

1 **SECTION 2. GENERAL REGULATIONS**

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5 **D. Regulations in All Districts.**

- 6 1. *Use.* No building or structure shall be erected, reconstructed, structurally altered,
7 enlarged or moved, and no land or building shall be used or designed to be used
8 for any purpose other than is hereinafter permitted except as may be permitted by
9 Subsection 35.E.
- 10 2. *Height.* No building or structure shall be erected, reconstructed, structurally
11 altered, enlarged or moved to exceed in height the limit hereinafter designated.
- 12 3. *Area.* No building or structure shall be erected, reconstructed, structurally altered,
13 enlarged or moved, no open space surrounding any building shall be encroached
14 upon or reduced in any manner, no lot shall be reduced in area, except in
15 conformity with all area and building location, bulk, placement and coverage
16 regulations hereinafter designated except as may be permitted by Subsection 35.E.
17 No yard or other space provided about any building shall be considered as
18 providing a yard or open space for the building on any other lot.
- 19 4. *Subdividing, Resubdividing, Parcels of Land.*
 - 20 a. No parcel of land held under separate ownership, with or without
21 buildings, at the time this ordinance became effective, shall be subdivided,
22 resubdivided, or reduced in any manner below the minimum lot width and
23 lot area required by this ordinance except as may be permitted by
24 Subsection 35.E.
 - 25 b. In addition, every lot must meet the required minimum lot width for the
26 applicable zoning district at the midpoint of the depth of the portion of the
27 lot used for the calculation of the minimum lot width except as may be
28 permitted by Subsection 35.E. The midpoint lot width shall be measured at
29 right angles to the lot depth line at its midpoint.
- 30 5. *Parking, Standing or Loading Areas.* No parking area, parking space, standing
31 space or loading space which existed at the time this ordinance became effective or
32 which subsequent thereto is provided shall thereafter be relinquished or reduced in
33 any manner below the requirements established in this ordinance except as may be
34 permitted by Subsection 35.E.

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38 **SECTION 35. NONCONFORMING BUILDINGS AND USES**

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42 **E. Nonconforming Due to Public Acquisition of Land.**

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44 When, due to acquisition by the County of a portion of a lot for public purposes, either:

45 (a) the use of the land, the lot, or a building or structure no longer complies with the requirements
46 of the Zoning Ordinance; or (b) an existing nonconforming use or building becomes further
47 noncompliant with the requirements of the Zoning Ordinance; then, upon a finding by the County
48 Board that the acquisition of the property will be in the public interest and that the noncompliant
49 conditions caused by the acquisition will not be of substantial detriment to adjacent property and
50 the character of the zoning district will not be changed, then, subject to such conditions as the
51 County Board may approve, the provisions of Subsections 2.D.1, 2.D.3, 2.D.4, and 2.D.5 shall
52 not apply to the acquisition and the lot, use, building or structure rendered noncompliant by the
53 acquisition shall be treated as a nonconforming use or nonconforming building pursuant to the
54 provisions of this Section 35. The foregoing provisions shall apply only to the noncompliant
55 conditions caused by acquisition by the County, and in no event shall the foregoing provisions be
56 construed to confer nonconforming status on any condition that was not created or furthered by
57 acquisition by the County.