

CHAPTER VII - NONCONFORMING USES, SITES AND STRUCTURES

Section 1. Purpose. The purpose of this chapter is to provide for the continuance, restoration or replacement of nonconforming structures, and the continuation of nonconforming uses and sites.

Section 2. Continuance. Nonconforming uses, sites and structures legally established prior to the effective date of this resolution or any amendments thereto, may continue subject to the limitations set forth in this chapter.

Section 3. Enlargement or Expansion. Nonconforming uses and structures shall not be enlarged or expanded.

Section 4. Alteration, Maintenance and Repair. Nonconforming uses and structures may be maintained and repaired as necessary for the safe, convenient and efficient operation of the use or structure, provided that such activity does not increase the degree of nonconformity.

Section 5. Destruction-Reconstruction. Any nonconforming use or structure which is destroyed may be reconstructed, provided that the reconstruction is commenced within 6 months of the date of destruction, and further provided that the reconstruction shall not increase the degree of nonconformity of the use or structure.

Section 6. Change of Nonconforming Use. A nonconforming use may be changed to any use authorized in the zoning district in which the use is located. No nonconforming use shall be changed to another use not authorized in the zoning district in which the use is located.

Section 7. Discontinuance. If a nonconforming use is discontinued for a period of one year the nonconforming use shall not be resumed, and any future use of the site or structure shall conform to the requirements of the resolution. Intent to resume a nonconforming use shall not affect the operation of this section.