

ZONING, CODE ENFORCEMENT & YOU!

We at the City often get questions about zoning, code enforcement procedures, and what to do if you receive a "Notice of Violation." Outlined below are some of the most common issues related to zoning and code enforcement.

- ZONING LAWS** Just as there are laws that prohibit assault, armed robbery, and other offenses against *people*, zoning laws regulate the use of *land*. Nearly all cities, counties, villages, and towns adopt zoning laws.
- Zoning laws help protect the public health and safety, and they also establish minimum standards for development within the community.
 - Most zoning laws regulate the size and type of buildings, fences, garages, etc. that can be placed on a property lot.
 - Property Maintenance codes also set standards for property owners to maintain their property in good condition.

As a result, Zoning laws help protect the value of houses and commercial buildings throughout the community. It also makes the community a more visually pleasing and attractive place to live and work.

- NOTICE OF VIOLATION** Property owners receive a "Notice of Violation" when they use their land in violation of the City's zoning ordinance, or when they fail to maintain their property in good repair. Violating the code may include things like:
- Failing to mow your grass, cut down high weeds, or trim overgrown brush.
 - Storing old appliances, car parts, and cars that don't run - or that are unlicensed - in your yard.
 - Putting up a fence without a permit.
 - Allowing paint to peel off the side of your house.

Taking care of these situations before they become an eyesore will help keep you from getting a Notice of Violation.

- COMPLYING WITH THE NOTICE OF VIOLATION** If you are notified of a problem with your property, you will have a certain number of days (as written on the violation form) to correct the situation. The Notice of Violation is like a "*warning ticket*" - it lets you know there is a problem with your property and gives you time to correct it. The best thing to do is correct the violations within the time given on the notice.
- If you have questions about complying with the notice, please call us at the City Zoning Department at 233-1801.

We want to help you understand why you were issued the violation notice. As always, we appreciate your cooperation as soon as possible but we are willing to work with you if there is a problem. It is important that everyone abides by the code.

Please call the City Zoning Department at 937-233-1801 ext. 603 for questions about zoning or code enforcement.