
ARTICLE V

NON-CONFORMING USES

Section 501 PURPOSE

The purpose of this section is to provide for the eventual and equitable elimination of uses that do not conform to the existing zoning, but which were in operation prior to the enactment of this Resolution.

Section 501-1 REGULATIONS

- A. A non conforming use existing at the time this Resolution takes effect may be continued except that, if it is voluntarily discontinued for two (2) years or more, it shall then be deemed abandoned and any further use must be in conformity with the uses permitted in such district.
- B. Any building, arranged, intended, or designed for a non conforming use, the construction of which has been started at the time of the passage of this Resolution, but not completed, may be completed and put to such non conforming use, providing it is done within one (1) year after this Resolution takes effect.
- C. Any building or structure, existing as a non conforming use at the time this Resolution takes effect, which is destroyed by fire or the elements, may be reconstructed and restored providing the same is done within two (2) years from the date of said destruction.
- D. A building or structure devoted to a non-conforming use at the time this Resolution takes effect may not be altered or enlarged so as to extend said non- conforming use.
- E. Legally existing non-conforming residential uses in the B-1 District, notwithstanding Subsections D. and F. in this section, may continue and expand if in conformity with the provisions of Section 402. (Adopted 2/4/99)
- F. Whenever a non-conforming use has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed to a less restricted or non-conforming use.
