

**ORDINANCE NO. 2023-493**

**Motion By:** Nichols  
**Seconded By:** Vehrenkamp

**AN ORDINANCE AMENDING THE TEXT OF SECTION 1030.010 OF THE CORCORAN CITY CODE RELATED TO ADMINISTRATIVE APPROVALS FOR EXPANSIONS OF NONCONFORMING BUILDINGS OR STRUCTURES (CITY FILE 23-011)**

**THE CITY OF CORCORAN ORDAINS:**

**SECTION 1.** Amendment of the City Code. The text of Section 1030.010, Subd. 3 (D) of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

D. Expansion of Legal Nonconforming Buildings or Structures

1. Administrative Approvals

The Zoning Administrator may approve the following expansions of legal nonconforming buildings and structures after a determination that the building expansion will have no external negative impacts upon adjacent properties or public rights-of-way, and subject to the provision of Corcoran City Code Section 1070.060, Subd. 3.:

- a. Expansion of buildings found to be non-conforming only by reason of height, yard setback, or lot coverage area may be permitted provided the structural nonconformity is not increased and the expansion complies with the performance standards of the Zoning Ordinance, unless otherwise provided herein.
  - i. The expansion of buildings found to be nonconforming only by reason of yard setback may be permitted provided the proposed expansion is no closer to the affected property line than the existing building.
  - ii. The expansion of buildings found to be nonconforming only by reason of height may be permitted provided the proposed expansion does not exceed the height of the existing building.

**SECTION 2. Effective Date**

This Ordinance shall be in full force and effect upon its adoption.

**ADOPTED** by the City Council on the 22<sup>nd</sup> day June 2023.

**ORDINANCE NO. 2023-493**

**VOTING AYE**

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

**VOTING NAY**

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

  
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Tom McKee - Mayor

**ATTEST:**

  
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Michelle Friedrich – City Clerk

*City Seal*