

## **SECTION 1305. NONCONFORMING USES**

No nonconforming use shall be enlarged or increased, moved, nor extended to occupy a greater area of land than was occupied at the effective date of the adoption or amendment of this Ordinance, except as may be permitted by the Zoning Board of Appeals upon reaching a determination that the proposed enlargement, increase or greater area:

- A. Shall not have a substantial detrimental effect on the use and enjoyment of adjacent uses or lots;
- B. Shall comply with all parking, sign or other applicable regulations applicable to accessory uses for the area affected by the proposed enlargement, increase or greater area;
- C. Shall comply with any reasonable conditions imposed by the Zoning Board of Appeals that are necessary to ensure that the proposed enlargement, increase or greater area will not prove detrimental to adjacent properties, the neighborhood or the community.