

ARTICLE 10. NONCONFORMING USES

SECTION 10.010. Continuation of a Nonconforming Use or Structure. Subject to the provisions of Sections 10.010 through 10.040, a nonconforming use or structure may be continued and maintained in reasonable repair but shall not be altered or extended. A nonconforming structure which conforms with respect to use may be altered or extended if the alteration or extension does not cause the structure to deviate further from the standards of this ordinance.

SECTION 10.020. Discontinuance of a Nonconforming Use. If a nonconforming use is discontinued for a period of one (1) year, further use of the property shall conform to this ordinance.

SECTION 10.030. Change of Nonconforming Use. If a nonconforming use is replaced by another use, the new use shall conform to this ordinance.

SECTION 10.040. Destruction of Nonconforming Use or Structure. If a nonconforming structure or a structure containing a nonconforming use is destroyed by any cause to the extent exceeding eighty (80) per cent of its fair market value as indicated by the records of the County Assessor, a future structure or use on the site shall conform to this ordinance. In the case of a nonconforming residential use, the structure may be restored and the occupancy or use of such structure which existed at the time of such destruction may be resumed, provided that the restoration is commenced within a period of one (1) year and is diligently pursued to completion. [Amended by Ordinance No 495, passed November 15, 1993.]

SECTION 10.050 Expansion Of Nonconforming Residential Use. In order to alleviate possible hardships created by a nonconforming residential use, such structures may be increased in floor space by an amount not to exceed twenty-five (25) percent of the floor space used for a nonconforming residential use at the time of the passage of this amendment or at the time the use becomes nonconforming, whichever is the later event. Such nonconforming residential use may be extended to the new area so created. The expansion of nonconforming residential use may be granted only once to any parcel of land existing at the time of the passage of this amendment or at the time the use becomes nonconforming, whichever is the later event. Such expansions must conform to all other City Ordinances and Codes. [Amended by Ordinance No 495, passed November 15, 1993.]