

SECTION 9.0 NONCONFORMING USES, STRUCTURES, AND LOTS

9.01 EXISTING NONCONFORMING USES

The lawful nonconforming use of a structure, land, or water existing at the time of the adoption or amendment of this Ordinance may be continued although the use does not conform with the provisions of this Ordinance.

Only That Portion of the land or water in actual use may be so continued and the structure may not be extended, enlarged, reconstructed, substituted, moved, or structurally altered except when required to do so by law or order so as to comply with the provisions of this Ordinance.

Total Lifetime Structural Repairs or alterations shall not exceed 50 percent of the Village's current equalized assessed value of the structure unless it is permanently changed to conform to the use provisions of this Ordinance.

Changes of Use may be permitted by the Zoning Board of Appeals if such changes will reduce the incompatibility of the nonconforming use with the neighboring uses.

9.02 ABOLISHMENT OR REPLACEMENT

If such nonconforming use is discontinued or terminated for a period of 12 months, any future use of the structure, land, or water shall conform to the provisions of this Ordinance. When a nonconforming use or structure is damaged by fire, explosion, flood, the public enemy, or other calamity, to the extent of more than 50 percent of its current equalized assessed value, it shall not be restored except so as to comply with the use provisions of this Ordinance.

9.03 EXISTING NONCONFORMING STRUCTURES

The lawful nonconforming structure existing at the time of the adoption or amendment of this Ordinance may be continued although its size or location does not conform with the lot width, lot area, yard, height, parking and loading, and access provisions of this Ordinance; however, it shall not be extended, enlarged, reconstructed, moved, or structurally altered except when required to do so by law or order so as to comply with the provisions of this Ordinance.

9.04 CHANGES AND SUBSTITUTIONS

Once a nonconforming use or structure has been changed to conform, it shall not revert back to a nonconforming use or structure.

9.05 SUBSTANDARD LOTS

A lot which does not contain sufficient area to conform to the dimensional requirements of the ordinance but which is at least 50 feet wide and 5,000 square feet in area, may be used as a single-family building site provided that the use is permitted in the zoning district and providing the lot is on record in the county Register of Deeds office prior to the effective date or amendment of this Ordinance. If two or more substandard lots with continuous frontage have the same ownership as of the effective date of this ordinance, the lots involved shall be considered to be an individual parcel for the purposes of this ordinance.