



**ORD 33-24: Rules Governing the Conversion of
Nonconforming Residential Sites to Commercial Ones
Planning and Zoning Commission Meeting
May 1, 2024**

Purpose

- 1) Encourage the redevelopment of commercial sites with single-family homes or duplexes resulting from an amendment to the Comprehensive Plan where the owner of the site was not the applicant of the amendment.**
- 2) Most Comprehensive Plan amendments involve a future land use change from a residential to a nonresidential classification.**
- 3) Key standards that will be relaxed include parking, solid waste, landscaping, and off-site improvements.**

Applicability

- 1) All owners with property with a single-family home or duplex that becomes a nonconformity resulting from a Comprehensive Plan amendment the owner did not initiate.**
- 2) Owners that acquire the site after the adoption of a Comprehensive Plan amendment are NOT eligible for relief under this provision.**
- 3) Any owner of a site that chooses to demolish a nonconforming single-family home or duplex is NOT eligible for relief under this section.**

Key Provisions

- 1) **Parking - a minimum of 3 parking spaces required.**
- 2) **Solid waste - dumpster and accompanying enclosure not required.**
- 3) **Landscaping - landscape buffers not required along property lines adjacent to residential-zoned sites.**
- 4) **Off-site improvements - required improvements along local streets and alleys may be waived by the Director.**

Advantages

- 1) Encourage the elimination of legal nonconformities and the redevelopment of commercial sites.**
- 2) Encourage (infill) redevelopment on sites served by City services.**
- 3) Clarify City regulations, simplify and streamline permitting, reduce redevelopment costs.**
- 4) Provide safeguards to protect the health, safety, and welfare of the public.**

Recommendation

Staff recommends approval.

Correspondence

None.

Schedule

Introduction: May 15

Public hearing: June 5

Thank you

