

ARTICLE 2

GENERAL REGULATIONS

Sec. 9-8. TERRITORIAL APPLICATION OF REGULATIONS

The provisions of this Ordinance shall apply to all land and all structures in the incorporated territory of the Town of Clifton, Virginia.

Sec. 9-9. GENERAL EFFECT

No structure shall hereafter be erected and no existing structure shall be moved, altered, added to or enlarged, nor shall any land or structure be used or arranged to be used for any purpose other than that which is included among the uses listed in the following Articles, as permitted in the zoning district in which the structure or land is located, nor shall any land or structure be used in any manner contrary to any other requirements specified in this Ordinance. A structure shall be defined as that which is built or constructed and affixed to the ground, including but not limited to: buildings, including garages; sheds; greenhouses; swimming pools; fences; and the like. A building shall be defined as any structure used or intended for supporting or sheltering any use or occupancy.

Sec. 9-10. RESIDENTIAL AND NON-RESIDENTIAL USE PERMITS

- a. Permit Required for Occupancy or Use. No occupancy or use shall be made of any structure hereinafter erected or of any premises hereinafter improved, and no change in use shall be permitted, unless and until a Residential or Non-Residential Use Permit has been approved in accordance with the provisions of this Section. A Residential or Non-Residential Use Permit shall be deemed to authorize and is required for both the initial and continued occupancy and use of the building or land to which it applies.
- b. When Required. A Residential or Non-Residential Use Permit, whichever is applicable, shall be obtained before any person shall:
 1. Occupy or use, or permit or cause to be occupied or used, any building or structure hereafter erected;
 2. Change the use, or permit or cause a change in the use, of any existing building;
 3. Occupy or use any vacant land;
 4. Make any change in the use of a non-conforming use;
 5. Enlarge any use; or
 6. Continue any use after a change in the ownership or proprietorship of such use, except a single family dwelling or agricultural use (a change in ownership shall include any transfer of more than 50% of the stock of the applicant or the sale or lease of more than 50% of the assets of the corporation).
- c. Application for a Permit. Written application for a Residential or Non-Residential Use Permit shall be made to the Town Of Clifton in accordance with the administrative procedures and forms promulgated by the Planning Commission and available from the Town Clerk and the Town of Clifton website. . The Residential or Non-Residential Use Permit Application shall be accompanied by, if applicable, a Fairfax County Building Permit Application (and any fees therefor) and a fee of: 1. \$250.00, for adding to existing buildings, or new residential construction other than new homes, where the addition or new construction costs over \$25,000.00 2. \$500.00, for new home or commercial construction, 3. \$250.00 plus all costs for advertising for new special use permits in the Commercial District under Sec.9-21(a)(5) and new Bed & Breakfast use permits in the Residential District under Sec. 9-18(c)(1)(K); 4. \$75.00 plus all costs for advertising for any amendment to a special use permit in the Commercial District under Sec.9-21(a)(5) or amendment to a Bed & Breakfast use permit in the Residential District under Sec.9-18(c)(1)(K); or 5. \$75.00, for all other construction, and any other use permit. Such fees shall be payable to the Town of Clifton and delivered to the Town Clerk together with the required written application, as required by the administrative procedures promulgated by the Planning Commission and available from the Town Clerk and the Town of Clifton website.

