

ARTICLE XXV – ZONING INSPECTOR – ZONING CERTIFICATES AND APPLICATIONS

SECTION 25.01 - TOWNSHIP ZONING INSPECTOR: The Orange Township Board of Trustees shall appoint a township zoning inspector, together with such assistants as may be necessary. It shall be the duty of the zoning inspector to compare each zoning permit application with the then existing zoning map. The zoning inspector, before entering upon the duties of his office, shall give bond signed by a bonding or surety company authorized to do business in this state, or, at his option, signed by two (2) or more freeholders having real estate in the value of double the amount of the bond, over and above all encumbrances to the state, in the sum of not less than one thousand dollars (\$1,000) or more than five thousand dollars (\$5,000) as fixed by the Orange Township Board of Trustees. Such surety company or real estate bond shall be approved by the Orange Township Board of Trustees and the bond shall be conditioned upon the faithful performance of such zoning inspector's official duties. Such bond shall be deposited with the township fiscal officer. The compensation for such zoning inspector shall be set and paid by the Orange Township Board of Trustees.

SECTION 25.02 - ZONING PERMIT REQUIRED: No structure shall hereafter be located, constructed, reconstructed, enlarged or structurally altered nor shall any work be started upon same, nor shall any use of land be commenced until a zoning permit for same has been issued by the zoning inspector, which zoning certificate shall state that the proposed building and use comply with all the provisions of this Zoning Resolution or the approved development plan. No zoning permit shall be required for any agricultural building to be erected on land presently used for agricultural purposes or for any building incidental to the agricultural use of the land on which said buildings are proposed to be located nor shall a permit be required for use of land or building or construction of any building used for public utility or railroad purposes. Additionally, no zoning permit shall be required for any tent, sidewalk, fence, children's swing set, children's sandbox, children's playhouse or other accessory building having less than 100 square feet of floor space, children's above ground wading pool, or similar structure(s).

SECTION 25.03 - PROCEDURES FOR OBTAINING ZONING PERMIT: No zoning permit shall be issued by the zoning inspector until the zoning permit application shows that the property is being or is to be used in complete conformity with this Zoning Resolution and the official Zoning Map. In every case where the lot is not served and is not proposed to be served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the application shall be accompanied by a Certificate of Approval by the Health Officer of Delaware County of the proposed method of water supply and/or disposal of sanitary wastes. No zoning permit shall be issued by the zoning inspector until the applicant for said zoning permit has submitted a plat plan of the area upon which the applicant's use or structure is proposed. Said plat shall show the type of proposed use, structural dimensions at the ground, lot dimensions, side, front and rear yard setbacks, compliance with all applicable development standards and a signed statement that said applicant will conform with all zoning regulations then in force for said area.

SECTION 25.04 - CONDITIONS OF PERMIT: No zoning permit shall be effective for more than one (1) year unless the use specified in the permit is implemented in accordance with the approved plans within said period or timetable attached to said plans.

SECTION 25.05 - CERTIFICATE OF COMPLIANCE: It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted or wholly or partly altered or enlarged in its use or structure until a zoning Certificate of Compliance shall have been issued therefore by the zoning inspector stating that the proposed use of the building or land conforms to the requirements of this Resolution.

SECTION 25.06 - TEMPORARY CERTIFICATE OF COMPLIANCE: A temporary zoning Certificate of Compliance may be issued by the zoning inspector for a period not exceeding six (6) months during alterations or partial occupancy of a building pending its completion.

SECTION 25.07 - ZONING PERMIT (CHANGE OF USE): No change of use shall be made in any building or part thereof now or hereafter located, constructed, reconstructed, enlarged or structurally altered except for agricultural purposes, without a zoning permit being issued therefor by the zoning inspector. No zoning permit shall be issued to make a change in use unless the changes have been made in conformity with the provisions of this Zoning Resolution, or unless a variance or special permit has been granted by the Board of Zoning Appeals.

SECTION 25.08 - NON-CONFORMING USES: Nothing in this Article shall prevent the continuance of a non-conforming use as hereinbefore authorized unless a discontinuance is necessary for the safety of life or property.

SECTION 25.09 - RECORDS: A record of all zoning permits and certificates of compliance shall be kept on file in the office of the zoning inspector, and copies shall be furnished on request to any person having a proprietary or tenancy interest in the building affected.

SECTION 25.10 - COMPLAINTS: The zoning inspector shall investigate all complaints received from residents alleging illegal activity and shall report findings to the township trustees. The zoning inspector may require that all such complaints be submitted in writing.

SECTION 25.11 – LANDSCAPING AND ARCHITECTURAL REVIEW: Pursuant to Section 519.171 of the Revised Code, and in addition to all other authority provided in this zoning resolution or by law, the zoning inspector is delegated the authority to enforce compliance with any zoning standards pertaining to landscaping or architectural elements. Compliance with these standards is hereby incorporated as a condition of approval, additional to all other requirements of this zoning resolution, in the review of all applications for a zoning permit or certificate of compliance, and the review of all plats, construction drawings, restrictive covenants and other necessary documents submitted for administrative review. In exercising this authority, the zoning inspector may request the counsel and advice of the township trustees and Zoning Commission.