

Stone County Zoning Regulations

Amendments current through November 13 2014

ARTICLE 26, ENFORCEMENT

Section 1. Enforcement by Planning & Zoning Director.

- A. The Planning & Zoning Director is charged with the enforcement of the Zoning Regulations and Subdivision Regulations.
- B. All departments, officials and public employees of Stone County, vested with the duty of authority to issue permits or licenses shall conform to the provisions of these Zoning Regulations and shall issue no permit or license for any use, building or purpose, in conflict with the provisions of these Zoning Regulations; any permit or license issued in conflict with the provisions of these Zoning Regulations shall be null and void.

Section 2, Filing Plans.

- A. Every application for a building permit or zoning change shall be in accordance with Article 3, Section 17.
- B. In every case where the lot is not provided and is not proposed to be provided with public water supply and/or the disposal of sewerage by means of public or central sewers, the application shall be accompanied by a Certificate of Approval by the Health Department of Stone County of the proposed method of water supply and/or disposal of sanitary wastes.

Section 3, Building Permit

- A. It shall be unlawful for an owner to use or to permit the use of any structure, building or land, or part thereof, hereafter created, erected, changed, converted or enlarged, wholly or partly, until a building permit shall have been issued by the Planning & Zoning Director.
 - 1. Such building permit shall show that such building or premises or part thereof, and the proposed use thereof, are in conformity with the provisions of these Zoning Regulations.
 - 2. It shall be the duty of the Planning & Zoning Director. to issue a building permit, provided he or she is satisfied that the structure, building or premises, and the proposed use thereof, and the proposed methods of water supply and disposal of sanitary waste, conform with all the requirements of these Zoning Regulations.
- B. No permit for excavation or construction shall be issued by the Planning & Zoning Director unless the plans, specifications and the intended use conform to the provisions of these Zoning Regulations.
- C. The Planning & Zoning Director shall act upon each application on which he or she is authorized to act by the provisions of these Zoning Regulations within ten (10)

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days after the application is filed, in full compliance with the applicable requirements as specified under this Article.

1. Planning & Zoning Director shall either issue a building permit within said ten (10) day period or shall notify the applicant in writing of the refusal of such Certificate and the reasons therefor.

2. Failure to notify the applicant in case of such refusal within said ten (10) days shall entitle the applicant to a building permit unless the applicant consents to an extension of time.

D. Under written request from the owner or tenant, the Planning & Zoning Director shall issue a building permit for any building or premises existing at the time of enactment of these Zoning Regulations, certifying, after inspection, the extent and kind of use made of the building or premises, and whether such use conforms to the provisions of these Zoning Regulations.

Section 4, Fees. For all building permits a fee shall be charged, as determined by the County Commission.

Section 5, Violations and Penalties. It shall be unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain or use any building or land in violation of any of the provisions of these Zoning Regulations, or any amendment or supplement thereto, adopted by the County Commission.

A. The fees set out on the Planning and Zoning Fee Schedule shall be doubled for any applicant that has failed to pay any fee due under the Planning and Zoning Fee Schedule within ten days after notice of nonpayment or notice of violation of any provision of these Zoning Regulations.

Section 6, Violations – Remedies. In case any building is or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained, or used, or any land is or is proposed to be used in violation of these Zoning Regulations or any amendment or supplement thereto, the Planning & Zoning Director, or any adjacent or neighboring property owner who would be specially damaged by such violation, in addition to other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate action, actions, proceeding or proceedings to prevent, enjoin, abate or remove such unlawful location, erection, construction, reconstruction, enlargement, change, maintenance or use.