

**Section 160-030      Nonconforming Buildings and Structures**

1. No Enlargement or Alteration. Any nonconforming building or structure existing as of the effective date of these regulations shall be permitted to continue notwithstanding any provision of these regulations or any amendment hereof, provided, however, that such nonconforming building or structure shall not be enlarged or altered in such a manner as to increase the nonconformity of such building or structure.
  
2. Restoration and Repair of Nonconforming Buildings and Structures. Nothing in these regulations shall be deemed to prohibit the repair and maintenance of a nonconforming building or structure, provided such repairs or maintenance do not increase the nonconformity of such building or structure. Any nonconforming building or structure which has been destroyed or damaged by fire, explosion, flood, or any act of God or act of public enemy may be restored to the same dimensions, floor area, cubic volume, density, and site location as existing immediately prior to such damage or destruction, provided such restoration is commenced within two (2) years, of such damage or destruction. The commission, for good cause shown, may grant one or more extensions of the preceding time limits.