

9.63.030 Expansion, Improvement and Maintenance of Nonconforming Structures.
Nonconformities may be continued subject to the following conditions.

(c) Expansions, Improvements, and Maintenance of Nonconforming Structures Conforming to Use in Doheny Village. Expansions, improvements, and maintenance of Nonconforming Structures conforming to use shall be permitted. All expansions, improvements, and maintenance shall be compliant to current Zoning and Building Code requirements, including the provisions in Chapter 9.31, Floodplain Overlay District. The provisions of this subsection (c) shall only be applicable to the geographic area shown in Figure 9.63.030 below, and shall expire December 31, 2025.

Figure 9.63.030
Doheny Village Area



9.63.035 Expansion, Improvement and Maintenance of Nonconforming Uses.

Nonconforming uses shall not be enlarged or expanded except as provided herein.

(d) Expansions, Improvements, and Maintenance of Structures Containing Nonconforming Uses in Doheny Village. Expansions, improvements, and maintenance of Nonconforming Residential and Non-Residential Uses located in the geographical area shown in Figure 9.63.030 shall be permitted and exempt from the one-time expansion limitation provided that all expansions, improvements, and maintenance are

compliant to current Zoning and Building Code requirements. The provisions of this subsection (d) shall only be applicable to the geographic area shown in Figure 9.63.035 below, and shall expire December 31, 2025.

(1) Properties located in the geographical area shown in Figure 9.63.030 and located within the Floodplain Overlay District, shall also comply with the provisions of Chapter 9.31. The provisions of this subsection (d)(1) shall only be applicable to the geographic area shown in Figure 9.63.030, and shall expire December 31, 2025.

9.63.040 Destruction and Restoration of Nonconformance.

(b) Voluntary Demolition of Nonconforming Structures.

(3) Any nonconforming structure lawfully existing at the time of adoption of this Code located in the geographic area as shown in Figure 9.63.030 which is demolished beyond seventy-five (75) percent of the total linear length of all walls, shall be reconstructed to conform to the current requirements of this Code. The provisions of this subsection (3) shall expire December 31, 2025.

(d) Voluntary Demolition of Structures containing Nonconforming Uses. When a structure containing a nonconforming use is voluntarily demolished beyond fifty (50) percent of the total linear length of all walls, that structure shall be reconstructed to conform to the requirements of this Code and the nonconforming use shall be converted to a use which conforms to the current zoning designation of the site.

(1) Voluntary Demolition of Structures containing Nonconforming Uses in Doheny Village. When a structure containing a nonconforming use in the geographic area shown in Figure 9.63.030 is voluntarily demolished beyond seventy-five (75) percent of the total linear length of all walls, that structure shall be reconstructed to conform to the requirements of this Code and the nonconforming use shall be converted to a use which conforms to the current zoning designation of the site. The provisions of this subsection (1) shall expire December 31, 2025.

9.71.020 Site Development Permit Required.

(e) A Minor Site Development Permit is required for residential projects of two to four units on a previously subdivided parcel as well as other developments pursuant to Section 9.71.034.

9.71.034 Minor Site Development Permits.

(a) Application for Minor Site Development Permits are restricted to the following requests:

- (1) Development with less than ten thousand (10,000) gross square feet of new residential building floor area.
- (2) Four (4) or less residential dwelling units.