

CHAPTER 230

General Provisions

- 230.01 General regulation of lots.
- 230.02 Nuisances prohibited.
- 230.03 Visibility at intersections.
- 230.04 Access to other districts prohibited.
- 230.05 Agricultural uses.
- 230.06 General regulation of structures and construction.
- 230.07 Fire protection, lighting, and utilities
- 230.08 Temporary Vendors

SECTION 230.01 GENERAL REGULATION OF LOTS.

- A. Required Street Frontage. All zoning lots shall front on a dedicated public street unless approved as a planned residential development. All lots created as a result of lot splits or subdivisions shall have frontage on a dedicated street in the amount required for the zoning district within which such lots are located.
- B. Required Yard and Open Space Maintained. The required yards surrounding an existing principal building, which has been counted or calculated as part of a side yard, rear yard, front yard, or other open space required by this Resolution shall not, by reason of change in ownership or otherwise, be counted or calculated to satisfy the yard or other open space requirement for any other principal building.
- C. Required Lot Area To Be Maintained. A parcel of land may be subdivided into two or more parcels provided all lots resulting from such division conform to the lot area and width requirements of the district in which such land is located. A nonconforming lot of record that owned separately from adjoining lots on the effective date of this Resolution or an amendment adopted thereafter which affected its conformity shall not be reduced in any manner that would increase its nonconforming situation.

SECTION 230.02 NUISANCES PROHIBITED.

- A. No use shall be permitted or authorized to be established which, when conducted in compliance with the provisions of this Resolution and any additional conditions and requirements prescribed, may be hazardous, noxious, or offensive due to the emission of odor, dust, smoke, fumes, cinders, gas, noise, vibration, electrical interference, refuse matters and water carried wastes, or which will interfere with adjacent landowners enjoyment of the use of their lands.