

ARTICLE II
ZONING DISTRICT REGULATIONS'

**55-4. NONCONFORMING USES, STRUCTURES OR
LOTS. [Amended 9-11-95 by Ord. No. 1995-41 and
Ord. No. 1995-42 § 6]**

The lawful use of land, buildings or structures existing when this chapter was adopted may be continued on the lot or in the structure, although such use may not conform to this chapter, and any such structure may be restored or repaired in the event of the partial destruction thereof; provided, however, that none shall be enlarged, extended, relocated, converted to another use or altered except in conformity with this chapter, except as permitted below. Land on which a nonconforming use or structure is located and any nonconforming lot shall not be subdivided or resubdivided so as to be made more nonconforming in any manner.

- A. *Abandonment.* A nonconforming use shall be considered abandoned if it is terminated by the owner; if a nonconforming use involving a structure is discontinued for twenty-four (24) consecutive months it shall be presumed to be abandoned. The owner may request an extension for an additional twelve (12) month period provided that application to the Township Committee for such extension is made within the initial twenty-four (24) month period.

'Editor's Note: Article II, Zoning District Regulations, was amended in its entirety 9-11-95 by Ord. No. 1995-41 § 6 and Ord. No. 1995-42. Previously, this Article was adopted 2-7-83 by Ord. No. 1983-1; 11-788 by Ord. No. 1988-36; 4-3-89 by Ord. No. 1989-9; 9-5-89 by Ord. No. 1989-26; 6-1-92 by Ord. No. 1992-8; 7-19-93 by Ord. No. 1993-26 § 1; 9-7-93 by Ord. No. 1993-33 §§ 1-7; 9-7-93 by Ord. No. 1993-34 § 2; 4-494 by Ord. No. 1994-8 § 3; 8-15-94 by Ord. No. 1994-19 § 1; 3-2-9-95 by Ord. No. 1995-16 §§ 2, 7, 9.

- B. Conversion to Permitted Use.* Any nonconforming building, structure or use may be changed to conform to this chapter but shall not be changed back to a nonconforming status.
- C. Maintenance.* Maintenance work may be done to a nonconforming use, structure or lot, provided that the maintenance work does not change the use, expand the building or the functional use of the building, increase the area of a lot used for a nonconforming purpose or increase the nonconformity in any manner without variance.
- D. Sale.* Any nonconforming use, structure or lot may be sold and continue to function in the same nonconforming manner.