

# **TOWN OF GARFIELD**

## **ZONING PERMITS**

## **Types of Zoning Permits, Applications, and Appeals:**

### **Land Use Permit**

Land Use Permits are required before you build, move or structurally alter any structure and also required before you add to an existing structure or replace an existing structure with a new structure. A structure is defined as anything constructed or erected, the use of which requires permanent location on the ground or attached to something having a permanent location on the ground. Such structures include, but are not limited to, houses, barns, sheds, pole barns, decks, etc.

The Town is required to review each application to see if the proposed project is in compliance with all applicable ordinances. Information required may vary based on the location of the proposed structure. On-site inspections may be required by Town staff. Issues addressed may include, but are not limited to, the following:

- Is the project located within the appropriate zoning district?
- Does the structure meet all required setbacks?
- Does the structure require a Conditional Use Permit?
- Does the project require any additional state or county permits?

Refer to Article 5, Section B of the Town Zoning Ordinance for more information on obtaining a Land Use Permit.

### **Conditional Use Permit**

Conditional Use Permits are required for any use listed as a “conditional use” within any zoning district in the Town. Refer to Article 4, Section G of the Town Zoning Ordinance for more information on obtaining a Conditional Use Permit.

### **Rezoning Application**

A Rezoning Application is required for any request to rezone a property and amend the Town Zoning Map. Refer to Article 5, Section H of the Town Zoning Ordinance for more information on rezoning property in the Town.

### **Variance Application**

A Variance is defined as permission granted to a land owner to build or develop in a manner inconsistent with the standards established in the Town Zoning Ordinance. The Board of Appeals hears and decides on all Variance Applications. Refer to Article 5, Section F of the Town Zoning Ordinance for more information on obtaining a Variance.

### **Appeal from Administrative Action**

Appeals to the Board of Appeals may be taken by any person aggrieved or affected by the decision of the Zoning Administrator or Town Board. Such appeals shall be taken within sixty (60) days and requires a public hearing. Refer to Article 5, Section E for more information on the appeal process.