

## **SECTION 4 - JURISDICTION, SCOPE AND INTERPRETATION**

### **Subdivision 1: Jurisdiction**

### **Subdivision 2: Scope**

### **Subdivision 3: Interpretation**

### **Subdivision 4: Lots of Record**

#### **Subdivision 1: Jurisdiction**

The jurisdiction of this Ordinance shall apply to all the area of McLeod County outside the incorporated limits of municipalities.

#### **Subdivision 2: Scope**

From and after the effective date of this Ordinance, the use of all land and every building or portion of a building erected, altered in respect to height and/or area, added to or relocated, and every use within a building or use accessory thereto in the county shall be in conformity with the provisions of this Ordinance. Any existing building or structure and any existing use of properties not in conformity with the regulations herein prescribed shall be regarded as non-conforming, but may be continued, extended or changed, subject to the special regulations herein provided with respect to non-conforming properties or uses.

#### **Subdivision 3: Interpretation**

In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public health, safety, comfort, convenience and general welfare. Where the provisions of this Ordinance impose greater restrictions than those of any statute, other ordinance or regulation, the provisions of this Ordinance shall be controlling. Where the provisions of any statute, other ordinance or regulation impose greater restrictions than this Ordinance, the provisions of such statute, other ordinance or regulation shall be controlling.

#### **Subdivision 4: Lots of Record**

All lots which are a part of a subdivision legally recorded with the County Recorder and lot or lots described by metes and bounds, the deed to which has been recorded in the Office of the County Recorder prior to October 17, 1981, shall be considered to be Lots of Record. Such lots may be considered a building site if they were created compliant with official controls in effect at the time and the sewage treatment and setback requirements of this ordinance are met.