

Section 2501—Purpose:

The purpose of this Chapter is to establish remedies, penalties, and procedures for violations of this Ordinance and the City's other Land Use Ordinances.

Section 2502—Types of Violations:

It is unlawful for any person to violate any provision of this Ordinance, and the City's other Land Use Ordinances including, but not limited to:

1. To conduct, commence, or establish any use or activity that is subject to the Land Use Ordinances without the required approvals, permits, and licenses, as required by the Land Use Ordinances, as adopted.
2. To conduct, commence or establish any activity not allowed by the Land Use Ordinances.
3. To violate, by act or omission, any requirement or condition imposed by a Land Use Authority on any required approval, permit, or license
4. To erect, construct, reconstruct, alter, or change the use of any building or other structure without approval of a building permit.
5. To reduce the size of any lot or parcel of land without the approvals, permits, and licenses, as required by the City's Land Use Ordinances.
6. To increase the density or intensity of use of any land or structure without the approvals, permits, and licenses, as required by the City's Land Use Ordinances.
7. To remove, deface, obscure, or otherwise interfere with any notice required by this Ordinance, or the City's other Land Use Ordinances.

Section 2503—Continuing Violation:

Each day a violation of this Ordinance or the City's other Land Use Ordinances occurs, it shall be considered a separate violation hereunder.

Section 2504—Enforcement:

1. As provided by the Act, the City or any adversely affected owner of real estate within the City, in which violations of this Ordinance, or the City's other Land Use Ordinances, occur, or are about to occur, may, in addition to other remedies provided by law, institute:
 - 1.1. Injunctions, mandamus, abatement, or any other appropriate actions; or
 - 1.2. Proceedings to prevent, enjoin, abate, or remove the unlawful use, building, or act.
2. The City need only establish the violation to obtain the Injunction, as provided by the Act.
3. As provided by the Act, the Building Official shall not issue a Building Permit unless the lot or parcel on which the proposed erection, construction, reconstruction, alteration, or change of use fully conforms to this Ordinance and the City's other Land Use Ordinances and requirements, as applicable.
4. As provided by the Act, the Building Official shall not issue a Building Permit unless the proposed erection, construction, reconstruction, alteration, or change of use of any building or structure fully conforms and complies with the Building Codes, as adopted.
5. The City Administrator, Zoning Administrator, City Engineer, City Attorney, and Building Official are hereby identified and authorized to enforce all provisions and requirements of this Ordinance and the City's other Land Use Ordinances, and to initiate all proceedings deemed necessary to ensure compliance with the Land Use Ordinances, as allowed and authorized by state law.

Section 2505—Legal Lots Required:

No Building Permit shall be issued for the construction of any building or structure located on a lot subdivided or sold in violation of the provisions of the Land Use Ordinances.

Section 2506—Legal Nonconformity an Affirmative Defense:

It shall be an affirmative defense to the enforcement of the Land Use Ordinances that the unlawful act being enforced exists as a legal nonconforming use or noncomplying structure.

Section 2507—Stop Work:

In accordance with the power to stop work under the adopted Building Codes, the Building Official may issue a stop work order, with or without revoking permits, on any building or structure where there exists an uncorrected violation of a requirement of the Land Use Ordinances and Building Codes, as adopted.

Section 2508—Penalties for Violations:

A violation of any of the provisions of this Ordinance, or any of the City's other Land Use Ordinances is punishable as a class C misdemeanor upon conviction either:

1. As a Class C misdemeanor; or
2. By imposing the appropriate civil penalty adopted under the authority of the Act.