

ARTICLE 4

APPLICATION OF DISTRICT REGULATIONS

The regulations set by this Ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided:

SECTION 4.01: 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 except in conformity with all the regulations herein specified for the district in which it is located.

SECTION 4.02: No building or other structure shall hereafter be erected or altered:

- A. to exceed the height or bulk;
- B. to accommodate or house a greater number of families;
- C. to occupy a greater percentage of lot area;
- D. to have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required; or in any other manner contrary to the provisions of this Ordinance.

SECTION 4.03: No part of a yard, or other open space, or off-street parking or loading space required or in accordance 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.

SECTION 4.04: 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.

SECTION 4.05: When a specific use is neither permitted nor prohibited in the schedule of district regulations, the Zoning Hearing Board with a recommendation from the Planning Commission shall make a determination as to the similarity or compatibility of the use in question to the permitted uses in the district basing the decision on the overall intent stipulated for the district.

SECTION 4.06: All territory which may hereafter be annexed to the Township shall be considered to be in the Agricultural (A) District until otherwise classified.