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# PLANNING

Planning is a Division of the Department of Planning & Development Services

## TEMPORARY USES

*What are the allowances for temporary construction-related offices on the premises?*

- Parking of a trailer housing construction-related offices is allowed on the same tract of land, or on a tract lying directly adjacent to or across the street from the tract where related construction is occurring.
- Parking of a trailer shall not require a building permit or other approval from the City, provided that the following standards are met:
  - Extension of temporary electric or plumbing service is made in accordance with all applicable codes, including required permits;
  - Use of any such trailer shall be limited to administrative offices and not dwelling purposes, even on a temporary basis; and
  - Any such trailer shall be removed within 60 days following completion of the project to which the offices are considered accessory.

*What are the allowances and requirements for temporary construction-related storage?*

- Parking of trailers, semi-trailers and shipping containers shall be allowed on the same tract of land, or on a tract lying directly adjacent to or across from the tract, where related construction is occurring.
- Parking of such a trailer or container shall not require a building permit or other approval from the City, provided that the following standards are met:
  - Use of such trailer or container shall be limited to storage of material and equipment used in conjunction with the construction; and
  - Any such trailer or container shall be removed within 60 days following completion of the project.

*What are the allowances and requirements for temporary real estate sales offices in residential districts?*

- A real estate sales office may be operated from a model home or other building located within a recorded subdivision, provided that the use is limited to sale of lots or new homes within that same subdivision.
- The temporary use approval shall expire at such time as 95% of the lots within the subdivision have been sold.
- No mobile home, HUD-Code manufactured home or other portable building not constructed in conformance with the City's building code requirements shall be allowed as a temporary office for the sale of real estate, except in MHS districts.