

**ARTICLE VII**  
**NON-CONFORMING BUILDINGS, STRUCTURES**  
**AND USES OF LAND**

**SECTION 1. NON-CONFORMING BUILDINGS AND STRUCTURES**

A NON-CONFORMING BUILDING OR STRUCTURE EXISTING AT THE TIME OF ADOPTION OF THESE REGULATIONS MAY BE CONTINUED AND MAINTAINED EXCEPT AS OTHERWISE PROVIDED IN THIS SECTION.

**1.1 Alteration or Enlargement of Buildings and Structures**

A non-conforming building or structure shall not be added to or enlarged in any manner unless said building or structure, including additions and enlargements, is made to conform to all of the regulations of the district in which it is located.

Should such non-conforming structure or non-conforming portion of structure be destroyed by any means to an extent of more than 50 per cent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this ordinance.

**1.2 Outdoor Advertising Signs and Structures**

Any advertising sign, billboard, commercial advertising structure or statuary, which is lawfully existing and maintained at the time these regulations became effective, which does not conform with the provisions hereof shall not be structurally altered and shall be completely removed from the premises not later than three (3) years from the effective date of these regulations.

**1.3 Building Vacancy**

A non-conforming building, structure or portion thereof, which is or hereafter becomes vacant and remains unoccupied for a continuous period of six (6) months shall not thereafter be occupied except by a use which conforms to the use of regulations of the district in which it is located.

**1.4 Change in use**

A non-conforming use of a conforming building or structure (i.e., commercial use in dwelling, etc.) shall not be expanded or extended into any other portion of such conforming building or structure nor changed except to a conforming use.

**SECTION 2. NON-CONFORMING USES OF LAND**

A non-conforming use of land, existing at the time of these Regulations, which has been discontinued for a period of three (3) months may not be extended or renewed.