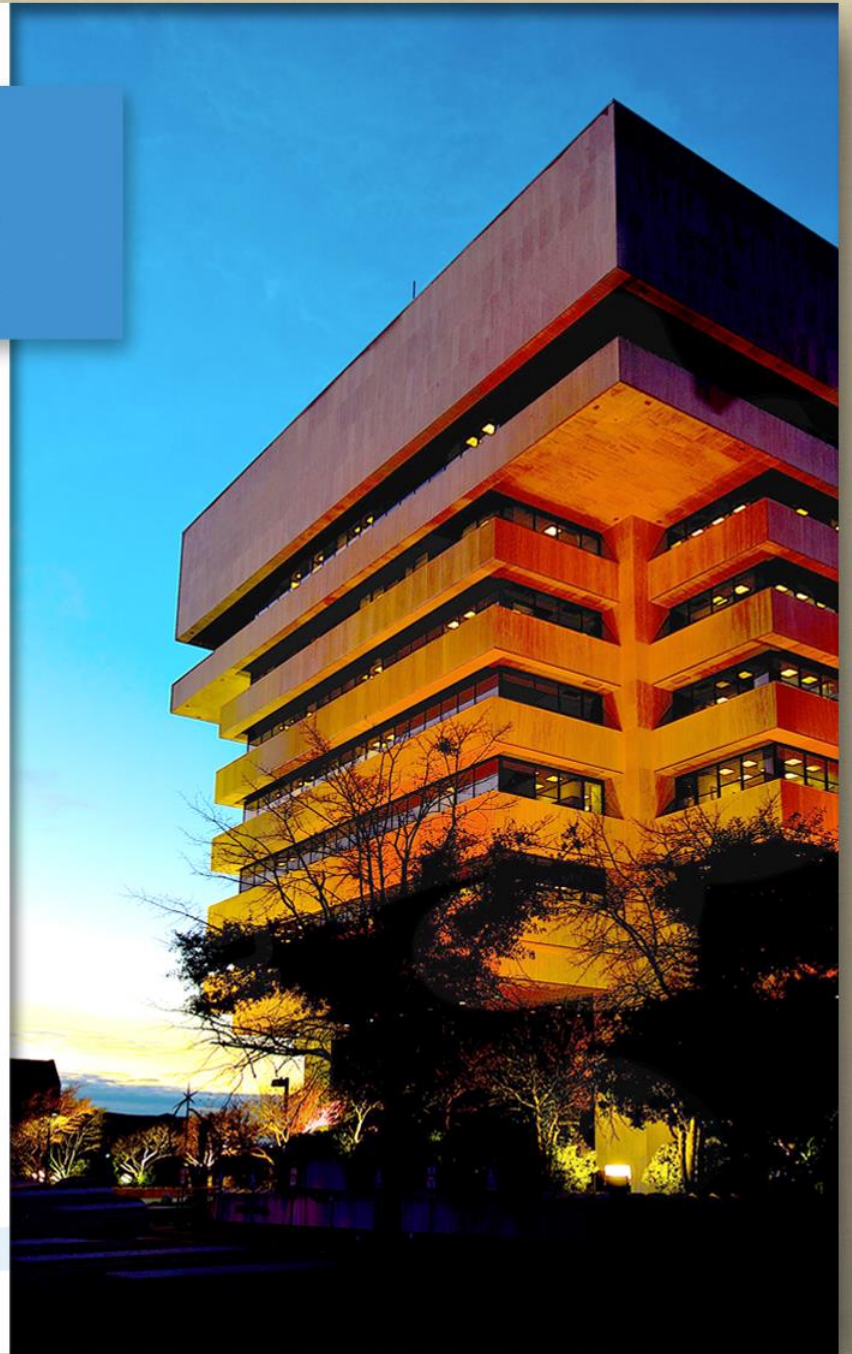


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Zoning Ordinance Amendment #20-0209

