

ORDINANCE NO. 2011-A

**AN ORDINANCE AMENDING ORDINANCE NO. 2002
HAMPTON TOWNSHIP ZONING ORDINANCE**

The Hampton Township Board of Supervisors ordains as follows:

SECTION I. Section 504 "Nonconforming Use, Damaged" of Ordinance No. 2002 Hampton Township Zoning Ordinance is amended in its entirety to read:

Section 504: Nonconforming Use, Damaged

Except as otherwise provided by law, any nonconforming use or structure, including the lawful use or occupation of land or premises existing at the time of the adoption of Ordinance Number 1982, may be continued, including through repair, replacement, restoration, maintenance, or improvement, but not including expansion, unless:

- A. the nonconforming use or structure is discontinued for a period of more than one year; or
- B. any nonconforming use or structure is destroyed by fire or other peril to the extent of greater than 50 percent of its estimated market value, as indicated in the records of the county assessor at the time of damage, and no building permit has been applied for within 180 days of when the property is damaged. In this case, the Township may impose reasonable conditions upon a zoning or building permit in order to mitigate any newly created impact on adjacent property or water body. When a nonconforming structure in the shoreland district with less than 50 percent of the required setback from the water is destroyed by fire or other peril to greater than 50 percent of its estimated market value, as indicated in the records of the county assessor at the time of damage, the structure setback may be increased if practicable and reasonable conditions are placed upon a zoning or building permit to mitigate created impacts on the adjacent property or water body.

SECTION II. Ordinance No. 2011-A was adopted by the Hampton Township Board of Supervisors this 18 day of Oct., 2011 and shall become effective upon publication.



Doug Wille, Chair

ATTEST:



Jeanne Werner, Clerk

Ordinance No. 2011 was published in the *Cannon Falls Beacon* on Sept 1, 2011.