

## **Article 5: Enforcement and Review**

### ***Section 111: Complaints Regarding Violations***

- A. For the purpose of this section, the term “Administrator” shall refer to the Zoning Enforcement Officer or Planning Director.
- B. Whenever the Administrator receives a written, signed, and sworn complaint alleging a violation of these regulations, his/her office shall investigate the complaint to the extent deemed necessary by said official, take whatever action is warranted, and inform the complainant in writing what actions have been or will be taken.

### ***Section 112: Persons Liable***

The owner, tenant, or occupant of any building or land or part thereof and any architect, builder, contractor, agent, or other person who participates in, assists, directs, creates, or maintains any situation that is contrary to the requirements of these regulations may be held responsible for the violation and suffer the penalties and be subject to the remedies herein provided.

### ***Section 113: Procedures Upon Discovery of Violations***

- A. If the Administrator finds that any provision of these regulations is being violated, he/she may send a written notice, by regular mail, to the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct. Additional written notices may be sent at the Administrator’s discretion.
- B. Notwithstanding the foregoing, in cases when delay would threaten or pose a danger to the public health, safety, or welfare, the Administrator may seek enforcement without prior notice by invoking any of the penalties or remedies authorized in Section 114.

### ***Section 114: Penalties and Remedies for Violations***

- A. In accordance with and by virtue of the provisions of Chapter 64.895 RSMo, any person liable as defined above, located within any unincorporated area covered or affected by the provisions of these regulations, who violates any of the provisions hereof shall be guilty of a Class A misdemeanor under the Franklin County Municipal Court. Upon conviction of same, any said party shall be punished by virtue of Chapters 557.021, 560.016, and 560.021 RSMo regulating fines and imprisonment of anyone convicted of a Class A misdemeanor under the Franklin County Municipal Court.
- B. Any act constituting a violation of the provisions of these regulations or a failure to comply with its requirements, including violations of any conditions and safeguards established in connection with the grants of variances or conditional use permits, shall also subject the offender(s) to the penalties set forth in Subsection A.
- C. These regulations may also be enforced by any appropriate civil action, including injunctions.
- D. Any person liable as defined above, located within any unincorporated area covered or affected by the provisions of these regulations, who violates any provisions hereof will not be granted building permit approval, sign permits or Conditional Use Permits until all said violations are remedied.
- E. Each day a violation continues shall be deemed a separate offense.
- F. Any one, all, or any combination of the foregoing may be used to enforce the provisions of these

regulations.

*Section 115 through 120: Reserved*