

## **20.10.000 GENERAL APPLICATION OF REGULATIONS**

**20.10.010 ESTABLISHMENT OF DISTRICTS.** For the purpose of this Ordinance, the zoning district classifications listed under Section 33.010 are hereby created and established.

### **20.10.020 COMPLIANCE.**

- A. Required. Within the City of Port Washington, the use of any land; the size, shape, and placement of lots; the use, size, height, location and type of structure thereon; and the provisions of open spaces shall be in compliance with the regulations established therein and made applicable to the district or districts in which such land or structure is located.
- B. Prior Permit.
  - 1. Construction Permitted. Nothing herein contained shall require any change in the plans, construction, size or designed use of any structure or part thereof for which a building permit has been issued before the effective date of this Ordinance and the construction of which shall have been substantially started within 6 months from the date of such permit.
  - 2. Subsequently Non-Conforming. Any such use which does not conform to the regulations of the districts in which it is located shall, however, subsequently be considered a legal non-conforming use.

### **20.10.030 STRUCTURES OTHER THAN BUILDINGS.**

- A. Structures less than 6 inches in height. Structures not classified as buildings and less than 6 inches in height from the surface of the ground shall not be subject to the setback, offset, building size, or open space requirements of this Ordinance except as may be specifically otherwise provided.
- B. Structures 6 inches or more in height. Structures not classified as buildings and 6 inches or more in height from the surface of the ground shall be subject to the setback, offset, height and open space requirements of this Ordinance except as may be specifically otherwise provided, such as in Section 20.11.020 (4), (6) and (7).

**20.10.040 UNDERGROUND BUILDINGS.** Any structure classified as a building and not extending more than 6 inches above the surface of the ground shall not be subject to the setback, offset, building size, or open space requirements of this Ordinance.