

ARTICLE 22

ENFORCEMENT

22.1 ENFORCEMENT

It shall be the duty of the Code Enforcement Administrator to enforce the provisions of this Zoning ordinance. All department officials and public employees of the City of Rossville vested with the duty or authority to issue permits shall conform to the provisions of this Zoning Ordinance and shall issue no permit, certificate, or license for use or building that would be in conflict with the provisions of the Zoning Ordinance.

22.2 ABATEMENT

Any building or structure set up, erected, constructed, altered, enlarged, converted, moved, or maintained contrary to the provisions of this Zoning Ordinance, and any land use or structure established, the same is hereby declared to be unlawful and a public nuisance; and the City Attorney of the City of Rossville shall immediately commence action or proceedings for the abatement, removal, and enjoinder thereof in the manner as provided by law and shall take such other steps and shall apply to such court as may have jurisdiction to grant such relief as will abate and remove such buildings or structure, and restrain and enjoin any person, firm, or corporation from setting up, erecting, building, maintaining, or using any such building or structure or using property contrary to the provisions of this Zoning Ordinance. The remedies provided for herein shall be cumulative and not exclusive.

22.3 OCCUPANCY PERMIT

Subsequent to the effective date of this regulation, no change in the use or occupancy of any existing building other than for single-family dwelling purposes, shall be made, nor shall any new building for any purpose be occupied until a certificate of occupancy has been issued by the Code Enforcement Administrator. Every certificate of occupancy shall state that the new occupancy complies with all provisions of this regulation.

No permit of excavation for, or the erection or alteration of any building shall be issued before the application has been made and approved for a certificate of occupancy and compliance, and no building or premises shall be occupied until such certificate and permit is issued.

A record of all certificates of occupancy shall be kept on file in the office of the Code Enforcement Administrator and copies shall be furnished on request to any person having a proprietary or tenancy interest in land or a building affected by such certificate of occupancy.

22.4 PENALTY

Any person, firm, or the owner or agent of a building or premises in or upon which a violation of any provisions of this regulation has been committed or shall exist; or the lessee or tenant of an entire building or entire premises in or upon which violation has been committed or shall exist, or the agent, 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 violation has been committed or shall exist, shall be guilty of a misdemeanor and shall be punishable by a fine not to exceed five hundred (\$500.00) dollars. Each and every day that such violation continues shall constitute a separate offense.