

## SECTION 14: NON-CONFORMING USES

### 14.A Non-Conforming Use of Land.

The non-conforming use of land where no building is involved existing at the time of the passage of this Ordinance may be continued for a period of not more than two years therefrom, provided that no such non-conforming use of land shall in any way be expanded or extended either on the same or adjoining property, and that if such non-conforming use of land or any portion thereof is discontinued or changed, any future use of such land shall be in conformity with regulations of the district in which it lies.

### 14.B. Non-Conforming Use of Buildings.

- (1) Except as otherwise provided in this Article, the non-conforming use of a building existing at the time this Ordinance becomes effective may be continued, and the use of a non-conforming building may be changed to another use of the same or more restricted classification, but where such use is changed to a more restricted classification it shall not thereafter be changed back to a use of a less restricted classification. A non-conforming building which is or may hereafter become vacant and which shall remain unoccupied or its non-conforming use discarded for a continuous period of one (1) year, shall not thereafter be occupied except by a use which conforms to regulations of the district in which it is located. A non-conforming building may be maintained or kept in good repair except as otherwise provided in this Section.
- (2) No existing non-conforming building may be enlarged, extended, reconstructed, or altered unless its use is changed to a use permitted in the district in which such building is located except in the event such enlargement, extension, reconstruction, or alteration is required by court decision, law, or ordinance.
- (3) No non-conforming building shall be moved in whole or in part to any other location on the lot unless every portion of such building is made to conform to all the regulations of the district in which it is located.
- (4) A non-conforming building which is damaged by fire, explosion, flood, wind, earthquake or other calamity or act of God or the public enemy to the extent of 50% or more of its reasonable value may not be restored except in conformity with the regulations of the district in which it is located.

## **Stephenville – Zoning Ordinance**

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