

CHAPTER 20

ENFORCEMENT

- 2000 Duty of City Manager or his Designee
- 2010 Zoning Clearance Permit
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SECTION 2000 DUTY OF CITY MANAGER OR HIS DESIGNEE AND OTHER OFFICIALS

It shall be the duty of the City Manager or designee to enforce this Code. If the City Manager or designee shall find that any of the provisions of this Code are being violated, they shall notify in writing the persons responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it, and shall take such action to ensure compliance with or to prevent violation of its provisions as is authorized by law. All departments, officials, and employees of the City of Coweta vested with the duty or authority to issue permits or licenses shall comply with the provisions of this Code, and shall issue no permit or licenses for any use, purpose, excavation, construction, structure, building, or sign in conflict with the provisions of this Code.

SECTION 2010 ZONING CLEARANCE PERMIT

2010.1 Zoning Clearance Permit Required

It shall be unlawful for any person, firm or corporation to erect, move, add to or structurally alter any building or to use or change the use of any building or land or to permit the aforementioned actions, until a Zoning Clearance Permit has been issued by the City Manager or his designee.

2010.2 Application for Zoning Clearance Permit

Application for a Zoning Clearance Permit shall be accompanied by a legal description of the lot and plans in duplicate, drawn to scale in black line or blueprint, showing the actual shape and dimension of the lot; the location and dimensions of all easements; the location, size and height of any existing buildings or structures to be erected or altered; the existing and intended use of each building or structure and portion of the lot; the number of dwellings and buildings it intended to accommodate, if any; and such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Code.

2010.3 Response to Application for Zoning Clearance Permit

After an application for a Zoning Clearance Permit is filed in compliance with the provisions herein, the City Manager or his designee shall issue a Zoning Clearance Permit, and copy of submitted plans or shall notify the applicant, in writing, of his refusal to issue a permit setting forth the reasons therefore.

2010.4 Fees for Zoning Clearance Permits

No Zoning Clearance Permit shall be issued until a fee shall have been paid in accordance with the schedule of fees adopted by resolution of the City Council of the City of Coweta. A group Zoning Clearance Permit may be issued covering five (5) or more residential lots in the same subdivision upon payment of a fee in accordance with the adopted schedule of fees.

SECTION 2020 PENALTIES FOR VIOLATION

Any person, firm or corporation violating any provisions of this Code or failing to comply with any of its requirements, including violations of conditions and safeguards established in connection with grants of variance or special exceptions, shall be deemed guilty of a misdemeanor punishable by a fine of not more than \$500.00 or by imprisonment not exceeding 90 days, or by both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense.

Nothing herein contained shall prevent the City of Coweta or its authorized officials from taking other action, authorized by law, to remedy violation.

SECTION 2030 CONSTRUCTION AND USE TO BE AS PROVIDED IN APPLICATIONS AND PERMITS

Zoning permits, variances, or special exception uses issued on the basis of approved plans and applications authorize only the uses, arrangement and construction set forth in such approved plans and applications, and no other use, arrangement, or construction. Use, arrangement, or construction at variance with that authorized shall be deemed a violation of this Ordinance, and punishable as provided by Section 2020.