

5-4 Nonconforming ~~Uses~~ Structures and Uses

- (A) Any nonconforming building or structure in existence prior to the effective date of the "Lake County Lakeshore Protection Regulations" may be continued and maintained, provided there are no physical changes to the structure other than necessary maintenance and repair.
- (~~B~~) A building or structure which is nonconforming shall not be added to or enlarged in any manner unless such building or structure, including such addition and enlargements, is made to conform to the requirements of these regulations.
- (~~F~~) Existing ~~dwelling units~~ living quarters situated in the lakeshore protection zone may only be remodeled and maintained in accordance with the requirements of Section _____, Living Quarters. ~~these regulations.~~
- (~~B~~) There may be a change in ownership or management of an ~~An existing nonconforming building or structure may continue to be used following a change in ownership or management,~~ provided there is no change in the nature or character of such nonconforming use.
- (~~E~~) A nonconforming building or structure ~~having been~~ damaged or partially destroyed by fire, or other calamity, flood, windstorm, hail, aircraft damage, riot, vandalism, explosion or smoke to an extent not exceeding fifty percent (50%) of its ~~real value~~ replacement cost, exclusive of foundations, ~~at anytime,~~ may be restored to its immediately previous use existing at the time of partial destruction. Whenever a nonconforming building or structure is damaged in excess of fifty percent (50%), ~~as stated above,~~ the ~~repair or reconstruction~~ shall conform to the requirements of these regulations and requires a lakeshore construction permit. "Lake County Lakeshore Protection Regulations".
- (~~E~~) Any nonconforming use or structure which is eliminated or reduced in size or scale by a means other than natural disaster or calamity can only be replaced, reestablished or enlarged according to these regulations, and after obtaining a lakeshore construction permit.