

CHAPTER 1129 Enforcement and Penalties — Chapter Overview

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1129.01 ENFORCEMENT BY THE ZONING INSPECTOR.

- (a) The Zoning Inspector is hereby designated as the enforcing officer of this code.
- (b) The Zoning Inspector is hereby authorized to enforce as well as issue orders to prevent and stop violations of the provisions of this code.

(Ord. 26-22. Passed 4-26-22.)

1129.02 VIOLATIONS.

- (a) It shall be unlawful to:
 - (1) Use or occupy any land or place; build, erect, alter, remodel, restore, or rebuild thereon any building or structure; permit any building or structure to remain on such land; or use, occupy, or operate such building or structure, in any way or for any use or purpose which is not permitted by the provisions of this code;
 - (2) Use or occupy any parcel of land; use or occupy a new building; or enlarge, substitute, or otherwise change the use, occupancy, or configuration of any land or building, without having received a zoning permit or other approvals required by this code, indicating compliance with the provisions of this code, unless otherwise state;
 - (3) Violate or fail to perform any condition, stipulation or safeguard set forth in any certificate issued pursuant to this code, or continue to use or occupy the premises or building as previously authorized by such permit or approval beyond the duration limit therein stated;
 - (4) Continue construction, renovation, or improvements contrary to a stop work order or notice of violation;
 - (5) Knowingly make any materially false statement of fact in an application to the Zoning Inspector;
 - (6) Subdivide land in a manner contrary to the standards and regulations contained in this code; or
 - (7) Sell land that has not been subdivided in accordance with the regulations in this code.
- (b) Each day's continuation of a violation of this section may be deemed a separate offense.

(Ord. 26-22. Passed 4-26-22.)

1129.03 PERMIT REVOCATION.

The Zoning Inspector may issue a revocation notice to revoke a permit, certificate, or administrative approval that was issued contrary to this code or based upon false information or misrepresentation in the application.

(Ord. 26-22. Passed 4-26-22.)

1129.04 COMPLAINTS REGARDING VIOLATIONS.

Whenever a violation of this code occurs, or is alleged to have occurred, any person may file a complaint. Such written complaints shall fully state the causes and basis of the complaint and shall

be filed with the Zoning Inspector.

(Ord. 26-22. Passed 4-26-22.)

1129.05 INSPECTION OF PROPERTY.

The Zoning Inspector may inspect any building erected, altered, moved, razed or converted, or any use of land or premises carried on in alleged violation of any of the provisions of this code.

(Ord. 26-22. Passed 4-26-22.)

1129.06 STOP WORK ORDER.

(a) Whenever it comes to the attention of any City official charged with enforcing this code that any work is being done contrary to this code or in an unsafe manner, he or she shall promptly issue a stop work order to the owner of the premises or his or her agent or to the person doing the work. This applies to work being done either within a public right-of-way or on private premises.

(b) The stop work order may be oral or written and shall state the conditions upon which work may be resumed. The order shall direct the order of performance of work necessary to remove any violation of this code or to correct the work or condition the issuer deems to be unsafe.

(c) A written notice informing all persons concerned that the work at the site has been stopped by official order shall be posted at the site.

(d) Upon receiving a stop work order, the recipient of the order or those persons working on the site shall immediately cease work.

(e) If the recipient of such order disagrees with the order, he or she may request confirmation in writing by the City representative who issued the order. He or she may then appeal the order to the Planning Commission. However, no work may be resumed until such appeal has been heard and favorably acted upon by the Planning Commission.

(f) No person shall violate any such stop work order or continue any prohibited work after receipt of such order, either oral or written.

(Ord. 26-22. Passed 4-26-22.)

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- order or notice of violation;
- ordance with the regulations in this code
- order to the owner of the premises or his or her agent or to the person doing the work
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- order shall direct the order of performance of work necessary to remove any violation of this code or to correct the work or condition the issuer deems to be unsafe
- order shall be posted at the site
- order, the recipient of the order or those persons working on the site shall immediately cease work
- order disagrees with the order, he or she may request confirmation in writing by the City representative who issued the order
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- order or continue any prohibited work after receipt of such order, either oral or written
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