

**OKOBOJI CITY COUNCIL
NOTICE OF PUBLIC HEARING FOR THE CONSIDERATION OF A TEXT
AMENDMENT TO THE CITY'S ZONING ORDINANCE RELATING TO SECTION 14
NONCONFORMANCE**

The City of Okoboji City Council will conduct a public hearing to consider a text amendment to Section 14 NONCONFORMANCE of the City of Okoboji's Zoning Ordinance to:

Add new language in Section 14 NONCONFORMANCE:

Section 14.9. NONCONFORMING LOT OF RECORD.

In any zoning district, notwithstanding limitations imposed by other provisions of this ordinance, any dwelling, building, or structure may be erected on any defined legal lot of record at the effective date of adoption of this ordinance, even if such lot of record does not meet the minimum lot size or lot width requirements for such zoning district that it is located in. Such a lot of record must be separate ownership and not contiguous with other lots under the same ownership. Although this provision allows such lot that do not meet the requirements for lot area or lot width, all such yard setback requirements and other site development requirements shall be enforced through application, review, and approval from the zoning administrator.

Section 14.10. NONCONFORMING BUILDINGS AND STRUCTURES

Where a lawful building or structure exists at the effective date of adoption or amendment of this ordinance that is not permitted under the terms of this ordinance because of restrictions on lot area, lot coverage, height, yard setbacks, or any other site development requirements; such building or structure may continue to be used so long as it remains otherwise lawful.

Furthermore, no such nonconforming structure shall be enlarged, structurally altered, or rebuilt in a way or manner that increases the nonconformity of such building or structure on the lot.

However, notwithstanding any limitation imposed by other provisions of this zoning ordinance, nonconforming buildings and structures that are conforming uses, may be structurally altered or enlarged in a way that does not specifically change the nature or intensity of the nonconforming use or increases the level of nonconformity that existed prior to the effective date of this ordinance.

The City of Okoboji City Council will hold a public hearing on the 9th day of October, 2018 at the hour of 6:00 PM in the City Hall in Okoboji Iowa. The terms and conditions of this amended/replaced language will be discussed/revised/changed and determined by the City Council and may be modified at the public hearing. Following said hearing the City Council may take action.

Michael Meyers
City Administrator / City Clerk