

## **ARTICLE VI**

### **ADMINISTRATION AND ENFORCEMENT**

#### **SECTION 600 - APPLICATION' PROCEDURE, DUTIES OF ENFORCEMENT OFFICER**

##### **600.1 INTENT**

It is the intent of these regulations that all questions arising in connection with the enforcement or the interpretation of these regulations (except as otherwise expressly provided herein) shall be first presented to the Zoning Enforcement Officer, who may confer with the Commission, and that such questions or actions shall be presented to the Zoning Board of Appeals only on appeal from the Zoning Enforcement Officer, and that from the decisions of the Zoning Board of Appeals, recourse may be taken to the courts as provided by law.

##### **600.2 ENFORCEMENT OFFICER**

These regulations shall be" enforced by the Zoning Enforcement Officer, who shall be appointed in accordance with the Borough Charter subject to the supervision and appropriate direction of the Zoning Commission. The Zoning Enforcement Officer is authorized to cause any building, structure, premise or use to be examined and to order in writing the remedying of any condition found to exist in violation of any provision of these regulations. The Enforcement Officer shall review with the Commission any action of his which is disputed. In the absence of the Zoning Enforcement Officer, the Chairman shall be authorized to act in the capacity of the Zoning Enforcement Officer.

##### **600.3 ZONING PERMIT REQUIRED**

No land shall be used (except for agricultural field and orchard crops) and no building or structure shall be used, erected, moved, enlarged, or structurally altered, and no building permit shall be issued until a zoning permit for the proposed work or use has been issued by the Zoning Enforcement Officer. A Zoning Permit is not required for repairs or alterations to existing buildings or structures, provided that such work does not increase the floor area of any building or structure and does not change the actual use thereof. A Zoning Permit shall also be required for signs as specified in Section 540. (See also Article III, Definitions, "actual use".) (Approved: 05/20/2013, Effective: 6/13/2013, 12:01 AM)

##### **600.3.1 APPLICATIONS**

An application for a permit shall be filed with the Zoning Enforcement Officer in triplicate on a form to be provided by the Commission. For new buildings or structures or changes increasing the floor area of an existing building or structure, the application shall include a site plan of the premises showing the location and size of existing and proposed buildings, structures, driveways, and parking dimensions of the lot, setbacks, wetlands, and watercourses. Other information may be required by the Enforcement Officer to determine that the proposed project complies with these regulations.

#### 600.3.2 FEE

The Fee for such permit shall be a minimum of \$5 or \$1 per thousand dollars of construction value, whichever is greater.

#### 600.3.3 TIME LIMITS

A permit shall be void if the work described therein is not commenced within a period of one year from the date of issue and diligently prosecuted to completion.

#### 600.4 STRUCTURES TO HAVE ACCESS

Every building hereafter erected or moved shall be on a lot with frontage on an accepted public street, a proposed public street, or an approved private street or shall have an unobstructed access strip in fee simple (an unobstructed easement of access or an unobstructed right-of-way are acceptable substitutes) not less than fifty (50) feet in width to an accepted public street, a proposed public street, or an approved private street, provided no more than two (2) principal buildings shall use such access strip.

#### 600.5 VIOLATIONS

Any person, firm or corporation violating any provision of these regulations shall be subject to the remedies and penalties prescribed by the Connecticut General Statutes as amended.