

140 – ZONING CERTIFICATES

140.1 CONDITIONS UNDER WHICH CERTIFICATES ARE REQUIRED: A Zoning Certificate shall be required for any of the following, except as herein provided;

140.1.1 Construction or structural alteration of any building, including accessory buildings,

140.1.2 Change in use of any existing building or accessory building to a use of a different classification,

140.1.3 Occupancy of vacant land,

140.1.4 Change in the use of land to a different classification,

140.1.5 Any change in the use of a non-conforming use.

140.1.6 No construction, structural alteration, occupancy, use or change of use, as specified in this section, shall take place until a Zoning Certificate therefore shall have been issued by the Zoning Inspector.

140.1.7 No Zoning Certificate shall be required for the use of any land for agricultural purposes or for the use, structural alteration or construction of any building incident thereto, except agricultural structures built in platted subdivisions and in accordance with the provisions of Ohio Revised Code Section 519.21.

140.2 APPLICATION AND ISSUANCE OF CERTIFICATES:

140.2.1 Written application for a Zoning Certificate for the construction of a new building or for structural alteration of an existing building shall be made at the same time as the application for a building permit. Within thirty (30) days after the receipt of an application, the Zoning Inspector shall either approve or disapprove the application in conformance with the provisions of this Resolution.

All zoning permits shall, however, be conditional upon the commencement of work within one year. One copy of the plans shall be returned to the applicant by the Zoning Inspector, after he shall have marked such copy either as approved or disapproved and attested to same by his signature on such copy. One copy of plans, similarly marked, shall be retained by the Zoning Inspector. The Zoning Inspector shall issue a placard to be posted in a conspicuous place on the property in question, attesting to the fact that the use or alteration is in conformance with the provisions of this Resolution.

140.2.2 Written application for a Zoning Certificate for the use of vacant land, or for a change in the use of land or of a building, or for a change in a non-conforming use, as herein provided, shall be made to the Zoning Inspector, if the proposed use is in conformity with the provisions of this Resolution, the Zoning Certificate therefore shall be issued within thirty (30) days after the application for same has been made.

140.3 ZONING FEES

140.3.1 Each application for a Zoning Permit shall be accompanied by a fee in accordance with a fee schedule adopted by the Township Trustees and made a part of this Resolution. No change or modification in the fee schedule as adopted by the Township Trustees shall be made unless said change is proposed by proper motion at a regular meeting of the Township Trustees and adopted by resolution.

140.3.2 The Zoning Inspector shall forthwith deposit all fees with the Township Fiscal Officer, who shall credit such fees to the credit of the General Fund of Madison Township.

140.4 Every Zoning Certificate shall state that the building or the proposed use of a building or land complies with all provisions of law. A record of all Zoning Certificates shall be kept on file in the Office of the Zoning Inspector or his agent and copies shall be furnished on request to any person having proprietary or tenancy interest in the building or land affected.

140.5 NULLIFICATION OF ZONING CERTIFICATES AND PERMITS:

140.5.1 A Zoning Certificate and Permit shall become null and void one (1) year after date of issuance, unless construction or structural alteration permitted by it has begun and is thereafter pursued to completion, or unless the land or premises have been put to use permitted by such Zoning Certificate and Permit.

140.5.2 A Zoning Certificate and Permit shall immediately become null and void if, among other things, the actual use, construction, or structural alteration does not conform to the terms and descriptions as indicated on the Plot Plan, application and/or the Certificate granted thereon.