

SECTION 1300 GENERAL REGULATIONS

Subdivision 1301. Scope of Regulations

- 1301.1 Except as may otherwise be provided in Section 1500 NON-CONFORMING USES OF LAND OR STRUCTURES, all buildings erected hereafter, all uses of land or buildings established hereafter, all exterior structural alterations or relocation of existing buildings occurring hereafter, and all enlargements or additions to existing uses occurring hereafter shall be subject to all regulations of this Ordinance which are applicable to the zoning districts in which such buildings, uses or land shall be located.
- 1301.2 No application for a building permit or other permit or license, or for a certificate of zoning compliance shall be approved by the Zoning Administrator and no permit or license shall be issued by any other City department which would authorize the use or change in use of any land or building contrary to the provisions of this Ordinance, or the erection, moving, exterior alteration, enlargement, or occupancy of any building designed or intended to be used for a purpose or in a manner contrary to the provisions of this Ordinance.
- 1301.3 Area Regulations

No lot area shall be so reduced or diminished that the yards or other open spaces shall be smaller than prescribed by this Ordinance, nor shall the density of population be increased in any manner except in conformity with the area regulations as herein provided, nor shall the area of any lot be reduced below the minimum requirements herein established except by variance granted by the Council.

Subdivision 1302. Erection of More than One Principal Structure on a Lot.

In any district, more than one structure housing a permitted or permissible principal use may be erected on a single lot, provided that yard and other requirements of this Ordinance shall be met for each structure as though it were on an individual lot.

Subdivision 1303. Accessory Buildings.

- 1303.1 In case an accessory building is attached to the main building, it shall be made structurally a part of the main building and shall comply in all respects with the requirements of this Ordinance applicable to the main building. An accessory building, unless attached to and made a part of the main building, shall not be closer than five (5) feet to the main building.
- 1303.2 A detached accessory building shall not be located in any required front yard.