

## Regulations For Non-Conforming Uses

### Regulations for Non-conforming Uses:

A. Continuation of Use

A non-conforming use may be continued and a non-conforming building may continue to be occupied, and a substandard size lot which existed prior to \_\_\_\_\_, may be built upon, except as otherwise provided in these regulations.

B. Change of Use or Building

A non-conforming use or building may be changed to any conforming use or building.

C. Abandonment of Use

If action and continuous operations are not carried on as a non-conforming use during a period of one (1) year, the building, other structure or tract of land where such non-conforming use previously existed shall thereafter be occupied and used only for a conforming use. Intent to resume active operations shall not affect the foregoing. A non-conforming use or building, if changed to a conforming use, may not thereafter be changed back to any non-conforming use or building.

D. Restoration

A non-conforming building may be restored whenever necessary or desirable to the use of such building or structure: but if a non-conforming building is damaged by fire or other cause to the extent of more than 60 percent of its value, as determined by the Building Inspector and/or Fire Marshall, such non-conforming building shall hereafter be discontinued.

E. Enlargement of a Non-Conforming Use

A non-conforming use when in a building may be extended throughout the same building devoted to such use at the time of the adoption of the resolution causing such use to become non-conforming: provided that any structural alteration conforms to the requirements of these regulations. A non-conforming use of land shall not be extended or enlarged in any manner whatsoever.

F. Alteration of a Non-Conforming Building

A non-conforming building may be structurally altered, repaired, or enlarged in anyway permitted by these regulations: however, no alteration repairs, or enlargements shall be made in a non-conforming building which would increase the degree of non-conforming building which would increase regulations of this Code.

G. Unsafe Building

Any building or other structure containing a non-conforming use or any non-conforming building or portion thereof declared unsafe by the Building Inspector may be strengthened or restored to a safe condition.

H. Mobile Homes

Mobile home in R, RHD, or PUD Districts are non-conforming uses may be replaced by mobile homes only if they are of equal or better quality than the mobile home previously used, as determined by the Building Inspector. Otherwise, mobile homes are not allowed in these districts. IF a unit in these districts is vacant for more than 5 years, mobile homes are not allowed.