

## **The Village of Albany is a Zoned Community.**

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 both *YOUR* property rights and those of others and to 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](http://www.albanyoh.org/building) or by contacting Village Hall or the Albany Village Administrator.

It is important to note that *BEFORE* any construction, modification, or use of any structure, building, or land begins 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 [www.albanyoh.org/building](http://www.albanyoh.org/building) as well. Please follow the code, It's the Right Thing to Do and, it's the Law.

