

Report a Zoning Violation?

Understanding What a Zoning Violation Means:

A zoning violation means that an individual property owner has an activity that is either not allowed within the zone district or does not comply with standards set forth in the zone district.

Examples of zoning violations include miscellaneous junk, trash and debris; construction within hazard areas, such as a

floodplain; storage of commercial vehicles in residential areas; exceeding the number of allowed animals within a zone district; and not screening outside materials.



If you believe a Zoning Violation exists in your neighborhood, follow these steps:

1. Report the complaint to the Planning & Zoning Division
2. Planning & Zoning will accept complaints sent by fax, phone, email, Web site, letter, or presented in person.¹

Planning & Zoning



- Remember to indicate the address of the property;
- Why you believe a violation exists;
- Contact information, in case we need to reach you.¹

3. An Enforcement Planner will investigate the complaint and determine if a violation exists on the property. If a violation exists, a notice will be sent to the property owner to abate the violation.

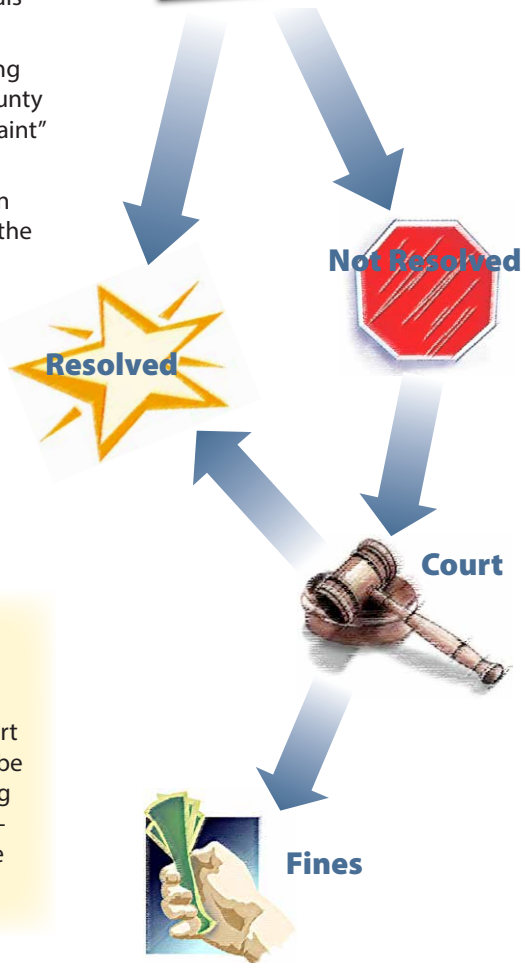


¹ Complaints cannot be filed anonymously if we receive a fax, letter, email, or if you make the complaint in person to staff.

Steps in the violation process ...

1. Property owner receives notice of violation along with explanation regarding the violation and steps needed to abate the problem.
2. Property owner has 30 days to abate the violation by either bringing the property into compliance with zoning, or removing the violation, or seeking proper permits/approvals from the county.
3. Failure to comply with the Zoning Regulation may result in the County issuing a "Summons and Complaint" to the property owner.
 - The property owner must then appear before a judge to argue the nature of the zoning violation.
 - The judge may determine if the violation can be dismissed or if necessary fines and/or penalties exist based on noncompliance by the property owner.

30 Days to Abate the Violation



Planning & Zoning would prefer to work with property owners to resolve a violation before moving on to a court proceeding. Extensions may be granted by Planning & Zoning if an effort exists on the property owner's behalf to resolve the violation.