

ARTICLE 5. GENERAL PROVISIONS

Sec. 500. Purpose Statement and Conflicting regulations.

The general intent of general provisions is to impose more stringent requirements necessary to result in the community's desired vision and character and upholding public safety and welfare. Whenever any provision of this ordinance imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of any other law or ordinance, then the provisions of this ordinance shall govern.

Sec. 501. Building Regulations and Scope.

No building or structure, or part thereof, shall be erected, constructed or altered and maintained, and no new use or change shall be made or maintained of any building, structure, land, or part thereof, except in conformity with the provisions of this ordinance.

1. *Unlawful building.* If any building, or part thereof, is used, erected, occupied, or altered contrary to law or the provisions of this ordinance, such building shall be deemed an unlawful structure and a nuisance and may be required to be vacated, torn down, or abated by any legal means, and shall not be used or occupied until it has been made to conform to the provisions of this ordinance. Public expenditures toward abating such nuisance shall become a lien upon the land.
2. *One lot, one building.* In all districts, only one (1) principal building shall be placed on a single lot of record, except as provided.
 - A. No lot shall be used for any purpose unless a principal building associated with the permitted use is located on the lot. Further, a principal building shall be established on the lot prior to or in conjunction with the establishment of any accessory use or structure.
- ~~2-3~~ *Grading and runoff.* Building sites shall be graded and drained in a manner that is consistent with the following standards. Final grades shall be determined by the building inspector.
 - A. Prevents the increased rate of flow of stormwater onto adjacent properties causing ponding or flooding. 21-5
 - B. Does not negatively impact public drains or storm sewers.
 - C. Directs the flow of surface water away from buildings or structures.
- ~~3-4~~ *Extractions, holes, pits, or wells.* Any excavation, hole, pit, or well that is reasonably likely, as determined by the Zoning Administrator or building official, to constitute a danger to public health, safety, and welfare must be effectively barricaded and secured, or filled in.

Sec. 502. Accessory buildings and structures.

Accessory buildings or structures, except as otherwise permitted in this ordinance, shall be subject to the following regulations.

- A. Where the accessory building is structurally attached to a main building, it shall be subject to and must conform to all regulations of this ordinance applicable to the main building.
- B. Accessory buildings and structures shall not be erected in any required or actual front yard.