

SECTION XI – ZONING PERMIT

- 11.01 A Zoning Permit shall be required for any of the following: (Amended 6/15/2007; or as otherwise noted)
- A. Construction or structural alteration of any building or structure including, but not limited to, dwellings; commercial, industrial or institutional buildings; accessory buildings; swimming pools; fences; signs; or other yard structures as specified in this Zoning Resolution. (Amended 9/3/2010)
 - B. Change of the use of land or building to a new permitted use in the current zoning district. (Amended 9/3/2010)
 - C. Any change of a nonconforming use to a different use, conforming or non-conforming, or the expansion or extension of a nonconforming use. (6/59)
 - D. The construction of, or addition to, a deck. (7/16/2004)
 - E. For any multi-family development or non-residential development previously approved, which proposes to increase the amount of parking or otherwise alter the existing parking area. (7/16/2004)
 - F. As otherwise required in this Zoning Resolution. (6/15/2007)
- 11.02 No construction, alteration, occupancy, use or change of use, as specified in this section, shall take place until a Zoning Permit has been issued by the Zoning Inspector. (6/59)
- 11.03 A Zoning Permit shall be required for agricultural buildings regulated under Section 6.13 of the General Requirements section, and in accordance with the fee requirements for accessory residential buildings outlined in the Zoning Fee Schedule of the Appendix. (6/59; Amended 4/1/2011)
- 11.04 Written application for a Zoning Permit shall be made prior to the application for a building permit. Said Zoning Permit shall be issued within thirty (30) days and the Zoning Inspector shall either approve or disapprove the application in conformance with the provisions of this Resolution. This regulation shall not apply to Planned Unit Developments. All Zoning Permits shall be conditioned upon the commencement of work within one (1) year and the completion of work within two and one-half (2 ½) years with the following exceptions: (6/27/1983; Amended 9/3/2010)
- A. Any use or development involving the new construction, reconstruction or expansion of structures in the B-1, B-2, BX, GB, THN, THC, RD-2, M, S, or R-3 Districts or non-residential uses permitted in the Residential Use Districts, are subject to the site plan review requirements set forth in Section XXXVI. (6/27/1983; Amended 9/3/2010)
 - B. For Planned Unit Developments (R-2), refer to Section 16.15. (6/27/1983)
- 11.05 The Zoning Inspector shall issue a placard to be posted in a conspicuous place on the property in question attesting that the use, alteration, or construction is in conformance with the provisions of this Resolution. (5/25/1982)
- 11.06 An applicant for a Zoning Permit shall file an Application for Zoning Permit, provided by the Township, setting forth the dimensions and type of construction of any proposed building, structure or sign, and the nature of the use to which any building, structure, sign or land is proposed to be put. The Application shall be accompanied by and have as a part thereof a diagram showing the proposed location of said building, structure or sign and the location of adjacent buildings, structures, and roads, indicating setback distances and yards. (6/17/1964) [See Concord Township Board of Trustees Resolution 1972-21 and 1976-11 for need of preparation by registered engineer or surveyor in certain cases.]

- 11.07 The Zoning Inspector may refuse to issue a Zoning Permit in the event that the applicant fails to supply information reasonably required of him. A Zoning Permit shall be revocable, if among other things, the actual use, construction or alteration does not conform to the terms of the Application and the Permit granted thereon. A Zoning Permit shall expire one (1) year after issuance unless the construction or alteration permitted by it has been substantially begun and is thereafter pursued to completion, or unless the land or premises have been put to the use permitted by such Permit. (6/17/1964)
- 11.08 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. (1/22/1974; Amended 6/15/2007)
- 11.09 The Zoning Inspector shall forthwith deposit all fees received with the Township Fiscal Officer, who shall credit such fees to the credit of the general revenue fund of Concord Township. One-half of the fee shall be refunded if the Zoning Permit applied for shall be refused. (6/17/1964; Amended 9/3/2010)
- 11.10 A Zoning Permit shall not be required for a temporary removable structure as part of a construction project, nor for the construction of roads, sewers, service lines, pipe lines or driveways. (6/59)

(Amended 9/3/2010)