

- (1301.1) Changed to another nonconforming use;
- (1301.2) Re-established after discontinuance of one (1) year;
- (1301.3) Altered or enlarged except in order to make the building safe, or to improve the building provided the floor area is not increased, or except to provide off-street parking within one hundred fifty (150) feet of the principal building provided the parking area is separated from abutting residential properties in a residential district by a ten (10) foot wide planted evergreen buffer strip;
- (1301.4) Extended to occupy a greater area of land;
- (1301.5) Extended to occupy a larger floor area of a building or structure, unless such additional floor area already existed as a part of the building and structure and is manifestly arranged or designed for such use at the time of adoption or amendment of this ordinance, but no such use shall be extended to occupy any land outside said structure;
- (1301.6) Rebuilt, altered, or repaired after damage exceeding fifty (50) per cent of the replacement cost at the time of destruction, except in conformity with this ordinance; or
- (1301.7) Moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this ordinance.

Sec. 1302. Establishment of additional nonconforming uses.

No additional uses not conforming to the requirements of this ordinance shall be established in connection with any nonconforming use of land.

Sec. 1303. Elimination of the nonconforming status of land.

Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.

Sec. 1304. Relocation of structures.

Should any nonconforming structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

ARTICLE XIV. ADMINISTRATION AND ENFORCEMENT

The intent of this article is to provide for suitable and proper administration and enforcement of the provisions of this ordinance; to designate the enforcing officer; to outline the proper steps to be taken by parties interested in constructing, erecting or modifying a structure or other land use; and to set forth the penalties for violating the provisions of this ordinance.

Sec. 1401. Administration.

It shall be the duty of the building inspector and he or she is hereby given the authority to administer and enforce the provisions of this ordinance. The building inspector shall be authorized to: (1) issue building permits; (2) issue certificates of occupancy; (3) issue temporary certificates of occupancy and temporary certificates of zoning compliance; (4) review building and parking plans and specifications; (5) inspect buildings or premises; (6) inspect the construction progress.

Sec. 1402. Building permits.

No building or accessory structure shall be erected, located, moved, added to, or structurally altered without a permit issued by the building inspector. No building permit shall be issued by the building inspector except in conformity with the provisions of this ordinance, unless he or she is so directed by the city council as provided by this ordinance. No building permit issued under the provision of this ordinance for land use or construction in the City of Union Springs shall be considered valid unless signed by the building inspector. The issuance of the permit does not waive any requirements or provisions of

this ordinance. If the application is rejected, the building inspector will state in writing on the application the reason for rejection.

(1402.1) *Application for building permit.* All applications for building permits shall be accompanied by plans in duplicate, drawn to scale, showing:

- (1) The actual dimensions of the subject lot;
- (2) The shape, height, use and location of all buildings or structures on the lot to be erected, altered, or moved;
- (3) The size, shape, height, use and location of the existing buildings or structures on the lot;
- (4) The number of dwelling units the building, if residential, is designed to accommodate;
- (5) The setback lines of buildings on adjoining lots;
- (6) The layout of off-street parking and loading spaces;
- (7) A certificate from the city's utility department indicating:
 - (a) tentative approval of the proposed sewer installation; or
 - (b) absence of public sewerage;
- (8) A certificate from the Bullock County Health Department approving the proposed location of the septic tank, and field lines provided public sewerage is not available;
- (9) Such other information as may be necessary to provide for the proper enforcement of the provisions of this ordinance.

(1402.2) *Building permits for improvements in flood hazard areas.* All applications for building permits in flood hazard areas shall meet the requirements of Article XI of this ordinance in addition to the following requirements:

- (1) Plans shall show the relationship of the proposed improvements to the location of the flood area and the one hundred (100) year flood elevation; and
- (2) Specifications for building construction and materials, floodproofing, filling, dredging, grading, storage of materials, and installation of utilities shall be indicated on the plans.

(1402.3) *Construction progress.* Any building permit issued becomes invalid if work authorized by it is not commenced within one (1) year of the date of issue or if the work authorized by the permit is suspended or discontinued for a period of one (1) year.

Sec. 1403. Certificate of occupancy.

No land, building or other structure or part thereof hereafter erected, moved, located, or altered in its use shall be occupied or used until the building inspector shall have issued a certificate of occupancy stating that such land or structure or part thereof is found to be in conformity with the provisions of this ordinance. Within three (3) days after the owner or his or her agent has notified the building inspector that a building or premises or part thereof is ready for occupancy or use, it shall be the duty of the building inspector to make a final inspection thereof, and to issue a certificate of occupancy if the building or premises or part thereof is found to conform with the provisions of this ordinance or, if such certificate is refused, to state specifically wherein the nonconforming use fails to meet the provisions of this ordinance.

(1403.1) *Application for certificate of occupancy.* All applications for certificates of occupancy shall be accompanied by a plan showing the required open space reserved for off-street parking in compliance with Article VIII and no certificate of occupancy shall be issued unless the required facilities have been provided in accordance with the approved plan.