

ARTICLE 2. GENERAL PROVISIONS

2.1 Jurisdiction

This Ordinance shall be effective throughout the corporate limits of the Town as now or hereafter fixed.

2.2 Application of District Regulations

- A. The regulations set forth in this Ordinance shall be held, wherever applicable, to be the minimum requirements and shall apply uniformly to each class or kind of building, structure, or property except as hereinafter provided.
1. After the effective date of this Ordinance, no building, structure, or property shall be used or occupied, and no building, structure, or part thereof shall be erected, constructed, reconstructed, moved, or structurally altered except in conformity with the applicable provisions set forth herein.
 2. After the effective date of this Ordinance, and except as provided herein, no building or other structure shall hereafter be constructed, modified, repaired, or altered to:
 - a. Increase its height or size;
 - b. Accommodate or house a greater number of families;
 - c. Occupy a greater percentage of lot area;
 - d. Have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required, or in any other manner be contrary to the provisions of this ordinance.
 3. No part of a yard or required open space shall be included as part of any other yard or required open space.
 4. After the effective date of this Ordinance, no existing yard or lot shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall comply with the requirements set forth herein.
- B. This Ordinance does not repeal, annul, impair, or interfere with any existing law, ordinance, rule, regulation, or permit other than the ordinance which this Ordinance supersedes. However, where this Ordinance

imposes greater restrictions than are imposed or required under any existing law, ordinance, rule, regulation, or permit, then the provisions of this Ordinance shall control. This Ordinance does not annul, impair, or interfere with any easements, covenants, or other agreements existing prior to the effective date hereof.

2.3 Provision for Official Zoning Map

- A. The Town is hereby divided into zoning districts as shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted and incorporated herein. The Official Zoning Map shall be identified by the signature of the Town's Mayor, attested to by the Town Clerk, and bear the Town seal. No changes of any nature shall be made on the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Ordinance and any applicable North Carolina General Statutes. The Official Zoning Map shall be the final authority as to the current zoning status of buildings, structures, and properties within the Town's corporate limits.

- B. The Official Zoning Map and all amendments thereto shall be approved by the Board and prepared by professional engineers or land surveyors licensed in the State of North Carolina. The Town Manager shall ensure the accuracy of the map, forward necessary zoning information to Brunswick County GIS, and provide that the official map be recorded in the Brunswick County Registrar of Deeds with a copy maintained in the Office of the Town Clerk.

2.4 Replacement of Official Zoning Map

In the event that the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret, the Board may by resolution adopt a new Official Zoning Map which shall supersede the prior map. The prior map, or any remaining significant parts thereof, shall be preserved, together with all available records pertaining to the adoption or amendment thereof.

2.5 Fractional and Rounding Requirements

Except as otherwise provided by law, when any requirement of this Ordinance results in a fraction of a unit, a fraction of one-half (1/2) or more shall be considered as a whole and a fraction of less than one-half (1/2) shall be disregarded. Rounding of numbers shall be done after computations are made.

2.6 Computation of Time

- A. In computing any period of time prescribed or allowed by this Ordinance, the day of the act, event or publication after which the designated period of time begins to run is not to be included. The last day of the period so computed is to be included, unless it is a Saturday, Sunday or a legal holiday, in which event the period runs until the end of the next day which is not a Saturday, Sunday, or a legal holiday. When the prescribed or allowed period of time is less than seven (7) days, then intermediate Saturdays, Sundays, and holidays shall be excluded in the computation.
- B. Unless otherwise provided, whenever a person has the right or is required to take some act within a prescribed period of time after the service of a notice or other paper upon him/her and the notice or paper is received by United States Postal Service mail, then three (3) days shall be added to the prescribed period of time.

2.7 Severability

Should any part of this Ordinance or the Official Zoning Map, or any amendments thereto, be decided by a court of competent jurisdiction to be unconstitutional or void, such decision shall not affect the validity and effectiveness of the remaining sections thereof.

2.8 Effective Date

This Ordinance shall be effective from the date of its adoption, January 15, 2002.