

Sec. 24-261. - Enforcement of zoning ordinances; remedies for violations.

- (a) The county may enforce the requirements and regulations of this chapter by means of the withholding of building or zoning permits, or both, and the issuance of stop orders against any work undertaken by an entity not having a proper building or zoning permit, or both. It is unlawful to construct, reconstruct, alter, demolish, change the use of or occupy any land, building, or other structure without first obtaining the appropriate permit or permit approval. No permit may be issued or approved unless the requirements of this chapter are complied with. It is unlawful for other officials to issue any permit for the use of any land, building, or structure, or the construction, conversion, demolition, enlargement, movement, or structural alteration of a building or structure without the approval of the building official or planning administrator. A violation of this chapter is a misdemeanor. In case a building, structure, or land is or is proposed to be used in violation of this chapter, the building official or planning administrator or other appropriate administrative officer, county attorney, or other appropriate authority of the county, or an adjacent or neighboring property owner who would be specially damaged by the violation, may, in addition to other remedies, institute injunction, mandamus, or other appropriate action or proceeding to prevent the unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use, or to correct or abate the violation, or to prevent the occupancy of the building, structure, or land. Each day the unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use continues is considered a separate offense. The planning administrator or his designee shall cause the issuance of a citation within 90 days should the violation not be abated by the property owner.
- (b) In case a building, structure, or land is or is proposed to be used in violation of this chapter, the building official or planning administrator or other designated administrative officer may, in addition to other remedies, issue and serve upon a person pursuing the activities a stop order requiring that entity stop all activities in violation of this chapter.

(Ord. No. 12-13-660, § 53, 4-2-2013)