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ARTICLE 7. NONCONFORMITIES

7.1 Intent

It is the intent of this Article to minimize the impact of changed regulations on development that existed (or for which a vested right had been established) as of the effective date of the changed regulations.

7.2 Nonconforming Lots

7.2.1 Definition

A nonconforming lot is a lot that was lawfully created prior to the effective date of this Chapter or a subsequent amendment thereto, but does not conform to the minimum gross land area or minimum lot width requirements established in Section 3.8 for the zoning district in which it is located.

7.2.2 Required Combination or Recombination of Nonconforming Lots

Where a nonconforming lot abuts another lot of record (whether conforming or nonconforming) held in the same ownership at or subsequent to enactment of this Chapter, such lots shall be combined or recombined as necessary to form a conforming lot or lots and shall not thereafter be subdivided except in compliance with all of the requirements of this Chapter.

Where a nonconforming lot was created by public taking action or as a result of a court order, the above combination or recombination of lots shall not be required.

7.2.3 Use of Nonconforming Lots

Where a nonconforming lot cannot be combined or recombined with other lots to form a conforming lot or lots, such nonconforming lot may be used subject to the compliance of the intended use and structure(s) with applicable use regulations and with applicable LUI ratios and setback and height regulations. However, any use (e.g. two-family or multi-family dwelling) that requires a greater gross land area than the minimum gross land area listed in Section 3.8 for the appropriate zoning district shall not be permitted on a lot which does not conform to such minimum gross land area requirement.

If compliance of the structure(s) intended on the nonconforming lot with applicable setback regulations is not reasonably possible, the nonconforming lot may be used as a building site subject to the granting of variance from such setback regulations by the Board of Adjustment in accord with the provisions of Section 4.12 of this Chapter.

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7.3 Nonconforming Uses

7.3.1 Definition

A nonconforming use is a use of land, buildings, or structures that was lawfully established (or for which a vested right had been established) on a property prior to the effective date of current use regulations, but does not conform to the Use Regulations of Article 3 for the zoning district in which it is located.

7.3.2 Regulations

Two-family duplex dwelling units existing or for which a vested right had been established as of October 21, 2002, may be continued as a use without limitation and shall not be considered as a nonconforming use as defined herein. Nonconforming uses, other than two-family duplex dwelling units, may be continued subject to the following limitations:

- (a) No nonconforming use shall be extended, expanded, enlarged, or moved to occupy a different or greater area of land, buildings, or structures than was occupied by such use at the time it became nonconforming, provided that a nonconforming use may be extended throughout any parts of a building which were specifically designed and arranged for such use at the time it became nonconforming.
- (b) No building or structure devoted to a nonconforming use shall be enlarged, extended, or moved unless such building or structure is thereafter devoted to a conforming use.
- (c) If a nonconforming use ceases for more than ninety (90) consecutive days or a total of one hundred and eighty (180) days in any twelve (12) month period, subsequent use of the land, or structures previously devoted to such use shall thereafter be devoted to conforming uses.

7.4 Nonconforming Features

7.4.1 Definition

A nonconforming feature is a physical feature or characteristic of a use, building, structure or other development of land that was lawfully established (or for which a vested right had been established) prior to the effective date of this Chapter or a subsequent amendment thereto, but does not conform to the Intensity Regulations of Article 3 or the Design Standards of Article 5 applicable to such use, building, structure, or development of land. Nonconforming features include, but are not limited to, physical features and characteristics of development that exceed allowable maximum standards (floor area, height), and those that lack or fall short of required minimum standards (outdoor space, livability space, recreation space, setback, building spacing, access and circulation arrangement and design, sight line triangle, off-street parking and loading spaces and design, water supply and sewage disposal arrangement and design, utility design,