

- C. Interpretation of district boundaries. District boundary lines are intended to follow property lines, center lines of streets, highways, alleys or railroads, extensions of such property lines or center lines or other lines located on the map by appropriate reference.

§ 103-4. Application of regulations.

- A. General application. Except as hereinafter provided, no building, structure or land shall hereafter be used or occupied and no building or structure or parts thereof shall be erected, relocated, extended, enlarged or altered unless in conformity with the permitted use, height and area regulations specified for the district in which it is located and with all other regulations of this ordinance.
- B. Conflict with other regulations. In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements adopted for the promotion of the public health, safety, morals, comfort, convenience or general welfare. Whenever the requirements of this ordinance are at variance with the requirements of any other lawfully adopted rules, regulations or ordinances, the most restrictive or that imposing the higher standards shall govern.

§ 103-5. Classification of uses.

- A. Use groups. For the purpose of classification of uses, use groups are hereby established and ranked in the following order. The more restricted use groups are indicated by the lower number.
- (1) Use Group 1 — Uses first permitted in the R1-1 District.
 - (2) Use Group 2 — Uses first permitted in the R-2 District.

- (3) Use Group 3 — Uses first permitted in the R-C District.
- (4) Use Group 4 — Uses first permitted in the C-1 District.
- (5) Use Group 5 — Uses first permitted in the C-2 District.
- (6) Use Group 6 — Uses first permitted in the M-1 District.
- (7) Use Group 7 — Uses first permitted in the M-2 District.

B. Interpretation: when uses are excluded from a use group.

- (1) Listed uses. When a use is first included in any use group, such use shall be interpreted as being excluded from any use group with a lower number.
- (2) Uses not listed. In the case of a use which is not listed in any zoning district, such use shall be interpreted as being excluded from all use groups until this ordinance has been amended, listing such use as a permitted use in the appropriate zoning district.

§ 103-6. R1-1 Single-Family Residence District.

A. Permitted uses.

- (1) Single-family detached dwelling.
- (2) Church or other places of worship or religious education with buildings and uses customarily incident thereto.
- (3) Public schools and private, nonprofit schools accredited by the New York State Department of Education; instruction shall be limited to elementary and secondary school instruction.