

Lawful nonconforming structures existing prior to the adoption of this Zoning Ordinance may be continued and/or allowed to remain, subject to the following regulations:

- (a) Alterations: A nonconforming structure shall not be enlarged, replaced or structurally altered except in conformance with this Zoning Ordinance. Any structure, however, may be restored to a safe condition if declared unsafe by the Enforcement Officer or other official with jurisdiction.

- (b) Restoration: A nonconforming structure damaged more than fifty percent (50%) of its replacement value shall not be restored except in conformance with this Zoning Ordinance. Value of the site, of undamaged buildings on the site, and of other improvements on or about the site separate from the damaged structure shall not be used in determining percent of damage to the particular structure or structures. Restoration must be begun within one hundred twenty (120) days of the date of damage and in accordance with all other applicable ordinances, regulations and codes.
- (c) Prior Construction: Proposed buildings for which building permits have been issued prior to their designation as nonconforming by the adoption or amendment of this Zoning Ordinance may be completed and used as originally intended provided they are completed and in use one (1) year after the date on which the permit was issued.

309.2 Nonconforming Uses

Lawful nonconforming uses existing prior to the adoption of this Zoning Ordinance may be continued and/or allowed to remain, subject to the following regulations:

- (a) Extensions: A nonconforming use shall not be extended or moved to occupy any portion of land or a structure which would otherwise conform with this Zoning Ordinance.
- (b) Discontinuance: Whenever a nonconforming use of any premises has been discontinued for a period of at least six (6) months, no nonconforming use may be reestablished on those premises.
- (c) Changes: A nonconforming use may be changed only to another nonconforming use of the same or more restricted classification. When a nonconforming use has been changed to a conforming use, it shall not be changed subsequently to any nonconforming use. The Planning Commission shall specify such appropriate conditions and safeguards as may be required in connection with such change.