

Chapter 22

ZONING*

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***Cross references**--Administration, Ch. 2; buildings, construction and related activities, Ch. 5; floodplain regulations, Ch. 8; historic preservation, Ch. 9; streets and sidewalks, Ch. 16; subdivisions, Ch. 17; taxation, revenue and miscellaneous business regulations, Ch. 18; trees and landscaping, Ch. 20.

State law references--City's authority to adopt plans and exercise the power of zoning, Ga. Const., art. 9, sec. 2, par. 4; The Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq.; local government zoning powers, O.C.G.A. § 36-66-2; conflicts of interest in zoning actions, O.C.G.A. § 36-67A-1 et seq.; effect of zoning laws on covenants running with the land, O.C.G.A. § 44-5-60.

Section 22-355A ARTICLE XI. CERTIFICATE OF OCCUPANCY

Section 22-356 Required.

A certificate of occupancy issued by the zoning administrator is required in advance of occupancy or use of:

- (a) Commercial, public assembly, and industrial building; and
- (b) Any building or premises where a change in the type of occupancy or use will occur.

(Code 1958, § 24-18.03)

Section 22-357 Issuance.

Upon payment of any required fees, the zoning administrator shall sign and issue a certificate of occupancy if the proposed use of land or building as stated on the certificate of occupancy is signed thereto by the owner or his appointed agent and is found to conform to the applicable provisions of this chapter, and if the building, as finally constructed, complies with the sketch or plan submitted and approved for the building permit. One (1) copy of all certificates of occupancy issued which contain a statement of the intended use of the applicable property, floor loads, and other pertinent information, signed by the owner or his agent, shall be kept on file in the office of the zoning administrator.

(Code 1958, § 24-18.04)

Section 22-358 Denial.

A certificate of occupancy shall not be issued unless the proposed use of a building or land conforms to the applicable provisions of this chapter, and the structure conforms with the applicable provisions of the building code and complies with the sketches or plans submitted for obtaining the building permit.

(Code 1958, § 24-18.05)

Section 22-359 22-359--22-375. Reserved.