

CHAPTER 25. ZONING.

DIVISION J. ADMINISTRATION AND ENFORCEMENT.

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Article LXVIII. Administration.

§ 25-681. Zoning Administrator.

- A. The County Administrator shall appoint or designate a Zoning Administrator who may also hold another office in the county.
- B. The Zoning Administrator shall have all necessary authority on behalf of the board of supervisors to administer and enforce this chapter, including, but not necessarily limited to, the following powers:
 1. To make conclusions of law and findings of fact, with concurrence of the County Attorney, in connection with the administration, application and enforcement of this chapter in specific cases.
 2. To order in writing the remedying of any condition found in violation of this chapter.
 3. To bring legal action to ensure compliance with this chapter, including injunction, abatement, or other appropriate action or proceeding.

State law reference--Virginia Code § 15.2-2286.

§ 25-682. Building permits, certificates of occupancy and zoning certificates.

- A. Subject to §25-21 of this chapter, no building permit for construction, repair or improvement shall be approved and no certificate of occupancy shall be issued by the County Building Official for any use, building or structure not in conformity with the provisions of this chapter.
- B. Upon application by the County Building Official or by any interested person, the Zoning Administrator shall examine the proposed use for conformance with the provisions of this chapter and may issue a zoning certificate when all applicable provisions of this chapter have been met.
- C. The certificate shall be issued within ten (10) days after receipt of the application, if the application complies with the requirements of this chapter and the application is accompanied by the proper fee.
- D. A zoning certificate shall become void at the expiration of six (6) months after the date of issuance unless construction, occupancy or use is started.

§ 25-683. Fees.

The board of supervisors may by ordinance provide for the collection of fees to cover the cost of making inspections, issuing permits, advertising of notices and other expenses incident to the administration of this chapter or to the filing or processing of any appeal or amendment thereto.

State law reference--Virginia Code § 15.2-2286(A)(6).

Cross reference--article I of chapter 19 of this code.

§ 25-684. Policies and procedures.

The Board of Supervisors, the Planning Commission, the Board of Zoning Appeals, the Director of the Community Development Department and the Zoning Administrator shall establish such procedures and policies as deemed necessary to carry out and administer the provisions and intent of this chapter. Such policies and procedures shall include administrative interpretations of this chapter and shall be kept in a manual format appropriately indexed and cross referenced to this chapter.

§ 25-685. Appeals.

An appeal to the board of zoning appeals may be taken by any person aggrieved or by any officer, department, board or bureau of the county affected by any decision of the Zoning Administrator or from any order, requirement, decision or determination made by any other administrative officer in the administration or enforcement of this chapter.

State law reference--Virginia Code § 15.2-2311.

§ 25-686. Waivers granted by the Board of Supervisors.

The Board of Supervisors may by separate resolution waive the requirements of §§25-35., 25-226. J., 25-237.1, 25-308, and 25-387 pursuant to the standards set forth in the applicable sections. Waivers shall not be deemed to be amendments to this ordinance and consideration of waiver applications shall be made without public hearing. Where possible, a request for waiver shall be considered by the Board of Supervisors at the next available regular meeting of the Board.

Sections 25-687 through 25-690 reserved.