

ARTICLE XX

BUILDING CONSTRUCTION, CERTIFICATES, FEES

Section 20.00 BUILDING CONSTRUCTION

No building or structure shall hereafter be erected, constructed, reconstructed, enlarged, altered, repaired, moved, improved, removed, converted, or demolished unless a separate permit for each building or structure has first been obtained from the Zoning Administrator. Said permit and the application for the permit shall contain a plot plan showing the actual dimensions of the lot to be built upon, the size, shape, and location of the building or structure to be erected or affected, the name and address of the owner or owners of the involved lot, and such other information as may be necessary to provide for the enforcement of this Ordinance. The application and permit shall be on forms prepared by the Zoning Administrator and approved by the Council. No permit shall be issued for any construction not in compliance with this Chapter. Any construction started without a permit shall be stopped immediately, and shall be subject to the remedies of Section 20.02.

Section 20.01 COMMENCEMENT AND COMPLETION OF CONSTRUCTION

An applicant who is issued a zoning permit under the provisions of this Ordinance is bound, by acceptance of the permit, to commence the construction and is also bound to finish said construction within twelve (12) months from the date of issuance. Upon expiration of a permit, the holder shall make a new application for a new permit under the provisions of this article and shall otherwise go through the same procedure as required for issuance of the original zoning permit. The fee for the second permit, as in the case of the original permit fee, shall be set by resolution by the City Council.

Section 20.02 STRUCTURE STANDARDS

The following standards shall apply to all structures and all construction for which permits are issued on or after the effective date of the Ordinance codified by this chapter:

1. All dwellings shall be affixed to a permanent foundation system in accordance with building construction standards.
2. All structures shall comply with all requirements of this Chapter, including all requirements contained in the definitions of Section 1.05 including, without limitation the definitions of "Dwelling(s)", "Fence", and "Screening"; all bulk requirements; and all other provisions of this Ordinance.

Section 20.03 APPLICATIONS, NON-REFUNDABLE FEES, AND FEE SCHEDULE

The Zoning Administrator is instructed to issue permits upon proper, approved applications under this Ordinance, and charge a non-refundable fee as determined by the City Council and adopted by resolution as the fee schedule. Said fees shall not be prorated. If the City initiates any of the actions listed below, it shall not be required to pay the corresponding fee. Applicable fees include, but are not limited to, the following.

1. Zoning Map Amendment (Rezoning Requests) or Ordinance Text Amendment Requests.
2. Variance Requests.
3. Special Exception Requests.

4. Appeals of Staff Interpretations and Decisions Request.
5. Home Occupations and Home Industry Requests (No fee shall be collected).
6. Sign Permit Requests.
7. Zoning Permit Requests.
8. Fence Permit Requests.
9. Mobile Restaurant Requests.
10. Temporary Use Permit Requests.
11. Agricultural Exemption Requests (Unincorporated area only).