

ARTICLE 11. INTERPRETATION AND ADMINISTRATION

Sec. 33. Interpretation of Regulations

(a) In their interpretation and application, the provisions of this Code shall be held to be the minimum requirements adopted for the promotion of the public health, safety, morals, convenience, order, prosperity, or general welfare; for the lessening of congestion in the streets or roads or reducing the waste of excessive amounts of roads; for securing safety from fire and other danger, providing adequate light and air, preventing on the one hand excessive concentration of population and on the other hand, excessive and wasteful scattering of population or settlement; for promoting such distribution of land development and utilization as will tend to facilitate and provide adequate provisions for public requirements, transportation, water, and flowage, water supply, drainage, sanitation, educational opportunities, recreation, soil fertility, and food supply; and for protection of the tax base, securing economy in governmental expenditures, fostering the State's agricultural and other industries, and the protection of both urban and non-urban developments.

(b) It is not intended by the Code to repeal, abrogate, annul, or in any way to impair or interfere with any existing law or any rules or regulations regulating the use or construction of buildings, the provisions of yards, courts, other open spaces, or the provisions of sanitary facilities; provided, however, that where the provisions of this Code require large yards or courts, lesser heights or bulks of buildings, or more excessive sanitary facilities than do the aforementioned laws, rules, or regulations, the provisions of this Code shall govern.

(c) Special exceptions from the requirements of this Code shall be permitted only for lots zoned residential, provided, the Board of Adjustment grants a special exception and as further provided below:

(1) In the case of any lot zoned residential with a building on it at the date of adoption of this Code, but with a lot area, lot width, building setback, rear yard, or side yards less than that prescribed for the district in which it is located such building may be altered or a new building may be constructed provided it complies with all other provisions of this Code.

Sec. 34 Enforcement

This Code shall be enforced by the Mayor and Town Council.

Sec. 35 Certificate of Occupancy by Resolution

(a) It shall be unlawful to use or permit the use of any building, structure, or premises or part thereof, hereafter created, erected,

changed, converted, altered, or enlarged, wholly or partly, in use or structure, except for minor alterations involving no change in the floor area or use, until a certificate of occupancy by resolution of the Town Council shall show that the building structure, or premises or part thereof, and the proposed use thereof, are in conformity with the provisions of this Code or an order of the Board of Adjustment.