



## Legislation Text

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Referral to Community Development Committee regarding the process of Improving existing Non-Conformities (NB)

Recently, an owner of property located on West University Avenue received a zoning compliance permit to allow a tenant that would continue to operate under a similar SIC (Standard Industrial Classification) group under the existing permit with proposed remodeling and alterations to the existing building.

Section 30-346(b) of the Land Development Code allows a non-conforming building to be remodeled by right. Section 30-346(d)(1), however, requires a special use permit before a building that houses a non-conforming use be remodeled. Currently, the owner is proceeding forward to request a Special Use Permit from the Plan Board for the proposed project.

The property in question is within the UMU-2 district surrounding Innovation Square and the proposed change seems reasonable and will result in a better situation regarding the appearance and use of the subject property.

The policy question for the Committee and then ultimately the City Commission is whether or not the requirement to secure a Special Use Permit in cases following this fact pattern makes sense.

No impact at this time.

The City Commission refer this item to the Community Development Committee for discussion.