

ARTICLE IV
CONFORMANCE REQUIRED

SECTION 4.01 - APPLICATION OF DISTRICT REGULATIONS. The regulations established by this ordinance within each zoning district shall be minimum regulations and apply uniformly to each class or kind of structure or land, except as hereinafter provided.

- A. No building, structure or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered unless in conformity with all the regulations herein specified for the zoning district in which it is located.
- B. No building or other structure shall hereafter be erected or altered:
 - 1. To exceed the height;
 - 2. To accommodate or house a greater number of families;
 - 3. To occupy a greater percentage of lot area; or
 - 4. To have narrower or smaller rear yards, front yards, side yards or other open spaces (unless in conformance with the planned residential development regulations of this ordinance) than herein required or in any other manner contrary to the provisions of this ordinance applicable to the relevant zoning district.
- C. No part of a yard or other open space or off-street parking or loading space required in connection with any building for the purpose of complying with this ordinance shall be included as part of a yard, open space or off-street parking or loading space similarly required for any other building.
- D. No yard or lot existing at the time of passage of this ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this ordinance shall meet at least the minimum requirements established by this Ordinance.
- E. No residential lot shall have erected upon it more than one Principal Building.
- F. Any use not permitted by this Ordinance shall be deemed to be prohibited. Any list of prohibited uses contained in any section of this Ordinance, shall not be deemed to be an exhaustive list but is included for the purposes of clarity and emphasis and to illustrate by example some of the uses frequently proposed that are deemed undesirable and incompatible and thus prohibited.