

Article 7.
NON-CONFORMING USES AND STRUCTURES

Sec. 7-1 - Conditions and restrictions.

Except as may be provided for elsewhere in this code, a non-conforming use may be continued subject to the following conditions and restrictions.

- (a) A non-conforming use shall not be extended, but the extension of a use at any portion of a building which was arranged or designed for such non-conforming use shall not be deemed the extension of a non-conforming use.
- (b) A non-conforming use, if changed to a more restricted non-conforming use shall not thereafter be changed to a still more non-conforming use.
- (c) A non-conforming use shall not be changed, unless changed to a more restricted use, providing that in R, D or A-Use Districts an M-Use shall not be changed unless changed to a conforming use.
- (d) A non-conforming use shall not be continued, if by reason of odors, noxious fumes, smoke, noise or otherwise it shall become a nuisance to residents in adjoining R, D or A-Use Districts.
- (e) Whenever a non-conforming use of a building has been discontinued for a period of one year or more, such non-conforming use shall not thereafter be re-established, and the future use shall be in conformity with the provisions of this code.
- (f) Nothing herein contained shall validate any non-conforming use not permitted hereby.
- (g) A non-conforming structure or non-conforming portion of structure which is destroyed to an extent exceeding fifty (50%) percent of its replacement cost at the time of its destruction shall not be reconstructed except in conformity with the zoning regulations.
- (h) A structure that is non-conforming as to height, setback, ground area coverage, F.A.R. or other requirements other than use, shall not be exceeded, altered or enlarged in a way which increases the extent of its non-conformity.