

## Item 4 - Proposed Zoning Ordinance Changes to Version 4.3

### Proof of legal non-conforming parcel

#### SECTION XIV.3 LAND-USE PERMITS

- A. Any individual, corporation, association, officer, department, board or bureau of the Federal, State, County or Township planning to erect a conforming or non-conforming building or structure; or to alter any existing conforming or [non-conforming structure](#) which requires the use of more land area; or to rebuild a non-conforming building or structure within the same [footprint](#) and location; or to relocate or add to a non-conforming building or structure; or to expand a [non-conforming use/activity](#); or to establish a new use / activity for any premises in any Land-Use District, shall file an application in writing with the Zoning Administrator for a Land-Use Permit.
1. Application for Land-Use permits in the business, recreational and resort districts (with the exception of single [family](#) dwellings) shall be accompanied with a Site Plan of the proposed use. Said Site Plan shall establish in the opinion of the Planning and Zoning Commission that the proposed use will not adversely affect, damage or destroy through alteration or development the natural features and/or archeological or historical significance of said land or said Plan will not be approved by the Zoning Administrator. Requirements for the contents of said Site Plan are contained in [Error! Reference source not found.](#)~~SECTION XIV.7~~ here in after.
  2. Prior to granting of Land-Use Permit, the Site Plan must be reviewed by the Planning and Zoning Commission.
  3. The Zoning Administrator shall issue a "Land-Use Permit" if such planned building, structure, or use / activity is in compliance with the provisions of This Ordinance.
  4. [The Zoning Administrator may require applicant to provide proof that a non-conforming lot is legal, as being a lot of record established before October 1975.](#)