

103 – COMPLIANCE WITH REGULATIONS

Except as hereinafter provided:

103.1 No land shall be used except for a purpose permitted in the district in which it is located.

103.2 No building shall be erected, converted, enlarged, reconstructed, moved or structurally altered, nor shall any building or land be used except for a purpose permitted in the district in which the building or land is located.

103.3 No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit herein established for the district in which the building is located.

103.4 No building shall be erected, converted, enlarged, reconstructed, or structurally altered except in conformity with the area regulations of the district in which the building is located.

103.5 The minimum yards, parking space, open spaces, including lot area per family, required by this Resolution, for each and every building existing at the time of passage of this Resolution, or for any building hereafter erected, shall not be encroached upon or considered as required yard or open space for any other building, nor shall any lot area be reduced below the requirements of this Resolution for the district in which such lot is located.

103.6 Every building hereafter erected or structurally altered shall be located on a lot as herein defined and in no case shall there be more than one (1) main building on one (1) lot. An exception to the foregoing shall permit more than one (1) main building on a lot in an R-4, R-5, P-1, B-1, B-2 and B-3 districts when relating to the erection of apartments comprised of four (4) or more families each and commercial and industrial buildings in B-1, B-2, B-3, and M-1 districts.

103.7 At no time shall anyone park unlicensed and/or inoperable/junk motor vehicle(s), or any part thereof, in any district other than an M-1 District in a Motor Vehicle Salvage Facility for a period of more than fourteen (14) days, unless under cover of a permanent structure. The only exception to this section will be in the case of Service Stations/Automotive Repair Facility engaged in towing and storing vehicles pending action by responsible parties, repair garages performing repairs for vehicle owners, with a time limitation not to exceed ninety (90) days and State licensed dealers holding operable vehicles for resale. The above mentioned exceptions must perform their services on the property normally used for their business in compliance with the Madison Township Zoning Resolution and in the permitted zoning district. Any dismantling or reducing to scrap of vehicles shall take place only in a Motor Vehicle Salvage Facility as defined in section 142.4.5.5.1.

103.8 PERSONAL PROPERTY SALE:

103.8.1 There is a limit of three (3) sales at a premise during any twelve (12) month period.

103.8.2 Each sale must not exceed more than four (4) consecutive calendar days in length, and must be a minimum of thirty (30) days apart.

103.8.2.1 Individuals having a Personal Property Sale must register their sale days with the Madison Township Zoning Inspector. There will be **NO COST** to register the Personal Property Sale. However, failure to register a Personal Property Sale will be considered a zoning violation and future sales may be prohibited.

103.8.3 SIGNS:

103.8.3.1 Signs must be placed outside of the right-of-way on private property (with permission of the property owner).

103.8.3.2 One sign is allowed upon the lot where the sale is taking place and up to five (5) signs are allowed at remote locations advertising the sale.

103.8.3.3 All signs can be placed twenty-four (24) hours prior to the sale and must be removed within twenty-four (24) hours of the last day of the sale.

103.8.3.4 No Personal Property Sale sign can exceed ten (10) square feet in size.

103.8.4 PROHIBITED LOCATIONS:

103.8.4.1 Sales are prohibited on the premises of apartment buildings or complexes.

103.8.4.2 Sales are prohibited on vacant lots and abandon properties.

103.8.5 Vehicles shall not impede the passage of traffic on any road, street or cul-de-sac in the area of the premises where the sale is being conducted.

103.8.6 Churches and Non-Profit Organizations are exempt from these requirements, except for the regulations outlined in section 103.8.3 Signs.