

# **SECTION 3 JURISDICTION, SCOPE AND INTERPRETATION**

## **SUBDIVISION 1. JURISDICTION**

The jurisdiction of this Ordinance shall apply to all the area of Murray County outside the incorporated limits of municipalities, with the exception of the General Provisions in Section 16.

## **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 area, added to or relocated, and every use within a building or use accessory thereto in Murray County shall be in conformity with the provisions of this Ordinance and to stay compatible with the Murray County Comprehensive Plan. 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.

No permit or other authorization pursuant to this Ordinance shall be issued by the Department or County Board if the owner or applicant has unresolved violations of the provisions of this Ordinance unless and until the property owner or applicant is in compliance with the Ordinance provisions or has signed a legally binding agreement with Murray County to correct said violation.

## **SUBDIVISION 3. INTERPRETATION**

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the County and shall not be deemed a limitation or repeal of any other powers granted by State Statute.

It is not intended by this Ordinance to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this Ordinance imposes greater restrictions, the provisions of this Ordinance shall prevail.