Nonconformities

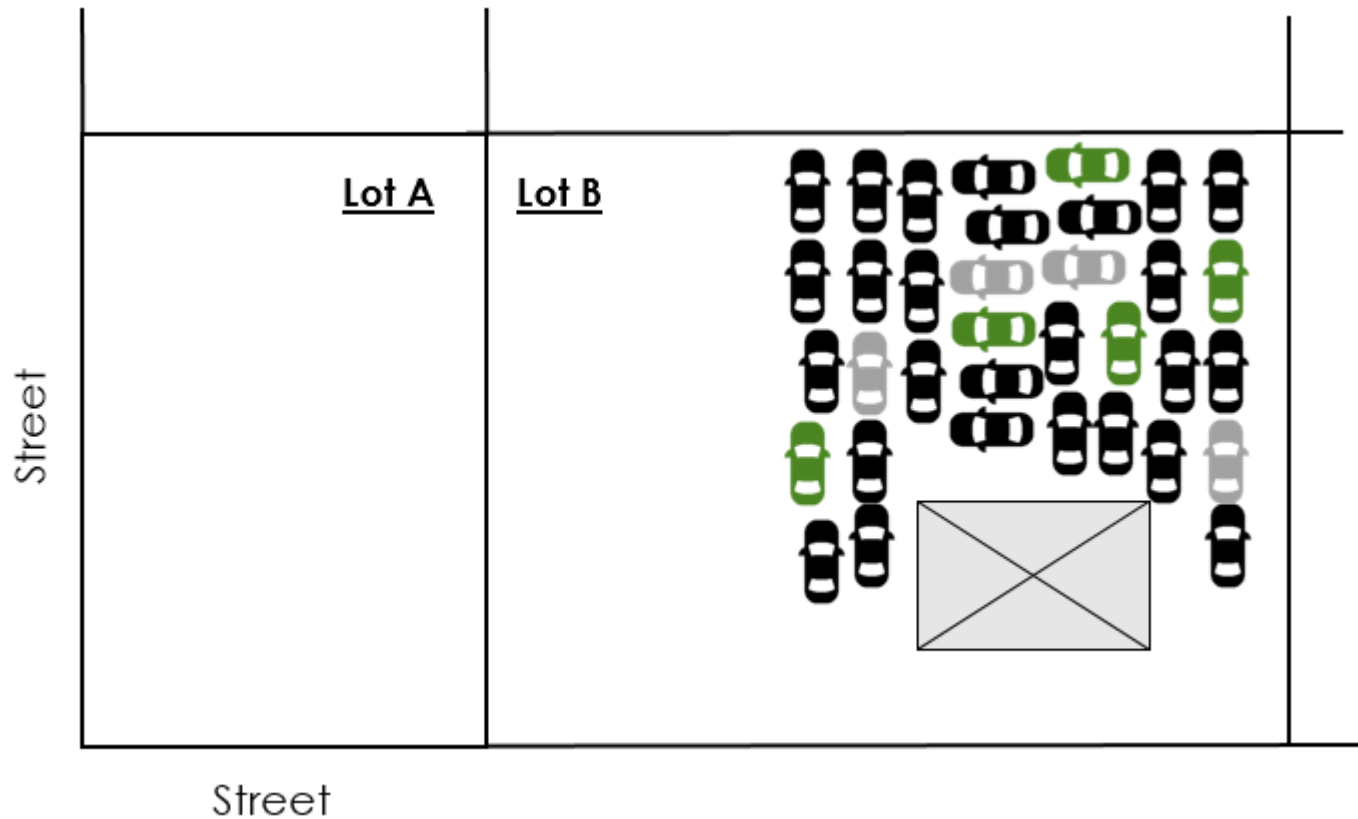
**City Council
August 12, 2020**



The Purpose

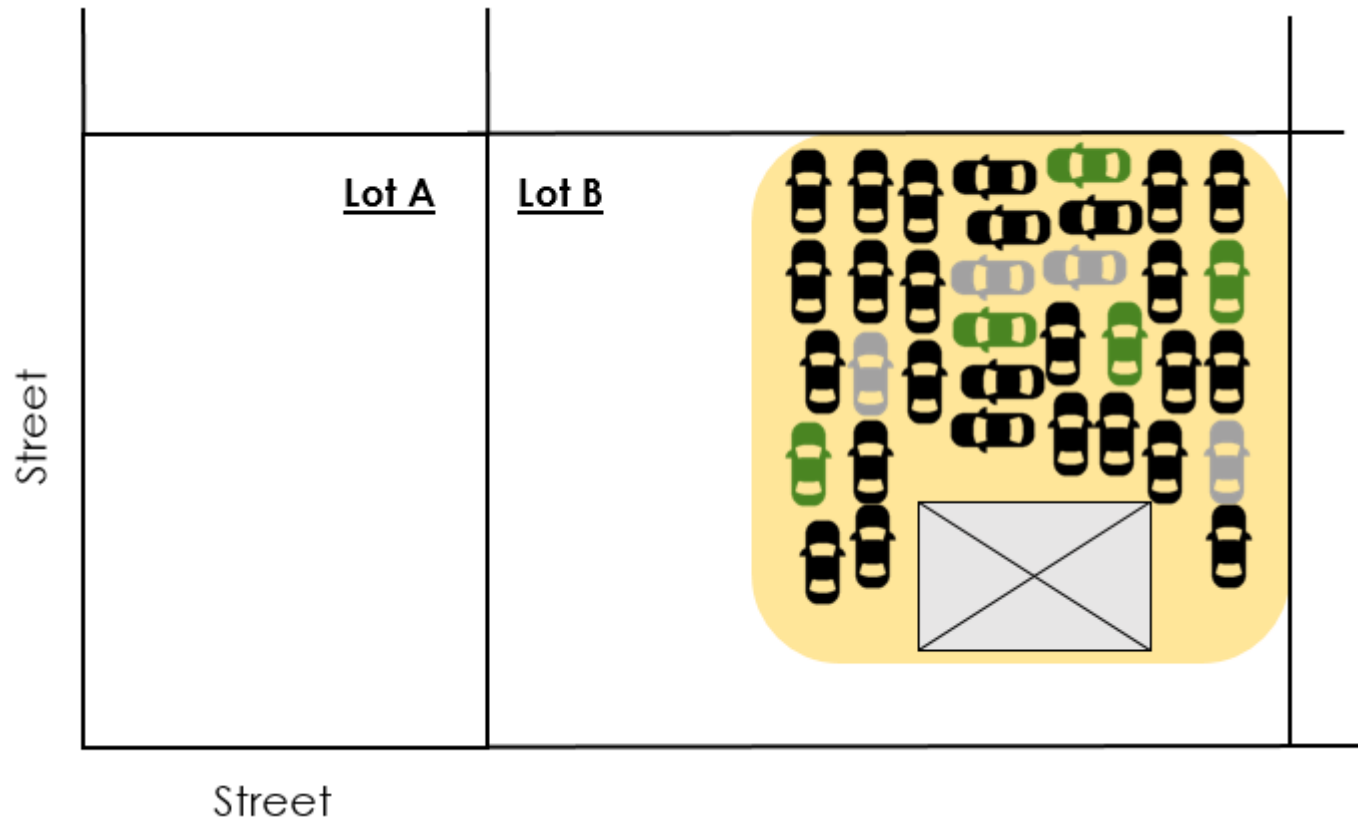
1. Nonconforming commercial uses
2. Nonconforming residential uses
3. Nonconforming structures

