

Zoning Ordinance

§ 311 CERTIFICATES OF ZONING COMPLIANCE FOR NEW, ALTERED OR NONCONFORMING USES.

(A) It shall be unlawful to use or occupy or permit the use or occupancy of any structure or premises, or both, or part thereof, hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a certificate of zoning compliance shall have been issued therefore by the Zoning Officer stating that the proposed use of the structure or land conforms to the requirement of this chapter.

(B) No nonconforming structure or use shall be renewed, changed or extended until a certificate of zoning compliance shall have been issued therefor by the Zoning Officer. The certificate of zoning compliance shall state specifically wherein the nonconforming use differs from the provisions of this chapter. The zoning certificate shall be issued within twenty (20) days of written request.

(C) A temporary certificate of zoning compliance may be issued by the Zoning Officer at his or her sole discretion for periods not exceeding six months during alteration or partial occupancy of a structure pending its completion; provided, that such temporary certificate may require such conditions and safeguard as will protect the safety of the occupants and the public.

(D) The Zoning Officer shall maintain a record of all certificates of zoning compliance issued and copies shall be furnished to any person upon request and upon receipt of a reasonable fee.

(E) Failure to obtain a certificate of zoning compliance shall be a violation of this chapter and punishable under § [316](#).