**8.0200 Existing Nonconforming Uses and Development**

# 8.0221 –Design Review Standards

|  |  |  |
| --- | --- | --- |
| **Standard** | **N/A** | **Findings** |
| 8.0202 – Upgrades to Portions of the Site Not Being Otherwise Developed |  |  |

# 8.0211 – Legal Nonconforming Situations

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0211 – What Constitutes a Legal Nonconforming Situation |  |  |

# 8.0220 – Changes to Nonconforming Uses and Developments

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0220(A) – Undue Hardship |  |  |
| 8.0220(B) – Containment of Expansion to Existing Areas |  |  |
| 8.0220(C) – Expansion within Existing Building |  |  |
| 8.0220(D) – Allowance for Normal Maintenance & Repair |  |  |
| 8.0220(E) Detrimental Effects |  |  |
| 8.0220(F) – Building Code Occupancy and Risk to Life/Fire Hazard |  |  |
| 8.0220(G) – Full Conformance With Public Facilities, Buffering and Screening, and 10% upgrades |  |  |
| 8.0220(H) – Full Conformance with Landscaping Ratios |  |  |
| 8.0220(I) – Type I Replacement if Essentially Identical |  |  |
| 8.0220(J) – Type II Replacement if Substantially Similar |  |  |
| 8.0220(K) – Full Conformance When Design Review is Required |  |  |

# 8.0221 – Alteration, Enlargement, Expansion, Movement or Replacement of Nonconforming Development

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0211(A) – Maintaining Existing Setbacks When Enlarging or Moving |  |  |
| 8.0221(B) – Conforming with Height Restrictions & Lot Coverage Standards When Relocating or Enlarging |  |  |
| 8.0221(C) – Increasing Compliance with FARs |  |  |
| 8.0221(D) – Lot Size, Frontage and Dimensional Nonconformity |  |  |

# 8.0222 – Alteration, Enlargement, Expansion, Movement or Replacement of Nonconforming Use

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0222 (A) – When Moving is Allowed |  |  |
| 8.0222(B) – Enlargement: How Much and Where |  |  |
| 8.0222(C) – Applicability of Current Height, Setback and Lot Coverage Standards |  |  |
| 8.0222(D) – Moving Non-Building Elements |  |  |
| 8.0222(E) – Freeze on Number of Structures/Dwelling Units |  |  |
| 8.0222(F) – Single-Family and Duplex Dwellings |  |  |
| 8.0222(G) – Number of Times Enlargement or Moving Allowed for Institutional or Special Uses. |  |  |

# 8.0230 – Damages to Non-Conforming Situations

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0230 (A) – Casualty/Loss Replacement Provisions |  |  |
| 8.0230(B) – Casualty/Loss Replacement Provisions (Single-Family Dwelling Units) |  |  |
| 8.0230(C) – Intentional Replacement of Single-Family Dwelling Units |  |  |

# 8.0231 – Discontinuation or Vacation of Nonconforming Situations

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0231 – Discontinuation & Vacation of a Non-Conforming Situation |  |  |

# 8.0240 – Nonconforming Uses in Residential Land Use Districts

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| **8.0240 – Commercial and Industrial Uses in Residential Land Use Districts** | | |
| 8.0240(A) – Cap on Detrimental Effects |  |  |
| 8.0240(B) – Cap on Hours of Operation and Number of Employees |  |  |
| 8.0240(C) – Cap on Enlargement and Moving |  |  |
| 8.0240(D) – Buffering and Screening |  |  |
| 8.0240(E) – Casualty/Loss Provisions Requiring Termination |  |  |

# 8.0250 – Establishing Nonconforming Situations

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0250(A) – Legal Establishment Documentation |  |  |
| 8.0250(B) – Continuation Over Time Documentation |  |  |

# 8.0251 – Nonconforming Procedures

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| **8.0251(A) – Repair and Reconstruction** | | |
| 8.0251(A)(1) – Percentage Destruction |  |  |
| 8.0251(A)(2) – Time Limit for Repair/Reconstruction |  |  |
| 8.0251(A)(2)(a) – Cap on Degree of Nonconformance |  |  |
| 8.0251(A)(2)(b) – Restrictions for Enlargement and Movement |  |  |
| 8.0251(A)(2)(c) – Restrictions for Enlargement and Movement |  | The Manager will provide findings on whether additional conditions of approval are needed in order to ensure that the degree of noncompliance with the requirements of the GCDC will not be increased. |
| 8.0251(B) – Reconstruction of Single Family Dwelling Units |  |  |
| 8.0251(B)(1) – Hardship |  |  |
| 8.0251(B)(2) – Conflicts with Conforming uses in the Area |  |  |
| 8.0251(B)(3) – Potential Development of Adjacent Sites |  |  |