

## **ARTICLE XI**

### **LEGAL STATUS PROVISIONS**

- 1100 Conflict with Other Laws – Whenever the regulations of this ordinance require a greater width or size of yards, or require a greater percentage of lot to be left unoccupied, or impose other more restrictive standards than are required in or under any other statutes; the requirements of this ordinance shall govern. Whenever the provisions of any other statute require more restrictive standards than are required by this Ordinance, the provisions of such statute shall govern.
- 1101 Repeal of Previous Zoning Ordinances – The Zoning Ordinance of the Town of Mars Hill, adopted December 15, 1970, together with all subsequent amendments thereto, is hereby repealed as of the effective date of this Ordinance. All suits at law or in equity and/or all prosecutions resulting from the violations of any zoning ordinance heretofore in effect which are pending in any of the courts of this State or of the United States, shall not be abated or abandoned by reason of the adoption of this Ordinance but shall be prosecuted to their finality as of this Ordinance had not been adopted; any and all violations of existing zoning ordinances, which have been prefiled, shall be prosecuted to their finality.
- 1102 Effect Upon Outstanding Building Permits – Nothing herein contained shall require any change in the plans, construction, size or designated use of any building, structure or part thereof for which a building permit has been issued before the time of passage of this ordinance.
- 1103 Validity – Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.
- 1104 Repeal of Conflicting Ordinances – All ordinances and parts of ordinances in conflict herewith are repealed to the extent necessary to give this Ordinance full force and effect.
- 1105 Effective Date – This Ordinance shall take effect and be in force from and after the date of its adoptions.