

VILLAGE OF DENNISON, OHIO

ZONING CODE

ORDINANCE NO. 2052

ADOPTED BY VILLAGE COUNCIL SEPTEMBER 3, 1998

ARTICLE XIV NONCONFORMING USES

1400 Nonconforming Uses

- 1400.1 Any lawful uses of buildings or land existing at the effective date of this Ordinance may be continued, even though such use does not conform to the provisions hereof. The nonconforming use of a building may be extended throughout those existing parts of the building which were arranged and designed for such use. No nonconforming building or structure shall be moved, extended, enlarged or altered and no nonconforming use of land shall be expanded, except when authorized by the Board in accordance with the provisions of Article XVI, Section 1602.
- 1400.2 When the use of a building or land becomes nonconforming through a change in the amended zoning ordinance or in the district boundaries, such use may be continued.
- 1400.3 A nonconforming use which is discontinued for a period of one(1) year shall not again be used except in conformity with the regulations of the district in which it is located.
- 1400.4 A nonconforming use which has been damaged by fire, explosion, act of God or the public enemy to the extent sixty (60) percent or more of its reproduction value at the time of the damage shall not be restored except in conformity with the regulations of the district in which it is located. When damaged by less than sixty (60) percent of its reproduction value, a nonconforming use may be repaired or reconstructed, and used as before the time of damage, provided such repairs or reconstruction are started within one (1) year of the date of such damage.
- 1400.5 Nonconforming trailer or mobile home located on a lot in any district, once removed shall not be located on such lot unless the unit was traded in for another unit, such trade- in being a maximum of three (3) years old. In this instance, the replacement shall be on site within thirty (30) days of the removal of the previous unit. The replacement shall only be occupied by the owner(s) thereof or a member or members of the immediate family of the owner(s), and shall not be used as a contract rent rental unit. Such replacement shall meet the trailer or mobile home requirements set forth in Article V of this Ordinance. Should the lot upon which the nonconforming trailer or mobile home be sold or otherwise transferred the new owner of record shall not be permitted to replace such nonconforming trailer or mobile home unless the lot meets the area requirements set forth in Article V of this Ordinance. All other provisions of Article V shall also be met in any such replacement.
- 1400.6 It is not the intention herein to classify as nonconforming a use or building allowed in a district as a conditional use under the regulations of this Ordinance.

1400.7 Any building arranged, intended or designed for a nonconforming use, the construction of which has been started at the time of the passage of this Ordinance but not completed, may be completed and put into such nonconforming use, provided it is done within one (1) year after this Ordinance takes effect.

1401 Zoning Certificates For Nonconforming Uses

A Zoning Certificate shall be required for all lawful nonconforming uses of land and buildings created by adoption of this Ordinance in accordance with the provisions of Section 1505 of Article XV.