

CHAPTER 1268
Nonconforming Uses

- 1268.01 Continuation of existing nonconformities.
- 1268.02 Discontinuance; re-establishment.
- 1268.03 Repair of damaged uses.
- 1268.04 Enlargement; alteration.

CROSS REFERENCE

Division of municipal corporations into zones – see Ohio R.C. 713.06
Restriction in location of buildings and structures – see Ohio R.C. 713.07
Restrictions on height of buildings and structures – see Ohio R.C. 713.08
Restrictions on bulk and location of buildings and structures, percentage of lot occupancy and set-back building lines – see Ohio R.C. 713.09
Basis of districting or zoning; classification of buildings and structures – see Ohio R.C. 713.10
Administrative board; powers and duties – see Ohio R.C. 713.11
Notice and hearing on zoning regulations – see Ohio R.C. 713.12
Violations may be enjoined – see Ohio R.C. 713.13
Dwelling units in C-1 Districts are nonconforming uses - -see P. & Z. 1250.02

1268.01 CONTINUATION OF EXISTING NONCONFORMITIES.

The lawful use of a building or land existing at the time of adoption of this Zoning Code (Ordinance , passed) may be continued, even though such use does not conform to the regulations established by this Zoning Code for the district in which it is maintained. An existing nonconforming use of a building may be continued so long as no structural alternations, except such as may be required by law or ordinance, are made therein. An existing non conforming use of a building or premises may, by special permit, be changed to another nonconforming use of a higher classification, but no building or premises in which a nonconforming use has been so changed shall again be devoted to a less restricted use.

1268.02 DISCONTINUANCE; RE-ESTABLISHMENT.

In any district, wherever a non conforming use of a building is discontinued for one year, such nonconforming use shall not thereafter be re-established, and the future use shall be in conformity with this Zoning Code.

1268.03 REPAIR OF DAMAGED USES.

Any nonconforming building or structure damaged by fire, explosion, flood or act of God may be reconstructed and used as before such calamity, provided that the building or structure is not more than fifty percent destroyed.

1268.04 ENLARGEMENT; ALTERATION.

No existing building or premises devoted to a use not permitted by this Zoning Code in the district in which such building or premises is located shall be enlarged, extended, reconstructed or structurally altered, except where required by law or ordinance, unless such use is changed to a use permitted in the district in which such building or premises in located.

(Ord. . Passed .