

Chapter 18.52

NONCONFORMING STRUCTURES AND USES

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18.52.010 Requirements generally. (a) Any nonconforming structure lawfully erected prior to the adoption of this title may be used and maintained except as otherwise provided in this chapter.

(b) A nonconforming use lawfully established prior to the adoption of this title may be continued, subject to the limitations hereinafter provided.

(c) If any nonconforming use is abandoned or discontinued for any reason, subsequent use of such land shall be in conformity with the provision of this title. The discontinuance of a nonconforming use for a period of six months or more is, in itself prima facie evidence of abandonment.

(d) In "R-1" districts all nonconforming, multiple family usage of property shall be discontinued on or before August 10, 1968.

(e) The variance provisions of Chapter 18.48, hereof, are applicable to the stated times of discontinuance set forth in this section.

(f) All nonconforming usage of private stables shall be discontinued on or before May 14, 1980. (Ord. 434 §1, 1981; Ord. 416 §1, 1980; Ord. 377 §4, 1977; Ord. 270 §1, 1968; prior code §10 113 (part)).

18.52.020 Use changed to another nonconforming use. If no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use of the same or more restricted classification, but such use shall be subject to other provisions of this title. (Prior code §10 113 (part)).

18.52.030 Alteration. No nonconforming use, no nonconforming structure and no structure devoted to a nonconforming use shall be enlarged, extended, reconstructed or structurally altered, unless such structure or use is changed to a structure or use permitted under the regulations specified by this title for the district in which the structure is located; provided, however, that a nonconforming structure may be altered so long as the exterior dimensions of the structure are not enlarged by the alteration and all other regulations are complied with. (Prior code §10 113 (part)).

18.52.040 Building permit requirements. No building permit shall be issued for the erection of, alteration or addition to any building or structure, contrary to the provisions of this title, or of any amendment thereto, which shall declare a building or structure of that use, type, or location upon a lot, to be prohibited within the district in which it is situated. Each application for a building permit shall be accompanied by a statement as to the use of the building applied for, and on each such application shall be shown an accurate plan for the location of the building drawn to an appropriate scale. (Prior code §10 113 (part)).

18.52.050 Provision applicability—Suspension time limit. The foregoing provisions shall also apply to nonconforming uses and structures created by future amendments to the provisions of this title, and any time limit for the suspension of a nonconforming structure or use shall date from the date of the enactment of this title or any amendment which first creates the nonconformity. (Prior code §10 113 (part)).