

1. In any district, notwithstanding other limitations imposed by this Ordinance, structures permitted in a district may be established on any single lot of record on the effective date of this Ordinance. The lot must be in separate ownership and not of contiguous frontage with other lots of the same ownership. A lot of record that does not meet lot area or lot width requirements must meet all other requirements of the district.
2. If two or more nonconforming lots with contiguous frontage in single ownership are of record at the time of passage or amendment of this Ordinance, and if any of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this ordinance, and no portion of this parcel shall be used or sold in a manner which diminishes compliance; nor shall any division of any parcel be made which creates a lot with width or area that fails to meet the requirements stated in this ordinance.

C. Nonconforming Uses of Land and Structures

Where, at the time of passage of this ordinance, a lawful use of land or a structure exists which would not be permitted by the regulations imposed by this ordinance, the use may be continued where it remains otherwise lawful, provided:

1. A nonconforming use may not be enlarged or increased, nor extended to occupy a greater area of land or structure than was occupied on the effective date of adoption or amendment of this ordinance;
2. No nonconforming use may be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use on the effective date of adoption or amendment of this ordinance;
3. Should any nonconforming use cease for any reason for a period of more than one year, any subsequent use of the land or structure shall conform to the regulations specified by this ordinance for the district in which such land is located;
4. No additional nonconforming structure shall be erected in connection with such nonconforming use of land or structures.

D. Nonconforming Structures

Where a lawful structure exists on the effective date of adoption or amendment of this ordinance but becomes nonconforming under the terms of this ordinance by reason of restrictions on area, lot coverage, height, yards, location on the lot, or other requirements concerning the structure, such structure may be continued, - provided it remains otherwise lawful, subject to the following provisions:

1. A nonconforming structure may not be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity.
2. Should a nonconforming structure or nonconforming portion of structure be destroyed by any means to an extent of more than 50 percent of its replacement

cost at the time of destruction, it shall not be reconstructed except in compliance with the provisions of this ordinance.

3. Should a nonconforming structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.
4. Nothing in this ordinance shall be deemed to prevent the routine repair and maintenance of a nonconforming structure.
5. Nothing in this ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any officials charged with protecting the public safety, upon order of such official.

E. Nonconforming Manufactured Homes

1. A manufactured home which lawfully exists on the effective date of this Ordinance, but which becomes nonconforming under this Ordinance, shall be allowed to continue for a 10-year phase-out period, after which the manufactured home must be removed from the premises or, where applicable, brought into conformance with the requirements.
2. Where a nonconforming manufactured home is occupied at the date of expiration of the 10-year phase-out period, the city must ensure that a suitable affordable-priced site is available for relocating the manufactured home, or that an alternative affordable housing unit is available for the occupant before requiring the relocation of the nonconforming manufactured home.

SECTION 18. HOME OCCUPATIONS

A. Requirements for Permitted Home Occupations

A home occupation may be conducted as_ a secondary use in a dwelling, provided that:

1. The use of the dwelling for the home occupation clearly must be incidental and subordinate to its use for residential purposes, and not more than 25 percent of the floor area of the dwelling may be used in the conduct of the home occupation.
2. There may be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the home occupation other than one sign, not exceeding 6 square feet in area, non-illuminated, and mounted flat against the wall of the principal structure.
3. No traffic may be generated by a home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of the home occupation shall be met off the street. No home occupation, or any required parking for the home occupation, shall use the parking space required for the residence.
4. No vehicles, except those normally used as passenger vehicles, will be used for the home occupation unless stored or parked elsewhere.
5. No equipment or process shall be used in a home occupation which creates noise,