

Article XVII. Occupancy.
Ord. No. 427-AC

Section

117.00 Certificate of occupancy

Sec. 117.00. Certificate of occupancy. (a) No vacant land shall be occupied or used, and no building, hereinafter erected, structurally altered, or moved, shall be occupied or used until a certificate of occupancy shall have been issued by the building department.

(b) Certificates of occupancy for a new building, or the enlargement, alteration or moving of an existing building, shall be applied for coincidentally with the application for a building permit and shall be issued within ten (10) days after the erection or alteration of such building shall have been completed in conformity with the provisions of this part.

(c) Certificates of occupancy for use of vacant land, or the change in the use of land, or the change in the use of the land as herein provided, shall be applied for before any such land shall be occupied or used for any purpose except that tilling the soil and the growing therein of farm, garden or orchard products, and a certificate of occupancy shall be issued within ten (10) days after the application has been made, provided such use is in conformity with the provision of this part.

(d) Certificates of occupancy shall state that the building, or proposed use of a building or land, complies with all the building and health laws and ordinances and with the provisions of this part. A record of all certificates shall be kept on file in the office of the building department and copies shall be furnished on request, to any person having a proprietary or tenancy interest in the building or land affected. No fee shall be charged for an original certificate; for all other certificates or for copies of any original certificate there shall be a charge of two dollars (\$2.00) each.

(e) Certificates of occupancy for nonconforming uses existing at the time of the passage of the ordinance codified in this part or any amendment thereto shall be issued by the building department, and the certificate shall state that the use is a nonconforming use and does not conform with the provisions of this part.

(f) No permit for excavation for any building shall be issued before application has been made for a certificate of occupancy. Ord. 427-AC