

ARTICLE 3

APPLICATION OF REGULATIONS

Section 3-1 Zoning Affects Every Building and Use

After adoption and enforcement of this ordinance, no building or land shall be used and no building or part shall be erected, moved, or altered except in conformity with the regulations specified for the district in which it is located, except as provided in this ordinance.

Section 3-2 Reduction of Lot and Yard Areas Prohibited

No yard or lot existing at the time of passage of this ordinance shall be reduced in size or area below the minimum requirements set forth, except for street widening. Yards or lots created after the effective date of this ordinance shall meet at least the minimum requirements established by this ordinance.

Section 3-3 Relationship of Building to Lot

Every building hereafter erected, moved, or structurally altered shall be located on a lot and in no case shall there be more than one (1) principal building and its customary accessory buildings on the lot, except in the case of a specially designed group development of institutional, residential, commercial, or industrial buildings in an appropriate zoning district; (i.e., school campus, cluster housing, shopping center, industrial park, and so forth.)

Section 3-4 Visibility at Intersections

- 3-4.1 On a corner lot nothing shall be erected, placed, planted or allowed to grow that would materially block vision between a height of three (3) feet and ten (10) feet above the center grade of the two intersecting roads that form the sight triangle.
- 3-4.2 The sight triangle shall have sides of ten (10) feet and seventy (70) feet. The smaller side shall be measured from the intersection of the two right-of-way lines back ten (10) feet along the right-of-way of the road with the yield or stop sign. The larger side shall be measured from the intersection of the two right-of-way lines outward seventy (70) feet along the road that does not have a yield or stop sign.

Section 3-5 Lot Requirements Cannot be Transferred to Another Use

The minimum yards, open spaces, or off street parking and loading requirements can not be encroached upon. For each new building or altered existing one, the requirements can not be met by using existing areas established for another use. A common facility such as a parking lot can be shared by two buildings if it is large enough to accommodate the requirements of both uses.

Section 3-6 **Every Lot Shall Abut a Street**

No building, structure or use of land, other than for agricultural purposes, shall be established on a lot which does not abut a dedicated public street.

Section 3-7 **Locations of Building Lines on Irregularly Shaped Lots**

Locations of front, side and rear building lines on irregularly shaped lots shall be determined by the Zoning Enforcement Officer. Such determination shall be based on the spirit and intent of the district regulations to achieve spacing and location of buildings or groups of buildings on individual lots.

Section 3-8 **Mixed Uses**

When two or more uses occupy the same building, the use that has the largest yard requirements shall apply to the building. The off street parking and loading requirements shall be met for each use in any building containing more than one permitted use or activity.

Section 3-9 **Fractional Requirements Under This Ordinance**

When any requirement of this ordinance results in a fraction of a unit, a fraction of one-half or more shall be considered a whole unit and a fraction of less than one-half shall be disregarded. When the determination of the number of dwelling units permitted on a lot results in a fraction of a dwelling unit, a fraction of one-half or more shall be considered a dwelling unit a fraction of less than one-half shall be disregarded.