

SECTION 2 - JURISDICTION

2.1 **Jurisdiction:**

Within the Town of Middlebury, no land, building or other structure shall be used and no building or other structure shall be constructed, reconstructed, enlarged, extended, moved or structurally altered except in conformity with the Regulations. No lot or land shall be subdivided, conveyed or encumbered so as (1) to make said lot or land nonconforming or more nonconforming to these Regulations, (2) to make any use, building or other structure nonconforming or more nonconforming, (3) to reduce any setback, yard, open space or off-street parking and loading spaces to less than is required by these Regulations or (4) to make any nonconforming setback, yard, open space or off-street parking and loading spaces more nonconforming.

2.2 **Nonconformity:**

Any building or other structure or any lot which existed lawfully, by variance or otherwise, on the date these Regulations or any amendment hereto became effective, and fails to conform to one or more of the provisions of these Regulations or such amendment hereto, may be continued subject to the provisions and limitations of Section 10.