

**ARTICLE IV
APPLICATION OF REGULATIONS**

400 REGULATIONS REGARDED AS MINIMUM

The regulations set by this Ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided.

401 ZONING AFFECTS ALL LANDS, STRUCTURES AND BUILDINGS

No land or structure shall hereinafter be used or occupied, and no structure or parts thereof shall hereinafter be constructed, erected, altered or moved, unless in conformity with all of the regulations herein specified for the district in which it is located.

402 ZONING AFFECTS POPULATION DENSITY, LOT COVERAGE, YARDS, AND OPEN SPACES

No structures shall hereinafter be erected or altered:

- A. With greater height, size or bulk or other dimensions;
- B. To accommodate or house a greater number of families;
- C. To occupy a greater percentage of lot area;
- D. To have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required; or in any other manner contrary to the provisions of this Ordinance.

403 YARD OR OPEN SPACE, OFFSTREET PARKING OR LOADING SPACE REQUIREMENTS FOR ONE BUILDING, NOT TO BE INCLUDED AS SUCH REQUIREMENTS FOR ANY OTHER BUILDING

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

404 RIGHTS-OF-WAY TO BE CONSIDRED A PART OF LOT OR OPEN SPACE

Right-of-way easements for streets, drainage ways 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 yard requirements.

405

REDUCTION OF LOT AREA PROHIBITED

No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.

406

USE OF SUBSTANDARD LOTS OF RECORD

Where the owner of a lot at the time of adoption of this Ordinance does not own sufficient land to enable him to conform to the dimensional requirements of this Ordinance, such lot may nonetheless be used as a building site and the Zoning Administrator is authorized to issue a permit for the use of this property that said dimensional requirements are not reduced below the minimum specified in this Ordinance by more than twenty (20) percent. If, however, the owner of two (2) or more adjoining lots with insufficient land dimensions decides to build on or to sell these lots, he must first combine said lots to comply with the dimensional requirements of the Ordinance. Any lot requiring dimensional waivers below the twenty (20) percent minimum set forth in this Section shall be approved by the Board of Zoning Appeals provided that further decreased dimensional requirements shall conform as closely as possible to the required dimensions.