

"Any usage of a parcel or structure lawful at the time these regulations become effective shall be allowed to continue as a non-conforming usage, subject to the restrictions listed herein. For purposes of this Article usage shall be construed to include, without limitation and in addition to the usual meaning of the word, usage expressly and explicitly approved, indicated and stated in a deed restriction, restrictive covenant, or other form of land use restriction imposed or obtained in a private, arms length, contractual transaction which is reduced to a matter of public record, and is actually recorded as a public record, at the time of enactment of this Ordinance."

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