

Proposed Zoning Regulations Text Amendments  
Draft #1 1-25-2022

Section 3.7 Expiration of Zoning Compliance Permit

The purpose of this amendment is to extend the expiration date of Zoning Compliance Permits from six (6) months to twelve (12) months from the date of issuance.

### Article 3: Administration

**Draft #1 1-25-2022**

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discarded after two (2) years from the date of issuance.

3.5 Validity. The issuance of a zoning compliance permit shall not waive any provision of these Regulations.

3.6 Failure to Comply. Failure to obtain a zoning compliance permit shall be a violation of these Regulations and punishable under Article 14 of these Regulations.

3.7 Expiration of Zoning Compliance Permit. If a building permit has not been obtained within sixty (60) consecutive calendar days from the date of issuance of zoning compliance permit, said zoning compliance permit shall expire and be canceled by the Director and a building permit shall not be obtainable until a new zoning permit has been obtained. If substantial completion has not been made within ~~six (6) months~~ twelve (12) months from the date of the zoning compliance permit, said zoning compliance permit shall expire and become void. If a zoning compliance permit is renewed before the expiration date, applicable permit fees will be waived.

3.8 Certificate of Occupancy. It shall be unlawful for an owner to use or permit the use of any building or land or part thereof, hereafter created, changed, converted or enlarged, wholly or partly, until a certificate of occupancy which shall be a part of the building permit, shall have been issued by the Nelson County Building Inspector. Except as herein stated, a certificate of occupancy shall not be issued unless the proposed use of a building or land conforms to the applicable provisions of these Regulations and to the plans for which the zoning compliance permit was issued. A record of all certificates of occupancy shall be kept on file in the offices of the Nelson County Building Inspector.

3.9 Complaints Regarding Violations. Whenever a violation of these Regulations occurs, or is alleged to have occurred, any person may file a written complaint. Any investigation, charge, or complaint which originated with or arises out of a complaint by a person other than the Director shall not be commenced until the complaint has been reduced in writing and signed by the complaining witness, provided, however this should not be construed to prohibit the Director from initiating or investigating a complaint without having first received a complaint by another person. Such complaint stating fully the causes and bases thereof shall be filed with the Director. The Director shall record properly such complaint, investigate same within five (5) working days, and take action thereon as provided by these Regulations and the Kentucky Revised Statutes.

- *Amended 8-30-06*
- *Amended City of Bardstown, Ordinance B2012-14, July 24, 2012; City of Bloomfield, Ordinance 2012-84, September 14, 2012; City of Fairfield, Ordinance 2012-P&Z 02, August 24, 2012; City of New Haven, Ordinance #430, Series 2012, September 30, 2012; Nelson Fiscal Court, August 10, 2012.*
- *Amended City of Bardstown, Ordinance B2015-27, September 25, 15; City of Bloomfield, Ordinance 2015-107, October 23, 2015; City of Fairfield, Ordinance 2015-PZ-02 & 03, November 13, 2015; City of New Haven, Ordinance #455, Series 2015, October 23, 2015; and, Fiscal Court, Ordinance #930.1-4, September 4, 2015 and Ordinance #930.1-5 through 930.1-10, October 23, 2015.*