

Other places of assembly without fixed seating	1 space per 75 sq.ft. gross floor area	0
Banks, business or professional offices	1 per 400 sq.ft. of floor area	1 space per 100,000 sq.ft. of floor area or major fraction thereof
Bowling alleys	5 per alley	"
Retail stores and shops	1 per 300 sq.ft. of floor area	"
Mobile home courts	2 per mobile home lot	0
Manufacturing and industrial uses, warehousing, research and test labs	1 per 2 employees per shift based on the largest shift	1 for first 40,000 sq.ft. of floor area plus 1 for each additional 100,000 sq. ft.

(Ord. 471 §12.3, 1976).

17.44.080 Required to be on same or adjacent lot.
All required off-street parking and loading shall be on the same lot with the establishment or on an adjacent lot or one across a street therefrom. (Ord. 471 §12.4, 1976).

Chapter 17.48

NONCONFORMING USES

Sections:

- 17.48.010 Discontinuance required.
- 17.48.020 Continuance permitted under certain conditions--Land uses.
- 17.48.030 Continuance permitted under certain conditions--Structures.
- 17.48.040 Continuance permitted under certain conditions--Uses of structures.
- 17.48.050 Changes in use.
- 17.48.060 Repairs and maintenance.
- 17.48.070 Special exceptions.

17.48.010 Discontinuance required. The lawful use of signs and billboards, which does not conform to the provisions of this title, shall be discontinued within two years from the date of the approval of the ordinance codified in this title, and the use of signs and billboards, which become nonconforming by reason of a subsequent change in this title, shall also be discontinued within two years from the date of the change. (Ord. 471 §13.1, 1976).

17.48.020 Continuance permitted under certain conditions--Land uses. Where, at the effective date of adoption of the ordinance codified in this title, lawful use of land exists that is made no longer permissible under the terms of this title, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:

A. No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied by such use at the effective date of adoption of the ordinance codified in this title.

B. No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption of the ordinance codified in this title.

C. If such nonconforming use of land ceases for any reason for a period of one year or more, any subsequent use of such land shall conform to the regulations specified by this title for the district in which such land is located. (Ord. 471 §13.2, 1976).

17.48.030 Continuance permitted under certain conditions--Structures. Where a lawful structure, other than a sign or billboard, exists at the effective date of adoption of the ordinance codified in this title that could not be built under terms of this title by reason of restrictions on area, lot coverage, height, yards or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

A. No such structure may be enlarged or altered in a way which increases its nonconformity.

B. Should such structure be destroyed by any means to an extent of more than fifty percent of its replacement cost at time of destruction, then it shall not be reconstructed except in conformity with the provisions of this title. A building designed for a nonconforming use, however, may be constructed or altered beyond the limitations provided in this chapter by action of the board of appeals, after public hearing, as required by law in case of variances. (Ord. 471 §13.3, 1976).

17.48.040 Continuance permitted under certain conditions--Uses of structures. If a lawful use of a structure, or of structure and premises in combination, exists at the effective date of adoption of the ordinance codified in this title, that would not be allowed in the district under the terms of this title, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

A. No existing structure devoted to a use not permitted by this title in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.

B. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of the ordinance codified in this title, but no such use shall be extended to occupy any land outside such building.

C. If a nonconforming use has been discontinued for a period of one year or more, it shall not be reestablished, unless the nonconforming use was in a building designed, arranged and intended for such use.

D. Any structure, or structure and land in combination, on which or in which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district in which such structure is located and the nonconforming use may not thereafter be resumed.

E. When a nonconforming use of a structure, or structure and premises in combination, is discontinued or abandoned for twelve consecutive months, the structure, or structures and premises in combination, shall not thereafter be used except in conformance with the regulations of the district in which it is located.

F. Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land. (Ord. 471 §13.4, 1976).

17.48.050 Changes in use. A. Once changed to a conforming use, no building or land shall be permitted to revert to a nonconforming use. A nonconforming use shall not be substituted or added to another nonconforming use.

B. The provisions of subsection A of this section shall also apply to buildings, structures, land or uses which hereafter become nonconforming due to any reclassification of districts under this title or any subsequent changes in the regulations of this title. (Ord. 471 §13.5, 1976).

17.48.060 Repairs and maintenance. A. On any building devoted in whole or in part to any nonconforming use, work may be done in any period of twelve consecutive months on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring or plumbing, to an extent not exceeding ten percent of the current replacement value of the building; provided, that the cubical content of the building as it existed at the time of passage or amendment of the ordinance codified in this title shall not be increased.