ARTICLE VI
APPLICATION OF REGULATIONS

Section 600  Use

No building, structure, or land shall be used or occupied, and no building or structure or part thereof shall be erected, moved, or structurally altered except in conformity with the regulations of this ordinance or amendments thereto, for the zoning district in which it is located.

Section 601  Height and Density

No building or structure shall be erected, constructed, reconstructed, or otherwise structurally altered so as to exceed the height limit or to exceed the density regulations of this ordinance for the zoning district in which it is located.

Section 602  Lot Size

The lot sizes established in the zoning districts of this ordinance are the minimum lot areas permitted in the district. No lot, even though it may consist of one or more lots of record, shall be reduced in size so that the lot width or depth, front, side or rear yards, lot area per dwelling unit, or other requirement of this ordinance is not maintained. In areas not served by public sewer, larger lot areas may be required in order to meet the requirements of the Henderson County Health Department.

Section 603  Yard Use Limitation

No part of any yard or other space used to satisfy the requirements of this ordinance for one building or use shall be included as part of a yard or space required for any other building or use.

Section 604  One Principal Building or Principal Use on Any Lot

Only one principal building or principal use and its customary accessory uses may hereafter be erected, constructed, or used on any lot, except as specifically authorized in this ordinance.
Section 605 Minimum Square Footage Requirements for Residential Dwelling Units

No single-family dwelling unit hereafter erected, constructed, moved, or structurally altered shall have less than the minimum square footage of heated interior floor space as so specified by the provisions of this ordinance for the zoning district in which it is located.

Section 606 Rights-of-Way

Recorded or dedicated street, road, or highway rights-of-way shall not be used to determine a minimum lot area, required yard, or open space requirement. Utility easements may be used to determine minimum lot area, required yard, or open space requirements.

Section 607 Conformance With State Codes

All principal buildings and structures shall be designed and constructed in conformance with the North Carolina State Building Codes.

Section 608 Fences

A fence as defined in Section 501, may be constructed in any zoning district. Any fence on the property over four feet in height will require a permit from the Town of Laurel Park. The maximum height of a fence on the roadside of a property is four feet as measured from the highest ground elevation to the uppermost point of the fence. Maximum height of fence on all other property lines is six feet. Fences constructed within the jurisdiction of this ordinance shall be constructed of stone, wood, chain link or plastic simulating wood; however, chain link fencing is permitted in rear yards only, as defined by a line extending from the rear main structure. Note: chain link fences along corner lots require screening from road right of way. If a fence incorporates a finished and unfinished facing, the finished side shall face the adjoining property. The structural components and the visual appearance of all fences shall be maintained by the property owner. Any new fence proposed for construction that will be adjacent to an existing fence shall abut the existing fence providing the new fence will still be on the owner’s property. Fences are not permitted in street right-of-ways.