

SECTION 11 ADMINISTRATION

11.1 LAND USE PERMITS:

A Land Use Permit shall be obtained prior to erecting or installing a new structure or altering any structure or part thereof if the outside dimensions are changed or the use thereof is converted to another use. A Land Use Permit shall also be obtained prior to the moving of a structure. It shall be the duty of the contractor to inspect the Land Use Permit application as approved and to perform the construction in compliance with the permit and this ordinance. It shall also be the duty of contractor to make certain that the permit is secured before the construction begins. **Contractors performing construction activities without the benefit of an issued permit shall be subject to monetary penalty as specified in the fee schedule resolution of the County Board of Commissioners.**

11.1.1 Permits:

An application for Land Use Permit shall be made on forms supplied by the County. Each application shall include a sketch plan drawn to scale showing the exact size and location of the buildings and accessory buildings to be erected, and the size and location of any existing buildings, wells or sewers located on the lot. An application is deemed complete when all required fees, plans and data are submitted. Fees for Land Use Permit shall be according to the fee schedule resolution of the County Board of Commissioners.

- A. Before a permit can be issued for any building, the requirements of Section 10.20 pertaining to sanitary facilities shall be met.
- B. Before any permit is issued under this section, the construction erosion standards found in Section 10.4 shall be met.

11.1.2 Construction Period:

A Land Use Permit is valid for a period of one year. If construction is not completed at one year, a one-year permit extension may be granted by the Administrator upon full payment of a fee equivalent to the original permit fee. If construction is not completed upon permit expiration after the first extension, future permit extensions may be granted for a one-year period upon full payment of a fee equivalent to two times the original permit fee.

- A. Construction is considered completed when the exterior of the structure is fully completed to the extent that there appears to be no additional construction necessary.
- B. All yard landscape work shall be fully completed during the first one-year permit period.