

Article II. Applicability and Conformity

157.018 JURISDICTION

The provisions of this Ordinance shall be applicable throughout the legally recorded corporate limits of the City, hereinafter referred to as the “City Limits,” as existing at the time of the adoption of this Zoning Ordinance or as they may hereafter be altered.

157.019 GENERAL APPLICABILITY

No building, structure, sign, or land shall be used, graded, excavated, occupied, or altered; nor shall any building, structure, or part thereof be erected, painted, constructed, reconstructed, moved, enlarged, or structurally altered; nor shall any changed use be established for any building, structure, or land, unless in conformity with the general provisions of this ordinance and the specific provisions for the district in which such building, structure or land is located, except as otherwise specifically provided for by this Zoning Ordinance. If a building permit, zoning permit, or any other permit is required for any of these activities, it must be lawfully obtained prior to commencement of any such activity. No principal or accessory structure used for bona fide farm purposes and located more than 250 feet from the nearest property line abutting a residential use shall be subject to the design, height, or size requirements specified in this ordinance that would otherwise be applicable to such structure..

157.020 CONFORMITY

A. Building Permits.

No building permit shall be issued for construction or alteration of a new or existing structure located within the City Limits of Camden until the Zoning Administrator or other designated administrative official has determined it meets the requirements of this section.

B. Other Laws.

No building, structure, sign, or land shall be used, graded, excavated, occupied, or altered; nor shall any building, structure, or part thereof be erected, painted, constructed, reconstructed, moved, enlarged, or structurally altered; nor shall any changed use be established for any building, structure, or land, unless in conformity with any applicable county, state and federal laws pertaining to such. Nothing herein shall require the city to check for conformity with the laws of other jurisdictions prior to issuing any approvals or permits provided for hereunder; however, demonstration of compliance may be required as part of the permitting or approval process. Notice that an existing structure or use violates the laws of any other jurisdiction shall be grounds for enforcement action by the city as a violation of this ordinance.