

PART C

SECTION II NONCONFORMING USES AND STRUCTURES

Article 1 Nonconforming Structures

Nonconforming Structures:

1. General Maintenance and Repair: Except as otherwise provided for in this Article, nonconforming structures may continue to exist and be maintained and repaired.
2. Structural Alterations, Renovations, and Additions: Alterations, renovations, and additions to a nonconforming structure may be made only to the extent that such improvements conform with all applicable regulations prescribed in this Ordinance, as amended, and only to the extent that any nonconforming use related to such structure is not expanded.
3. Damaged Structures: Nonconforming structures may be repaired and restored to their former condition after damage by casualty loss or deterioration due to the elements, except where damage involves over 50% of the floor area devoted to a nonconforming use or such damage exceeds 50% of the total replacement cost of the damaged structure.