

Planning & Development Department
P.O. Box 11706, or 155 Johnston Street
Rock Hill, South Carolina 29731-1706
Phone: 803-329-5590 FAX: 803-329-7228
www.cityofrockhill.com



TEMPORARY STRUCTURES APPLICATION

Permit Fee \$50

Submit applications to permits@cityofrockhill.com or apply online at www.cityofrockhill.com/onlineservices.
Staff will review your request and then contact you for payment if required.

APPLICANT INFORMATION

Applicant's name	Mailing address	Phone number	Email address

Are you the owner of the subject property? Yes No

If you are not the owner of the subject property, what is your relationship to it (e.g., have it under contract to purchase, tenant, contractor, real estate agent)? _____

I certify that I have completely read this application and instructions, that I understand all it includes, and that the information in the application and the attached forms is correct.

Signature: _____ Date: _____

If you are not the owner of the subject property, the *property owner* must complete this box.

<p>Name of property owner: _____</p> <p>If property owner is an organization/corporation, name of person authorized to represent its property interests: _____</p> <p>I certify that the person listed in the person listed above has my permission to represent this property in this application.</p> <p>Signature: _____ Date: _____</p> <p>Preferred phone number: _____ Email address: _____</p> <p>Mailing address: _____</p>

GENERAL INFORMATION ABOUT USE

1. Address of temporary structure: _____, Rock Hill, SC
2. Do any recorded deed restrictions or restrictive covenants apply to this property that would prohibit, conflict with, or be contrary to the activity you are requesting? For example, does your homeowners association or property owners association prohibit the activity or need to approve it first? **Yes** ____ **No** ____

If yes, please describe the requirements: _____

3. Proposed start date: _____ Proposed end date: _____

4. Will you have any signs? _____

If so, a [sign permit application](#) is also required.

INFORMATION SPECIFIC TO TYPE OF TEMPORARY STRUCTURE

This application includes the City's most common rules for temporary structures. Complete details are available in *Chapter 5* of the Zoning Ordinance at www.cityofrockhill.com, or you may contact us directly with any questions that you may have at the above phone number.

PORTABLE MOVING CONTAINER

One portable moving container (such as a shipping containers used for moving or a portable on-demand storage container (PODS)) is allowed for all types of primary uses.

Time limits:

- 6 months per calendar year if the property has an open building permit for remodeling or other major work
- 30 days per calendar year otherwise

1. Do you have an open building permit for remodeling or other major work? _____
2. Where on the property will the portable moving container be located? _____

3. Will the portable moving container displace any parking spaces? _____ If so, what is your plan for parking during this time?

TEMPORARY STORAGE CONTAINERS (trailer sections of tractor-trailers, shipping containers, and similar)

1. What is the primary use of the property? _____

Temporary storage containers are allowed for non-residential uses only.

2. How many temporary storage containers are proposed? _____

- Any number may be placed on site permanently, provided that they are located out of public view, such as in a truck dock area or behind the front plane of the building and screened with landscaping.
- For uses developed after September 11, 2017, two at a time may be placed on more visible areas of the site, such as in public parking lot areas, for up to 60 days per year, provided that they do not take up required parking spaces.
- For uses developed prior to September 11, 2017, any number may be placed perpetually on more visible areas of the site, such as in public parking lot areas, provided that the user can demonstrate that the containers were in continual use prior to 2014.

3. Attach a site plan that shows where the temporary storage containers will be located. Include fire lanes, driveways, screening, and other relevant information.

Storage container locations must not block fire lanes or other circulation on the site.

4. Is the storage container a donation collection container? _____

Donation collection trailers may not be placed on undeveloped parcels or in parking lots except on a site where the primary use is the collection of donations.

TEMPORARY STRUCTURES DURING EXPANSION OR REPLACEMENT OF EXISTING FACILITIES

Temporary structures are allowed during the expansion or replacement of existing facilities, or due to the primary building being subject to casualty damage to natural disaster, in some situations. The amount of time varies by primary use type, as does the method of approval—whether staff can approve the structure or whether the request must be considered by the Zoning Board of Appeals.

Regardless of the amount of time allowed, or the approval method, the following are the standards:

1. Have you submitted plans for the permanent expansion or replacement of the existing facilities? _____
2. Will the temporary building be located on the same development site as the existing, permanent building to be expanded or replaced? _____
3. Is the temporary building factory-fabricated and transportable? _____ Does it meet International Building Code standards? _____
4. Attach a site plan that demonstrates the following:
 - The building is located clear of site improvements such as parking, vehicle circulation areas, and landscaping and buffer areas to the extent practical.
 - The use can continue to meet its parking demands.
 - The landscaping around the temporary building meets the standards of *Chapter 8: Development Standards*.
5. Attach a drawing or a photograph of the building.

The building must be compatible with the existing buildings on the site in terms of exterior color.

FOR OFFICE USE ONLY: Date Filed: _____ If incomplete, returned: _____ Fee Paid _____
Zoning District: _____ Is use prohibited, or a conditional use or a a special exception use?
If the use is a special exception use, has the Zoning Board of Appeals granted approval? _____ Case #: Z- _____
If use is a conditional use, are all use-specific standards met? ___ Yes ___ No

 Rejected Approved Conditional: _____
Comments: _____
_____ Reviewed by: _____ Date: _____