Current ordinance



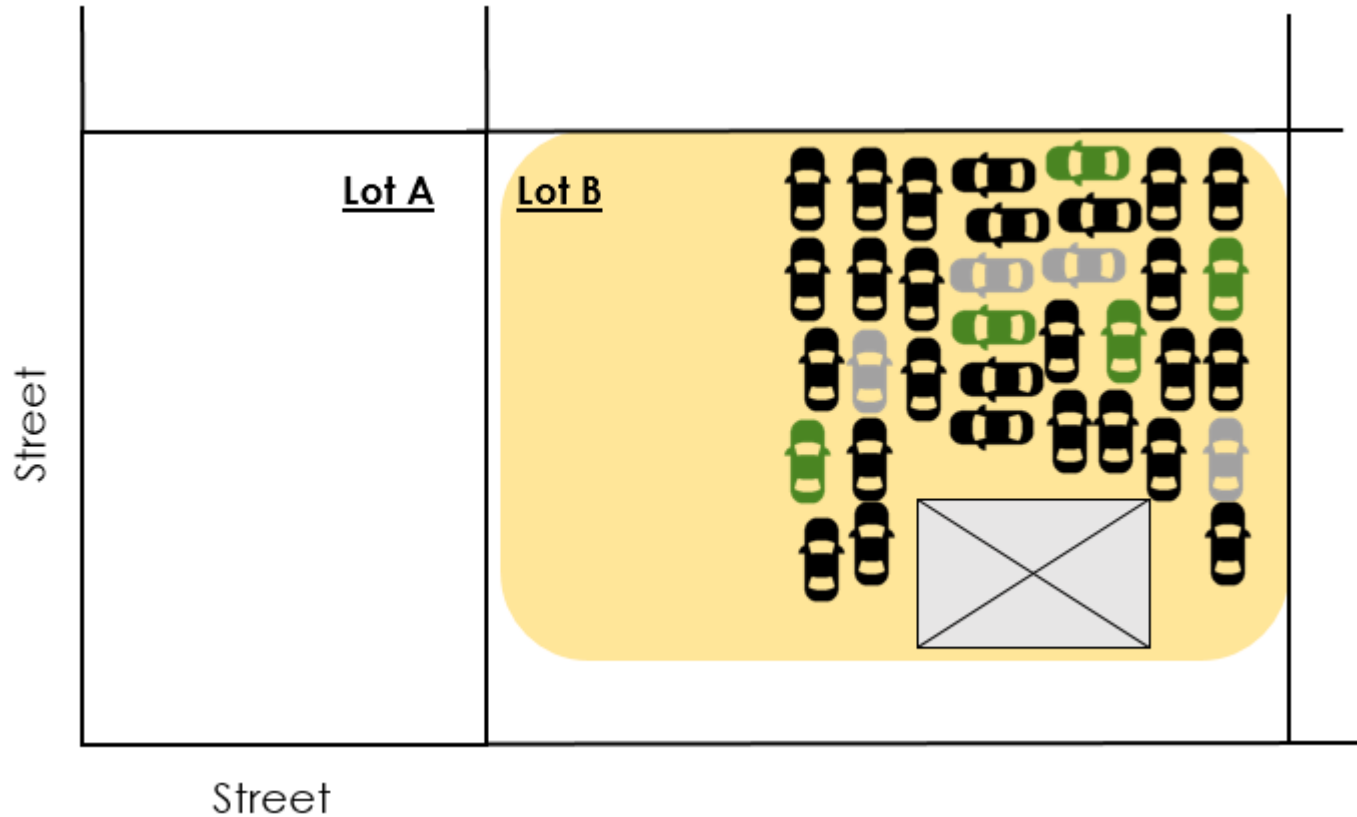
Legal nonconforming use

Current ordinance



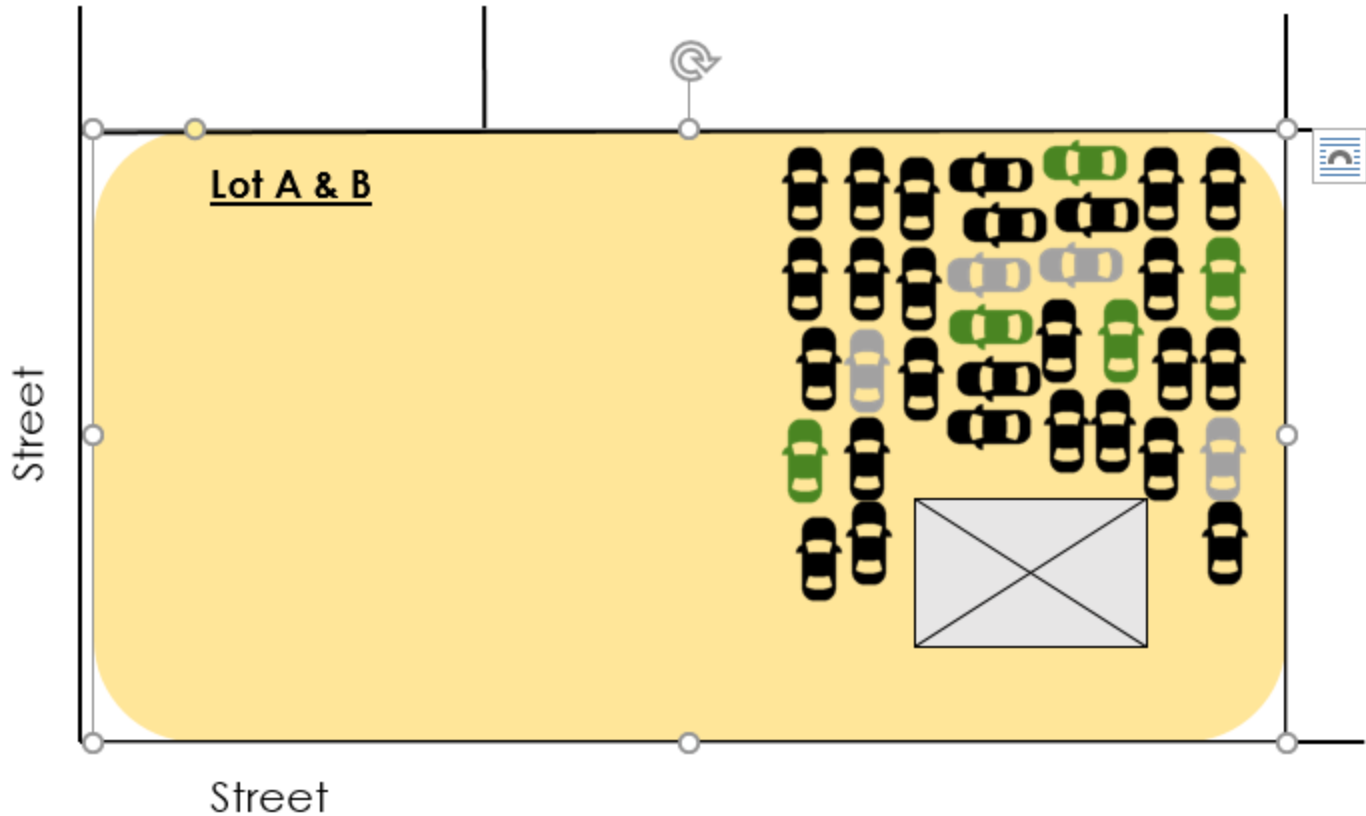
Legal nonconforming use

Current ordinance



Legal nonconforming use expansion

