

**SEC. 13-1-82 EXISTING NONCONFORMING STRUCTURES.**

The lawful nonconforming structure existing at the time of the adoption or amendment of this Chapter 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 Chapter. However, it shall not be extended, enlarged, reconstructed, moved or structurally altered except when required to do so by law or order or so as to comply with the provisions of this Chapter.

**SEC. 13-1-83 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. Once the Board of Zoning Appeals has permitted the substitution of a more restrictive nonconforming use for an existing nonconforming use, the substituted use shall lose its status as a legal nonconforming use and become subject to all the conditions required by the Board of Zoning Appeals.

**SEC. 13-1-84 SETBACK EXCEPTIONS.**

- (a) Where fifty percent (50%) or more of a frontage is occupied by buildings having setbacks which are greater or less than the setback required by this Chapter for the district in which such frontage is located, the setback on the remainder of such frontage shall be the average setback of such buildings.
- (b) Where less than fifty percent (50%) of a frontage is occupied by buildings, the following setbacks shall apply:
  - (1) Where a vacant lot abuts an occupied lot having a setback greater than is required by this Chapter, the setback on the abutting vacant lot shall be the average of the setback required by this Chapter for the district in which such lot is located and the setback on the occupied lot, or the average of such required setback and the lesser of the setbacks on the occupied lots, if the vacant lot abuts more than one (1) occupied lot in the same frontage.
  - (2) Where a vacant lot abuts a lot occupied by a building which has a setback less than is required by this Chapter, the setback on the vacant lot shall be the setback required by this Chapter for the district in which such lot is located.

**SEC. 13-1-85 THROUGH SEC. 13-1-89 RESERVED FOR FUTURE USE.**