

12-1-2311 AREA REGULATIONS

Every main or residential building shall be located and maintained on a lot as defined by this Ordinance and all parts of said building shall be connected in a substantial manner. There shall not be more than one such building on a lot in residential districts, except as otherwise provided by this Ordinance.

1. No lot or parcel of land held under separate ownership at the time this Ordinance became effective shall be separated in ownership or reduced in size below the minimum lot width or lot area required by this Ordinance nor shall any lot or parcel of land held under separate ownership at the time this Ordinance became effective and which has a width or area less that required by this Ordinance be further reduced in any manner.

2. No building or structure shall be erected, enlarged, or moved onto any lot which abuts a street having only a portion of its required street width dedicated, and where no part of such dedication would normally revert to said lot if the street were vacated, unless the yards provided and maintained in connection with such building or structure have a width or depth which is not less than the width or depth of that portion of the lot needed to complete the required street width, plus the width or depth of the yards required on the lot by this Ordinance.

3. The front yard required on a lot of record or held under separate ownership at the time this Ordinance became effective shall be provided and maintained regardless of any subsequent change of lot lines which creates a new lot fronting on a street other than that on which said lot fronted at the time this Ordinance became effective.

4. No accessory building shall be structurally altered, converted, enlarged, or maintained for the purpose of providing living quarters or dwelling units unless such accessory building and all enlargements thereof are made to conform to all the regulations of this Ordinance for new buildings.

5. No required yard or other open space around an existing building or which is hereafter provided around any building for the purpose of complying with the provisions of this Ordinance shall be used for the storage of junk, building material, debris, obsolete vehicles, commercial equipment, or buildings or equipment which are obsolete or in disuse.

6. At each end of a through lot there shall be a front yard of the depth required by this Ordinance for the zone in which each street frontage is located; provided, however, that one of such front yard may serve as a required rear yard.

7. No required yard or other required open space around an existing building shall be separated in ownership from the portion of the lot upon which the building is located.