

CHAPTER 11

NONCONFORMING USES

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10-11-1: APPLICATION:

The provisions of this Chapter shall apply to nonconforming uses.
(Zoning Ord. as amd.)

10-11-2: EXISTING USES:

A lawful nonconforming use, existing on the effective date of the Ordinance codified in this Title may be continued but may not be extended, expanded, or changed unless to a conforming use, except as permitted by the Board in accordance with the provisions of this Title. (Zoning Ord. as amd.)

10-11-3: DAMAGE:

Any nonconforming structure damaged by fire, flood, explosion, or other casualty may be reconstructed and used as before if such reconstruction is performed within twelve (12) months of such casualty, and if the restored structure has no greater coverage and contains no greater cubic content than before such casualty. (Zoning Ord. as amd.)

10-11-4: CESSATION OF USE:

In the event that any nonconforming use, conducted in a structure or otherwise, ceases, for whatever reason, for a period of one year, such nonconforming use shall not be resumed. (Zoning Ord. as amd.)

10-11-5: MAINTENANCE:

Normal maintenance of a nonconforming structure is acceptable including structural repairs and maintenance. (Zoning Ord. as amd.)

10-11-6: PERMIT ISSUED:

Any proposed structure which will, after the effective date of

the Ordinance codified in this Title become nonconforming, but for which a building permit has been issued, may be completed in accordance with the approved plans provided construction is started within sixty (60) days of the effective date of the Ordinance codified in this Title, is not abandoned for more than one hundred twenty (120) days and continues to completion within two (2) years. (Zoning Ord. as amd.)