

April 27, 2022

The Village of Albany is a Zoned Community. You might ask, what does this mean to me? We will attempt to answer that question with this notice.

The Albany Zoning Code was first enacted in November 2003, being amended several times during the ensuing years, to better serve our community. The biggest misunderstanding about zoning regulations is that you are being told what you can do with your land. Actually, the zoning regulations help you make improvements or changes that protect the property rights of others and that ensure the compatibility of uses and practices within each zoning district. The zoning code PROTECTS your property because it requires that surrounding development is carried out in a manner appropriate for your zoning district. These are the rules that help keep Albany clean, safe, and orderly. Many communities in our region that do not have zoning regulations are not as fortunate.

The Albany Zoning Code provides a process allowing you to apply for permits, variances, appeals, and exceptions through the Albany Board of Zoning Appeals and even on to Athens County Common Pleas Court, if needed, as provided in the Ohio Revised Code.

The Zoning Code can be viewed online at www.albanyoh.org/building or by contacting Village Hall or the Albany Village Administrator. It is important to note that BEFORE any use of any structure, building, or land or part thereof, created, erected, changed, converted, or enlarged, wholly or partly, can begin, you are required to apply for and be granted a valid Zoning Certificate. This certificate is the first step as it allows the Zoning Administrator to review with you which parts of the code apply to your specific project and to guide you through the process to ensure that all permits, laws, and regulations are complied with.

Our goal is to welcome your project and to do all that we can to assist you in seeing your dream project through to the end, but please, contact us FIRST to avoid any uncomfortable issues that might arise later. And please remember, the Albany Building and Zoning regulations are the law. Violating them can carry fines and other penalties. Whenever the law is violated YOUR tax dollars fund the enforcement measures and, if needed, the eventual prosecution of violators.

Contact us today with your questions and we will walk you through the process. More details are available on our website as well. Please follow the code, It's the Right Thing to Do and, it's the Law.

