

18.133.020 Alteration of property boundaries.

- A. The location of a property boundary line of a nonconforming lot shall not be modified by any means, except as provided in this section.
- B. The department may approve a change to a property boundary line for purposes of 18.133.010 if:
 - 1. the change will lessen the nonconformity, and
 - 2. the change is consistent with the intent of this title.
- C. All requirements of the county's subdivision regulations (Subtitle V) apply and may be more restrictive.
- D. If the boundary change is made and:
 - 1. the resulting lot still does not conform to the requirements of this title, the lot shall continue to be nonconforming; or
 - 2. the resulting lot conforms to the requirements of this title, the lot shall no longer be considered nonconforming. (Ord. 167-3, Sec. 1, 2023)

Chapter 18.134

NONCONFORMING STRUCTURES

Sections:

- 18.134.010** Generally.
- 18.134.020** Normal maintenance.
- 18.134.030** Structural repairs, alterations, & expansions.
- 18.134.040** Manufactured homes & mobile homes placed prior to January 1, 1995.
- 18.134.050** Change to conforming structure.

18.134.010 Generally. A nonconforming structure that existed at the time of adoption of this title, or amendments hereto, may be continued, but shall comply with the provisions in this section. (Ord. 167-3, Sec. 1, 2023)

18.134.020 Normal maintenance.

- A. Normal maintenance is not considered a modification or addition subject to the provisions of this section.
- B. Normal maintenance includes:
 - 1. painting;
 - 2. decorating;
 - 3. paneling;
 - 4. the replacement of doors, windows, and other nonstructural components; and
 - 5. the maintenance, repair, or replacement of existing private sewage or water supply systems or connections to public utilities. (Ord. 167-3, Sec. 1, 2023)

18.134.030 Structural repairs, alterations, & expansions.

A. Structural Repairs, Alterations, & Expansions Prohibited. Structural repairs, alterations, and expansions to nonconforming structures are prohibited, except as provided in subsections B. and C. below.

B. Damaged or Destroyed Structures. Nonconforming structures damaged or destroyed by violent wind, fire, flood, snow, ice, mold, infestation, or vandalism on or after March 2, 2006 may be reconstructed or repaired to the size, location, and use that existed immediately before the damage occurred, subject to the following:

1. A structure that is destroyed or damaged due to a deliberate act by the landowner or by his or her agent, or due to general deterioration or dilapidated condition, may not be constructed or repaired except in conformance with the standards of the zoning and building codes.

2. The landowner shall bear the burden of proof as to the size, location, or use of a destroyed nonconforming structure or use had immediately before the destruction or damage occurred; and

3. If necessary to comply with applicable state or federal requirements, the size of the replacement structure may be larger than the damaged or destroyed nonconforming structure.

C. Additions to Nonconforming Principal Structures. Additions to existing nonconforming principal structures are allowed subject to the following conditions:

1. The addition or alteration shall not exceed 500 square feet.

2. One addition is allowed during the lifetime of the nonconforming structure.

3. If located in the floodplain district, the addition or alteration must meet the requirements of Chapter 18.200. (Ord. 168-53, Sec. 12, 2025; Ord. 167-3, Sec. 1, 2023)

18.134.040 Manufactured homes & mobile homes placed prior to January 1, 1995.

A. Manufactured homes or mobile homes that were placed prior to January 1, 1995, and issued either a land use permit or conditional use permit may be replaced without meeting the zoning code standards for a single-family dwelling if:

1. the building footprint of the existing home is not made wider or longer, and

2. the home is placed on a foundation meeting the Uniform Dwelling Code standards.

B. If the new dwelling increases the building footprint, all standards for single-family dwellings must be met. (Ord. 167-3, Sec. 1, 2023)

18.134.050 Change to conforming structure. Once a nonconforming structure has been moved or altered to comply with the provisions of this title, it shall not revert to nonconforming status. (Ord. 167-3, Sec. 1, 2023)