

## **ARTICLE XII VIOLATIONS, ENFORCEMENT, AND PENALTIES**

### **SECTION 1200 VIOLATIONS**

**1200.01 Prohibition Against Violations.** Violation of the provisions of this zoning resolution or failure to comply with any of its requirements, including violations of conditions and restrictions established in various sections of this zoning resolution, and including those established by the Board of Zoning Appeals for conditional uses, variances, and appeal rulings, are hereby declared to be a nuisance per se and are prohibited. Each day such violation continues after receipt of a notice of violation shall be considered a separate offense. The owner or lessee of any building, structure, premises, or part thereof, and any architect, building, contractor, agent, or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.

### **SECTION 1201 ENFORCEMENT**

**1201.01 Action To Remedy Violations.** The Board of Township Trustees of Elizabeth Township, the Elizabeth Township Zoning Inspector, the Prosecuting Attorney of Miami County, or any adjacent or neighboring property owner who would be especially damaged by a violation of any provision of this zoning resolution may institute injunction, mandamus, abatement, or any other appropriate action or proceeding to prevent, enjoin, abate, or remove such violation. The Elizabeth Township Board of Trustees may employ special counsel to represent it in any proceeding or to prosecute any actions brought under this section and under Section 519.24 of the Ohio Revised Code. Nothing herein contained shall prevent Elizabeth Township from taking such other lawful action as is necessary to prevent or remedy any violation.

### **SECTION 1203 PENALTIES**

**1203.01 Penalties.** Any person who violates this zoning resolution or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than One Hundred Dollars (\$100.00) and in addition shall pay all costs and expenses incurred by Elizabeth Township in the case.