

ARTICLE II

APPLICATION OF REGULATIONS

SECTION 200 - GENERAL

200.1 - REQUIREMENTS

The requirements of these regulations within each district shall apply uniformly to each class or kind of structure or land, except as hereinafter provided, and particularly:

1. No land shall be used and no building, structure or sign shall be used, erected, constructed, reconstructed, moved or structurally altered unless a Zoning Permit for the proposed work or use has been issued in accordance with Article VI. No building permit for such work shall be issued until a Zoning Permit has been obtained.
2. No building, structure, or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, moved or structurally altered, except in conformity with all of the regulations herein specified for the district in which it is located.
3. No set back, or off-street parking or loading space required around or in connection with any-building for the purpose of complying with these regulations shall be included as part of a set-back or off-street parking or loading space similarly required for any other building.
4. No set back or lot existing at the time of passage of these regulations shall be reduced in dimension or area below the minimum requirements set forth herein. Setbacks and lots created after the effective date of these regulations shall meet at least the minimum requirements established by these regulations.
5. Repairs or alterations to existing buildings or structures, such as electrical, plumbing, roofing, siding, septic systems, interior remodeling, interior chimneys, etc., shall not require the securing of a zoning permit, provided that such work does not increase the floor area of the building or structure and does not change the actual use thereof. (See Article III - Definitions, "Actual Use.")
6. Wherever the requirements of any other lawfully adopted rules, regulations, deed restrictions or covenants are at variance with these regulations, the most restrictive or that imposing the higher standard shall govern.

200.2 - DISCLAIMER

Should any section or provision of this zoning ordinance be declared invalid or

unconstitutional by a court of law, the remaining portions of these regulations shall continue in full force and shall not be considered invalid as a whole.

200.3 - TRAILERS AND MOBILE HOMES

- (1) Trailers or mobile homes temporarily occupied by construction crews or present or future occupants in conjunction with, on site construction activities for which a building permit has been issued, may be temporarily placed on the lot of said construction activity in any zone by right. Said trailer or mobile home shall not be inhabited or otherwise used for residential purposes, and shall be removed from the site within (30) days from the conclusion of permitted construction activities, or within two years, whichever comes first. Section 450.2 concerning setbacks shall not apply, however, no such trailer or mobile home shall be placed less than ten (10) feet from any street-side, rear, or residential district boundary-line.
- (2) Trailers or mobile of offices temporarily occupied on-site by the present or future occupants of a commercial or industrial building undergoing construction activities for which a building permit has been issued, may be placed on the lot of said construction activities in any zone by right. Said trailer or mobile home shall be used for office purposes only and shall not be inhabited or otherwise used for residential purposes. Said trailer or mobile home shall be removed from the site within thirty (30) days from the conclusion of permitted construction activities, or within two years, whichever comes first; Section 470.2 concerning setbacks shall not apply, however, no such trailer or mobile home shall be placed less than ten (10) feet from any street, side, rear, or residential district boundary-line.