

Section 118-5-1. - Nonconforming Uses and Noncomplying Structures.

- (a) Any structure or non-agricultural use that was established in accordance with all applicable provisions of the County Code in effect at the time of establishment, and was in existence on November 18, 2003, or a structure or non-agricultural use established pursuant to a waiver of or exception to the provisions of this Chapter that does not comply with the provisions of this Chapter may continue and be maintained, but may not be enlarged or expanded, unless such enlargement or expansion is approved pursuant to Article 5 or Article 6 of this Chapter and otherwise complies with applicable provisions of the County Code.
- (b) Nothing in this Chapter shall affect the reconstruction of structures destroyed or damaged by any casualty, if such reconstruction is otherwise permitted by law and so long as the structure is reconstructed in the same location and creates no more impervious area than existed with the prior structure. Upon application for a Building Permit to replace such structures, the provisions of this Chapter shall be waived. (32-03-118.)