

NONCONFORMING USES
SECTION 10

10.1 - Nothing in this Resolution shall prohibit the completion of construction and use of a nonconforming building for which a zoning certificate has been issued prior to the effective date of this Resolution or any amendment thereto; provided that construction is started within ninety (90) days after the issuance of such certificates; that construction is carried on diligently and without interruption for a continuous period in excess of thirty (30) days; and that the entire building shall be completed with two (2) years after the issuance of said zoning certificate,

10.2 - Any building arranged, intended or designed for nonconforming use, the construction of which has been started at the time of the passage of this Resolution of Amendments, may be completed and used for such nonconforming purposes, providing it is done within six (6) months after this Resolution of Amendments takes effect.

10.3 - Nothing in this Resolution shall prevent the reconstruction, repairing, rebuilding and continued use of any nonconforming building which has been destroyed or damaged by fire, explosion, or acts of God, provided said damage is less than fifty (50) percent of the value of the structure at the time it is destroyed, and such restoration is done within two (2) years from date of destruction or damage.

10.4 - A building or structure devoted to a nonconforming use at the time this Resolution takes effect may not be altered or enlarged so as to extend said nonconforming use except to make it a conforming use.

10.5 - When a nonconforming use has been changed to a conforming use the property shall not thereafter be allowed to revert to a non-conforming use. When a non-conforming use has been changed to a non-conforming use less in conflict with the character of the district in which it is located, it shall not thereafter be changed to a non-conforming use more in conflict with the district

10.6 - The Board of Zoning Appeals shall determine when a nonconforming use is less in conflict with the character of the district than that of previous uses.

10.7 - Nothing in this Resolution shall prevent the strengthening or restoring to a safe condition of any portion of a building or structure declared unsafe by a proper authority.