

Chapter 14.48
Nonconforming Uses

Sections:

14.48.010 Enlargement, expansion.

14.48.020 Nonconforming lots of record.

14.48.030 Repairs, maintenance and partial destruction.

14.48.040 Discontinuance.

14.48.010 Enlargement, expansion.

A nonconforming use of land, premises or structure shall not be enlarged upon, expanded, or extended after the effective date of the ordinance codified in this title by the attachment of a structure, premises or land, or additional signs intended to be seen off the premises or land, or by the addition of other uses of a nature which would be prohibited in the district involved. (Ord. dated 12/10/82 § 12.1)

14.48.020 Nonconforming lots of record.

A. In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this title, a single-family dwelling and customary accessory buildings may be erected on any lot which is a lot of record on the effective date of the ordinance codified in this title. The provisions shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and other requirements not involving area or width, or both, of the lots shall conform to the regulations hereinafter provided.

B. Yard Regulations and Standards for Single Nonconforming Lots of Record.

1. Front Yard. The front yard regulations and standards of the district in which such lot is located shall apply.

2. Rear Yard. The rear yard regulations and standards of the district in which such lot is located shall apply.

3. Side Yard: Two side yards shall be provided, each at least one-eighth the width of the lot, provided, however, that such yards shall not be required to be wider than required for the district in which such lot is recorded. (Ord. dated 12/10/82 § 12.2)

14.48.030 Repairs, maintenance and partial destruction.

The total structural repairs or alterations in a nonconforming structure shall not, during its life, exceed fifty (50) percent of the assessed value of the building, unless permanently changed to a conforming use. Nothing in this title shall be deemed to prevent the strengthening or restoring to a safe condition of any structure or part thereof declared to be unsafe by an official charged with protecting the public safety, upon order of such official. (Ord. dated 12/10/82 § 12.3)

14.48.040 Discontinuance.

If a nonconforming use has discontinued for a period of twelve (12) months, any future use of the building and premises shall conform to this title. Once changed to a conforming use, no building or land shall be permitted to revert to a nonconforming use. (Ord. dated 12/10/82 § 12.4)