

Chapter 14.80
NON-CONFORMING USES

Sections

- 14.80.010 Continuation
- 14.80.020 Abandonment
- 14.80.030 Change of tenancy
- 14.80.040 Nuisances
- 14.80.050 Ordinance 1419

14.80.010 Continuation

Any legally established non-conforming use may be continued subject to the provisions of this section; provided that other than ordinary maintenance and repair, the non-conforming use or building is not changed, enlarged, or extended in a manner which increases or reinforces its degree of nonconformity.

14.80.020 Abandonment

If a non-conforming use is abandoned or discontinued for a period of 12 consecutive months or more, the non-conforming status of the use is terminated, and any future use of the land or structures shall be in conformity with the provisions of this title. The mere presence of a structure, equipment, or material shall not be deemed to constitute the continuance of a non-conforming use unless the structure, equipment, or material is actually being occupied or employed in maintaining such use.

14.80.030 Change of Tenancy

Change of tenancy, ownership, or management shall not affect legal non-conforming status.

14.80.040 Nuisances

Nuisances as defined by State law or City ordinance shall not enjoy legal non-conforming status.

14.80.050 Ordinance 1419

No downzone provided for in the areas of the City rezoned by Ordinance 1419 shall be deemed to have the effect of creating a non-conforming use of multi-family dwelling structures, which were permitted uses on March 20, 1979. Permitted multi-family units existing on March 20, 1979, in the areas rezoned by Ordinance 1419, shall continue without any non-conforming use status attaching to those existing uses, provided that any reconstruction, remodeling or other revision of such multi-family dwelling structures will be subject to the provisions of this title. (Ord. 2082, 2005)