

ARTICLE 4 GENERAL PROVISIONS

Sec. 4.1. Use, Occupancy and Erection.

No building, structure, land, or water shall hereafter be used or occupied, and no building or structure or part hereof shall be erected, constructed, reconstructed, moved, or structurally altered except in conformity with the regulations of this zoning ordinance or amendments thereto.

Sec. 4.2. Use Prohibited When Not Specified.

If not otherwise stated, any use not specifically permitted as a use by right or specifically indicated as a conditional use in any given zoning district as provided under this zoning ordinance shall be prohibited in that zoning district.

Sec. 4.3. Minimum Requirements.

Within each zoning district, the regulations set forth shall be minimum requirements and shall apply uniformly to each class or kind of building, structure or land, except as may be altered through conditions of zoning applied to specific properties.

Sec. 4.4. Relationship to Private Restrictions.

This Ordinance is not intended to repeal, abrogate, or impair any valid easement, covenant, or deed restriction duly recorded with the Clerk of the Superior Court of Monroe County, Georgia.

Sec. 4.5. Validity of Existing Conditions of Zoning.

Notwithstanding the repeal of prior zoning ordinances, if a property was zoned subject to conditions prior to the adoption of this zoning ordinance, the existing zoning conditions shall continue to apply to said property, until or unless amended by the Governing Body.