

Zoning Ordinance

Section 304.00 - Application of Zoning District Regulations

304.01

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

- A. No building or other structure shall hereafter be erected or altered:
 - 1. To be greater in height or bulk;
 - 2. To accommodate or house a greater number of families;
 - 3. To occupy a greater percentage of parcel area; or
 - 4. To have narrower or smaller front yards, rear yards, side yards, or other open spaces, than specified by this Ordinance.
 - B. No part of a yard, or other open space, or offstreet parking or loading space required by this Ordinance in connection with any building shall be included as part of a yard, open space, or offstreet parking or loading space similarly required for any other building.
 - C. No yard or parcel 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 parcels created after the date of adoption of this Ordinance shall meet at least the minimum requirements established by this Ordinance.
 - D. The zoning district regulations which apply to lands which may hereafter be annexed to any city shall continue in effect until such lands are otherwise classified, or rezoned by the jurisdiction having authority to make such changes.
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