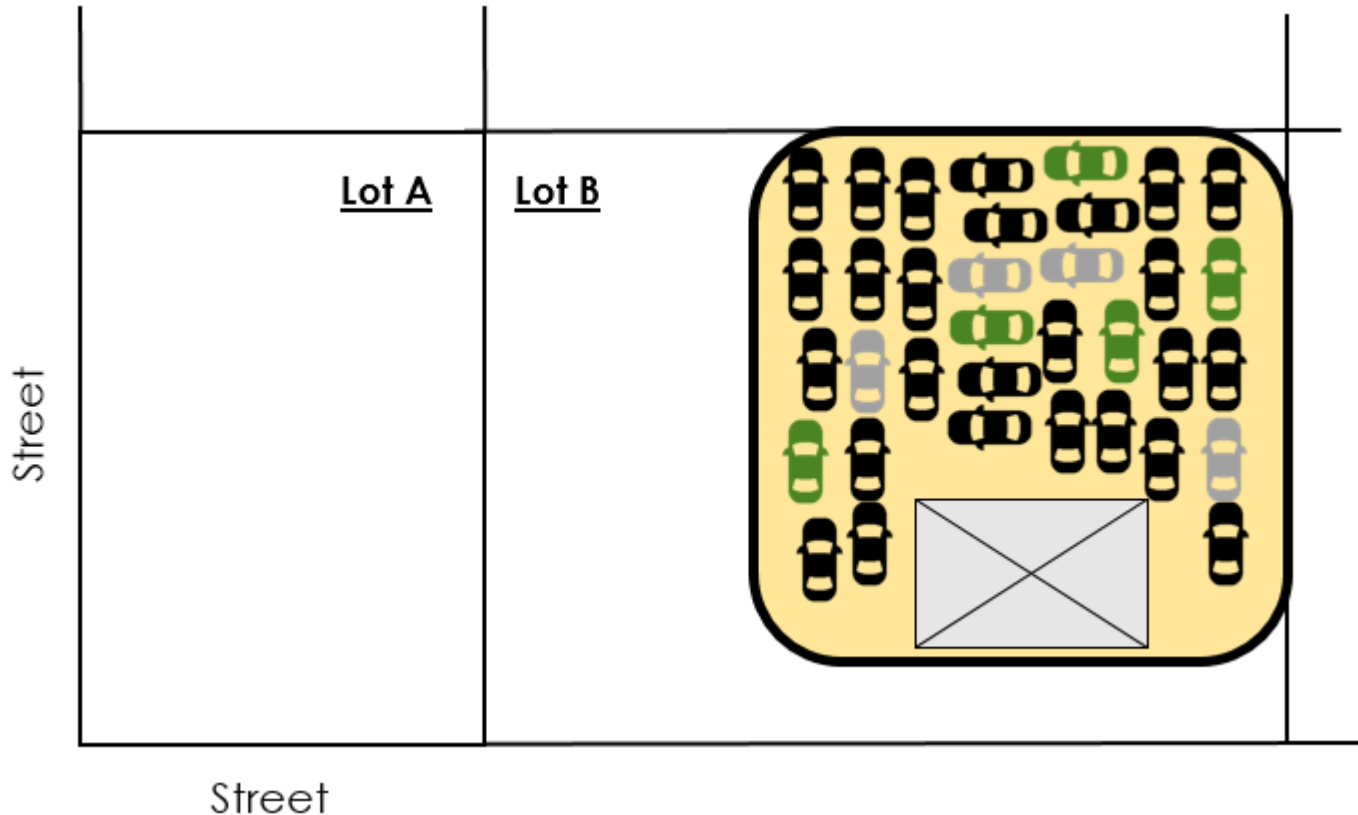
Current ordinance



Legal nonconforming use expansion

Proposed Ordinance

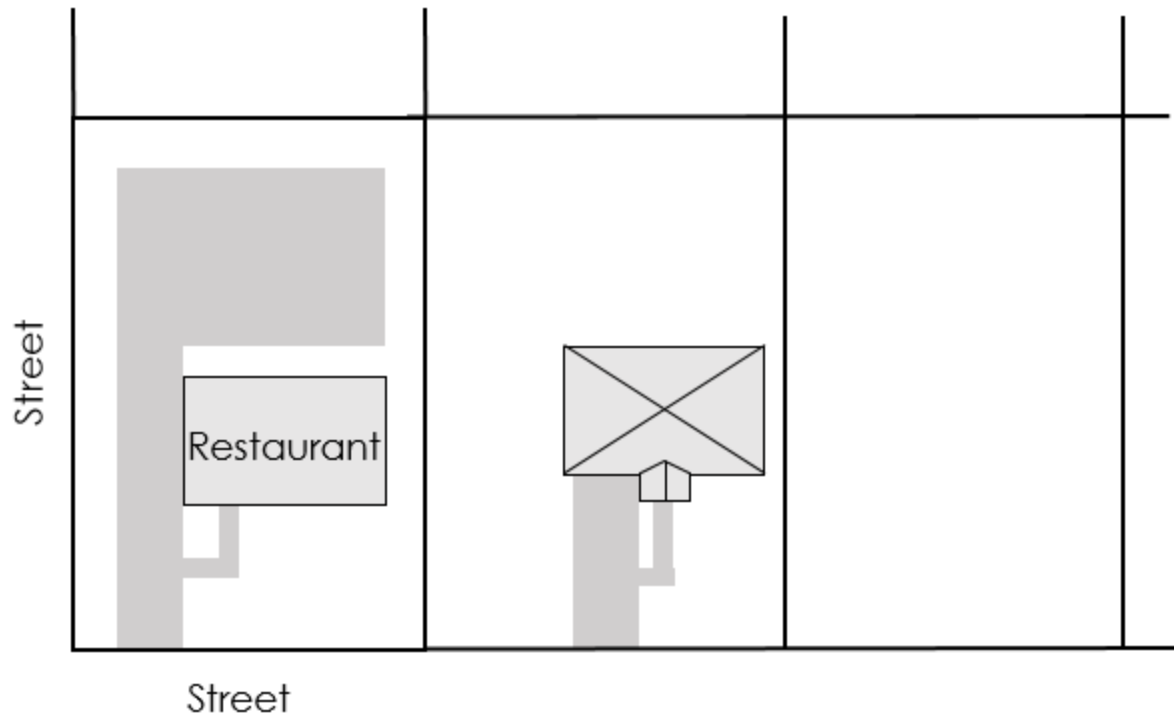
Commercial Use



Legal nonconforming use expansion restricted by land area

