Establishment of a Non-Conforming Use Fees & Inspections

Inspections

A zoning staff person will visit the site and take slides to be shown at the public hearing. If the Nonconforming Use Permit is granted, an inspection is made as part of the building permit or license for the project. If a use established by a Nonconforming Use Permit fails to comply with any conditions of the permit, the Planning Commission may, after a public hearing, revoke the permit and require that the use be discontinued.

Call (651) 266-9008 to reach a Zoning Inspector.

Fees

Description	Amount
Additional fee if variance needed	**$300.00**
Non-Conforming Use / Establishment of a Non-Conforming Use	**$700.00**

Checks should be made payable to the City of Saint Paul. When a zoning application is submitted for a development that has been built or started without the required city permits, a late fee will be assessed. The late fee is double the filing fee.

Expiration/Renewal

No decision of the Zoning or Planning Administrator, Planning Commission, Board of Zoning Appeals or City Council approving a site plan, permit, variance, or other zoning approval shall be valid for a period longer than two years, unless a building permit is obtained within such period and the erection or alteration of a building is proceeding under the terms of the decision, or the use is established within such period by actual operation pursuant to the applicable conditions and requirements of the approval, unless the Zoning or Planning Administrator grants an extension not to exceed one year.