



## COMMUNITY DEVELOPMENT DEPARTMENT

- Subject:** Additions to Nonconforming Structures
- Issue:** The Development Code establishes specific restrictions on expansions and additions to nonconforming structures and repairs/maintenance and investments that may be made to nonconforming structures. However, these restrictions do not provide clear direction on whether additions or expansions to nonconforming structures that are consistent with the Development Code count towards the total costs allowed for repairs/maintenance and investment to a nonconforming structure.
- Reference:** Chapter 18.130 (Nonconforming Uses, Structures, and Parcels) and Table 6-1 (Nonconforming Uses and Structures)
- Policy/Procedure:** The construction of new expansions or additions, which comply with all applicable standards and guidelines of the Development Code, to nonconforming structures shall not count towards the costs for repair/maintenance and investment improvements allowed for nonconforming structures over a five-year period. Once the expansion/addition is completed, the expansion/addition shall become part of the nonconforming structure, and any repairs/maintenance and investment improvements to the expansion/addition shall be counted towards the costs for repair/maintenance and investment allowed for a nonconforming structure.
- Effective Date:** November 17, 2000

Approved by: \_\_\_\_\_  
Tony Lashbrook, Director