

Section 2.2 Zoning Permit Required

A. When a Zoning Permit is Required: Except as provided in subsection (C) below, none of the following shall occur until the Zoning Administrator has issued a zoning permit that shall signify the proposed activity conforms to the requirements of this Ordinance and, where required by state law, the Building Inspector certifies that the proposed buildings and structures comply with the Building Code through the issuance of a building permit:

1. Grading or excavation.
2. The erection, enlargement, alteration, movement or demolition of any wall, building and structure.
3. The use of any land, building or structures, or change in the use of any land, building or structure, as delineated in the Permitted Uses tables of Article 3, including the conversion of an abandoned building to an active use.

B. Zoning Permit Form / Approval: A zoning permit shall be on a form established for such purpose and the completed form shall identify the specific use authorized, the drawings that graphically portray the proposed alterations and improvements to the property, the proposed buildings and structures, and any conditions made part of such permit. No zoning permit shall be issued for any building, structure, or use of land where the use, construction, addition, or alteration would be in violation of this Ordinance or any other Township ordinance or code. See Section 2.4 regarding application review procedures.

C. Zoning Permit Exemption: A zoning permit shall not be required for the following or as provided elsewhere in this Ordinance, but the following shall still be subject to the standards and other requirements of this Ordinance:

1. The alteration of any wall of any building provided no change is made to the location of an exterior wall and such alterations are in compliance with all requirements and standards of this Ordinance. A building permit may be necessary for such an alteration pursuant to the Building Code.
2. Grading and/or excavation to a depth no greater than twelve (12) inches in association with ground care, landscaping or agricultural field contouring.
3. Paved surfaces such as sidewalks but excluding driveways. See Section 13.3 regarding private driveways and Section 13.4 regarding private roads.

D. Conditions: The designated approving body for a permit application may attach reasonable conditions to such zoning permit application approval.