

Article IX – Supplementary Regulations
Section 902- Nonconforming Uses (continued)

Appeals that such enlargement or alteration will substantially improve the structure and the environment of abutting uses and will not be cause for making abutting properties unusable as zoned.

- C. If a nonconforming use is changed to be permitted or more restrictive use in the district in which it is located, it shall not revert or be changed back to a nonconforming or less restrictive use.
- D. A nonconforming mobile home may be replaced by another mobile home if it can be conclusively shown to the satisfaction of the Board of Appeals that such replacement will substantially improve the structure and the environment of abutting uses and will not be cause for making abutting properties unusable as zoned.

Section 903 - Accessory Uses or Buildings

- 1. No Accessory Building or use shall be established on a lot unless there is a principal or primary structure or use being legally constructed or already established on the same zoning lot.
- 2. Any use / building which complies with all of the following conditions is thereby being operated as an accessory use / building, as per the definition of Article IV, Def. (1) and (11):
 - A. Is clearly incidental and customary to and commonly associated with the operation of the permitted uses present in the particular Zoning District; not to be limited by the existence of a primary building if the new building or use is an accessory to the regular usage of the property.
 - B. Is operated and maintained under the same ownership and on the same lot or contiguous lot to the Permitted Uses.
 - C. Does not include structures or structural features inconsistent with Permitted Uses.
 - D. Does not include residential occupancy, except for living quarters for farm, domestic or other employees having employment on the premises. (Guest cottages shall be allowed but shall not be used as permanent dwellings).
 - E. Accessory buildings may be located in any yard provided all setback requirements can be met.
 - F. If an accessory use is carried on within the structure containing the Permitted Uses, the gross floor area within such structure utilized by Accessory Uses (except garages and off- street loading facilities) shall be not greater than twenty (20) per cent of the gross floor area, but not to exceed three hundred (300) square feet of a single unit dwelling; ten (10) per cent of the gross floor area of a structure containing any Permitted Uses other than a single unit dwelling.
 - G. Fall-out shelters are permitted as accessory uses and structures in any district, subject to the yard and lot coverage regulations of the district. Such shelters may contain or be contained in other structures or may be constructed separately and in addition to shelter use may be used for any accessory use permitted in the district regulations on such use. Fall-out shelters constructed completely below the ground level except for a vent not exceeding 30 inches in height above ground level may be contained within any yard area.
 - H. Garages, when used as accessory buildings, may be constructed up to the front setback line in either a front yard or side yard, provided however, that any garage so constructed shall have a setback of at least 10 feet from the side lot line.