

## Section 719.59 – Application of Regulations

A. Zoning affects every structure and use and extends vertically. The following shall apply to all of Lenox Township.

1. To carry out the intent of this Chapter, no use or activity on a piece of land shall be commenced or maintained, and no building or structure or part thereof shall be allowed to be used, constructed, remodeled, altered, or moved upon any property unless it is in conformance with this Chapter, and a zoning compliance permit has been obtained, except in the case of lawful nonconforming uses.
2. No building shall hereafter be erected or altered to exceed the height limitations, to occupy a greater percentage of lot area, or intrude upon the required front yard, rear yard, side yard, or inner or outer courts, or to accommodate or house a greater number of families, or to provide less space per dwelling unit than is specified for the district in which such building is located.
3. No lot area and no yard, court, parking area, or other required space shall be so divided, altered, reduced, or diminished as to make said area or dimension less than the minimum required under this Chapter, except where such reduction has been brought about by expansion or acquisition of public rights-of-way for streets, roads, or highways. If a required area is already less than the minimum required under this Chapter, said area or dimension shall not be further divided or reduced.
4. If any activity, use, building, structure, or part thereof is placed upon a piece of property in direct conflict with the intent and provisions of this Chapter, such activity, use, building, or structure shall be declared a nuisance. It may be required to be vacated, dismantled, abated, or ceased by any legal means necessary. Such use, activity, building, or structure shall not be allowed to function until it is brought into conformance with this Chapter.
5. If any lawful use, activity, building, or structure that exists or is under construction at the time of the adoption of this Chapter and is not in conformance with the provisions of the zoning district in which it is located, such use, activity, building or structure shall be considered a legal nonconforming use and shall be allowed to remain as such, including the completion of construction, providing said construction does not require more than one (1) year from the effective date of this Chapter for completion.