Proposed Ordinance

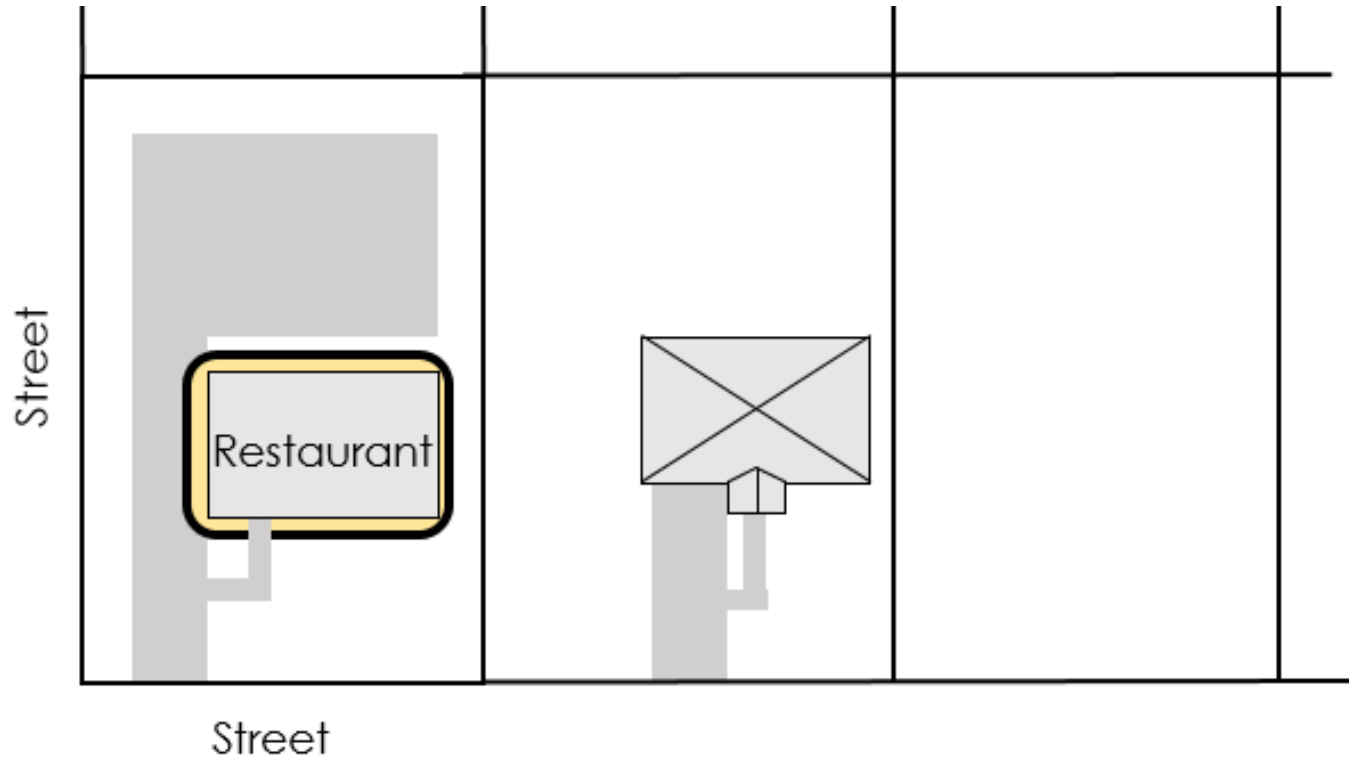
Commercial Use



Legal nonconforming use expansion restricted by land area

Proposed Ordinance

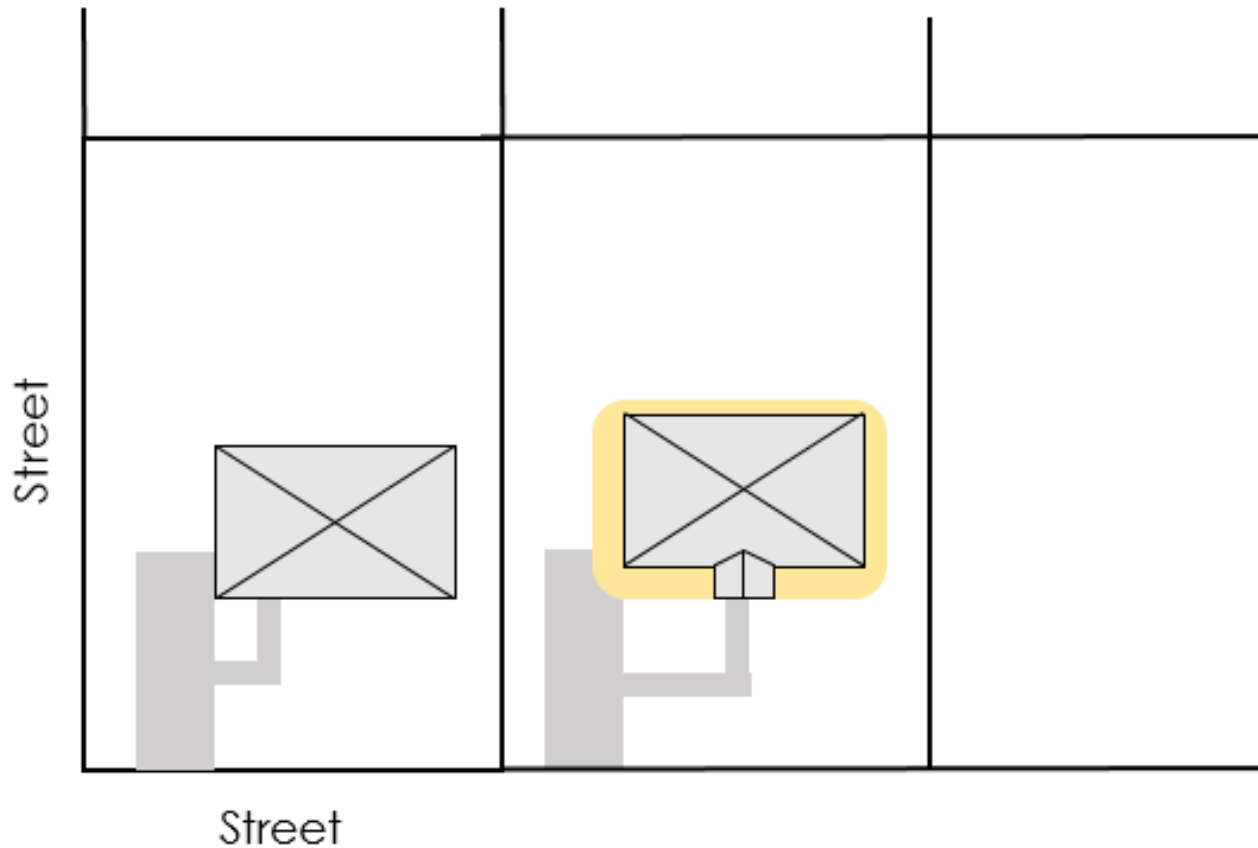
Commercial Use



