

ARTICLE X - LEGAL STATUS PROVISIONS

SECTION 1001 - PROVISIONS ARE MINIMUM REQUIREMENTS

In their interpretation and application, the provisions of this Ordinance shall be considered as the minimum requirements to promote and to protect public health, safety, comfort, convenience, prosperity, and other aspects of the general welfare, and in particular:

- (a) To promote the purposes set forth in the preamble to this Ordinance and in the statements of legislative intent for the respective districts or groups of districts; and,
- (b) To provide a gradual remedy for existing conditions which are detrimental thereto.

SECTION 1002 - APPLICATION OF OVERLAPPING REGULATIONS

Whenever any provision of this Ordinance and any other provision of law, whether set forth in this Ordinance or in any other law, ordinance, or resolution of any kind, impose overlapping or contradictory regulations over the use of land, or over the use or bulk of buildings or other structures, or contain any restrictions covering any of the same subject matter, that provision which is more restrictive or imposes higher standards or requirements shall govern.

SECTION 1003 - EXISTING PRIVATE AGREEMENTS

This Ordinance is not intended to abrogate or annul any easement, covenant, or any other private agreement.

SECTION 1004 - EXISTING BUILDING PERMITS

In all cases where:

- (a) A building permit has been lawfully issued on the basis of an application showing complete plans for the proposed construction of a new building or other structure, or of an enlargement of an existing building or other structure which requires construction of foundations, and
- (b) The adoption of this Ordinance, or of any subject amendment thereto, would make the completed building or other structures non-conforming or non-complying, construction may nevertheless be continued in accordance with the building permit and a certificate of occupancy may be issued for such non-conforming or non-complying building or other structure.

SECTION 1005 - SEPARABILITY

It is hereby declared to be the legislative intent that, if any provision or provisions of this Ordinance or the application thereof to any building or other structure or tract of land, are declared by a court or competent jurisdiction to be invalid or ineffective in whole or in part, or to be inapplicable to any person or situation, the effect of such decision shall be limited to the provision or provisions which are expressly stated in the decision to be invalid or ineffective, or to be the zoning lot, building or other structure, or tract of land immediately involved in the controversy. All other provisions of this Ordinance shall continue to be separately and fully effective, and the application of any such provision to other persons or situations shall not be affected.

SECTION 1006 - EFFECTIVE DATE

This Ordinance shall be effective after its adoption, the public welfare demanding it.