

ARTICLE 27

ZONING CERTIFICATES

- 27.0 **Zoning Certificates:** It shall be unlawful for an owner to use, or permit the use of, any structure, building, land, or part thereof, hereafter created, erected, changed, converted or enlarged, wholly or partly, until a zoning certificate shall have been issued by the Zoning Inspector. It shall be the duty of the Zoning Inspector to issue a certificate, provided he is satisfied that the structure, building, premises, or the proposed use thereof, conforms to all the requirements of this Resolution. No permit for excavation, construction or reconstruction shall be issued by the Zoning Inspector unless the plans, specifications and the intended use conform to the provisions of this Resolution.
- 27.1 **Conditions under which Certificates are required:** A zoning certificate shall be required for any of the following, except as herein provided:
- 27.1.1 Construction or structural alteration of any structure.
 - 27.1.2 Change in use of an existing structure to a use of a different classification.
 - 27.1.3 Occupancy and use of vacant land.
 - 27.1.4 Change in the use of land to a use of a different classification.
 - 27.1.5 Any change in the use of a nonconforming use.
- 27.2 **Application and Issuance of Zoning Certificates:** The following shall apply in the application and issuance of zoning certificates:
- 27.2.1 Written application shall be made for a zoning certificate for the construction of a new building or the alteration of an existing building. Said certificate shall be issued within thirty (30) days after a written request for the same has been made to the Zoning Inspector or his agency, provided such construction or alteration is in conformity with the provisions of this Resolution.
 - 27.2.2 Written application for a zoning certificate for the use of vacant land or for a change in the use of land of a building, or for a change in a nonconforming use, as herein provided, shall be made to the Zoning Inspector. If the proposed use in conformity with the provisions of this Resolution, the certificate therefore shall be issued within thirty (30) days after the application for same has been made.
 - 27.2.3 Every application for a zoning certificate shall be accompanied by a plot plan in duplicate, and such other plans as may be necessary to show the location and type of buildings to be erected or alterations to be made. Where constructions or physical improvement of the land is involved, the lot and location of the buildings to be erected thereon shall be staked out on the ground before construction is started, and all dimensions shown on filed plans shall be based on an actual survey. Where necessary

because of technical complexity or to protect the health and safety of townships residents, any such application ay be required to contain such detailed or engineering or construction plans, drawings, and other such geologic, hydro geologic, or other engineering, scientific, or technical information which may be necessary and useful in the review, assessment, and evaluation of any such application.

27.2.4 Failure to notify the applicant in case of such refusal within the said thirty (30) days shall entitle the applicant to a zoning certificate unless the applicant consents to an extension of time.

27.2.5 No time limits provided in this Article shall commerce until such time as the application or zoning certificate shall be deemed administratively complete by the zoning inspector. The zoning inspector may, from time to time, request such supplemental information as may be necessary to completely and properly review any applications submitted pursuant to these zoning regulations. In the event that the review of any such application cannot or will not be completed within the thirty days specified above, the zoning inspector shall notify the applicant of such fact.

27.3 General Provisions

27.3.1 Each plan shall show:

27.3.1.1 The street provided access to the lot and the exact location of the lot in relation to the nearest cross street.

27.3.1.2 The name of the concerned lot plan, if any, and the lot numbers of the concerned and abutting properties.

27.3.1.3 The actual dimensions of the lot, the yard and other open space dimensions thereof, and the location and size of any existing structure thereon.

27.3.1.4 The location and size of the proposed structure, and/or the proposed enlargement of the existing structure.

27.3.1.5 Any other information which in the judgment of the zoning inspector may be necessary to provide for the enforcement of this resolution, including, but not limited to, detailed, engineering, or construction plans for any building, facility, or use; appropriate geological, hydro geological, or any other technical or scientific information which the zoning inspector shall from time to time deem necessary for the proper and complete review of the application for zoning certificate.

27.3.2 Each plan shall bear statement declaring:

27.3.2.1 That no part of the land involved in the application has been previously used to provide required yard space or lot area for another structure.

- 27.3.2.2 Which abutting land was formerly that of the owner of the land involved in the application, and, if any, the approximate date of title transfers.
- 27.3.3 Where complete and accurate information is not readily available from existing records, the Zoning Inspector may require applicant to furnish a survey of the lot by a registered engineer or surveyor.
- 27.3.4 Each property owner or authorized agent shall be required to attest to the correctness of the statements and data furnished with the application.
- 27.3.5 A file of such applications and plans shall be kept in the office of the Zoning Inspector.
- 27.3.6 The Zoning Inspector shall not issue a zoning certificate for any application requiring site review by the Zoning Commission, such as:
 - 27.3.6.1 Planning Unit Developments (Article 18)
 - 27.3.6.2 Mobile Home Parks (Article 19)
 - 27.3.6.3 Extraction of Minerals (Article 25)
- 27.4 **Appeal of Decision of Zoning Inspector:** An appeal of the decision of the Zoning Inspector may be made to the Board of Zoning Appeals as provided in Article 28.
- 27.5 **Fees:** Fees shall be charged in accordance with the orders and directions of the Township Trustees.
- 27.6 **Violations and Penalties:** It shall be unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain or use any building or land in violation of the provisions of this Resolution or any amendment or supplement thereto adopted by the Township Trustees. Any person, firm or corporation violating any of the provisions of this Resolution or any amendment or supplement thereto shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined not more than one hundred dollars (\$100). Each and every day during which such illegal location, erection, construction, reconstruction, enlargement, change, maintenance or use continues may be deemed a separate offense.
- 27.7 **Violations - Remedies:** In case any building is or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained or used, any amendment or supplement thereto, the Township Trustees, the County Prosecutor, the Zoning Inspector, or any adjacent or neighboring property owner who would be specially damaged by such violation may, in addition to other remedies provided by law, institute appropriate action or proceedings to prevent such unlawful location, erection, construction, reconstruction, alteration, conversion, maintenance, or use; to restrain, correct or abate such violation; to prevent the occupancy of said building, structure or land; or to prevent any illegal act, conduct, business or use in or about such premises.