

PROPOSED AMENDMENT TO GRANDFATHERED NONCONFORMING USES OF LAND AND STRUCTURES

Sec. 12-137. - Grandfathered **nonconforming** uses of land and structures.

It is the nature of this section to avoid any unreasonable invasion of established private property rights. However, this article recognized that the elimination of existing structures and uses that are not in conformity with this article is as much a subject of health, safety and welfare as is the prevention of the establishment of new uses which would violate the process, intent and provisions of this article. A structure, building or use which was established before the effective date of this article and which does not conform to one (1) or more of the requirements of this ordinance is a **nonconforming** use. Such **nonconforming** use may be continued in perpetuity, may be replaced, shall not be converted to any other use except a conforming use, shall not be expanded except as provided in this article shall not be reestablished after discontinuance of operation for one continuous six (6) months period. Nothing in this article shall be deemed to prevent the strengthening or restoring to safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.