ARTICLE XXXIII

ENFORCEMENT, VIOLATION, AND PENALTY

SECTION 1. ENFORCEMENT: The Sumner County Zoning Administrator shall administer and enforce this Zoning Resolution. Appeals from the decision of the Zoning Administrator may be made to the Board of Zoning Appeals.

SECTION 2. CERTIFICATE OF ZONING COMPLIANCE REQUIRED:

1. Subsequent to the effective date of this Zoning Resolution, except for agricultural uses, no change in the use of land or any change in the use of an existing building shall be made until a Certificate of Zoning Compliance has been issued by the Zoning Administrator. The Certificate of Zoning Compliance shall state that the land and/or building complies with the provisions of this Zoning Resolution.

2. No permit for excavation or the erection or alteration of any building shall be issued before an application has been made and approved for a Certificate of Zoning Compliance.

3. A record of all Certificates of Zoning Compliance shall be kept on file in the office of the Zoning Administrator and copies shall be furnished upon request by any person having an interest in the land or building affected. Such copies shall be subject to a fee in accordance with a schedule of fees maintained by the Governing Body.

SECTION 3. APPLICATION REQUIREMENTS:

1. *Application.* Every application for a Certificate of Zoning Compliance shall be accompanied by a drawing, drawn to scale, showing the actual dimensions of the zoning lot in reference to a recorded plat, if any exists, and showing the location, ground area, height, and bulk of all present and proposed structures, drives and parking, loading spaces, signs, building lines in relation to lot lines, the use to be made of such structures, and such other information as may be required by the Zoning Administrator for the proper enforcement of regulations.

2. *Issuance.* Certificate of Zoning Compliance shall be either issued or refused by the Zoning Administrator within ten (10) days after the receipt of an application thereof or within such further period as may be agreed to by the applicant. When the Zoning Administrator refuses to issue a Certificate of Zoning Compliance, he shall advise the applicant in writing of the reasons for the refusal.

3. *Certificate Revoked.* A Certificate of Zoning Compliance issued in accordance with the provisions of these regulations may be revoked by the Zoning Administrator if he finds that, prior to the completion of the structure for which the certificate was issued, there is a departure from the approved plans, specifications, and/or requirements or conditions required under the terms of the certificate, or the same was issued under false representation, or that any other provisions of these Regulations are being violated.

4. *Period of Validity.* Certificates of Zoning Compliance shall become null and void ninety (90) days after the date on which they are issued unless within said period construction, structural alteration, or moving of a structure is commenced or a use is commenced. If the construction or work is abandoned or suspended for any one hundred eighty (180) day period after such a certificate is issued, the certificate shall expire and a new application must be made. An expired Certificate of Zoning Compliance may be reissued without additional fee if the Zoning Administrator finds due cause.

5. *Fees.* Any application for a Certificate of Zoning Compliance, or an appeal, variance, Conditional Use Permit, or amendment (change in zoning district), shall be accompanied by such fee as shall be officially specified by resolution from time to time by the Governing Body.

SECTION 4. VIOLATION AND PENALTY:

1. The owner or agent of a building or premises in or upon which a violation of any provision of these Regulations has been committed or shall exist; or the lessee or tenant of an entire building or entire premises in or upon which a violation has been committed or shall exist; or the agent, architect, building contractor, or any other person who commits, takes part, or assists in any violation, or who maintains any building or premises in or upon which a violation has been committed or shall exist, shall be punished by a fine not to exceed five hundred (500) dollars, or by imprisonment for not more than six (6) months for each offense, or by both such fine and imprisonment. Each and every day that such violation continues shall constitute a separate offense.

2. In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained or any building, structure, or land is used in violation of these Regulations, the appropriate authorities of said area, in addition to other remedies, may institute injunction, mandamus, or other appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance or use, or to correct or abate such violation, or to prevent the occupancy of said building, structure, or land.

3. Upon beginning of legal action, the County shall have the right to recover all direct costs expended including; but not limited to, title searches, filing fees, etc.