

SECTION 900

GENERAL PROVISIONS AND EXCEPTIONS (3/24/05)

901 GENERAL PROVISIONS

901.01 PENDING APPLICATION FOR BUILDING PERMITS

Nothing herein contained shall require any change in the overall layout, plans, construction size or designated use of any development, building structures or part thereof, for which official approvals and required building permits have been granted before the enactment of this Ordinance. If such building permits become void and/or a new building permit is necessary, the proposed construction shall conform with the zoning regulations.

901.02 ACCESS AND EGRESS

Every use of property shall hereafter have defined points of access and egress on any street. Such defined points of access shall be approved at the time of issuance of a building permit.

901.03 UNSAFE BUILDING

Nothing in this Ordinance shall prevent the strengthening or restoring to a safe condition of any part of any building or structure declared unsafe by proper authority.

901.04 BASEMENT DWELLING

Structures consisting of a basement only shall not be used as a dwelling in any district.

901.05 CONVERSION OF BUILDINGS

The conversion of the use or occupancy of any building, or the conversion of any dwelling so as to accommodate an increased number of dwelling units, shall be permitted only within a district in which a new building of similar occupancy would be permitted under this Ordinance, and only when the resulting occupancy will comply with the requirements governing new construction and use in such district.
(3/24/05)

901.06 SIGHT-OBSCURING FENCE OR PLANTING

The use for which a sight-obscuring fence or planting is required shall not begin operation until the fence or planting is erected or in place and approved by the Planning Director, or his designate.