

## **ARTICLE VI NON-CONFORMING USES, STRUCTURES AND LOTS**

### **SECTION 6.2 NON-CONFORMING USES**

**6.2.6 Restoration for Legal Non-Conforming Uses:** Notwithstanding Subsections 6.2.1, 6.2.2, 6.2.3 and 6.2.5 above, any building, structure or portion thereof containing a legal non-conforming use which has been destroyed or damaged by fire, explosion, act of God or any other casualty may be restored and continued as a non-conforming use to the same extent as said use existed before such destruction, provided that:

- (a) such non-conforming use shall not be extended, expanded, or transformed into a different non-conforming use;
- (b) such non-conforming use shall be allowed to be rebuilt on the same footprint; and
- (c) such restoration of any use within a flood hazard area shall be allowed to be increased in height to comply with the requirements of §5.8, Flood Hazard and Flood Damage Prevention Regulations. The structure containing the non-conforming use shall not exceed the height limitation for its respective zone.