

CURRENT LANGUAGE

Section 21.04 Nonconforming Buildings and Structures

- A. The expansion of a nonconforming structure shall be permitted provided that the addition complies with other provisions of this Ordinance and does not increase the degree of nonconformance.
- B. Except as elsewhere provided in this Ordinance, in the event any nonconforming building or structure is damaged by fire, wind or an act of God or the public enemy, it may be rebuilt or

restored provided the cost of restoration does not exceed eighty percent (80%) of the replacement value as determined by the Building Inspector. If the cost of restoration exceeds eighty percent (80%) of the replacement value as determined by the Building Inspector, the building or structure shall only be rebuilt in conformance with all provisions of this Ordinance.

- C. A nonconforming building or structure shall not be moved in whole or in part unless the movement eliminates or reduces the nonconformity.

PROPOSED LANGUAGE

**Township of Webber
Lake County, Michigan
Ordains**

**ARTICLE XXI
NONCONFORMITIES**

SECTION 21.04 Shall state "Except as elsewhere provided in this Ordinance, in the event any nonconforming building or structure is damaged either by natural disaster, voluntary demolition or removal by the owner, or by other means, it may be rebuilt or restored to its original nonconforming state regardless of the extent of the damage or the degree of removal. However, in such event, the degree of nonconformance shall not increase beyond the structure's previously nonconforming state, except that manufactured homes may be replaced in any circumstances provided that the new manufactured home is in better condition, is more structurally sound, and generally represents an upgrade or improvement to the public health, safety, and welfare compared to the previous nonconforming manufactured home."