

**ARTICLE XXVIII
ENFORCEMENT, VIOLATION AND PENALTY**

Section 1. Enforcement: The City Building Inspector, or anyone designated by the City manager, shall administer and enforce this Zoning Ordinance. Appeal from the decision of the enforcing officer may be made to the Board of Zoning Appeals.

Section 2. Certificate of Occupancy:

- A. Subsequent to the effective date of this Zoning Ordinance, no change in use or occupancy of land nor any change in the use or occupancy of an existing building shall be made, nor shall any new building be occupied until a certificate of occupancy has been issued by the Building Inspector. The certificate of occupancy shall state that the land and/or building comply with the provisions of this Zoning Ordinance.
- B. No permit for excavation or the erection or alteration of any building shall be issued before an application has been made and approved for a certificate of occupancy and compliance and no building or premises shall be occupied until such certificate is issued.
- C. A record of all certificates of occupancy shall be kept on file in the office of the Building Inspector and copies shall be furnished for two dollars (\$2.00) on request by any person having an interest in the land or building affected.
- D. Buildings used for single-family purposes shall be exempt from this requirement.

Section 3. Plats: Each application for a building permit shall be accompanied by a plat in duplicate, drawn to scale, showing the actual dimensions of the lot to be built upon, the size, shape and location of the building to be erected and such other information as may be necessary to provide for the enforcement of this regulation. A record of applications and plats shall be kept in the office of the Building Inspector.

Section 4. Violation and Penalty

- A. The owner or agent of a building or premises in or upon which a violation of any provision of this Ordinance has been committed or shall exist; or the lessee or tenant of an entire building or entire premises in or upon which a violation has been committed or shall exist; or the agency, architect, building contractor or any other person who commits, takes part or assists in any violation or who maintains any building or premises in or upon which a violation has been committed or shall exist, shall be punished by a fine not

to exceed five hundred dollars (\$500). Each and every day that such violation continues shall constitute a separate offense.

- B. In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure or land is used in violation of this regulation, the appropriate authorities of said area, in addition to other remedies may institute injunction, mandamus, or other appropriate action or proceedings to prevent such unlawful erection, construction, maintenance or use, or to correct or abate such violation or to prevent the occupancy of said building, structure, or land.

Section 5. The City Inspection Department shall be responsible for the inspection and approval of water and sanitary sewer systems, septic tank systems, and other waste disposal systems installed in the incorporated limits of the city and its Extraterritorial Area.