

Item 1: Non-conforming use or structure

EXISTING CODE:

17.88.020. - Enlargement or alternation.

No enlargement or alteration of a nonconforming use or structure shall take place. Once a use or structure is made to conform to the provisions of this title it may not revert to nonconformance either in part or in whole.

(Code 1973, § 17.64.020; Ord. No. 15-1973, § VII:2, 1973)

NEW CODE ALLOWS AS FOLLOWS:

A nonconforming structure may be expanded by up to 20 percent beyond the size that it became nonconforming, provided that the PPRBD determines that the expansion does not create a threat to public health or safety, and provided the expansion complies with all other portions of this Code.

Item 2: Connex container broadened and defined

Container (also known as a Connex, cargo, or shipping container) is a reusable intermodal metal box or structure fabricated originally for the transportation of goods via rail, ship, or truck.

Connex, cargo, or shipping containers shall not be used as a dwelling, nor as a permanent use for storage or other uses. The temporary use of any Container shall be considered a conditional review use.

Item 3: Stricter Lighting Standards

Based on a resounding request to enact the strictest possible lighting requirements possible, especially the IES definition of a full cut-off fixture, CMI has strengthened Ordinance 13, enacted in 2017, to move to a requirement that all light fixtures meet the following requirement. This addresses the 90-degree issue that Planning Commission members commented on. I have also added several lighting related definitions.

All exterior lighting shall utilize fixtures that are fully shielded, emitting 0 lumens above 90 degrees from nadir, and have a BUG upright rating of UO, as defined by the Illuminating Engineering Society (IES), and shall be installed and maintained to minimize light pollution, light trespassing, and skyglow.