

SECTION 11. NONCONFORMING USES, STRUCTURES, AND LOTS

11.1 Existing Nonconforming Uses

The lawful nonconforming use of a structure, land, or water existing at the time of the adoption or amendment of this Ordinance may be continued although the use does not conform with the provisions of this Ordinance, however, only that portion of the structure, land or water in actual use may be so continued and the structure may not be extended, enlarged, reconstructed, substituted, moved or structurally altered except when required to do so by law or order or so as to comply with the provisions of this Ordinance.

11.2 Existing Nonconforming Structures

The lawful nonconforming structure existing at the time of the adoption or amendment of this Ordinance may be continued although its size or location does not conform with the lot width, lot area, yard, height, parking and loading, and access provisions of this Ordinance; however, it shall not be extended, enlarged, reconstructed, moved, or structurally altered except when required to do so by law or order or so as to comply with the provisions of this Ordinance.

11.3 Structural Repairs and New Equipment

Total lifetime structural repairs or alterations shall not exceed fifty (50) percent of the local assessed value of the structure at the time of its becoming a nonconforming use unless it is permanently changed to conform to the use provisions of this Ordinance. Substitution of new equipment may be permitted by the Board of Adjustment if such equipment will reduce the incompatibility of the nonconforming use with the neighboring uses.

11.4 Licenses

This Ordinance is not intended to negate licenses (or their respective uses) which are issued by governmental agencies and are current as of the effective date of this Ordinance.

11.5 Abolishment or Replacement

If a nonconforming use is discontinued or terminated for a period of twelve (12) months, any future use of the structure, land, or water shall conform to the provisions of this Ordinance. When a structure containing a nonconforming use or a nonconforming structure is damaged by fire, explosion, flood, the public enemy, or other calamity, to the extent of more than fifty (50) percent of its current local assessed value, it shall not be restored except in conformity with the provisions of this Ordinance regulating the district in which it is located.

11.6 Changes and Substitutions

Once a nonconforming use or structure has been changed to conform to the provisions of this Ordinance, it shall not revert back to a nonconforming use or structure. Substitution of more restrictive nonconforming uses for existing nonconforming uses shall require application to and approval of the Town Planning & Zoning Committee. Once the Planning and Zoning Committee has permitted the substitution of a more restrictive nonconforming use for an existing nonconforming use, the use may not thereafter be changed without the approval of the Committee and the substituted use shall lose its status as a legal nonconforming use and become subject to all the conditions required by the Planning and Zoning Committee.

11.7 Substandard Lots

In any residential or agricultural district other than the A-FP District, a one-family detached dwelling and its accessory structures may be erected on any legal lot or parcel of record in the County Register of Deeds office before the effective date or amendment of this Ordinance. All the district requirements shall be complied with insofar as practical but shall not be less than the following:

(1) Lot	Width	Minimum 50 ft.
	Area	Minimum 7,500 sq. ft. (except in shoreland areas)
(2) Yards	Street	Minimum 35 ft.; the second street yard on corner lots shall be not less than 10 ft.
	Rear	Minimum 20 ft.
	Side	Minimum 10 percent of the frontage, but not less than 5 ft.

Compliance with the standards of the Rock County Sanitary Code shall be a condition for the granting of a building permit.

In the A-FP District and the A-1 District, all substandard lots that are less than 3 acres in size shall conform with all regulations set forth in the R-1 District and all substandard lots that are 3 or more acres in size and 10 or less acres in size shall conform with all regulations set forth in the A-3 District, provided, however, that only a *farm residence* may be erected upon a substandard lot in the A-FP District.