

## Chapter 17.62

### NONCONFORMING USES

**Sections:**

- 17.62.010 Continuing nonconforming use or structure.**
- 17.62.020 Discontinued use.**
- 17.62.030 Replacement.**
- 17.62.040 Restored use-Conformance.**
- 17.62.050 Permit approval prior to adoption.**

**17.62.010 Continuing nonconforming use or structure.**

A nonconforming use or structure may be continued by may not be altered or expanded. The expansion of a nonconforming use to a portion of a structure which was arranged or designed for the nonconforming use at the time of passage of the ordinance codified in this title is not an enlargement or expansion of a nonconforming use. (Ord. 1-5-87A § 29 (1))

**17.62.020 Discontinued use.**

If a nonconforming use is discontinued for a period of one year, further use of the property will be in conformance with this title. (Ord. 1-5-87A § 29 (2))

**17.62.030 Replacement.**

If a nonconforming use is replaced by another use, the new use will be in conformance with this title. (Ord. 1-5-87A § 29 (3))

**17.62.040 Restored use-Conformance.**

If a nonconforming structure or a structure containing a nonconforming use, except a school or church, is destroyed by any cause to an extent exceeding fifty percent of its fair market value as indicated by the records of the county assessor, a future structure or use on the site will be in conformance with this title. (Ord. 1-5-87A § 29 (4))

**17.62.050 Permit approval prior to adoption.**

Nothing contained in this title requires any change in the plans, construction alteration or designated use of a structure for which a permit has been issued by the county and construction has commenced prior to the adoption of the ordinance codified in this title, provided the structure, if nonconforming or intended for a nonconforming use, is completed and in use within two years from the time the permit is issued. (Ord. 1-5-87A § 29 (5))