Legal nonconforming use expansion restricted by land area

Proposed Ordinance

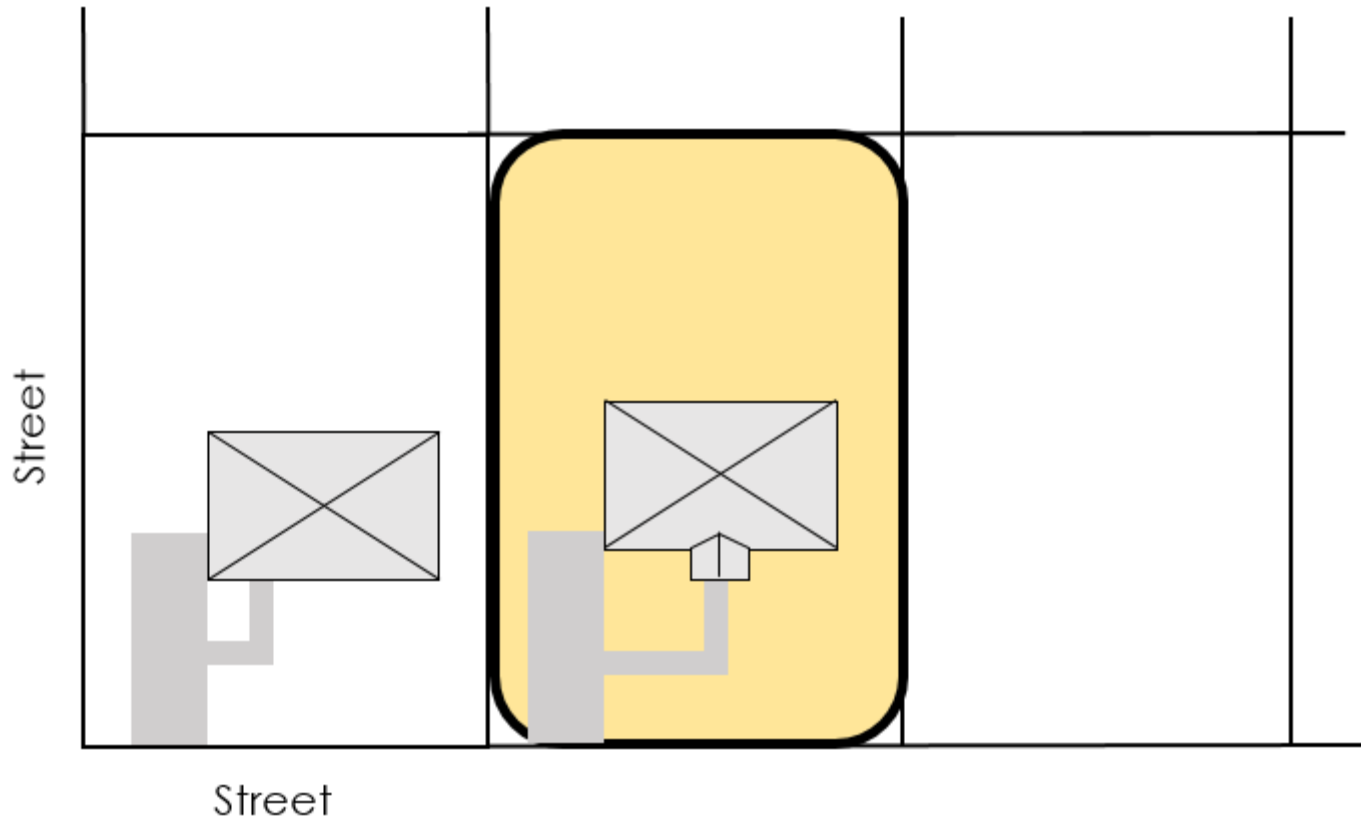
Residential Use



Legal nonconforming use

Proposed Ordinance

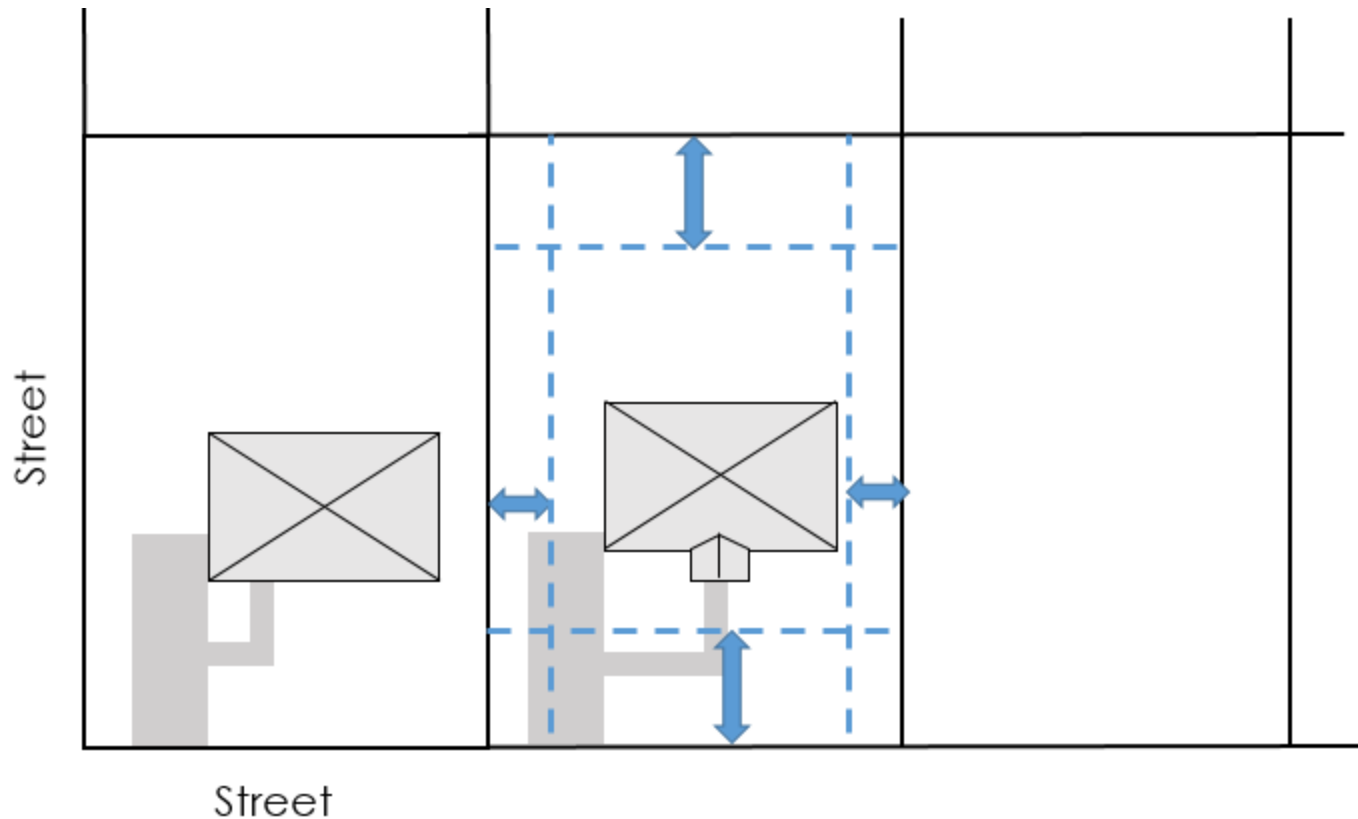
Residential Use



