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**ARTICLE IV
ACCESSORY AND NONCONFORMING USES
AND BUILDINGS**

4.10 ACCESSORY BUILDINGS AND USES.

Nothing contained herein shall be deemed to prevent the erection or maintenance of accessory buildings and uses excepting limitations pertaining to nonconforming uses.

4.11 CONTINUING EXISTING USES.

At the discretion of the owner, the lawful use of any building, structure, land or premises existing prior to the effective date of this Ordinance, although the use does not conform to the provisions of this Ordinance, may be continued; and such use of any building may be extended throughout said building, provided no structural changes be made therein except those required for safety and sanitation.

4.12 CHANGE OF USE.

Whenever the nonconforming use of any structure or land is changed in whole or in part to a conforming use, such use shall not thereafter be reverted to any nonconforming use. If the nonconforming use of any building, structure or land is discontinued through vacancy, lack of operation or otherwise for a continuous period of twelve (12) months, then any future use of said building, structure or land shall conform, in its entirety, to the provisions of this Ordinance; provided, however, that the Board of Appeals may, upon application within six (6) months of the termination of said period, permit the resumption of such nonconforming use.

4.13 RECONSTRUCTION OF DAMAGED NONCONFORMING STRUCTURE.

Nothing in this Ordinance shall prevent the reconstruction, repair or restoration and the continued use of any nonconforming building or structure damaged by fire, collapse, explosion, acts of God or acts of the public enemy, subsequent to the effective date of this Ordinance, wherein the nonconforming user has first obtained the approval of the Board of Appeals, wherein the Board of Appeals has first determined that the continued use will be substantially the same as the previous nonconforming use and that such continued use will not be detrimental to the health, safety and welfare of surrounding property owners.

4.14 REPAIR AND ALTERATION OF NONCONFORMING STRUCTURES.

Nothing in this Ordinance shall prevent the repair, alteration, reinforcement improvement or rehabilitation of a nonconforming building or structure or part thereof existing on the effective date of this Ordinance that may be necessary to secure or insure the continued advantageous use of the building or structure during its normal life: provided, however, that such repair, alteration, reinforcement, improvement or rehabilitation proposes no change in the use of said building or structure or any part thereof.

4.15 EXTENSION OF NONCONFORMING USE OR STRUCTURE.

The extension of any nonconforming use or addition to any nonconforming structure for the purpose of extending such nonconforming use or structure throughout all or a portion of a given lot or parcel of land may be granted by the Zoning Board of Appeals if it shall first be determined that such extension shall not be inimical to public health, safety or welfare, particularly with regard to surrounding property owners.