

Sec. 270-10 Enforcement

The Plan Commission or any enforcement official designated in the zoning ordinance may bring an action to invoke any legal, equitable, or special remedy for the enforcement of this zoning ordinance adopted or action taken under this zoning ordinance.

The plan commission or any enforcement official designated in the zoning ordinance may also bring an action to enforce:

- A. Conditions imposed under this zoning ordinance.
- B. Any other commitments made in accordance with this zoning ordinance.
- C. In an enforcement action brought under this zoning ordinance, the party alleging the existence of a nonconforming use or variance granted by a board of zoning appeals has the burden of proof on that issue.
- D. The nonexistence of a nonconforming use or variance need not be proved.

Any person, firm, or corporation, or anyone acting in behalf thereof who shall violate or fail to comply with any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined not less than \$100.00 (one hundred dollars) or more than \$2,500 (two thousand five hundred dollars).

Each day a violation is permitted to exist shall constitute a separate offense. The Plan Commission's attorney shall, immediately upon any violation having been called to his/her attention, institute an injunction, to restrain a person from violating this Ordinance and/or institute a mandatory injunction requiring that a structure erected in violation of this Ordinance be removed. The remedy provided for herein shall be cumulative and not exclusive and shall be in addition to any other remedy, provided by law.