

20.13.000 BASIC LOCATIONAL REGULATIONS

20.13.010 BUILDING MUST BE ON A LOT. Every building hereafter erected, structurally altered, or relocated shall be placed on a lot as herein defined.

20.13.020 ONLY ONE PRINCIPAL RESIDENCE BUILDING ON A LOT. Except as specifically otherwise provided herein for attached single family dwellings, apartments, or planned development project only one principal residence building shall be permitted on a lot, provided however that the Board of Appeals may grant an exception to permit more than one principal building on a lot where such grant would not be contrary to the spirit or intent of the Ordinance or to the regulations applicable to the specific district, and provided that a sufficient lot area is provided and the buildings so located as to individually meet the setback, offset, lot size, density and open space requirements of the district in which located.

20.13.030 STREET ACCESS REQUIRED. No lot shall hereafter be created or any building placed on a lot which does not abut on a public street or approved way except as hereinafter provided.

20.13.040 PRIVATE STREET OR WAY. Subject to the approval of the Plan Commission, a building may be permitted on a tract of land which does not abut on a public street or approved way, provided such tract of land is at least 40,000 square feet in area, and provided further such tract has access by permanent easement to a public street or approved way and does not conflict with plans for the future development of streets in the area, except that where a future street is possible the Plan Commission may require a 60 foot street reservation.