

ARTICLE 7

NON-CONFORMING USES

SECTION 701 REGULATIONS

The lawful use of any building or land existing at the effective date of this Ordinance may be continued although such use does not conform with the provisions of this Ordinance provided the following conditions are met.

SECTION 702 ALTERATIONS, EXTENSION AND RESTORATION

A non-conforming building or structure may be altered, improved or reconstructed, but not enlarged or extended, provided such work does not exceed in aggregate cost fifty percent (50%) of the total replacement value of the building or structure. The extension of a lawful use to any portion of a non-conforming building or structure that existed prior to the enactment of this Ordinance shall not be deemed the extension of such non-conforming use.

Nothing in this Ordinance shall prevent the reconstruction, repairing, rebuilding, and continued use of any non-conforming building or structure damaged by fire, collapse, explosion, or Acts of God, subsequent to the date of this Ordinance. Such uses may be rebuilt or restored provided the area is not increased or extended.

SECTION 703 DISPLACEMENT

No non-conforming use shall displace a conforming use.

SECTION 704 DISCONTINUANCE OR ABANDONMENT

Whenever a non-conforming use has been discontinued for a period of two years or more, such discontinuance shall be considered conclusive evidence of any intention to legally abandon the non-conforming use. At the end of the two-year period of abandonment the non-conforming use shall not be re-established, and any further use shall be in conformity with the provisions of this Ordinance.

SECTION 705 NON-CONFORMING TO NON-CONFORMING USE

A non-conforming use may not be changed to another non-conforming use unless the Zoning Board, on application, determines that the proposed use is less in conflict with the character and uses in the district than the existing non-conforming use.