
Article VII Compliance, Violations, Liability, and Penalties**Section 7.1 Compliance**

Building permits or certificates of zoning compliance issued on the basis of plans and applications approved by the Project Review Committee or the Zoning Enforcement Officer (or agent) authorize only the use, arrangement and construction set forth in such approved plans and applications, and no other use, arrangement or construction. Actions authorized by each permit or certificate must commence within one hundred and eighty (180) days subsequent to the issuance of building permits or certificates of zoning compliance and actions are not to be suspended or abandoned for a period of one (1) year or longer, and all other required permits must be obtained. Otherwise the permit or certificate shall be voided. Any use, arrangement or construction different than that authorized shall be deemed a violation of this Ordinance.

Section 7.2 Violation Abatement Procedure and Penalties

If any structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained in violation of this Ordinance, or any structure or land is used in violation of this Ordinance, the Zoning Enforcement Officer (or agent) shall inform the Town Attorney and the Town Attorney, in addition to other remedies, may institute any appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use, to restrain, correct or abate the violation, to prevent the occupancy of the structure or land or to prevent any illegal act, conduct, business or use in or about the premises. Any person who violates the provisions of this Ordinance shall, upon conviction, be guilty of a misdemeanor. Each day that a violation continues to exist shall constitute a separate violation and a separate offense for the purpose of the penalties specified herein. A warning citation shall first be issued; the noted violation should be corrected within ten (10) days. If the violation is not corrected within ten (10) days of the warning citation, then subsequent citations and fees shall be imposed according to the fee schedule established by the Town Council. Failure to obtain required permits prior to action, will result in a fine equal to the fee amount of the permit (which will be issued upon payment) to be paid in addition to any citations. If the offender fails to pay penalties, the Town may recover the penalties in a civil action in the nature of debt. This Ordinance may also be enforced by an appropriate equitable action.

Section 7.3 Liability

The owner, tenant, or occupant of any land or structure, or part thereof and any architect, engineer, builder, contractor, agent or other person who participates in, assists, directs, creates, or maintains any situation that is contrary to the requirements of this Ordinance may be held responsible for the violation and be subject to the penalties and remedies provided herein.