

[such] THE use has been destroyed to the extent of not more than [seventy-five per centum (75%)] 75 PERCENT of the reconstruction value of the building in which [such] THE lawful non-conforming use was carried on; or (3) an extension of an existing lawful non-conforming use on the same lot as [such] THE lot existed as a single lot under single ownership at the time of the enactment of the regulation which made the then existing use on [such] THE lot non-conforming. Nothing in this section [shall be held to authorize] AUTHORIZES the validation, ratification, or legalization of any violation of law or regulation existing at the time of the action by the District Council under this section.

[82.] 8-109.

(a) No clerk of the circuit court of Montgomery County or of Prince George's County, no administrative official, no licensing body or board, and no person whatever [shall] MAY issue a license or permit for any commercial or industrial purpose or for the conducting of any commercial or industrial enterprise or business whatsoever in a residential zone, that is, in any district designated on the zone maps as residential within the Regional District, unless [such] THE purpose, enterprise, or business is allowed by the applicable zoning ordinance under permitted uses or special exceptions granted by the Board of Appeals.

(b) However, in the case of a lawful non-conforming use existing at the time of the enactment of the respective zoning ordinances within that portion of the Regional District in Montgomery and Prince George's Counties comprising the Maryland-Washington Metropolitan District, created by Chapter 448 of the Acts of the General Assembly of Maryland of 1927, as amended, the particular use may be continued, and appropriate licenses may be issued, limited, however, to the particular use already existing in each case.

(c) In addition, the Board of License Commissioners of Montgomery County, within its discretion, may issue and renew [such] alcoholic beverage licenses as have been heretofore issued by [said] THE Board for premises on which lawful non-conforming uses exist[; provided that no]. NO license [shall] MAY be issued which is less restrictive than any which has been issued for [such] THE premises heretofore.

(d) In addition, in the case of a lawful non-conforming use existing at the time of the enactment of zoning ordinances under the provisions of this [subheading] TITLE in that portion of the Regional District in Montgomery and Prince George's Counties,