

**An Ordinance to Amend Section 38-5 of the Town Code entitled:
Nonconforming lots, uses, buildings, premises and manufactured homes.**

BE IT ORDAINED BY the Board of Commissioners of the Town of Sylva that

Section 38-5 is written as follows:

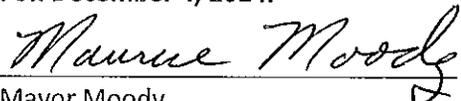
- (a) Nonconforming Lots
- (b) Nonconforming Uses
- (c) Nonconforming Buildings and Premises
 - (1) Additions
 - (2) Alterations or repairs
 - (3) Change of use
 - (4) Discontinuance of use in a nonconforming building

The ordinance is now after discussion and affirmative vote amended to state the following:

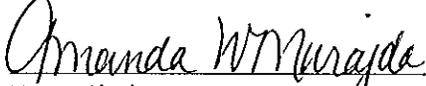
Section 38-5 is written as follow:

- (a) Nonconforming Lots
- (b) Nonconforming Uses
- (c) Nonconforming Buildings and Premises
 - (1) Additions
 - (2) Alterations or repairs
 - (3) Suspension of business activities. If the business ceases to operate for a period of 14 or more consecutive days during a repair, renovations, additions, or for any reason other than a normal seasonal shutdown then the property must come into compliance. The sign must also comply per Sec. 38-104.
 - (4) Change of use
 - (5) Discontinuance of use in a non-conforming building. If the conforming use of any building or premises has been discontinued for a period of 14 days other than a seasonal shutdown, the use shall not be reestablished until said building and premises is made to conform as much as possible to the current requirements of this chapter.

This ordinance shall be in full force and effect upon its adoption on December 4, 2014.


Maurice Moody

ATTEST:


Town Clerk

Approved as to form:


Town Attorney