

CHAPTER 1129  
Zoning Certificates

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CROSS REFERENCES

- Variations - see P. & Z. Ch. 1131
- Nonconforming uses - see P. & Z. Ch. 1161
- Zoning certificate required for signs - see P. & Z. 1165.06

1129.01 ZONING CERTIFICATES.

No building shall hereafter be located, constructed, reconstructed, enlarged or structurally altered, nor shall any work be started upon the same, until a zoning certificate has been issued by the Zoning Administrator, which certificate shall state that the proposed building and use comply with all the provisions of this Zoning Ordinance and which certificate shall state any additional regulations and standards for the use of the land and for structures in that district which the Planning Commission deems necessary to carry out the full intent of this Zoning Ordinance. (Ord. 36-96. Passed 3-5-96.)

1129.02 SUBMISSION OF PLAT.

No zoning certificate shall be issued by the Zoning ~~Officer~~ **ADMINISTRATOR** until the applicant for such certificate has submitted a plat of the area upon which the applicant's use or structure is proposed. Such plat shall show the type of proposed use, structural dimensions at the ground, lot dimensions, side, front and rear yard setbacks and a signed statement that such applicant will conform with all zoning regulations then in force for such area. (Ord. 4-58. Passed 4-29-58.)

1129.03 CHANGE OF USE; VARIANCE.

No land shall hereafter be occupied or used and no building hereafter located, constructed, reconstructed, enlarged or structurally altered shall be occupied or used, in whole or in part, for any purpose except that of agriculture, in accordance with the terms of this Zoning Ordinance, until a zoning certificate is issued by the Zoning Administrator stating that the building and use comply with the provisions of this Zoning Ordinance. No change of use shall be made in any building or part thereof now or hereafter located, constructed, reconstructed, enlarged or structurally altered except for agriculture or single-family dwelling purposes, without a zoning certificate being issued therefor by the Zoning Administrator. No zoning certificate shall be issued to make a change, unless the changes are in conformity with the provisions of this Zoning Ordinance, or unless a variance has been granted by the Planning Commission. (Ord. 36-96. Passed 3-5-96.)

1129.04 CONTINUANCE OF AUTHORIZED NONCONFORMING USES.

Nothing in this chapter shall prevent the continuance of a nonconforming use as

hereinbefore authorized, unless a discontinuance is necessary for the safety of life or property. (Ord. 4-58. Passed 4-29-58.)

~~1129.05 RECORD OF ZONING CERTIFICATES ON FILE; COPIES.~~

~~A record of all zoning certificates shall be kept on file in the office of the Zoning Officer and copies shall be furnished on request to any person having a proprietary or tenancy interest in the building affected. (Ord. 4-58. Passed 4-29-58.)~~

~~1129.06 ZONING CERTIFICATE FEE.~~

(a) The fee for a zoning certificate shall be five dollars (\$5.00) for single-family residential districts or twenty-five dollars (\$25.00) for all other districts.

(b) ~~Such zoning certificate fees as are required in this chapter shall be paid to the Zoning Officer, who shall deliver the same to the Director of Finance. (Ord. 42-83. Passed 7-19-83.)~~