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§ 148-131. Expansion or enlargement.

The expansion or enlargement of a nonconforming structure existing, or of a nonconforming activity being carried on, on a lot, on the effective date of this chapter, is permitted, provided that such expansion or enlargement is in accordance with the setback, yard, height and other provisions of this chapter relating to the zoning district in which the lot is located. Where expansion or enlargement of a nonconforming structure existing, or of a nonconforming activity being carried on, on a lot, on the effective date of this chapter cannot comply with the setback, yard, height and other provisions of this chapter relating to the zoning district in which the lot is located the Zoning Administrator, may waive any one or all of these requirements and allow use of any or all of the setback, side and rear yard lines as required in the appropriate zoning district as of June 21, 2007.

§ 148-132. Nonconforming unimproved lots.

- A. Notwithstanding any other provision of this chapter, any unimproved lot legally of record in this County ~~on September 1, 1974~~ prior to June 22, 2007, the effective date of this chapter, may be used for residential purposes if the buildings to be constructed on the same shall be placed so as to meet the setback side and rear yard lines established by this chapter or other legal act of the governing body, and subject to approval of the Health Official.
- B. Where any such unimproved lot recorded as of June 21, 2007 cannot meet the setback, side and rear yard lines herein established, the Zoning Administrator may waive any one or all of these requirements and allow use of any or all of the setback, side and rear yard lines as required in the appropriate zoning district as of June 21, 2007. Where any such unimproved lot cannot meet the setback, side and/or rear yard lines herein established or required on June 21, 2007 the Board of Zoning Appeals may consider each lot on an individual basis and may grant such variance as may be required to permit the use of such lot for residential purposes, subject to approval of the Health Official.
- C. Nonconforming unimproved corner lots located in subdivisions established prior to the enactment of this chapter are exempted from the requirement that the side yard on the side facing the street in A-1 and C-1 ~~be~~ 3550 feet or more for both main and accessory buildings and the side yard on the side facing the street in A-2, R-1, and R-2 be 35 feet and instead are allowed a minimum of ~~40-25~~ feet. [Added 7-9-1979]