

**ARTICLE IV - APPLICATION OF REGULATIONS****Section 400 - Use**

No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall be erected, remodeled, extended, constructed, reconstructed, moved or structurally altered except in conformity with the regulations of this Ordinance, or amendments thereto, for the district in which it is located. Said conformity shall be demonstrated by the issuance of a valid building permit.

**Section 410 - Building Heights and Density**

Except as hereinafter provided, no building shall hereafter be erected, constructed, or altered so as to exceed the height limits, or to accommodate or house a greater number of families than are specified or required in the regulations herein for the district in which it is located.

**Section 420 - Lot Size**

Except as hereinafter provided, no lot, even though it may consist of one or more adjacent lots of record, shall be reduced in size so that lot width of depth, front, side or rear yard, inner or outer courts, lot area per family or other requirements of this ordinance are not maintained.

**Section 430 - Yards**

Except as hereinafter provided, no part of a yard or other open space required for any building for the purpose of complying with the provisions of this Ordinance shall be included as part of a yard or other open space similarly required for another building, nor shall any building have narrower or smaller front, side, or rear yards or courts than are required in this Ordinance. Every part of a required yard or court shall be unobstructed and open from its lowest point to the sky, except for the ordinary projection of sills, cornices, buttresses, ornamental features, chimneys, flues, and eaves, provided such projections shall not extend more than two (2) feet into the yard area or open space requirements.

**Section 440 - One Principal Building on a Lot**

Except as otherwise permitted by this Ordinance, only one principal building and its permitted customary accessory buildings may hereafter be erected on any lot.



**Section 450 - Requirement for Building Permit**

No building shall be erected, converted, enlarged, reconstructed, moved, or structurally altered except upon application for and issuance of a building permit by the City Building Official.

**Section 460 - Pending Application for Building Permits**

Except as hereinafter provided, nothing herein contained shall require any change in the plans, construction, size, design, or use of any building, structure, or part thereof, for which a building permit has been issued prior to the adoption or amendment of this Ordinance, provided that construction shall start within 60 days after the issuance of such building permit.

**Section 470 - Conformity with Existing Codes**

No housing unit shall hereafter be constructed, located, erected, or otherwise situated in the City of Barnesville, Georgia, which does not meet building, fire, electrical, gas, plumbing and other then existing codes of the City of Barnesville, Georgia and all other then applicable government laws and regulations.

**Section 480 - Dwellings to Abut Public Streets**

Each principal use shall be located on a lot or parcel which provides frontage onto a paved public street.

**Section 490 - Approval Required to Move Buildings**

Except as hereinafter provided, no existing building or other structure shall be moved into any zone except in conformity with the provisions of this Ordinance and not before a permit shall be granted by the Zoning Department. Any such relocated building shall meet the applicable standards of the building codes as required for new construction.