

1 **ARTICLE XXV ENFORCEMENT**

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3 **Section 1. Enforcement by Zoning Inspector**

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5 A. There is hereby established the Office of Zoning Inspector (Enforcement Officer). The Enforcement Officer shall be  
6 charged with the enforcement of the Zoning Regulations, Subdivision Regulations and Building Regulations as may  
7 be adopted.  
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9 B. All departments, officials and public employees of Greene County, vested with the duty of authority to issue permits  
10 or licenses shall conform to the provisions of the regulations and shall issue no permit or license for any use, building  
11 or purpose, in conflict with the provisions of the regulations; any permit or license issued in conflict with the  
12 provisions of the regulations shall be null and void.  
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14 **Section 2. Filing Plans**

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

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

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33 **Section 4. Fees**

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- 35 A. No fees shall be charged for an original zoning certificate applied for coincident with the application for a building  
36 permit, where such permit is required and issued under the county building code.
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- 38 B. For all other zoning certificates a fee shall be charged, as determined by the County Commission.
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40 **Section 5. Violations and Penalties**

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- 42 A. It shall be unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain or use any building or land in  
43 violation of any of the provisions of the regulations, or any amendment or supplement thereto, adopted by the County  
44 Commission of Greene County, Missouri.
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- 46 1. Any person, firm or corporation violating any of the provisions of the Regulations, or any amendment or  
47 supplement thereto, shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined  
48 not more than one thousand dollars (\$1000.00).
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- 50 2. Each and every day during which such illegal location, erection and/or construction may be deemed a  
51 separate offense.
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**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.