

CHAPTER 1242  
Administration, Enforcement and Penalty

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| 1242.01 Right of entry.            | 1242.04 Cumulative remedies. |
| 1242.02 Certificates of occupancy. | 1242.99 Penalty.             |
| 1242.03 Declaration of nuisances.  |                              |

CROSS REFERENCES

City planning and zoning - see R. S. N. Secs. 19-901 et seq.  
Enforcement - see R. S. N. Sec. 19-913

1242.01 RIGHT OF ENTRY.

The City Manager or his or her authorized representative may enter any building or structure or go upon any lot or tract of land to inspect for compliance with or to prevent a violation of this Zoning Code. Such right of entry may be exercised only during daylight hours. A dwelling may not be entered without the consent of its occupant, unless a search warrant has been obtained in the manner provided by law.

(Ord. 1049. Passed 2-26-85.)

1242.02 CERTIFICATES OF OCCUPANCY.

(a) Required; Exception. A vacant lot or tract of land may not be occupied or used, nor may the use of any building, structure, lot or tract of land be changed, until the owner or occupant has applied for and there has been issued a certificate of occupancy authorizing such use. However, this section shall not apply to any building or structure with an outside dimension of ten feet by twelve feet or less.

A certificate of occupancy shall state that the proposed use of the building, structure, lot or tract of land for which it is issued appears to comply with this Zoning Code and any other ordinance which regulates the construction or use of a building or structure or which pertains to health or safety.

(b) Application. An application for a certificate of occupancy shall be accompanied by a plan, in duplicate, drawn to scale, showing:

- (1) The location of all buildings or structures and any parking to be provided on the lot or tract of land involved;
- (2) Accurate dimensions of the lot or tract of land and all buildings or structures built or to be built on the lot or tract of land;
- (3) The location of the main building on each adjacent lot; and
- (4) Any other information required to enable the City Manager to determine if the plan complies with this Zoning Code.