

- 10.112 Contractor's Offices and Equipment Sheds. Contractor's offices and portable equipment sheds are permitted when accessory to a construction project. No such use shall contain any sleeping or cooking accommodations. Such use shall be limited to a period not to exceed the duration of the active construction phase of such project.
- 10.113 Model Units, Including Real Estate Offices. Model units including real estate offices are permitted when an accessory use to a new development. No such use shall contain sleeping or cooking accommodations unless located in a model dwelling unit. Such use shall be limited to a period of the active selling or leasing of units or space in such development and to the activities related to the development in which such office is located. No such office shall be used as the general office or headquarters of any firm. Such uses shall require the issuance of Zoning Certificate specifying such use as an approved model unit or real estate office.
- 10.114 Festivals and Circuses. Festivals and Circuses are permitted only when sponsored by a not-for-profit religious, philanthropic or civic group or organization. Such use shall be limited to a period not to exceed three (3) days, and no more than two (2) such events will be authorized per lot or organization per calendar year.
- 10.115 Tents. Tents are permitted in connection with any permitted, accessory or temporary use. No tent shall be allowed to remain for a period of more than two (2) days longer than the period during for which it is associated is allowed to remain.
- 10.116 Portable Storage Units (PODS). Portable storage units are permitted in connection with any permitted or temporary use. All portable storage units must be located on an impervious surface outside of the right-of-way and shall not exceed 1,200 cubic feet. Such use shall be limited to a period not to exceed thirty (30) days. No more than two (2) thirty (30) day periods may be permitted for the same property within a twelve (12) month period. No portable storage unit may be used for living purposes.
- 10.117 MOBILE FOOD UNITS. Mobile food units are permitted as a temporary accessory use in an "O" Office District, "B" Business District, "M" Industrial District, "PUD" Planned Unit Development District, or in "R" Residential Districts where the principal use is conditionally permitted provided that the following conditions are met:
- a. The mobile food unit is located on an improved lot with a principally permitted non-residential use or a conditionally permitted use in a residential district. Unless authorized by the Township for a special event, no mobile food unit will be permitted to operate when located on a public or private street;
 - b. Except during festivals and circuses authorized by Section 10.114 of this Code and special events sponsored in whole or in part by Springfield Township, the mobile food unit will not be located on the same lot with any other mobile food unit nor within 25 feet of a residence;

- c. The mobile food unit is not situated so as to block or interfere with any ingress or egress or vehicular circulation in a parking lot, loading unloading area or building entrance and does not restrict or interfere with vehicular travel or visibility.
- d. The mobile food unit is not located so as to reduce the minimum required available parking spaces for the principal use or any additional uses on the site.
- e. The mobile food unit is not situated so as to block any fire hydrant, fire lane, or the lawful signage of another business.
- f. The mobile food unit operator has written permission from the property owner(s) to operate a mobile food unit on their property, which written permission shall specifically acknowledge the nature of the mobile food unit authorized and the dates/days and hours the operator is authorized to conduct business;
- g. The mobile food unit is in good condition and repair, does not display obscene messages or images, and does not detract from the general aesthetics of the area in which it is located;
- h. The mobile food unit only serves pedestrians, does not include drive-thru or drive-in service, and does not have any outdoor seating;
- i. The mobile food unit operates only between 10:00 a.m. and 10:00 p.m.
- j. The mobile food unit is licensed by the Hamilton County Health Department, (where applicable); has proof of adequate insurance, and a valid business license for mobile food unit operations;
- k. The mobile food unit operation includes trash receptacles for customers to dispose of food wrappers, utensils, paper products, cans, bottles, food, and other such waste. Such receptacle shall be located not more than 10 feet from the mobile food unit.
- l. The mobile food unit displays signs which do not exceed sixteen (16) square feet in display area and have a maximum of two display faces. All such signs shall conform to Subsection 10.16, regarding traffic visibility. No more than one (1) sign may be displayed on any lot;
- m. The mobile food unit does not have any exterior lighting, such as up-lights, spot lights, or lanterns. Existing exterior lighting or parking lot lights from the principal use must be used;
- n. The mobile food unit does not generate or project any noise or sound from a stereo, smartphone, MP3 player, Bluetooth enabled device, radio, phonograph, television, tape or disc player, loudspeaker or any other sound amplifying device

or by any horn, drum, piano, or other musical or percussion instrument, which sound is plainly audible at a distance of twenty-five feet (25');

- o. The mobile food unit complies with the applicable requirements of the Ohio Fire Code; and

The mobile food unit has applied for and received a Zoning Certificate, which is valid for 365 days from the date of issuance and permits the mobile food unit to operate on no more than twelve (12) separate occasions during that period in that location. Zoning Certificates must be displayed on the mobile food unit.

- 10.12 TEMPORARY USES REQUIRE ZONING CERTIFICATES. Except as specifically provided, no temporary use shall be maintained unless a Zoning Certificate evidencing the compliance of such use with the provisions of this Resolution has been issued
- 10.121 Such Certificate may be denied if the Director determines that the public health, safety, or welfare would be, or may reasonably be expected to be, impaired by the issuance thereof.
- 10.122 A Zoning Certificate for a temporary use may be conditioned upon such special requirements as the Director may determine to achieve the purposes of this Resolution and to protect the public health, safety and welfare.
- 10.13 TEMPORARY USE LIMITATIONS. All temporary uses shall comply with the use limitations applicable in the district in which it is located as well as with the limitations made applicable by Subsection 10.11 of this Article.
- 10.131 No temporary use shall be operated during any hours or any days of the week except as are designated by the Zoning Certificate, on the basis of the nature of the use and the character of the surrounding area.
- 10.132 Signs permitted for temporary uses shall be pursuant to Subsection 10.2893 #4 of this Article.
- 10.14 CONVERSION OF DWELLING. The conversion of any building into a dwelling or the conversion of any dwelling so as to accommodate an increased number of dwelling units or families, shall be permitted only within a district in which a new building for similar occupancy would be permitted under this Resolution, and only when the resulting occupancy will comply with the requirements governing new construction in such district.
- 10.15 ACCESSORY BUILDINGS AND USES. Accessory uses or structures shall be permitted in all districts provided that: a) it is incidental to and customarily found in connection with a principal building permitted by the district in which it is located; b) it is subordinate to and serves a principal building or use; c) it is subordinate in area,