

**SECTION 30  
CERTIFICATE OF OCCUPANCY**

**CERTIFICATE OF OCCUPANCY:**

No vacant land shall be occupied or used, except for agricultural purposes, and no building hereafter erected, reconstructed, altered, enlarged, or vacated shall be occupied or used until a Certificate of Occupancy shall have been issued by the Building Inspector stating that the building or proposed use of a building or premises complies with the building laws and the provisions of this ordinance.

Certificates of Occupancy shall be applied for coincident with the application for building permit, and shall be issued within ten (10) days after the erection or structural alteration of such building shall have been completed in conformity with the provisions of this ordinance and any other ordinance of the City and approval of all required inspections. Approval of the final building inspection by the Building Inspection department shall serve as a Certificate of Occupancy for all one family and two family residential dwelling units.

**CERTIFICATE OF OCCUPANCY FOR A LEGAL NON-CONFORMING USE:**

Certificates of Occupancy shall be required for all legal non-conforming uses. Application for Certificate of Occupancy for such non-conforming uses shall be filed within twelve (12) months from the effective date of this ordinance (March 3, 1988), accompanied by affidavits of proof that such non-conforming uses were not established in violation of this ordinance, or any previous zoning ordinance.

Certificate of Occupancy shall state that the building or proposed use of a building or land, complies with all building and health laws and ordinances and with the provisions of this ordinance. A record of all certificates shall be kept on file in the office of the Building Inspector, and copies shall be furnished, on request, to any person having a proprietary or tenancy interest in the building affected. (No fee shall be charged for a Certificate of Occupancy for a legal non-conforming use.)

**SECTION 31  
NEWLY ANNEXED TERRITORY**

All territory hereafter annexed into the City of Benbrook, Texas, shall be classified as "SD" Suburban District, until permanently zoned by the City Council of the City of Benbrook. The Planning and Zoning Commission may, after annexation of any territory into the City of Benbrook, institute proceedings on its own motion to give newly annexed territory a permanent zoning, and the procedure to be followed shall be the same as is provided by law for the adoption of original zoning regulations.

**SECTION 32  
BUILDING PERMITS**

All applications for building permits shall be accompanied by a drawing or plat, in triplicate, showing the lot plan, the location of the building on the lot, accurate dimensions of building and lot and such other information as may be necessary to provide for the enforcement of these regulations. This plat shall be prepared after the lot has been staked by a licensed surveyor. A careful record of the original copy of such application and plats shall be kept in the office of the Building Inspector and a duplicate copy shall be at the building at all time during construction.