

## ARTICLE X

### General Provisions

#### § 20-1001.

- (a) No use which does not conform to the provisions of this ordinance may be changed or altered, except in accordance with the provisions of the ordinance, and any such nonconforming use shall be deemed abandoned if changed to a more restrictive use or discontinued. The right to continue nonconforming use shall be terminated upon the destruction of the structure to the extent of more than 50% by fire or other casualty loss, and any such structure shall thereafter be repaired or reconstructed only in conformity with the provision of the zoning ordinance, unless such construction begins within 120 days from the date of the loss from buyer or other means.

## ARTICLE XI

### Administration and Enforcement

#### § 20-1101.

- (a) From the effective date of this ordinance, no structure shall be erected, nor shall any use or occupancy of any land be commenced, except upon the issuance of a building permit which shall be issued in the form, manner and through the office designated by the Town Council and upon certification by the Council to such designee that the proposed building, use and occupancy are in accordance with the provision of this ordinance. The Council may establish such regulations and procedures as it deems necessary for the administration and enforcement of the zoning ordinance.

#### § 20-1102.

- (a) All applications for building permits shall clearly and plainly describe the location and dimensions of the location of the proposed building or use, the details of the intended use, and sufficient drawings and plans to show that the intended use will, in all respects, conform to the provisions of the zoning ordinance, and such document submitted shall include a plat showing the proposed location, the location of the structure on the lot, dimensions of the building and lot, and such other information as may be deemed necessary by the Council. All applications shall be retained in the office of the Town Clerk.

#### § 20-1103.

- (a) Permits issued under the provisions of this Article shall expire after 3 months from date of issuance, unless prior to such time the building has been commenced, and the