

ARTICLE V

APPLICATION OF REGULATIONS

Section 5-1. Zoning Affects Every Building and Use.

No building or land shall hereafter be used, or its use changed, 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 5-2. 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 5-3 Lot of Record

Single Lots of Record:

When a lot has an area or width which does not conform to the dimensional requirements of the district where they are located, but such lot was of record at the time of adoption of this Ordinance or any subsequent amendment which renders such lot nonconforming, then such lot may be built upon if compliance is achieved with regard to setback dimensions and other requirements, except lot area or width. Lots that cannot meet the setback and buffering requirements of this Ordinance may seek a variance from the Board of Adjustments.

Lots with Contiguous Frontage in One Ownership:

When two (2) or more adjoining lots with contiguous frontage are in one ownership and said lots individually have area or width which does not conform to the dimensional requirements of the district where located, but such lots were of record at the time of adoption of this Ordinance or any subsequent amendment which renders such lots nonconforming, for the purpose of development such lots must be combined to form a parcel of no less than 20,000 square feet. All lots must comply with the setbacks established for the zoning district in which they are located. Lots that cannot meet the setback and buffering requirements of this Ordinance may seek a variance from the Board of Adjustments.

Section 5-4. 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 any lot, except in the case of a specially designed complex of institutional, residential, church, commercial, governmental services or industrial buildings in an appropriate zoning district, i.e., school campus, shopping center, industrial park, and so forth, as permitted by this ordinance.

Section 5-5. 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 unless explicitly provided to the contrary in this