

19.06 - Administration and Enforcement

Chapter 19.06 - ADMINISTRATION AND ENFORCEMENT

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19.06.010 Administrative official designated by council--Enforcement duties.

A. A planning and zoning official, designated by the city council or manager, shall administer and enforce this zoning code. The designated person shall be provided with assistance of such other persons as the city council or city manager may direct.

B. If the planning and zoning official finds that any of the provisions of this zoning code are being violated, the official shall notify in writing, by certified mail, the owner responsible for such violation, indicating the nature of the violation, and ordering the action necessary to correct it. The planning and zoning official shall order immediate discontinuance of illegal use or occupancy of any land, building or structure, or shall take any other action authorized by this zoning code to insure compliance with or to prevent violation of its provisions. The planning and zoning official may grant a stay of execution of his order not to exceed six months for compliance with this title. (Ord. 005-00, 2000: 15.09)

19.06.020 Applicability of regulations. Except as hereinafter provided:

A. It is unlawful for any building, structure or land to be hereafter used or occupied, and/or any building to be hereafter erected, converted or structurally altered, except as provided in this zoning code;

B. No part of any required yard, open space, off-street parking space or loading space shall be reduced in size or area, except as otherwise provided in this title;

C. No yard or lot existing at the time of adoption of the ordinance codified in this title shall be reduced in size or area below the minimum requirements set forth herein. Yards and lots created after said effective date shall meet at least the minimum requirements established by this zoning code;

D. This zoning code shall not apply to utilities located in a public or private right-of-way;

E. The uses and occupancies permitted in this zoning code shall also be subject to the regulations of the International Building Code, the International Fire Code, and other ordinances of the city, except as provided in this title; and provided, however, whenever the regulations in this zoning code require a greater size of yards or courts, or require a lower height of building or less number of stories, or impose other higher standards than required by other applicable ordinances or laws, the provisions of this zoning code shall govern. (Ord. 005-00, 2000: 15.09)

19.06.030 Permit application--Plot plan required--Contents. When required by the planning and zoning official, applications for building permits shall be accompanied by a plot plan in duplicate, drawn to scale, showing the designation of the lot to be built upon, the size and location of the building necessary to provide for the enforcement of this zoning code. A careful record of such application and plans shall be kept in the office of the planning and zoning official. (Ord. 005-00, 2000: 15.09)

19.06.040 Violation of Title 19 provisions--Penalty.

A. Any person who violates the provisions of this Title 19 shall be subject to the penalties in Section 1.16.010 of this code.

B. The owner or tenant of any building, structure, premises or part thereof, and any architect, builder, contractor, agent or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense, and be subject to the penalties herein provided.

C. Nothing herein contained shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation. (Ord. 005-00, 2000: 15.09)

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