

Chapter 18.84: NONCONFORMING USE

18.84.010 Continuation.

A nonconforming use may be continued although not in conformity with the regulations for the zone in which the use is located.

18.84.020 Discontinuation.

If a nonconforming use is discontinued for a period of more than twelve (12) consecutive months, the use shall not be resumed unless the resumed use conforms to the requirements of the ordinance or other regulations applicable at the time of proposed resumption.

18.84.030 Restoration or replacement.

If a nonconforming use is damaged or destroyed by fire, other casualty or natural disaster, such use may be restored or replaced subject to Type II land use procedures in the Procedures Ordinance and the following conditions:

- A. The restoration or replacement of the use and associated physical improvements will have no greater adverse impact on the neighborhood than the use and improvements before the damage or destruction occurred.
- B. Physical restoration or replacement is lawfully commenced within one (1) year of the damage or destruction.

18.84.040 Alteration and changes.

- A. The City shall allow alteration of any nonconforming use when necessary to comply with any lawful requirement for alteration in the use.
- B. Alterations or changes of a nonconforming use or structure may be permitted to reasonably continue the use. Such alterations or changes may be permitted subject to Type I land use procedures in the Procedures Ordinance and the following conditions:
 - 1. The change in the structure or physical improvements will have no greater adverse impact to the neighborhood than existing structure or physical improvements.
 - 2. A change in use will have no greater adverse impact on the neighborhood than the existing use.
 - 3. Any alterations or changes shall not increase the nonconformance of the subject use or structure.