

Chapter 18.80

NON-CONFORMING USES

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18.80.010 Chapter purpose

In order to avoid individual hardship whenever reasonable and not in conflict with the general welfare of the City and for purposes herein outlined, the following provisions apply to all districts. (Ord. 213 Art. IV(part), 1969)

18.80.020 Nonconforming uses permitted

Except as herein specified, the lawful use of any building or land existing at the time of the enactment of the ordinance codified herein may be continued although such use does not conform to the provisions of the ordinance codified herein. (Ord. 213 Sec. 401, 1969)

18.80.030 Unsafe structures

Any structure or portion thereof declared unsafe by a proper authority may be restored to a safe condition. (Ord. 213 Sec. 402, 1969)

18.80.040 Construction approved prior to ordinance

Nothing contained in the ordinance codified herein shall require any change in plans, construction or designated use of a building for which a building permit has been heretofore issued and the construction of which has begun. (Ord. 213 Sec. 403, 1969)

18.80.050 Restoration

No building damaged by fire or other causes to the extent of more than fifty percent of its reasonable value shall be repaired or rebuilt except in conformity with the regulations of the ordinance codified herein. (Ord. 213 Sec. 404, 1969)

18.80.060 Abandonment

Whenever a nonconforming use has been discontinued for a period of one year, such use shall not thereafter be reestablished, and any future use shall be in conformity with the provisions of the ordinance codified herein. This section shall not apply to trailer houses, where the regulation shall be as follows:

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When a nonconforming trailer moves from such lot, it shall be considered immediately abandoned and shall not be replaced with another house trailer or re-established for trailer use.
(Ord. 213 Sec. 405, 1969)

18.80.070 Changes in use

No nonconforming use may be changed to another nonconforming use. Once changed to a conforming use, no building or land shall be permitted to revert to a nonconforming use.
(Ord. 213 Sec. 406, 1969)

18.80.080 Enlargement of nonconforming use

No nonconforming use shall be enlarged or extended in any way.
(Ord. 213 Sec. 407, 1969)

18.80.090 District changes

The foregoing provisions shall also apply to nonconforming uses in districts hereafter changed. (Ord. 213 Sec. 408, 1969)