

ARTICLE XI. EXCEPTIONS AND MODIFICATIONS

Section 110.00 LOT OF RECORD. When the owner of a lot of record at the time of adoption of this ordinance does not own sufficient land to enable strict conformance to the yard and other requirements of this ordinance, one building and its accessory structures may be built, provided the yard space and other requirements conform as closely as possible, in the opinion of the Board of Zoning Adjustment, to the requirements of the district in which it is located; and further provided that neither side yard shall be reduced to less than five feet in width.

Section 111.00 NONCONFORMING USE. Any nonconforming use or structure may be continued but, except upon approval of the Board of Adjustment as provided in Article XIII, such use shall not be:

- A. re-established after discontinuance for one year; or
- B. extended except in conformity to this ordinance. (August 16, 2005, Ordinance # 2005-08-16-060)

Section 112.00. CHANGE IN NONCONFORMING USE. A nonconforming use may be changed to another non-conforming use provided that the Board of Adjustment shall find that the proposed use is equally as appropriate or more appropriate to the district as the existing nonconforming use.

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