

ARTICLE XXXI
NONCONFORMING USES and STRUCTURES

§ 180.108. Applicability of Article.

The provisions of this Article affecting the NONCONFORMING USES of land and BUILDINGS and nonconforming STRUCTURES cited herein shall apply, under the provisions of this chapter as enacted initially, to amendments to this chapter and to zoning or rezoning of areas annexed to the BOROUGH.

§ 180.109. Regulations.

The following regulations shall be enforced in reference to nonconforming STRUCTURES:

180.109.1. A nonconforming STRUCTURE may be repaired or maintained until such time as the procedures of this chapter become effective, provided that no STRUCTURAL ALTERATIONS shall be made except those authorized by the BUILDING INSPECTOR for the safety and protection of the occupants.

180.109.2. Whenever a nonconforming STRUCTURE or a STRUCTURE having a NONCONFORMING USE is destroyed to the extent of seventy-five per cent (75%) of its value by fire or act of God or is removed for any other reason, the NONCONFORMING USE is eliminated and the property must thereafter conform to the zoning requirements of the district in which it is located. A nonconforming STRUCTURE can only be altered so as to conform to the requirements of the district in which it is located.

180.109.3. Whenever a NONCONFORMING USE of a STRUCTURE or portion thereof has been discontinued for a period of at least one (1) year, such NONCONFORMING USE shall not thereafter be reestablished, and the future use shall be in conformity with the provisions of this chapter.