

## 7.26 ZONING PERMITS

- (1) No vacant land shall be occupied or used, and no building shall be hereafter erected, structurally altered, relocated, used or occupied until a Zoning and Occupancy Permit has been issued certifying that any such building, use or occupancy complies with the provisions of this Chapter. A like permit shall be obtained before any change is made in the type of use or before any legal nonconforming use is resumed, changed, extended or granted special use status.
- (2) Application for such permit shall be made to the Town Administrator prior to or at the same time as the application for a building permit or prior to the commencement of any use not involving a building permit.
  - (a) Such application shall state that the building or proposed use of a building or land complies with all the building and health laws and with the provisions of this Chapter, and a statement by the applicant as to the intended use of the premises and buildings thereon.
  - (b) Within 10 days after the notification of the completion of the erection, alteration or relocation of the building or of intent to commence a use, the Town Administrator shall make an inspection of the premises and any building thereon and of the intended use thereof, and if the proposed use of the premises complies with the requirements of this Chapter, a Zoning and Occupancy Permit shall be issued.
  - (c) For the purpose of defraying the cost of inspection and administrative processing, such application shall be accompanied by such fee as established by the Town Board.
- (3) If, within 12 months of the date of application, no Zoning and Occupancy Permit has been issued, any building permit related thereto shall lapse and the Town Administrator shall make immediate investigation to ascertain that no use or occupancy has, in fact, commenced without proper

authority. Upon showing valid cause, the Town Administrator may grant an extension of such permit for a period not to exceed six months.

- (4) Pending the issuance of a regular permit, a temporary permit may be issued for a period not exceeding six months during the completion of alterations or during partial occupancy of a building pending its permanent occupation. Such temporary permit shall not be issued except under such restrictions and provisions as will adequately insure the safety of the occupants. A temporary permit shall be voided if the building fails to conform to the provisions of this Chapter to such a degree as to render it unsafe for the occupancy proposed.