

Chapter 151.076 Approved on 8/19/24

§ 151.076 LAND USE CONSTRUCTION OR REMODELING PERMIT; APPLICATION; FEES.

(A) Applications for a LUCR permit, with site plans attached, must be made before any groundbreaking or construction of any kind including, but not restricted to, decking and concrete pads, has been started, to the Zoning Administrator and shall include the following where applicable:

(1) Names and addresses of the applicant, owner of the site, architect, professional engineer, or contractor;

(2) Description of the subject site by lot, block, and recorded subdivision or by metes and bounds; address of the subject site; type of structure; existing and proposed operation or use of the structure site; number of employees; and the zoning area within which the subject site lies;

(3) Plat of survey showing the location, boundaries, dimensions, elevation uses, and size of the following: subject site; existing and proposed structures; existing and proposed easements, streets, and other public ways; off-street parking, loading areas, and driveways; existing highway access restrictions; existing and proposed street, side, and rear yards. In addition, the plat of survey shall show the compatibility in location, elevation, and use of any abutting lands and their structures within 40 feet of the subject site. The Zoning Administrator shall have the right to request a registered land survey if he or she feels that it is needed under the conditions shown on the application;

(4) A permit is not required for routine nonstructural maintenance improvements, such as painting, staining, plastering, siding, roofing, and floor covering. A LUCR is also not required when first installing or replacing household fixtures, such as furnaces, bathtubs, showers, sinks, stools, and air conditioning units; and

(5) A LUCR permit shall be granted or denied in writing by the Zoning Administrator within 30 days. The permit shall expire within three months for demolition and 12 months for construction. Permitted projects not completed by the expiration of this permit will require a renewal of the permit and payment of another fee equal to 50% of the original fee amount. With every permit issued, the Zoning Administrator shall issue the applicant a weatherproof permit card properly filled out. It shall be the duty of such applicant to place such a card in a conspicuous place on the premises where the construction is permitted. Any permit issued in conflict with the provisions of this chapter shall be null and void.

(B) (1) An application properly submitted for a LUCR permit shall be accompanied by a fee of:

- (a) Projects with costs of up to \$1,000: \$25.
- (b) Projects from \$1,001 - \$5,000: \$50.
- (c) Projects from \$5,001 - \$10,000: \$100.

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(d) Projects from \$10,001 - \$100,000 will have fees of \$300

(e) Projects over \$100,001 will have fees of \$500

~~(2)~~ Fees are not refundable in the event the LUCR permit is or is not granted by the Zoning Administrator. The Zoning Administrator will perform site and follow-up inspections as necessary.

(C) Failure to obtain a LUCR prior to starting any project will result in a penalty fee of \$250. Additional penalties may apply per Ch. 151.999.

(1999 Code, § 151.71) (Ord. 123, passed 12-10-1984; Ord. passed 5-13-2019)
Penalty, see § 151.999.