

5:92. - Zoning compliance permit required.

- (1) It shall be unlawful to begin the excavation for the construction, the moving, alteration, or repair, except ordinary repairs as defined in [Chapter 98](#) of the Ann Arbor City Code, of any building or other structure, including an accessory structure, costing more than \$100.00 or exceeding 100 square feet in area until the Planning and Development Services Manager has issued for such work a Zoning Compliance Permit which includes a certification of his determination that plans, specifications, and the intended use for such structure do, in all respects, conform to the provisions of this Chapter. Also, it shall be unlawful to change the type of use of land, or to change the type of use or type of occupancy of any building, or to extend any use on any lot on which there is a non-conforming use, until the Planning and Development Services Manager has issued for such intended use a Zoning Compliance Permit, including a certification of his determination that the proposed use does, in all respects, conform to the provisions of this Chapter.
- (2) Zoning compliance permits shall also be required for the construction of fences consistent with [Chapter 104](#), Section 8:433, and for the placement of locations for dumpsters used for commercial recyclables and related screening consistent with [Chapter 26](#), Section 2:5 (4).
- (3) In all places where a building permit is required application for a Zoning Compliance Permit may be made coincidentally with the application for a Building Permit: in all other cases, it may be made prior to that date when a new or enlarged use of a building premises or part thereof is intended to begin. In those instances where application for Zoning Compliance Permit is made prior to the application for a Building Permit, such a Zoning Compliance Permit may be considered to be only an unofficial advisory opinion of the Planning and Development Services Manager and as such does not carry any guarantee or obligation on the part of the City. All Zoning Compliance Permits and applications shall be made in writing to the Planning and Development Services Manager on forms provided for that purpose. A record of all such applications shall be kept on file in the planning and development services unit. Any Zoning Compliance Permit issued under the provisions of this Chapter shall be valid only for a period of 6 months following the date of the issuance thereof. When the Planning and Development Services Manager receives an application for a Zoning Compliance Permit which requires Zoning Board of Appeals Permit, such application, along with all supporting information, shall be conveyed by the Planning and Development Services Manager to the Zoning Board of Appeals.

(Ord. No. 6-70, 3-15-70; Ord. No. 42-04, § 1, 12-20-04; Ord. No. 09-13, § 1, 6-1-09)