

Notice of Hamilton Township adoption of an amendment to the Hamilton Township Zoning Ordinance of November 7, 2013. Please take notice that on February 5, 2015, the Board of Trustees of Hamilton Township adopted an amendment to the Zoning Ordinance dated November 7, 2013, pertaining to Article 3, General Administration, Enforcement and Penalties, Section 3.2 Zoning Permit Required, A. When Zoning Permit Required, 2 and C. Zoning Permit Exemption 1 and 2.

Section 3.1 Purpose

It is the purpose of this Article to provide for the administration and enforcement of this Ordinance, including the creation of a review and permit process. The primary permit process shall require the issuance of a Zoning Permit which shall indicate that the uses and plans for which the permit is requested comply with this Ordinance. Upon the issuance of a Zoning Permit, the applicant may establish the use for which the permit has been issued, including the erection of a building or structure, provided a Building Permit has been obtained from the Building Inspector demonstrating conformance to the requirements of the Construction Code.

Section 3.2 Zoning Permit Required

A. When Zoning Permit Required: Except as provided in subsection (C) below, none of the following shall occur or otherwise initiated 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 proposed structures and buildings comply with the Construction Code through the issuance of a Building Permit:

1. The initiation of any grading or excavation.
2. The erection, enlargement, alteration, movement or demolition of any wall, structure or building, regardless of the construction material.
3. The use of any land or building or change in the use of any land or building, as delineated in the Permitted Uses tables of Article 4, 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, and any conditions made part of such permit. No Zoning Permit or Building Permit shall be issued for any structure, building or use of land where the use, construction, addition, or alteration would be in violation of this Ordinance. See Section 3.4 regarding application review procedures.

C. Zoning Permit Exemption: A Zoning Permit shall not be required for the following, but the following shall 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 Construction Code.
2. Fences for farm operations.

D. Zoning Permit Required Prior to Issuance of Building Permit: No building permit shall be issued prior to the issuance of a zoning permit.