

**CITY OF STILLWATER
ORDINANCE NO. 1117**

**AN ORDINANCE AMENDING THE STILLWATER CITY CODE
SEC. 31-216, NONCONFORMING USE REGULATIONS**

THE CITY COUNCIL OF THE CITY OF STILLWATER DOES ORDAIN:

Purpose. The purpose of this Ordinance is to allow nonconforming commercial uses within the RB Zoning District to be changed to another nonconforming commercial use.

1. Amending. Stillwater City Code Section 31-216, Nonconforming Uses or Structures, is amended by adding the following subsection (c) entitled Changes:

(c) Changes. Upon determination by the Community Development Director or his or her designee, any lawful nonconforming use of a structure or parcel of land can be changed to a similar nonconforming use or to a more restrictive nonconforming use, provided:

i. The enlargement, expansion, relocation or intensification will be compatible with adjacent property and the neighborhood; and

ii. The enlargement, expansion, relocation or intensification will not result in significant increases of adverse off-site impacts such as traffic, noise, dust, odors and parking congestion.

However, once a structure or parcel of land has been placed in a more restrictive nonconforming use, it shall not to return to a less restrictive nonconforming use unless granted a Conditional Use Permit by the City Council.

2. Savings. In all other ways City Code Chapter 31 shall remain in full force and effect.

3. Effective Date. This Ordinance will be in full force and effect from and after its passage and publication according to the law.

Adopted by the City Council of the City of Stillwater this 4th day of December, 2018.

CITY OF STILLWATER

/s/ Ted Kozlowski

Mayor

ATTEST: /s/ Beth Wolf

City Clerk

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