

Will any other City permits be Required? >>>>>>>>

Perhaps. The TULP process generally described herein is for the purposes of complying with the Turlock Zoning Regulations. Depending on the type of temporary land use you wish to have, **other permits or approvals from different City departments may be required.** These may include temporary electrical/building permits, street closure permits, clearance from Fire or Police, and a city business license.

Remember, the City staff members are here to answer any questions you may have. We want you to be aware of any City regulations that could affect your proposed temporary land use before you begin.



Temporary Uses of Land Permits

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What is a Temporary Land Use Permit? →→→→→

Generally, a “temporary use of land” is described as an activity for which a piece of property, land, or a building is used, when that use is intended to take place only for a limited or intermittent period of time with no intent to become permanent.

Common examples of temporary uses of land include outdoor carnivals, outdoor sales events or similar temporary special promotions, temporary parking lots, and model home sales offices.

In general, temporary uses may not exceed one year in length. Specific land uses such as outdoor sales events at shopping centers are limited to 72 hours in length, and may not exceed 6 events per year.



How does the City regulate Temporary Land Uses? <<<<<

By requiring that you obtain a Temporary Use of Land Permit (TULP) from the Turlock Planning Division.

Why does the City regulate Temporary Land Uses? →→→→→

The answer is simple: to protect the general safety and welfare of Turlock residents! Many temporary land uses or buildings can offer a useful service or benefit to our community as well as help out the property owner or tenant with a temporary need. However, they may not always meet the minimum health and safety standards of our local building, zoning, and fire codes. Certain temporary uses may cause temporary traffic or parking problems which can seriously threaten the safety of motorists and pedestrians. If not erected or used properly, temporary land uses may also affect the appearance of a local street or neighborhood. By having minimum rules and standards in place for temporary land uses and buildings, the City has taken additional steps to protect the investment that you have made to your private property or permanent business in our City. We think you'll appreciate that!

Where can I get an Application? <<<<<

An application for a “TULP” can be picked up at the Planning Counter in the Development Services Department. The application includes detailed instructions on how to complete the one-page application form, lists the information that must accompany the request, and identifies the application processing fee required.

How long will it take to get my TULP Application?>>>>>

Generally, only a few days. Upon submittal of a complete application the Planning Staff will immediately review the specific temporary land use proposed. In most cases, action will be taken within five (5) working days unless the other City departments need to review the proposal. In any case, a final decision to approve or deny an application will be made within fifteen (15) calendar days.

Who decides whether to approve or deny my application? <<<<<

The Deputy Director of Development Services is authorized to approve or deny a temporary use of land permit application. This streamlines the normal review process, thereby reducing the waiting time for an applicant.



Temporary land uses may vary significantly by each specific use and its potential impact to the local neighborhood or surrounding lots. Therefore, the City may determine that a specific requested temporary use may be of particular interest or concern to surrounding property owners or to the public at large. In these cases, the Director may require that the request be forwarded to the Turlock Planning Commission for their formal consideration at a scheduled public hearing.

