

ARTICLE XXV. ENFORCEMENT

Section 1. Enforcement by Zoning Inspector

- A. There is hereby established the Office of Zoning Inspector (Enforcement Officer). The Enforcement Officer shall be charged with the enforcement of the Zoning Regulations, Subdivision Regulations, and Building Regulations as may be adopted.
- B. All departments, officials, and public employees of Greene County, vested with the duty of authority to issue permits or licenses shall conform to the provisions of these Regulations and shall issue no permit or license for any use, building, or purpose, in conflict with the provisions of these Regulations; any permit or license issued in conflict with the provisions of these Regulations shall be null and void.

Section 2. Filing Plans

- A. Every application for a zoning certificate or change shall be;
 - 1. Accompanied by plans in duplicate;
 - 2. Drawn to scale in black line or blueprint, showing:
 - a. The actual shape and dimensions of the lot to be changed in its use, in whole or in part;
 - b. The location, size, and height of any building or structure to be erected or altered;
 - c. The existing and intended use of each building, structure, or part thereof;
 - d. The number of families or housekeeping units the building is designed to accommodate; and
 - e. When no buildings are involved:
 - 1) The location of the present use and proposed use to be made on the lot; and
 - 2) Such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of the Regulations.
 - 3. One (1) copy of such plans may be returned to the owner when such plans have been approved by the Zoning Inspector, together with such zoning certificate as may be granted.
 - 4. All dimensions shown on the plans relating to the location and size of the lot to be built upon shall be based on actual survey.
 - 5. The lot and the location of the building thereon shall be staked out on the ground before construction is started.
- B. In every case where the lot is not provided and is not proposed to be provided with public water supply and/or the disposal of sewage by means of public sewers:
 - 1. The application shall be accompanied by a Certificate of Approval by the Health Officer of Greene County of the proposed method of water supply and/or disposal of sanitary wastes.

Section 3. Zoning Certificate

- A. It shall be unlawful for an owner to use or to permit the use of any structure, building, or land, or part thereof, hereafter created, erected, changed, converted, or enlarged, wholly or partly, until a zoning certificate shall have been issued by the Zoning Inspector.
 - 1. Such zoning certificate shall show that such building, premises, or part thereof, and the proposed use thereof, are in conformity with the provisions of these Regulations.
 - 2. It shall be the duty of the Zoning Inspector to issue a zoning certificate, provided they are satisfied that the structure, building, or premises and the proposed use thereof, and the proposed methods of water supply and disposal of sanitary waste conform with all the requirements of the Regulations.
- B. No permit for excavation or construction shall be issued by the Zoning Inspector unless the plans, specifications, and the intended use conform to the provisions of these Regulations.
- C. The zoning inspector shall act upon all such applications on which they are authorized to act by the provisions of these Regulations within thirty (30) days after these are filed in full compliance with the applicable requirements as specified under this Article.
 - 1. They shall either issue a zoning certificate within said thirty (30) days or shall notify the applicant in writing of their refusal of such certificate and the reasons therefore.
 - 2. Failure to notify the applicant in case of such refusal within said thirty (30) days shall entitle the applicant to a zoning certificate unless the applicant consents to an extension of time.
- D. Under written request from the owner or tenant, the Zoning Inspector shall issue a zoning certificate for any building or premises existing at the time of enactment of these Regulations, certifying, after inspection, the extent and kind of use made of the building or premises and whether such use conforms to the provisions of these Regulations.
- E. Zoning certificates shall not be required for platted subdivisions in the R-1 District.

Section 4. Fees

- A. No fees shall be charged for an original zoning certificate applied for coincident with the application for a building permit, where such permit is required and issued under the County building code.
- B. For all other zoning certificates, a fee shall be charged, as determined by the County Commission.

Section 5. Violations and Penalties

- A. It shall be unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain, or use any building or land in violation of any of the provisions of these Regulations, or any amendment or supplement thereto, adopted by the County Commission of Greene County, Missouri.
 - 1. Any person, firm, or corporation violating any of the provisions of these Regulations, or any amendment or supplement thereto, shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined not more than one thousand dollars (\$1,000.00).
 - 2. Each and every day during such illegal location, erection, and/or construction may be deemed a separate offense.

Section 6. Violations - Remedies

- A. In case any building is or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained, or used, or any land is or is proposed to be used in violation of the Regulations or any amendment or supplement thereto, the County Counselor of Greene County, the Zoning Inspector, or any adjacent or neighboring property owner who would be specially damaged by such violation, in addition to other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate action, actions, proceeding, or proceedings to prevent, enjoin, abate, or remove such unlawful location, erection, construction, reconstruction, enlargement, change, maintenance, or use.

- B. The Resource Management Department shall be entitled, through all remedies lawfully available, to enforce any regulation contained within the latest adopted version of these Regulations and recover from any person who has been determined to have violated such regulation(s) its costs of enforcement and mitigation, including, but not limited to, attorney fees incurred by the Department in enforcing such regulation(s).