

19.88.070 Additions, enlargements, moving and reconstruction of building.

A. A building occupied by a nonconforming use and a building nonconforming as to height, area or yard regulations shall not be added to or enlarged in any manner or moved to another location on the lot or reconstructed at another location on the lot except as provided by subsection B of this section unless such additions and enlargements comply with the regulations and intent of this title.

B. A building occupied by a nonconforming use or a building nonconforming as to height, area or yard regulations may be added to or enlarged or moved to a new location on the lot or reconstructed at a new location on the lot upon a permit authorized by the board of adjustment, which may issue, provided that the board of adjustment, after the hearing, shall find:

1. The addition to, enlargement of, moving of, or reconstruction of the building at a new location on the lot will be in harmony with one or more of the purposes of this title as stated in Section 19.02.020 of this title, and shall be in keeping with the intent of this title;

2. That the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure.

C. The board shall have the same authority with regards to additions, enlargements and moving of nonconforming structures as with buildings but shall not have the authority to allow reconstruction of nonconforming structures at a new location on the lot. (Ord. 1296 § 3, 1995: prior code § 22-4-3)