

ARTICLE 2.

GENERAL REGULATIONS

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Section 2.1 Applicability of General Regulations

The following general regulations of this Article shall apply in all situations unless otherwise indicated.

Section 2.2 No Development Until Compliance with this Ordinance

No land shall be developed, occupied, or used without full compliance with the provisions of this ordinance and all other applicable City, County, State, and Federal regulations. Compliance with regulations from the following agencies may be required prior to issuance of a (1) Zoning Permit, (2) Building Permit, (3) Certificate of Zoning Compliance, or (4) Certificate of Occupancy: US Fish and Wildlife Service, US Army Corp of Engineers, Brunswick County Environmental Health, Brunswick County Public Utilities, NC Department of Transportation and/or the NC Department of Environmental Quality among others.

Section 2.3 Required Yards and Lots

- (A) No yard or lot existing at the time of passage of this Ordinance shall be reduced in size or area below the minimum requirements set forth in this Ordinance. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.
- (B) The location of required front, side and rear yards on irregularly shaped lots shall be determined by the UDO Administrator. The determination will be based on the spirit and intent of this Ordinance to achieve an appropriate spacing and location of buildings and structures on individual lots. Appeals of the decision of the UDO Administrator shall be reviewed by the Board of Adjustment.
- (C) In the event that a district boundary line divides a lot or tract, each part of the lot or tract so divided shall be used in conformity with the regulations established by this Ordinance for the district in which said part is located.

Section 2.4 Maintenance of Buildings and Lots

All dwellings, mobile homes, buildings, and establishments shall be kept in a clean and habitable condition, and shall not be permitted to deteriorate to the point where they become unsightly eyesores, or a danger to the residents. Keeping of personal property, such as vehicles, campers, and storage items on vacant lots shall not be permitted in residential zoning districts.

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Section 2.5 Access to Property

No building, structure, or use of land shall be established on a lot, where said lot does not have legal access to a public or private street through frontage or a duly recorded access easement.

Section 2.6 One Principal Building

Only one principle building per lot shall be allowed unless otherwise is specifically authorized by this Ordinance. More than one principal structure devoted to a non-residential or multi-family use may be located on a lot, provided that access is available from a public street or a 20- foot easement is maintained from a public street to each building for use by service or emergency vehicles.

Section 2.7 Computation of Time

- (A) Unless otherwise specifically provided, the time within which an act is to be done shall be computed by excluding the first and including the last day. If the last day is a Saturday, Sunday, or legal holiday, that day shall be excluded. When the period of time prescribed is less than seven days, intermediate Saturdays, Sundays, and holidays shall be excluded.
- (B) Unless otherwise specifically provided, whenever a person has the right or is required to do some act within a prescribed period after the service of a notice or other paper upon him and the notice or paper is served by mail, three days shall be added to the prescribed period.

Section 2.8 Fees

Reasonable fees sufficient to cover the costs of administration, inspection, publication of notice and similar matters may be charged to applicants for zoning permits, sign permits, special use permits, special use permits, stormwater permits, subdivision plat approval, site plan approval, zoning amendments, variances, changes to Ordinance text and map, and other administrative relief. The amount of the fees charged shall be as set forth in the City's fee schedule as established by the Board of Commissioners and filed in the office of the City Clerk. Applications shall not be deemed complete until all applicable fees are paid.

Section 2.9 Certificates of Occupancy and Zoning Compliance

- (A) A Zoning Permit must be issued prior to all development. Zoning permits may be electronic, and applicants may be the landowner, a lessee or person holding an option or contract to purchase or lease the land, or an authorized agent of the landowner through notarized signature. Following issuance of such, an applicant may apply for a Building Permit in accordance with the approved Zoning Permit.
- (B) No new building or part thereof shall be occupied, and no addition or enlargement of any existing building shall be occupied, and no existing building after being altered or

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moved shall be occupied, and no change of occupancy shall be made in any existing building or part thereof, until the Building Inspector has issued a Certificate of Occupancy. Therefore, the change of occupancy provision shall not apply to rooms intended for transient rental.

- (C) A Temporary Certificate of Occupancy may be issued for a portion or portions of a building which may safely be occupied prior to final completion and occupancy of the entire building or for other temporary uses.
- (D) Application for a Certificate of Occupancy may be made by the owner or his agent at the same time as submitting an application for a building permit, if needed. The Certificate of Occupancy shall be issued by the Building Inspector after all final inspections have been made and the UDO Administrator has issued a Certificate of Zoning Compliance.
- (E) In the case of existing buildings or other uses not requiring a building permit, after supplying the information and data necessary to determine compliance with this Ordinance and appropriate regulatory codes of the City for the occupancy intended, the Building Inspector shall issue a Certificate of Occupancy when, after examination and inspection, it is found that the building or use in all respects conforms to the provisions of this Ordinance and the UDO Administrator has issued a Zoning Permit. All applications for a Zoning Permit must be signed by the landowner, a lessee or person holding an option or contract to purchase or lease the land, or an authorized agent of the landowner through notarized signature.