

520 NON-CONFORMING USES OF LAND

The lawful use of any land which does not conform to these regulations, whether by original adoption or subsequent amendment, may be continued after such adoption or amendment under the conditions specified herein.

521 EXPANSION OF NON-CONFORMING USES OF LAND

A non-conforming use of land shall not be expanded or extended into any part of the lot or adjoining property nor shall the use be changed except to a conforming use.

522 NON-CONFORMING USE OF LAND WITH BUILDINGS INVOLVED

A non-conforming use of land, where principal buildings are involved, shall not be expanded or extended into another portion of the lot or adjoining property. The use of such land that exists at the time of adoption of this Resolution or becomes non-conforming by subsequent amendment may be changed only as specified for changes in the use of non-conforming buildings as described herein provided that such change in use is due to a change in the use of the principal building.

523 NON-CONFORMING AS TO LOT AREA, WIDTH, DEPTH

Any lot of record, existing at the time of adoption or any subsequent amendment of this Resolution, where the required lot area, width, and depth do not meet the requirements herein may be used for a single family dwelling if the following conditions are met:

- a. that all yard, coverage, and other requirements are satisfied including all health regulations;
- b. that any contiguous land in common ownership be required to be used to meet the district lot area, width, and depth requirements; and
- c. that no portion of any land be transferred to another ownership if such transfer reduces the lot below the minimum requirements as specified herein.