Legal nonconforming use expansion restricted by parcel area

Proposed Ordinance

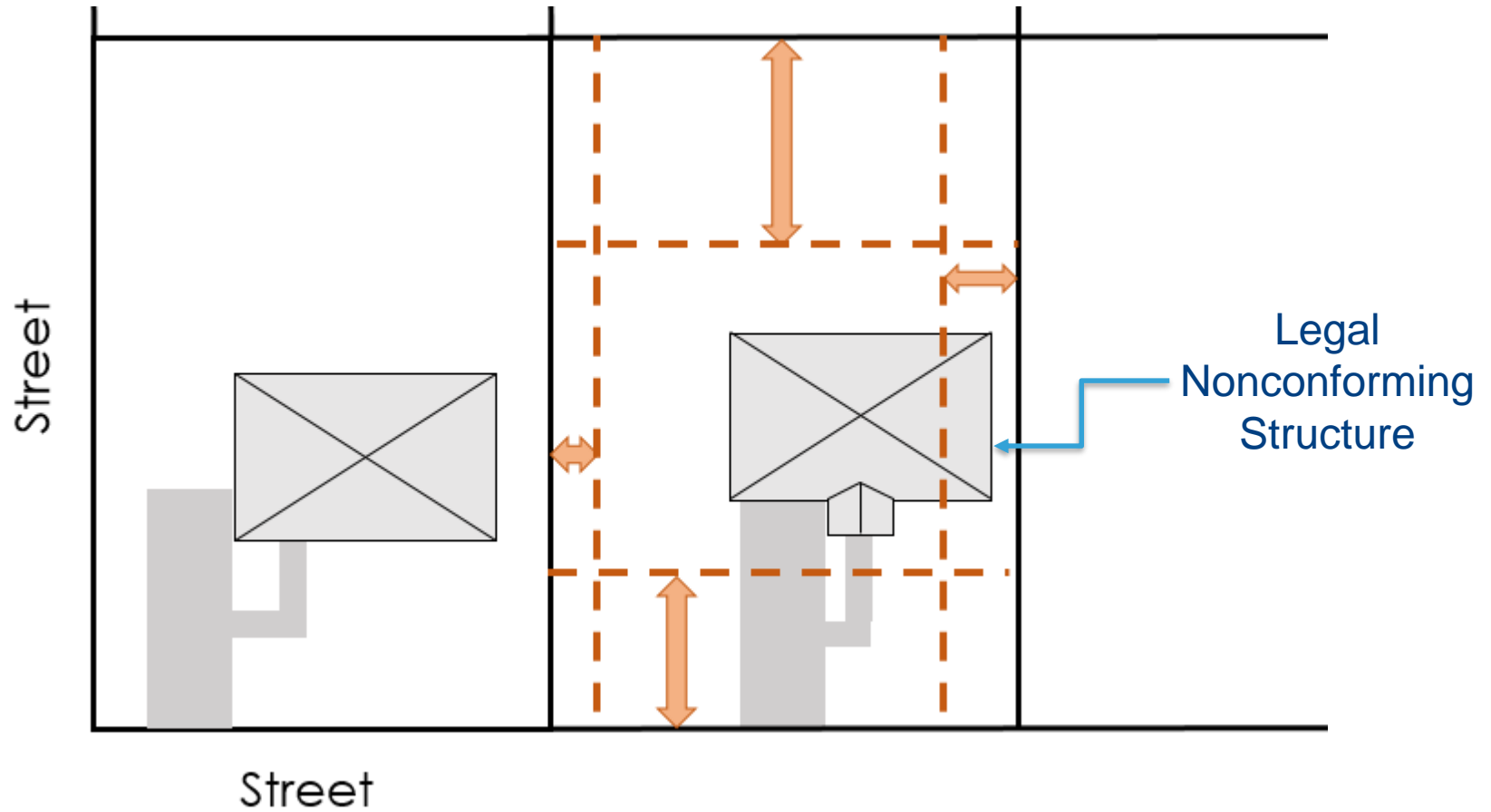
Residential Use



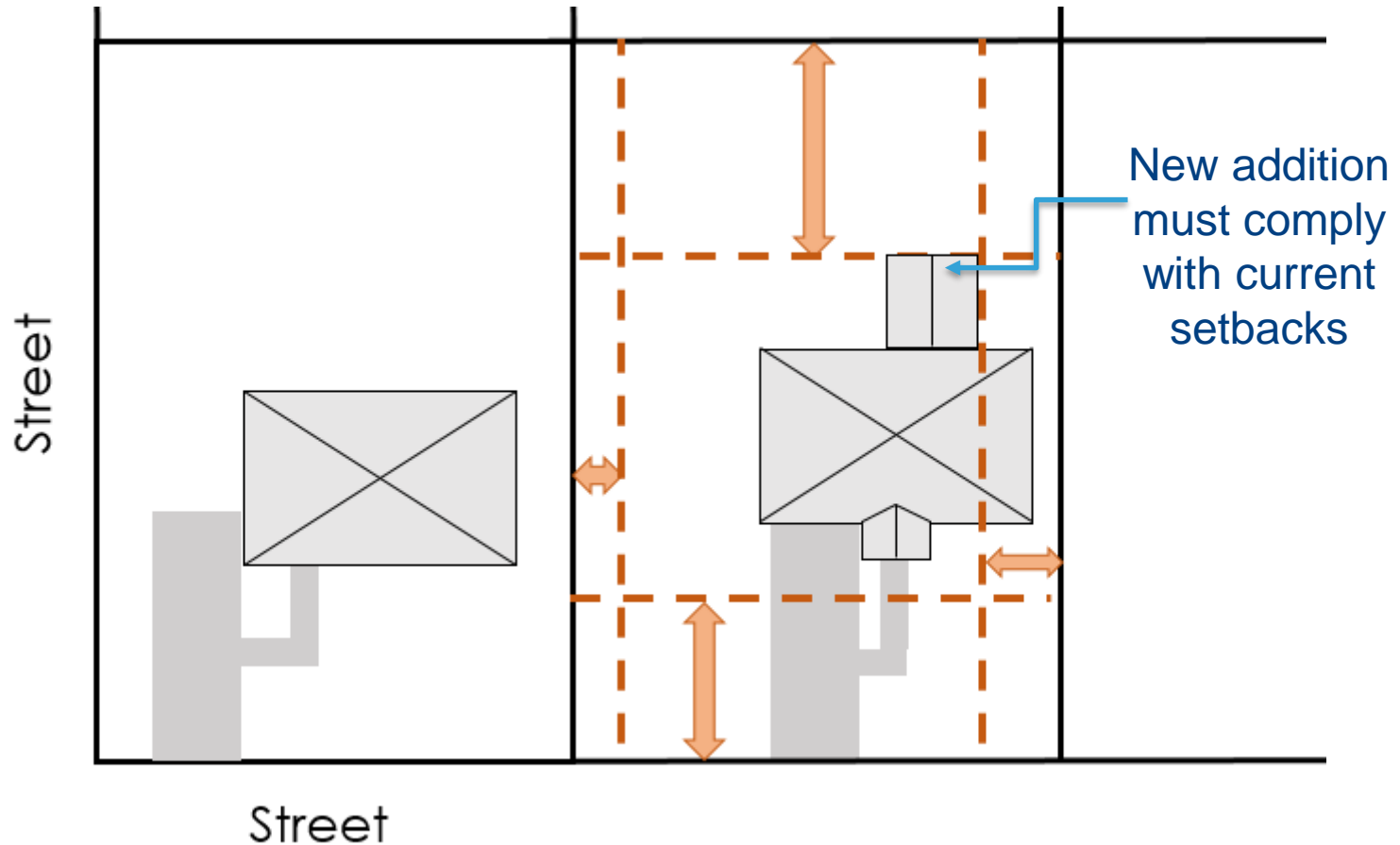
Legal nonconforming use expansion restricted by minimum setbacks;

- Front yard: 15'
- Side yards: 5'
- Rear yard: 20'

Legal Non-Conforming Structure



Legal Non-Conforming Structure



Recommendations

Staff and the Planning Commission
recommend **approval** of

Zoning Ordinance Amendment:
#20-0209