

Village Of Cadiz

Zoning Administrator-Brandon Ludwig 740-942-8844 Ext 234
Zoning Code Enforcement-Chief D. Ryan McCann 740-942-8844 Ext.228

Zoning Application

Date: _____

Name of Applicant: _____

Project Address: _____

Attach a scale of site plan (Required)

Phone Number: _____ E-Mail: _____

Proposed Use: _____

Zoning District: _____ Property Sq Ft _____

Building Sq Ft _____ Estimated Project Cost: _____

Contractor: _____

Address: _____

Phone: _____ E-Mail: _____

Applicant Signature: _____

Village use: _____

Fee: _____ Permit #: _____

Permit: Approved / Denied

Zoning Administrator/Zoning Code Enforcement Officer

Date: _____

If denied, Date sent to Zoning Planning Commission: _____

A minimum fee of \$100 will be required to hold a Zoning Planning Commission meeting

1127.02 ZONING PERMITS REQUIRED.

(a) Before construction, remodeling, reconstruction, replacement and/or altering any sign, fence, structure, accessory structure and/or building, an application for a zoning permit shall be filed with the Village of Cadiz Planning and Zoning Office.

(b) Every building, 120 square feet or more in area to be constructed as a stand alone building or as an addition to any existing structure is required to have a zoning permit issued by the Village of Cadiz or its designee prior to construction. Zoning Permits are required for all buildings and structures, including but not limited to fences, signs, sheds, residential, commercial and industrial buildings as defined in this Zoning Ordinance prior to their construction.

(c) Zoning permits shall be issued only in conformity with the provisions of this Ordinance unless the Zoning Administrator receives a written order from the Board of Zoning Appeals deciding an appeal, or variance or conditional use from the Planning Commission.

(d) Construction and site preparation cannot commence without an approved zoning permit from the Village.

(Ord. 2013-26. Passed 10-3-13.)

1127.03 CONTENTS OF APPLICATION FOR ZONING PERMIT.

(a) The application for zoning permit shall be signed by the owner attesting to the truth and exactness of all information supplied on the application. Each application shall clearly state that the permit shall expire and may be revoked if work has not begun within six (6) months or substantially completed within two (2) years. At a minimum, the application shall contain the following information:

- (1) Name, address, and phone number of applicant;
- (2) Existing use;
- (3) Proposed use;
- (4) Zoning district;
- (5) Plot plans drawn to scale showing the actual dimensions and the shape of the lot to be built upon; the exact size and location of existing buildings on the lot, if any; and the location and dimensions of the proposed building(s) or alteration;
- (6) Yard and open area;
- (7) Building height;
- (8) Number of off-street parking spaces or loading berths and dimensions;
- (9) Number of dwelling units;
- (10) Landscape plan and lighting plan, if commercial, industrial, condominium or multi-family dwelling project;
- (11) Wetlands, forests, tree stands, streams, waterways and any natural features;
- (12) Such other matters as may be necessary to determine conformance with, and provide for the enforcement of this Ordinance.

(Ord. 2013-26. Passed 10-3-13.)

1127.04 APPROVAL OF ZONING PERMIT.

Within ten (10) days after the receipt of an application, the Zoning Administrator shall either approve or disapprove the application in conformance with the provisions of this Ordinance. All zoning permits shall, however, be conditional upon the commencement of work within six (6) months. One copy of the site plans shall be returned to the applicant by the Zoning Administrator after the Zoning Administrator shall have marked such copy as either approved or disapproved and attested to same by his signature on such copy. One copy of the site plans, similarly marked, shall be retained by the Zoning Administrator. The Zoning Administrator shall issue a placard, to be posted in a conspicuous place on the property in question, attesting to the fact that the use or alteration is in conformance with the provisions of this Ordinance.

(Ord. 2013-26. Passed 10-3-13.)

1127.05 EXPIRATION OF ZONING PERMIT.

If the work described in the zoning permit has not begun within six (6) months from the date of issuance thereof, said permit shall expire; it shall be revoked by the Zoning Administrator, and written notice thereof shall be given to the persons affected. If the work described in any zoning permit has not been completed within two (2) years of the date of issuance thereof, said permit shall expire and be revoked by the Zoning Administrator, and written notice thereof shall be given to the persons affected, together with notice that further work as described in the cancelled permit shall not proceed unless and until a new zoning permit has been obtained or an extension granted. Before the expiration of the zoning permit, an extension may be granted by the Zoning Administrator not to exceed ninety (90) days from the expiration date of the permit or previous extension.

(Ord. 2013-26. Passed 10-3-13.)

All Village Ordinances can easily be viewed on our Website (villageofcadiz.com) under Council section Codified Ordinances.

**Village of Cadiz
128 Court Street
Cadiz, OH 43907
740-942-8844**