

TABLE I			
RESIDENTIAL NONCONFORMING USE: SINGLE FAMILY DWELLING			
TYPE OF ALTERATION	CURRENT REGULATIONS for all nonconforming single family dwellings	SIGNIFICANTLY NONCONFORMING: Parcel has Commercial or Industrial General Plan designation and a residential use only on site	NONCONFORMING: Parcel has Commercial or Industrial zoning and a Residential General Plan designation
Ordinary maintenance and repair in kind or structural alteration for imminent threat	Nonstructural maintenance and repair only	Yes	Yes
Structural alteration	No	No	Yes, maximum of 50% of exterior walls within 5 year period
Extend use throughout building	Yes, with Use Approval (interpreted as Level V)	Yes, with Level V no intensification	Yes, with Level III
Physical Expansion	No	No	Yes, with Level III, 500 square feet expansion one time only
Reconstruction	No	No	Yes, with Level III, 500 square feet expansion one time only
Reconstruction up to 75% after disaster	Yes	Yes, no intensification	Yes, may expand 500 square feet one time only with Level III
Reconstruction 75% or greater after disaster	No	No	Yes, with Level III, 500 square feet expansion one time only
Loss of nonconforming status due to cessation of use	6 continuous months	12 continuous months**	No restriction
** unless caused involuntarily by fire, other catastrophic event, or the public enemy, in which case a building permit must be obtained within 2 years and construction diligently pursued.			

TABLE 2

RESIDENTIAL NONCONFORMING USE: ACCESSORY STRUCTURE

TYPE OF ALTERATION	CURRENT REGULATIONS for all nonconforming accessory structures	SIGNIFICANTLY NONCONFORMING: Parcel has Commercial or Industrial General Plan designation and a residential use only on site	NONCONFORMING: Parcel has Commercial or Industrial zoning and a Residential General Plan designation and accessory structure does not meet USC restrictions	NONCONFORMING: Structure meets zoning and General Plan designations but does not meet use restrictions or does not have required Development Permit	NONCONFORMING: Parcel has Commercial or Industrial zoning and a Residential General Plan designation and accessory structure; meets use restrictions
Ordinary maintenance and repair in kind or structural alteration for imminent threat	Nonstructural maintenance and repair only	Yes	Yes	Yes	Yes
Structural alteration	No	No	Yes, with Level III, maximum of 50% of exterior walls within a 5 year period	Yes, with Level III, maximum of 50% of exterior walls within a 5 year period	Yes, with Level III
Extend use throughout building	Yes, with Use Approval (interpreted as Level V)	Yes, with Level V	Yes, with Level V	Yes, with Level IV	Yes, with Level III
Physical expansion	No	No	No	No	Yes, with Level III
Reconstruction	No	No	No	No	Yes, with Level III
Reconstruction up to 75% after disaster	Yes	Yes, with Level V; no intensification	Yes, with Level IV; no intensification	Yes, with Level IV; no intensification	Yes, with Level III
Reconstruction 75% or greater after disaster	No	No	No	No	Yes, with Level III
Loss of nonconforming status due to cessation of use	6 continuous months if no Development Permit, 12 continuous months with Development Permit	12 continuous months**	12 continuous months**	12 continuous months**	No restriction

** unless caused involuntarily by fire, other catastrophic event, or the public enemy, in which case a building permit must be obtained within 2 years and construction diligently pursued

TABLE 3

RESIDENTIAL NONCONFORMING TJSE: DWELLING GROUPS

TYPE OF ALTERATION	CURRENT REGULATIONS for all nonconforming dwelling groups	SIGNIFICANTLY NONCONFORMING: Parcel has General Plan designation that prohibits primary residential use and dwelling group is not part of a legal mixed use	NONCONFORMING: Parcel has General Plan designation that allows primary residential use and built before Development Permit requirements, does not meet zone district use, density, and/or standards	NONCONFORMING: Parcel has General Plan designation that allows primary residential use and built with Development Permit, does not meet zone district use, density, and/or standards	NONCONFORMING: Parcel has General Plan designation that allows primary residential use and built before Development Permit requirement, does meet zone district use, density, and standards
Ordinary maintenance and repair in kind or structural alteration for imminent threat	Nonstructural maintenance and repair only	Yes	Yes	Yes	Yes
Structural alteration	No	No	Yes, maximum of 50% of exterior walls within a 5 year period	Yes, maximum of 50% of exterior walls within a 5 year period	Yes, maximum of 50% of exterior walls within a 5 year period
Extend use throughout building	Yes, with Use Approval (interpreted as Level V)	Yes, with Level V, no intensification	Yes, with Level IV, no intensification	Yes, amend Development Permit (per Section 18.10.134), no intensification	Yes, with Level III; Level V if intensifies
Physical expansion	No	No	No	No	No
Reconstruction without expansion	No	No	Yes 1-4 units: Level V 5+ units: Level VI no intensification	Yes, if work commenced within 12 months, no intensification	Yes, with Level V
Reconstruction up to 100% after disaster: multifamily attached only, with no expansion*	No, up to 75% only	Yes 1-4 units: Level V 5+ units: Level VI, no intensification	Yes 1-4 units: Level V 5+ units: Level VI no intensification	Yes no intensification	Yes, with Level V
Reconstruction up to 75% after disaster: detached units, with no expansion	Yes	Yes no intensification	Yes no intensification	Yes, no intensification	Yes, Level V if intensifies

TABLE 3 (Continued)

RESIDENTIAL NONCONFORMING USE: DWELLING GROUPS

	CURRENT REGULATIONS for all nonconforming dwelling groups	SIGNIFICANTLY NONCONFORM- ING: Parcel has General Plan designation that prohibits primary residential use and dwelling group is not part of a legal mixed use	NONCONFORMING: Parcel has residential General Plan designation that allows primary residential use and built before Development Permit requirements, does not meet zone district use, density, and/or standards	NONCONFORMING: Parcel has General Plan designa- tion that allows primary residential use and built with Development Permit, does not meet zone district use, density, and/or standards	NONCONFORMING: Parcel has residential General Plan designation and built before Development Permit requirement, does meet zone district use, density, and standards
Reconstruction 75% or greater after disaster; detached units, with no expansion	No	No	Yes 1-4 units: Level 5 5+ units: Level 6 no intensification	Yes no intensification	Yes Level V if intensifies
Loss of nonconforming status due to cessation of use	6 continuous months if no Development Permit; 12 continuous months if Development Permit	12 continuous months**	12 continuous months* *	12 continuous months**	12 continuous months**

* except for properties zoned M-1, M-2, M-3

** unless caused involuntarily by fire, other catastrophic event, or the public enemy, in which case a building permit must be obtained within 2 years and construction diligently pursued