

**RESTORATION OF NON-CONFORMING BUILDINGS**  
**DESTROYED BY FIRE OR OTHER CAUSE**

§208-99. Nonconforming buildings or uses.

- D. Restoration. Building reconstruction to restore a building containing a nonconforming use shall commence within one (1) year of the date the building was destroyed or condemned and shall be carried on without interruption.
- (1) Nonresidential uses. A building containing a nonconforming nonresidential use which has been damaged or destroyed by fire or other cause to an extent of not more than 75% of its value, or a nonconforming nonresidential building which has been legally condemned, may be reconstructed and used for the same nonconforming nonresidential use, provided that the reconstructed building shall not exceed the height, footprint, area and volume of the building destroyed or condemned.
  - (2) Residential uses. A building containing a nonconforming residential use which has been damaged or destroyed by fire or other cause, or a nonconforming residential building which has been legally condemned, may be reconstructed and used for the same nonconforming residential use, regardless of the extent of damage, provided that the reconstructed building shall not exceed the height, footprint area and volume of the building destroyed or condemned.