

Burlington Comprehensive Development Ordinance

PROPOSED: ZA-17-03 – Withhold Permit

As approved by the City Council – 19 December 2016.

Changes shown (underline to be added, ~~strike-out~~ to be deleted) are proposed changes to the Burlington Comprehensive Development Ordinance.

Purpose: This amendment creates additional incentive to correct outstanding zoning violations and to prompt action to close out expired zoning permits in need of certificates of occupancy. The mechanics are simple: properties with outstanding zoning violations, or open and expired zoning permits, may not receive new zoning permits until those issues have been resolved.

PART 7. ENFORCEMENT

Sec.'s 2.7.1 – 2.7.7

As written.

Sec. 2.7.8 Withhold Permit

The administrative officer is authorized to deny all zoning permits or certificates of occupancy for any property with an uncorrected zoning violation (i.e. notice of zoning violation and/or municipal complaint ticket has been issued and is not under appeal). The administrative officer is also authorized to deny all zoning permits for any property with an expired zoning permit without a final certificate of occupancy.

Instead of withholding or denying a zoning permit, the administrative officer may grant such permit subject to the condition that the uncorrected zoning violation is corrected or the expired zoning permit is closed out with a final certificate of occupancy. Such action(s) shall take place before the issuance of a final certificate of occupancy on the new permit.

Sec.'s 2.7.9 – 2.7.12

As written, but renumbered to adjust for new Sec. 2.7.8 above.