
Sec. 94-511. - Scope, purpose and intent.

- a. *Purpose and intent.* The purpose of this article is to provide means by which a nonconforming structure, lot or use may continue lawfully until such time as the structure or use no longer exists. This article is intended to provide standards and guidelines for nonconforming uses, lots and structures.
- b. *Scope.* From time to time amendments are required to the zoning and land development regulations to reflect changed circumstances or policies that render existing structures or uses nonconforming under the amendment. This article shall not require any change in the plans or construction of a structure which was lawful at the time of building construction, provided construction has been completed, or in a use which was lawful when established in the zoning district. A project submitted with an official application for a building permit shall be subject to the requirements of this chapter at the time of submittal, provided such project is commenced prior to the expiration of the development approvals for such project. For purposes of this section, project commencement shall mean the placement of construction materials in a permanent position and fastened in a permanent manner. Should the development approval for any project expire, then development shall be subject to the then-current regulations. The regulations of this article shall apply throughout all zoning districts.

(Ord. No. 4714-17, § 3, 9-14-2017)