

Article V
Application of Regulations

Section 1. Zoning Affects Every Building and Use

No building or land shall hereafter be used and no building or part thereof shall be erected, moved or altered except in conformity with the regulations herein specified for the district in which it is located.

Section 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 herein, 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. 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 complex of institutional, residential, commercial, or industrial buildings in an appropriate zoning district.

Section 4. Required Open Space Not Used for Other Building

No part of any yard, other open space, or off-street parking or loading space required for any building, structure, or other use shall be considered to be a part of a required yard, open space, off-street parking or loading space for any other buildings, structures or use except as provided in Article XII, Section 5, Location of Off-Street Parking.

Section 5. Access to Public Street (revised 2/02)

No building shall be erected on any lot, which does not abut at least forty (40) feet on a publicly dedicated or maintained street.

Access from public or private streets through one (1) zoning district in connection with a use not permitted in that district shall be prohibited unless:

- a) it is the sole access to the property.
- b) Commercial uses may have access through business and industrial districts.
- c) Industrial uses may have access through commercial districts.
- d) Institutional uses may have access through industrial and commercial districts. Access by institutional through residential will not be permitted without issuance of a special use permit.
- e) Office use may have access through industrial, commercial and multifamily residential districts.