

2.0 APPLICATION OF REGULATIONS

The regulations set forth by this ordinance within each district shall be minimum or maximum limitations as appropriate to the case and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided.

2.1 USE, OCCUPANCY AND CONSTRUCTION

No building, structure, or land shall hereafter be used or occupied, and no building or structure, or part thereof, shall be constructed, altered or removed except in conformity with all of the regulations herein specified for the district in which it is located.

2.2 HEIGHT, AREA WIDTH AND YARDS

No building or other structure shall hereafter be erected or altered:

- a. To exceed the height;
- b. To accommodate or house a greater number of families;
- c. To have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required; or
- d. In any other manner contrary to the provisions of this ordinance.

2.3 REQUIRED YARD, WIDTH, AREA, OR PARKING SPACE FOR ONE STRUCTURE, OR USE, NOT TO BE USED TO MEET REQUIREMENTS FOR ANOTHER

No part of a yard, or other open space, area, or off-street parking space required of or in connection with any building for the purpose of complying with this ordinance, shall be included as part of a yard, open space, area, or off-street parking space similarly required for any other building.

2.4 REDUCTION OF LOTS OR AREAS BELOW MINIMUM PROHIBITED

No lot or area existing at the time of passage of this ordinance shall be reduced in dimension or area below the minimum requirements set forth herein, except for the purpose of dedicating the reduction to public use. Lots or areas created after the effective date of this ordinance shall meet the minimum requirements established by this ordinance.

2.5 REDUCTION OF YARDS BELOW MINIMUM

No yard existing at the time of passage of this ordinance shall be reduced in dimension below the minimum requirements set forth herein, unless such yard restrictions reduce the buildable area to unreasonable dimensions. In such cases, the Board of Zoning Appeals shall determine the minimum requirements consistent with provision of adequate light and air, prevention of loss of life, health, or property from fire or other dangers, and prevention of danger in travel. Yards created after the effective date of this ordinance shall meet the minimum requirements established by this ordinance.

2.6 REDUCTION OF REQUIRED OFF STREET PARKING SPACE

No existing off-street parking space, and no off-street parking space hereafter provided, which meets all or part of the requirements for off-street parking space set forth in these regulations, shall be reduced or eliminated so

that its reduction results in an area not meeting requirement or standards contained herein. Reductions may be permitted where spaces are no longer required by these regulations or alternative spaces meeting the requirements of these regulations are provided.

2.7 CONFLICTING ORDINANCES

If any part of this ordinance is found to be in conflict with any other ordinance or any other part of this ordinance, the most stringent or highest standard as determined by the Zoning Administrator shall prevail.

Whenever provisions within this ordinance conflict with any state or federal statute or regulation with respect to requirements or standards, the most severe or stringent requirements or standards shall prevail. If any part of this ordinance is explicitly prohibited by federal or state statute, it shall not be enforced.