
ARTICLE III. PERMITTING REQUIREMENTS AND PROCEDURES

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SECTION 1. ACTIVITIES REQUIRING A LAND USE PERMIT. A permit shall be required for all those activities listed below prior to the start of any construction, site work, or commencement of a land use activity. A person who is issued a permit pursuant to this Ordinance shall have a copy of the permit on site while the work authorized by the permit is performed.

Permits shall be required for the following activities:

- A.** construction, erection, demolition, or movement of any permanent or temporary building, foundation, or structure (See Article IX. Definitions, for definitions of "building", "structure", etc.);
- B.** addition or enlargement of any permanent or temporary building or structure;
- C.** installation, construction, or relocation of a mobile home or modular home;
- D.** increase in the number of residential dwelling units;
- E.** expansion, relocation, reconstruction, replacement, or change of use of a non-conforming use or structure;
- F.** subdivision;
- G.** cluster development;
- H.** mobile home park;
- I.** a new or expanded residential, commercial, industrial, institutional, or outdoor resource land use activity as required in Table V-1. Land Uses by District, Article V;
- J.** installation, alteration or illumination of any sign as required in Article VI. Section 11 or, if located within the Shoreland Overlay District or a Resource Protection District in Article VII. Section 8;
- K.** agriculture within the Residential Districts and Resource Protection Districts;
- L.** recreational vehicles and individual private campsites (see Article VI Section 9); and
- M.** within the Shoreland Overlay Districts and Resource Protection Districts, the following uses, if allowed, also require permits under Article VII:
 - 1. clearing or removal of vegetation for activities other than timber harvesting;
 - 2. aquaculture;
 - 3. road and driveway construction;
 - 4. parking facilities;
 - 5. filling and earth moving activities;
 - 6. home occupations;
 - 7. culvert installation or replacement; and
 - 8. archeology activities, except as provided in Section 2.E below.

SECTION 2. ACTIVITIES NOT REQUIRING A LAND USE PERMIT. Permits are not required for the following:

- A.** the normal repair and maintenance of a lawfully-existing building or structure, including interior improvements;
- B.** the normal repair and maintenance of a non-conforming building or structure, including repairs or renovations that do not involve expansion of the non-conforming building or structure, and other changes in a non-conforming use or structure as federal, state, or local building and safety codes may require;