

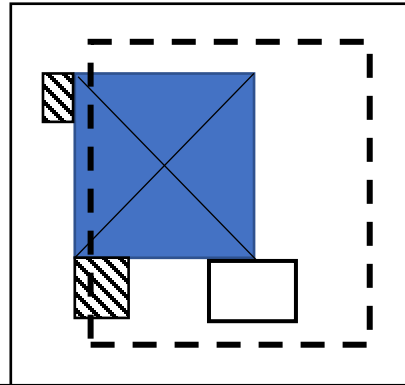
# 7.0 Administration and Enforcement

## Section 7.18 NONCONFORMING LOTS, NONCONFORMING USES OF LAND, NONCONFORMING STRUCTURES, AND NONCONFORMING USES OF STRUCTURES AND PREMISES

### 4. Nonconforming Structures

Where a lawful structure exists at the effective date of adoption or amendment of this Ordinance that could not be built under the terms of this Ordinance by reason of restrictions on area, lot coverage, height, yards, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- A. No such structure may be enlarged or altered in a way which increases its nonconformity as shown in the figure to the right.
- B. Should such structure be destroyed by any means to an extent of more than sixty (60) percent of its replacement cost, exclusive of the foundation at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this ordinance.
  - i. This provision does not apply to nonconforming single family homes, which may be replaced even if completely destroyed provided, the new structure does not increase the nonconformity.
  - ii. The construction or repair shall begin within one (1) year of the day that the destruction is officially documented. The Planning Commission may grant up to a one (1) year extension if the applicant can show diligently pursuing reconstruction. If repairs or construction are not completed in the required timeframe, it may only be reconstructed if in full compliance of ordinance requirements.



□ = Property Lines  
-- = Setback Lines (Building Envelope)  
▨ = Nonconformity Increased  
□ = Nonconformity Not Increased

- C. Should such structures be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved
- D. See Section 7.18.9 for Class A and Class B nonconforming structure designation procedures and criteria.