

Sagamore Hills Township

EXISTING NON CONFORMING STRUCTURES, BUILDINGS, LOTS OR USES

This entire section reviewed and approved by Resolution 14-71 Adopted 10-15-14
Effective 11-14-14

9.0 Purpose

The purpose of this Chapter is to provide for the continuance of structures, buildings, lots or uses that do not conform to the existing zoning, but which were in operation prior to the enactment of this Zoning Resolution or amendments thereto.

9.1 Existing Structures, Buildings, Lots and Uses Non-Conforming under this Zoning Resolution

Any lawful structure, building, lot or use existing at the time of the effective date of this Zoning Resolution or amendment thereto, may be continued, although such structure, building, lot or use does not conform with the current provisions of this Zoning Resolution, or amendment thereto.

9.2 Structure, Building or Lot under Construction

No change shall be required by this Zoning Resolution in the plans, construction, or designated uses of a structure, building or lot which does not conform with this Zoning Resolution for the District in which the premises are located, provided the construction on said structure, building, or lot was begun before the effective date of this Zoning Resolution and completed within one (1) year thereof. For the purpose of this Zoning Resolution such construction shall be deemed an existing non-conforming structure, building or lot.

9.3 Repair and Maintenance in a Non-Conforming Building or Structure

An existing non-conforming building or structure under this Zoning Resolution shall be allowed reasonable repair and maintenance to the extent of the pre-existing non-conformance. Repair and maintenance shall not include the right to alter or restore a non-conforming building or structure but merely include only the right to repair and maintenance.

9.4 Changes in the Non-Conforming Use

No change of a non-conforming use shall be made to another use of non-conformity. Addition to, or extension or enlargement of, a non-conforming use in a Commercial or Industrial District shall be prohibited.

9.5 Abandonment of Non-Conforming Structure, Building or Use

- (A) An abandoned non-conforming structure or building shall not be replaced by another non-conforming structure or building.
- (B) A non-conforming use shall not be replaced with another non-conforming use.