

**300.303 - Building regulations.**

## Sec. 3.03.

- A. No structure shall be erected, altered, or moved into this Township except in conformity with all of the regulations pertaining to such structure and pertaining to the district within which such structure is located, or to be located.
- B. Nor shall any such structure be erected, altered, or moved into this Township without having been issued previously a building permit authorizing such erection, alteration or movement.
- C. No building permit shall be issued unless a site plan showing compliance with all requirements of this Ordinance has been approved by the Building Inspector or, in the case of a use requiring approval of the Township Planning Commission, approval by such Commission, or, in the case of an existing structure, a finding by the Building Inspector that the structure is in conformance with all existing ordinances and regulations, or the alteration of moving will permit compliance with all such ordinances and regulations; provided, however, nothing in this section shall prevent the issuance of a building permit for a variance duly granted by the Board of Zoning Appeals.
- D. No structure shall hereafter be erected, or altered (1) to exceed the height or bulk; (2) to accommodate, or house a greater number of families; (3) to occupy a greater percentage of lot area; (4) 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.
- E. No part of a yard, or other open space, or off-street parking or loading space, required for, or in connection with, any land use, or structure 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 land use or structure, except as otherwise specifically permitted under provisions of this Ordinance.
- F. 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.
- G. No structure shall be constructed within a floodplain of any natural water course, such as to diminish the capacity of the floodplain to store runoff, or to impede the free flow of such runoff.
- H. Riparian Use. Where a parcel of land is contiguous to a body of water, it shall not be used for riparian purposes for more than one dwelling unit. Where a parcel of land is not contiguous to a body of water, it shall not be used in conjunction with a contiguous parcel to allow owners or occupiers to engage in riparian uses. The intent of this section is to prevent non-riparian owners or occupiers from engaging in riparian uses. The further intent of this section

is to prevent non-riparian owners and occupiers from engaging in riparian uses on parcels owned by others or in common with others. This section shall not be construed to prevent riparian use by riparian owners. All other provisions of this Ordinance are to be applied to these conditions.

(Ord. of 12-19-83 adopt. Dec. 19, 1983; Ord. No. 14-01, 2-6-14)