

**LOUISA COUNTY ZONING DEPARTMENT: ROADWAY IMPROVEMENT
AS RECORDED IN THE LOUISA COUNTY RECORDER'S OFFICE: BOOK 513 PAGE 322**

Permits issued by the Louisa County Zoning Department may involve land near or adjacent to unimproved roads. By granting such permits, neither the zoning department nor Louisa County is obligated in any fashion to upgrade or improve the standards or conditions presently existing upon any roadway, including current unimproved dirt roadways. Issuance of a permit does not imply that any road construction or improvement shall occur upon roadways near or adjacent to said property. Please be aware of roadway conditions before making improvements on any real estate. Gregory R. Johnson, Louisa County Zoning Administrator

ROAD IMPROVEMENT WAIVER

I have read and will abide by the disclaimer stated above.

Signature of Owner / Applicant: _____ Date: _____

Excerpt from the Louisa County Zoning Ordinance – pgs. 64-65
ARTICLE 5: ADMINISTRATION AND ENFORCEMENT

140.6 BUILDING PERMITS

It shall be unlawful to do any excavating, erecting, constructing, reconstructing, enlarging, altering, or moving of any building or structure until a Building Permit has been issued by the Zoning Administrator. It shall also be unlawful to change the use or occupancy of any building, structure, or land from one classification to another or to change a nonconforming use without the issuance of a Building Permit by the Zoning Administrator. Every Building Permit shall state that the new occupancy complies with all provisions of this Ordinance and no subsequent modifications shall be made to the occupancy, use, or method of operation that would be in violation of this Ordinance.

140.6.1. The above shall not apply when used for agricultural purposes, agriculture being defined in Article 1 herein, as any tract of real estate less than 35 acres in size shall not be agriculture land, and shall not be considered as used for an agricultural purpose, unless the Zoning Administrator deems said tract of real estate is used for agricultural purposes.

140.7 APPLICATION FOR BUILDING PERMITS

Every application for a Building Permit shall be accompanied by plans in duplicate and plot plan drawn to scale in ink or blue print, showing the actual shape and dimensions of the lot to be built upon, the exact location, size and height of the building or structure to be erected or altered, the existing and intended use of each building or part, the proposed number of families or housekeeping units, and such other information with regard to the lot and neighboring lots as may be necessary for the enforcement of the regulations. One copy of such plans shall be signed and returned to the applicants when approved by the Zoning Administrator together with such permit as may be granted.

140.7.1. Prior to building construction, lot pins based on actual survey by a registered land surveyor shall be set and if disturbed by construction or grading shall be reset in the proper location.

140.7.2. Before using any building or premises or part thereof hereafter created, erected, changed, converted, or enlarged in use or structure, a Building Permit shall be obtained from the Zoning Administrator. Such permit shall show that such building or premises, or part thereof, and the proposed use thereof conform to the provisions of this Ordinance.

140.8 BUILDING PERMITS-FEE SCHEDULE

The Administrative Officer is authorized to issue a building or zoning permit or occupancy permit as required by this ordinance for applications received for proposed occupation, construction, reconstruction or alteration which complies with all provisions contained herein. Zoning permits shall be issued by the Zoning Administrative Officer and shall be required for the following:

- (1) Any structure, other than that used for farming purposes, hereafter erected, replaced, reconstructed, enlarged, or relocated.
- (2) Any change in use other than to a farming use.
- (3) Any change in occupancy other than to a farm dwelling or farming use.

The penalty for failure to obtain a required permit may be assessed over and above the application fee in the amount of three (3) times the application fee, not to exceed \$3000. Only one fee shall be charged for dwelling and accessory building applications submitted jointly and the one fee shall be determined by the dwelling's square footage.

140.8.1. Permit fees for all applications shall be established by resolution of the Louisa County Board of Supervisors.