

WHEREAS, it is impractical and unrealistic to attempt to have intelligent and meaningful public hearings on a complete Zoning Ordinance within said ninety-five (95) day period, it is the intent of the County Council for Anne Arundel County, Maryland, to adopt Subtitle 3, "Zoning", in sections, no section becoming effective until the complete subtitle is adopted.

SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,* That new Sections 13-325 through 13-325.8, inclusive, be and they are hereby added to the Anne Arundel County Code (1967 Edition and Supplements), Title 13, "Planning and Zoning", Subtitle 3, "Zoning", to follow immediately after Section 13-321.9 thereof (as enacted by Bill No. 38-70), to be under the new Article VII, "Nonconformance", and to read as follows:

Article VII-Nonconformance

Section 13-325. In General.

Any lawful use or structure in existence prior to the effective date of this Subtitle which does not conform to the requirements thereof, shall be considered nonconforming; any unlawful use or structure in existence prior to the effective date of this Subtitle which does not conform to the requirements thereof, shall be illegal and shall so remain until compliance with the provisions set forth in the respective zoning district.

Section 13-325.1. Changes and Limitations.

(a) Nonconforming uses may be changed only to more restrictive nonconforming uses, but may not at any subsequent time revert to a use less restrictive than the more restrictive use so adopted.

Section 13-325.2. Structural Alterations.

Nonconforming structures shall not be structurally altered unless such alterations are required by law; provided, that maintenance and repair work required to keep a nonconforming structure in sound condition shall be permitted.

Section 13-325.3. Schedule of Discontinuance of Nonconforming Uses.

The nonconforming uses listed below shall be discontinued within the period of time indicated, counting from the effective date of this Subtitle. Written notice of the date upon which such nonconforming use must be discontinued shall be set forth in an amended zoning certificate of use which shall be issued by the Office of Planning and Zoning and mailed registered mail, return receipt requested, to the owner of record of such nonconforming use.