

Section 010-050 Application of Zoning Regulations

The provisions of these regulations shall be held to be minimum requirements adopted for the promotion of the public health, safety, comfort, morals, convenience or general welfare.

1. No land shall be developed or used except in accordance with a permit from the Zoning Commission. A written application for a permit to develop in an existing zone, or to create and develop a zone governed by these regulations, shall be submitted to the Zoning Commission. Such application shall include a site plan, if required by these regulations. (*Effective: March 7, 1985*)
2. No building or structure shall be erected, reconstructed, structurally altered, enlarged, moved to or maintained, nor shall any building, structure or land be used or be designed for any use, other than is permitted in the zone in which such building, structure or land is located.
3. The erection of a single-family dwelling in any residential zone shall not, however, be prohibited on a lot separately recorded by deed in the office of the Town Clerk prior to the effective date of these regulations, or any amendments thereto, which lot is smaller than required, provided further that all buildings are so designed and erected as to conform with the provisions of these regulations. If two (2) or more lots of record, one (1) or both of which fail to meet the requirements of these regulations with respect to lot area and/or average lot width, are in a single ownership at the time of the adoption of these regulations or at any time thereafter and such lots taken together would form one (1) or more lots, each meeting the requirements of these regulations or any amendment thereto with regard to lot area and average lot width, such lot or lots must be joined and used in compliance with the lot area and average lot width requirement irrespective of subsequent change in ownership. (*Effective: August 1, 1977; Amended Effective: February 26, 2000*)
4. No building or other structure shall be hereafter erected or altered to a greater height, to accommodate or house a greater number of families; to occupy a greater percentage of lot area; 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 these regulations. (*Effective: February 26, 2000*)
5. Except as hereinafter stated, it is not intended by these regulations to repeal, abrogate, annul or in any way impair, nullify, conflict or interfere with any easements, covenants or other agreements between parties; provided, however, that where this Chapter imposes a greater restriction upon the use of buildings or required larger yard, court or other open spaces than are imposed or required by existing provisions of law or ordinance or by such rules, regulations or permits or by such easements, covenants or agreements, the provisions of these regulations shall hereafter control.