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R. O. No. 114 - 22 - 23. By CITY PLAN COMMISSION. March 6, 2023.

Your Commission to whom was referred Gen. Ord. No. 27-22-23 by Alderperson Mitchell amending Section 15.207 of the City of Sheboygan Zoning Ordinance, Nonconforming Use Regulations, and Section 15.934, Zoning Board of Appeals, so as to streamline and expedite the process of reviewing nonconforming use applications; recommends adopting the Ordinance.

CITY PLAN COMMISSION

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Gen. Ord. No. 27 - 22 - 23. By Alderperson Mitchell. February 20, 2023.

AN ORDINANCE amending Section 15.207 of the City of Sheboygan Zoning Ordinance, Nonconforming Use Regulations, and Section 15.934, Zoning Board of Appeals, so as to streamline and expedite the process of reviewing nonconforming use applications.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Section 15.207 of the City of Sheboygan Zoning Ordinance entitled "Nonconforming Use Regulations" is hereby amended to read as follows:

"Sec. 15.207. *Nonconforming Use Regulations*

. . .

- (7) Change: A nonconforming use of a building or other structure, all or substantially all of which was originally designed or intended for a use which is permitted in the district in which it is located shall not be changed to any use other than a use permitted in the district in which the land is located or to another nonconforming use of similar characteristics when authorized by the Plan Commission as regulated by Subchapter 15-9 of this Chapter. When a nonconforming use has been changed to a permitted one, it shall not thereafter be changed back to a nonconforming use.

. . ."

Section 2. Section 15.934 of the City of Sheboygan Zoning Ordinance entitled "Zoning Board of Appeals" is hereby amended to read as follows:

"Sec. 15.934. *Zoning Board of Appeals*

. . .

- (3) Powers

. . .

- (c) In addition to the foregoing powers, the Board of Appeals shall have the following specific powers:

- 1. To interpret the provisions of this Ordinance in such a way as to carry out the intent and purpose of the plan, as shown on the Zoning Map accompanying and made a part of this Ordinance, where the street layout actually on

City Plan

the ground varies from the street layout on the aforesaid map.

2. The Board of Appeals shall have the power to call on any other city department for assistance in the performance of its duties and it shall be the duty of such other departments to render such assistance as may be reasonably required.

(d) Except as specifically provided, no action of the Board of Appeals shall have the effect of permitting in any district uses prohibited in such districts.

. . ."

Section 3. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.



I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor