

ARTICLE 3  
APPLICATION OF REGULATIONS

300. REGULATIONS REGARDED AS A MINIMUM.

Within each district the regulations set forth by this Ordinance shall apply uniformly to each class or kind of structure or land. In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare.

301. ZONING AFFECTS ALL LANDS, BUILDINGS AND STRUCTURES.

No lands, buildings or structures shall hereafter be used or occupied, and no building, structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with the regulations specified in this Ordinance for the district in which it is located.

302. ZONING AFFECTS POPULATION, DENSITY AND LOT COVERAGE.

No building or other structure shall hereafter be created or altered to accommodate or house a greater number of families than permitted or to occupy a greater percentage of lot area than permitted.

303. ZONING AFFECTS YARDS, OPEN SPACES, OFF-STREET PARKING AND/OR LOADING SPACES.

All district yard requirements must be met and all such uses must be suitably screened against light, fumes, noise or unsightliness, protected against becoming “attractive nuisances” and designed so as not to cause interference with radio and television reception. (Unsightliness would include satellite dishes, antennas or towers, above ground tanks, air conditioning and/or heating units, etc. and placement thereof shall be restricted to back or side yards.) No yard or lot existing at the time of passage of these regulations shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of these regulations shall meet at least the minimum requirements established by these regulations.

304. RIGHTS-OF-WAY NOT TO BE CONSIDERED A PART OF LOT OR OPEN SPACE.

Right-of-way easements for streets and roads shall not be considered a part of a lot or open space, or front, rear or side yard for the purpose of meeting lot dimensions or area or yard requirements.

Approved May, 13, 2013