

CHAPTER 25. ZONING.

DIVISION J. ADMINISTRATION AND ENFORCEMENT.

Article LXIX. Violations and penalties.

- § 25-691. Conduct declared unlawful.
- § 25-692. Penalties upon conviction.
- § 25-693. Uniform schedule of civil penalties.

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Article LXIX. Violations and penalties.

§ 25-691. Conduct declared unlawful.

The following conduct is hereby declared to be unlawful:

A. Violation of any provision of this chapter or of any regulation adopted pursuant to authority conferred by it.

B. Failure by any owner or occupant to comply with any lawful written order of the Zoning Administrator requiring the remedying of any condition found in violation of this chapter.

C. Failure to comply with the provisions, requirements, conditions or standards contained in any approved site plan, master plan or plan of development or in any Administrative Permit, Special Use Permit, Variance or Certificate of Zoning. (Ord. 11/21/06, eff. 1/1/07)

D. Procurement of any amendment or rezoning or any required Administrative Permit, Special Use Permit, Variance or other approval through misrepresentation of any material fact.

§ 25-692. Penalties upon conviction.

Any violation of this chapter may be a misdemeanor punishable by a fine of not less than ten dollars (\$10) nor more than one thousand dollars (\$1,000) for each such offense. If the violation is uncorrected at the time of the conviction, the Court shall order the violator to abate or remedy the violation in compliance with the zoning ordinance, within a time period established by the Court. Failure to remove or abate a zoning violation within the specified time period shall constitute a separate misdemeanor offense punishable by a fine of not less than ten dollars (\$10) nor more than one thousand dollars (\$1,000), and any such failure during any succeeding 10-day period shall constitute a separate misdemeanor offense for each 10-day period punishable by a fine on not less than one hundred (\$100) nor more than one thousand five hundred dollars (\$1,500).

State law reference--Virginia Code § 15.2-2286(A)(5).

§25-693. Uniform schedule of civil penalties.

A. There is hereby established a uniform schedule of civil penalties for violations of the following specified provisions of this chapter:

1. § 25-691(A). Violation of any provision of this chapter or of any regulation adopted pursuant to authority conferred by it—\$25 for the initial summons and \$75 for each additional summons.

2. § 25-691(B). Failure by any owner or occupant to comply with any lawful written order of the Zoning Administrator requiring the remedying of any condition found in violation of this chapter—\$100 for the initial summons and \$150 for each additional summons.

3. § 25-691(C). Failure to comply with the provisions, requirements, conditions or standards contained in any approved site plan, master plan or plan of development or in any Administrative Permit, Special Use Permit, Variance or Certificate of Zoning—\$50 for the initial summons and \$125 for each additional summons. (Ord. 11/21/06, eff. 1/1/07)

4. § 25-691(D). Procurement of any amendment or rezoning or any required Administrative Permit, Special Use Permit, Variance or other approval through misrepresentation of any material fact—\$100 for the initial summons and \$150 for each additional summons.

B. The following violations shall not be the subject of civil penalties:

1. Any zoning violation resulting in injury to any person or persons.
2. Any zoning violation resulting from activities related to land development.
3. Any zoning violation relating to the posting of signs on public property or public rights-of-way.

State law reference--Virginia Code § 15.2-2209.

Sections 25-694 through 25-700 reserved.