

Ordinance 17.06
Non-Conforming Uses (R82.4)

THE VILLAGE BOARD OF THE VILLAGE OF PARK RIDGE ORDAINS AS FOLLOWS:

Section I. NON-CONFORMING USES

The lawful use of a building or premises existing at the time of the adoption of this ordinance may be continued although such use does not conform with the provisions of this ordinance, and such building may be reconstructed or structurally altered and the non-conforming use therein changed subject to the following regulations:

1. The order of classification of uses from highest to lowest, for the purposes of this section shall be as follows: residence district uses, business district uses, as permitted under the preceding section of this ordinance.
2. A non-conforming use may be changed to a use of higher classification but not to a use of lower or same classification.
3. A non-conforming use may not be extended, but the extension of a use to any portion of a building, which portion is at the time of the adoption of this ordinance primarily arranged or designed for such non-conforming use, shall not be deemed to be an extension of a non-conforming use.
4. The structural alterations made in a non-conforming building shall not during its life exceed fifty (50) percent of its assessed value, nor shall the building be enlarged, unless the use therein is changed to a conforming use, provided, however, that a non-conforming building damaged by fire, explosion, tornado, earthquake, or similar uncontrollable cause to an extent of not more than sixty (60) percent of its value may be repaired or rebuilt within one year of the date of such damage, but not thereafter.
5. If a non-conforming use is discontinued for a period of ninety (90) days or more, any future use of the buildings and premises shall be in conformity with the provisions of this ordinance. A reasonable interim of not more than ninety (90) days, however, between tenants or occupants shall not be construed to mean discontinuance.
6. The foregoing provisions of this section shall also apply to non-conforming uses in districts hereafter changed.

Section II. EFFECTIVE DATE

This ordinance shall take effect upon passage and publication as provided by law.

Passed and adopted by the Village Board of the Village of Park Ridge on this first day of January, 1996.