

Section 13-325.4—Termination and Reconstruction of Nonconforming Uses

(a) If any nonconforming use ceases operation for a period of twelve (12) consecutive months, or is changed to a conforming use, any future use of such structure shall conform to the provisions of this Subtitle.

(b) Any structure devoted to a **LAWFUL** nonconforming use which is ~~unintentionally~~ **EITHER DAMAGED OR** destroyed ~~by the owner, operator or agents thereof~~, may be reconstructed OR REPAIRED (to the extent of operation ~~at~~ **IMMEDIATELY PRIOR TO** the time of SAID DAMAGE OR destruction) for the purpose of carrying on such nonconforming use; **PROVIDED SAID DAMAGE OR DESTRUCTION IS NOT THE RESULT OF INTENTIONAL ACTION BY THE OWNER, OPERATOR OR AGENTS THEREOF.**

SECTION 2. *And be it further enacted,* That in accordance with the provisions of Section 21-31 of the Anne Arundel County Code (1967 Edition and Supplements), Title 21, "General Provisions, Penalties and Rules of Interpretation", Subtitle 3, "Rules of Interpretation", the catchlines or section headings of the several sections of this Ordinance are intended as mere catchwords to indicate the contents of said section, and shall not be deemed or taken to be titles of such sections, nor as any part of said section.

SECTION 3. *And be it further enacted,* That upon the adoption of additional sections of this Subtitle, the Articles, Headings, Sections and Subsections of this Ordinance may be renumbered or re-arranged to establish an orderly numbering system for the entire Subtitle, and cross references may be corrected (provided that no changes other than typographical corrections may be made to the language or substance thereof).

SECTION 4. *And be it further enacted,* That if any provisions of this Ordinance or the application thereof to any person or circumstance is held invalid for any reason, such invalidity shall not affect the other provisions or any other application of this Ordinance which can be given effect without the invalid provisions or application, and to this end, all the provisions of this Ordinance are hereby declared to be severable.

SECTION 5. *And be it further enacted,* That this Ordinance shall become effective only after the entire Subtitle and Zoning Maps are adopted and become effective and Chapter 35 of the Anne Arundel County Code (1967 Edition and Supplements), Title "Zoning", Article I through V, inclusive, respectively titled "In General", "Districts", "Board of Appeals", "Off-Street Parking and Loading Spaces Generally", and "Signs and Outdoor Advertisements Generally", and Article VI of said Chapter (as enacted by Bill No. 4-65), are repealed.

APPROVED AND ENACTED: September 15, 1971.