

- C. The construction and use of buildings hereafter erected, converted, enlarged or structurally altered and the use of any land shall be in compliance with the regulations established herein for the district in which such land or buildings are located; whether or not the proposed construction, structure or use is of a temporary or permanent nature; and regardless of a building's foundation or structural construction which may be considered to be portable or temporary.

For the purposes of this Code, motor vehicles or attachments to motor vehicles converted to use as permanent or semi-permanent residences, storage structures, or animal barns is prohibited. However, tractor/trailer boxes which have been removed from their wheels may be permitted as storage structures only. In no case shall any other motor vehicle, including mobile homes or buses, be permitted to be converted to other uses. Further, mobile homes shall be permitted as a temporary office/home for a period of no more than twelve (12) months in cases when the primary office or home has been destroyed and is being reconstructed.

- D. 1. Every building hereafter erected, converted, enlarged or structurally altered shall be located on a lot and in no case shall there be more than one residential building per equivalent lot size area on the parcel.
2. Each parcel or lot shall be adjacent to a public right of way. However, up to six (6) adjacent lots serving single family or two family residences may share a common drive or easement access. Lots or parcels, which are a part of a commercial, business, industrial, apartment or condominium development, may be serviced by a private road, street or lane if approved as part of the overall development. (Ord. 06-0601, 6-13-06)

- E. Nothing herein contained shall require any change in the plans, construction, size or designated use of any building or part thereof for which a building permit has been issued before the effective date of this Chapter and the construction of which shall have been started within six (6) months from the date of such permit.

F. Nonconforming Uses:

1. The existing lawful use of a building or premises at the time of the enactment of these land use regulations or any amendment thereto may be continued although such use does not conform with the provisions of this Title for the district in which it is located, but no building or premises containing a nonconforming use shall be enlarged or extended, or its use changed, unless otherwise approved in writing by the Board of Adjustment after a public hearing.
2. Whenever a nonconforming use has been changed to a more restricted nonconforming use or a conforming use, such use shall not thereafter be changed to a less restricted use. The Board of Adjustment, after investigation and public hearing, may authorize the change of a nonconforming use to another of the same classification; provided, that the Board shall find that the proposed change of use will be no more harmful to the character of the neighborhood than the existing nonconforming use.