

1401.11 Whenever the boundaries of a district shall be changed as to transfer an area from one district to another district of a different classification, the provisions of this SECTION shall also apply to any non-conforming uses developing as a result of such action.

Subdivision 1402. Non-Conforming Lots of Record.

1402.1 A single family dwelling and customary accessory buildings, notwithstanding limitations imposed by other provisions of this Ordinance, may be erected in any district in which single family dwellings are permitted on any single lot of record at the effective date of adoption of or amendment to this Ordinance. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot falls to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and other requirements not involving area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located.

1402.2 Variance of area, width, and yard requirements shall be obtained only through action of the Board of Adjustment.

Subdivision 1403. Construction Approved Prior to Ordinance.

To avoid undue hardship, nothing in this Ordinance shall require a change in the plans, construction or designated use of any building or structure provided that:

1403.1 A building permit has been issued within sixty (60) days prior to the adoption of this Ordinance.

1403.2 That the construction of which shall have commenced within thirty (30) days after the adoption of this Ordinance.

1403.3 That the construction is continuous until the building or structure is completed.

1403.4 Actual construction is hereby defined to include the placing of construction materials in permanent position; except where demolition or removal of an existing building or structure has commenced preparatory to construction, such demolition or removal shall be deemed to be actual construction, provided that work shall be diligently carried on until completion of the building or structure involved.