust-free, pervious surface area and need not comply with Article 6.
 - (f) Signs on the premises of a temporary use shall meet the same standards as the correlative building and lot type permitted in the district.
- .2 The establishment of temporary mobile food sales are permitted as an accessory use upon issuance of a temporary use permit by the Zoning Administrator. The following conditions apply.
 - (a) Trailers, carts and related storage shall be removed by the close of each business day.
 - (b) The use may only be located on a lot occupied by a non-residential use.
 - (c) The use shall be located a minimum of 15' behind existing road right-of-way, shall not impede the flow of pedestrian traffic, nor shall be located in any required parking space, loading space, or vehicle maneuvering area.
 - (d) Off-street parking may be provided in existing parking spaces, as long as they are not part of the required number of spaces for the principal use.
 - (e) No signage shall be permitted, except signs that are painted on or applied directly to the mobile food unit.
 - (f) All applicable local and state regulations, including, but not limited to, Health Department, Environmental Health, and Environmental Protection, shall be met.
 - (g) All discharge, waste and trash shall be properly disposed of in accordance with the applicable regulations by the close of each day.
 - (h) A temporary use permit shall be required and is valid for one year and may be renewed annually. Prior to the issuance of a temporary use permit all appropriate approvals, as provided in the Mecklenburg County Environmental Health Department's Mobile Food Unit and Push Cart Flow Chart, shall be provided to the Planning Department.
 - (i) At the issuance and renewal of a temporary use permit, the applicant shall supply the Zoning Administrator with a schedule of the days of operation of the business along with permission from the property owner to locate on the property.
 - (j) The use shall not create any additional non-conformities on the existing site.

Zoning Use Permit Application

Property Address/Use

Street #	N, S, E, W	Street Name	AV, RD, ST, etc.	Suite
_____	_____	_____	_____	_____

Project/Subdivision Name: _____ **Phase:** _____ **Section:** _____

Current Property Use: _____ **If Commercial, specify (restaurant, office, etc.):** _____

Proposed Property Use: _____ **If Other, specify:** _____

Description of Proposed Use: _____

Applicant

By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant the use will comply with all regulations related to the above use as indicated within the Town of Huntersville Zoning Ordinance.

Printed Name of Applicant _____

Corporation LLC Trust Partnership Individual – Property Owner Other: _____

Phone _____ Email _____

Signature _____ Date _____

CEO President Vice-President Individual – Homeowner Manager Other: _____

Property Owner (if different than applicant)

By signature below, I hereby acknowledge, as/on behalf of (circle one) the property owner 1) the use will comply with all regulations related to the above use as indicated within the Town of Huntersville Zoning Ordinance and 2) and hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Printed Name of Property Owner _____

Corporation LLC Trust Partnership Individual – Property Owner Other: _____

Signature _____ Date _____

CEO President Vice-President Individual – Property Owner Manager Other: _____

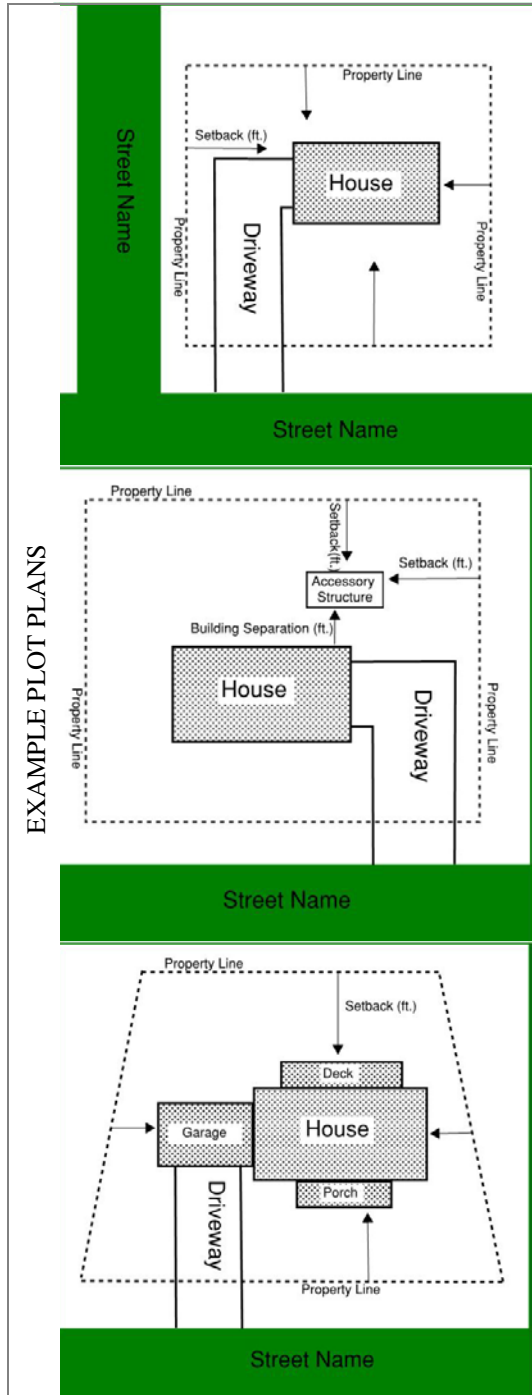
Phone _____ Email _____

Address of Property Owner _____

If signed by an agent on behalf of the Owner, this application **MUST** be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an **INVALID APPLICATION**. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

Street #	N,S,E,W	Street Name	AV, RD, ST, etc.	Suite
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EXAMPLE PLOT PLANS



The first example shows a house with a driveway, setbacks on all sides, and property lines. The second example shows a house with an accessory structure, setbacks, and building separation. The third example shows a house with a garage, deck, porch, setbacks, and property lines.

INSTRUCTIONS:

In the space provided, draw plot plan as neatly and accurately as possible, from a survey if available. Separate applications and plot plans are required for each building.

1. Draw street(s) and right-of-ways(s).
2. Draw property lines with showing setbacks for proposed structure.
3. Draw proposed buildings and existing structures including any driveway(s), walkway(s), attached porch(es), deck(s), chimney(s), carport(s), garage(s), shed(s), barn(s), pool(s), accessory dwelling(s), etc.
4. Show area of existing and proposed structures.
5. Write amount of existing impervious use and area of proposed structure, if subject to Watershed regulations.

Show access easements, open space, tree save, and environmental buffers if applicable.

Applicant Name	Date	Applicant Signature	
Zoning Approved By	Date	Notes	Parcel ID