

(e) *Reestablishment of nonconforming use.* When a legal nonconforming use of a structure, or structure and land in combination, is discontinued or ceases to exist for a continuous period of more than one (1) year, the planning commission may permit the reestablishment of a nonconforming use if the commission makes the following findings:

(1)

The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose;

(2)

The proposed use is equally appropriate or more appropriate to the district than the previous legal nonconforming use;

(3)

The proposed use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare; and

(4)

The proposed use is consistent with the comprehensive plan.

The application for the permit shall include a site plan meeting the requirements of [section 61.401](#), floor plans, and other information as required to substantiate the permit.