

**Effect of “Legal Conforming” Status:** As a legal conforming two- family dwelling or duplex located in a Single-Family (R-1) Zone, the duplex will not be treated as a non-conforming use under the existing zoning ordinances. Legal conforming status will allow alterations, extensions, additions, or replacement of the duplex, without having to comply with the ordinances,

reviews, and approvals otherwise required for non-conforming uses. Under the ordinance, this status will run with the property and the use may continue regardless of the existing zoning. Should the building be damaged or destroyed in any degree, the legal conforming status allows the building to be rebuilt as a two family dwelling provided the new construction does not extend into any of the required yard setbacks more than the original structure. If the building is reconstructed, it is also allowed to have the number of parking stalls existing as of the date of the issuance of the legal conforming certificate, provided the parking and access to the parking are paved with a concrete or asphalt surface. Any additional parking added to the site is also required to be located in legal locations and be hard surfaced with concrete or asphalt. Should the building be vacant for over a year time period it is still permitted to be used as a two family dwelling.

The legal conforming certificate does not exempt the owner/occupant from meeting other ordinances of the City applicable to the building. For instance, alterations, extensions, additions, or replacements to the structure, past or future will still be required to meet all building and housing codes.