

## **SECTION 9.0      ADMINISTRATION AND ENFORCEMENT**

### **9.1      TOWN ZONING AGENT**

**9.1.1      Zoning Compliance Permit and Building Permit:** No land shall be occupied or used, no building or structure or portion thereof shall be erected or altered and no non-conforming use shall be altered, changed, intensified or extended after the date of adoption of these Regulations until a Zoning Compliance Permit has been issued by the Town Building Official.

**9.1.2      Interpretation of Regulations:** In their interpreting and applying these Regulations, the provisions hereof shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare. It is not intended by these Regulations to repeal, abrogate, annul or in any way to impair or interfere with any existing provisions of the law or ordinance or any rules, regulations or permits previously adopted or issued, or which shall be adopted or issued pursuant to law, relating to the use of buildings or premises; nor is it intended by these Regulations to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where these Regulations impose a greater restriction upon the use of buildings or premises or upon the height of buildings, or require larger yards, courts or other open spaces than are imposed or required by such existing provisions of law or ordinance, or by such rules, regulation or permits, or by such easements, covenants or agreements, the provisions of these Regulations shall control.

**9.1.3      Enforcement and Penalties:** These Regulations shall be enforced by the Town Zoning Agent, who is empowered to cause any building, structure, place or premises to be inspected and examined and to order, in writing, the remedying of any conditions found to exist therein or thereat in violation of any provision of these Regulations. The owner or agent of a building or premises where a violation or any provision of said Regulations shall have been committed or shall exist, or the lessee or tenant of an entire building or an extra premises where such violations shall have been committed or shall exist, or the owner, agent, lessee or tenant of any part of the building or premises in which such violation shall have been committed or shall exist, or the agent architect, builder, contractor or any other person who shall commit, take part or assist in any such violation or who shall maintain any building or premises in which such violations shall exist shall be guilty of a misdemeanor punishable as provided in Section 8-12 of the Connecticut General Statutes and any amendment thereof.

**9.1.4      Certificates of Occupancy and Certificates of Completion:**

A. A Certificate of Occupancy and/or Completion shall be issued by the Building Official only if it bears the signature of the Zoning Agent indicating that the premises or work complies with all the provisions of these Regulations as required by statute 8-3 as modified by P.A. 84-174. The Zoning Agent may require the submission of a plot plan showing the "as built" location of all structures prior to the authorization of the issuance of a Certificate of Occupancy. The Zoning Enforcement Officer shall require the submission of a certified A-2 plot plan showing the "as built" location of all structures

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### **Section 9.1.4 Certificates of Occupancy and Certificates of Completion (cont.)**

and public improvements prior to the issuance of a Certificate of Occupancy or a Certificate of Completion for any structure authorized by a special permit.

- B. No land shall be occupied or used in violation of these Regulations and no building hereafter erected or altered shall be occupied or used in whole or in part for any purpose whatsoever, including the alteration and/or addition to a dwelling, until a Certificate of Occupancy or Certificate of Completion shall have been approved by the Zoning Agent and issued by the Building Official, stating that the premises or building comply with the provisions of these Regulations.
- C. Where the alteration does not require vacating the premises or where a part of the premises is finished and ready for occupancy before completion of the alterations, or, in the case of a new structure, before its completion, a conditional Certificate of Occupancy may be issued.
- D. No change, intensification or extension of use and no alterations shall be made in a non-conforming use of premises without a zoning compliance application having first been approved by the Zoning Agent that such change, intensification, extension, or alteration is in conformity with the provisions of these Regulations.
- E. No permit for excavation for, or the erection of, any building shall be issued before application has been made for a Building Permit and Certificate of Occupancy. No building or premises for which a Certificate of Occupancy is required may be occupied until such certificate shall have been issued.