

"Public Notices"

for not less than one car for each single-family unit nor more than three cars for each two single-family units.

SECTION 13. EXISTING USES.

A. Any otherwise lawful use of land existing at the time this ordinance becomes effective, but not conforming to the provisions hereof, may be continued, provided:

1-That if such non-conforming use is discontinued, the use of such land thereafter shall be subject to the provisions of this Ordinance;

2-That no building used for such non-conforming use shall be added to, structurally altered or enlarged in any manner, except as required by any other ordinance of the City, or County or by State Law, or in order to bring the building and its use into full conformity with the provisions of this Ordinance pertaining to buildings hereafter constructed;

3-That no non-conforming use occupying a conforming building or portion thereof, or occupying any land shall be enlarged or extended into any other portion of said building by displacing a conforming use or onto premises not actually so occupied at the effective date of this Ordinance;

4-That the re-establishment of a discontinued non-conforming use of a building may be permitted within one (1) year of such discontinuance, subject to approval of the Planning Commission;

5-That if no structural alterations are made, a non-conforming use of a building may be changed to another non-conforming use of the same or more restrictive classification.

B. Any building or portion thereof in existence prior to the effective date of this Ordinance which is specifically designed or arranged to be lawfully occupied or used in a manner not conforming to the provisions of this Ordinance, may thereafter be so occupied or used, subject to the limitations hereinabove set forth for existing non-conforming uses. The term "in existence" shall include, for the purposes of this section only, any building under actual construction at said date, provided such building be completed within one (1) year from said date.

C. No building which has been damaged or partially destroyed to the extent of more than fifty (50) per cent of its value shall be repaired, moved, or altered except in conformity with the provisions of this Ordinance pertaining to buildings hereafter erected.

D. The provisions of this section shall apply to uses which become non-conforming by reason of any amendment to this Ordinance, as of the effective date of such amendment.

SECTION 14. VARIANCES AND CONDITIONAL PERMITS

A. Initiation of Proceedings:

When practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of this Ordinance occur through a strict interpretation of the provisions of this Ordinance, the Planning Commission, upon its own motion or upon the verified application of any property owner or owners, shall in specific cases initiate proceedings for the granting of a variance from the provisions of this Ordinance under such conditions as may be deemed necessary to assure that the spirit and purpose of this Ordinance will be observed, public safety and welfare secured, and substantial justice done. All acts of the Planning Commission under the provisions of this section shall be construed as administrative acts performed for the purpose of assuring that the intent and purpose of this Ordinance shall apply in special cases, as provided in this section, and shall not be construed as amendments to the provisions of this Ordinance or Map.

B. Necessary Conditions:

Before a variance may be granted, it shall be shown:

1-That there are special circumstances attached to the property referred to in the application or motion, which do not apply generally to other properties in the same district;

2-That the granting of such variance is necessary to do substantial justice, and to avoid practical difficulty, unnecessary hardship, or results inconsistent with the

