



Zoning Ordinance Administration

601-735-4874

714 Wayne Street
Waynesboro, Mississippi 39367

*Official Zoning Ordinance
City of Waynesboro*

Article VIII

- **Section 801 Building Permit Required** A building permit issued by the Building Inspector is required in advance of the initiation of construction, erection, moving, or alteration of any building or structure. No building permit shall be issued by the Building Inspector except where all the provisions of the Ordinance have been complied with. The permit shall be issued in accordance with the applicable building code in effect at the time of the application.
- **Section 802 – Application for Building Permit** All applicants for a building permit shall be accompanied by plans in duplicate and drawn to scale, showing the actual dimensions of the lot to be built upon, the width of the street, or streets, upon which the lot fronts or abuts, the setback lines of buildings on adjoining lots, the exact sizes and locations on the lot or buildings already existing, if any, the location and dimension of the proposed building or alterations, the number of dwelling units the building is designed to accommodate, and such other information as may be necessary to provide for the enforcement of this Ordinance.

If proposed excavation, filling, construction, or movement as set forth in said plans is in conformity with the provisions of this Ordinance and other Ordinances of the *City of Waynesboro, Mississippi*, then in force, the Building Inspector shall sign and return one (1) copy of the plans to the applicant and shall issue a building permit upon payment of any required fees.

The Building Inspector shall retain one (1) copy of the building permit and one copy of the plans.

802.1 Time Limitations: Any building permit issued shall become invalid unless the work authorized by it shall have been commenced within six (6) months of its date of issue, or if the work authorized by it is suspended, or abandoned, for a period of six (6) months. If the work described in any building permit has not been substantially completed within two (2) years of the date of issuance thereof said permit shall expire and be canceled by the Building Inspector, and written notice thereof shall be given to the person affected, together with notice that further work, as described in the canceled permit, shall not proceed unless, and until, a new building permit has been obtained.

- **Section 803 – Certificate of Occupancy Required**

A *Certificate of Occupancy* issued by the Building Inspector is required in advance of occupancy or use of:

- 1) Any lot, or change of use, thereof;
- 2) A building hereafter erected, altered, or changed in the use of occupancy of an existing building;
- 3) Each non-conforming use created by the passage of, and subsequent amendment to, this Ordinance or its change, extension, alteration, or rebuilding thereafter.

The *Certificate of Occupancy* will state specifically where the occupancy fails to meet the requirements of occupancy. A record of occupancy permits shall be kept on record in the Building Inspector's office.