

## Chapter 17.120

### NONCONFORMING USES

#### Sections:

**17.120.010 Existing uses and buildings.**

**17.120.020 Buildings under construction.**

**17.120.030 Compliance and registration of nonconforming use.**

#### **17.120.010 Existing uses and buildings.**

A. A nonconforming use or structure may be continued but may not be altered or extended.

1. The extension of a nonconforming use to a portion of a structure which was arranged or designed for the nonconforming use at the time of passage of this title is not an enlargement or expansion of a nonconforming use.

B. If a nonconforming use is discontinued for a period of six months, further use of the property shall conform to this title.

C. If a nonconforming use is replaced by another use, the new use shall conform to this title.

D. If a nonconforming structure or a structure containing a nonconforming use, except a school or church, is destroyed by any cause to an extent exceeding fifty percent of its fair market value as indicated by the records of the county assessor, a future structure or use on the site shall conform to this title.

E. Nothing contained in this title shall require any change in the plans, construction, alteration or designated use of a structure for which a permit has been issued by the city and construction has commenced prior to the adoption of this title, provided the structure, if nonconforming or intended for a nonconforming use, is completed and in use within two years from the time the permit is issued. (Ord. 617 § 1.1 Exh. A (part), 1996)

#### **17.120.020 Buildings under construction.**

Nothing contained in this title shall require any change in the plans, construction, alteration or designated use of a structure for which a permit has been issued by the city and construction has commenced prior to the adoption of this title, provided the structure, if nonconforming or intended for a nonconforming use, is completed and in use within two years from the time the permit is issued. (Ord. 617 § 1.1 Exh. A (part), 1996)

#### **17.120.030 Compliance and registration of non conforming use.**

See Chapter 17.12.160, Compliance and registration of non conforming use. (Ord. 617 § 1.1 Exh. A (part), 1996)