

Article 6

Legally Nonconforming Property, Structures, and Uses

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6.100 Legally Nonconforming Property, Structures, and Uses

1. A property, structure, or use is legally nonconforming if it does not conform to regulations in this UDC and if the nonconformity is due to a change in regulation after the property, structure, or use was established.
2. Legally nonconforming property, structures, and uses may be continued or modified subject to the requirements of this Article.

6.101 Legally Nonconforming Property

Legally nonconforming lots may be built upon and/or used provided the new structure and/or use complies with applicable regulations in this UDC.

6.102 Legally Nonconforming Structures

1. Repairs may be made to a legally nonconforming structure if the repair does not create an additional nonconformity to the structure. In the case of major damage or destruction, the structure can be repaired or re-built up to its size before the damage was incurred.
2. Any addition to a legally nonconforming structure must comply with the regulations in this UDC.

6.103 Legally Nonconforming Uses

1. A legally nonconforming use of property or structures, or any combination thereof, may be continued.
2. A legally nonconforming use may be changed to a similar nonconforming use if the new nonconforming use does not negatively change the effects upon the neighborhood.