

§ 150.237 STREET TREE AND LANDSCAPING REQUIREMENTS APPLICABLE TO NEW CONSTRUCTION.

The Common Council of the City of Decatur does hereby deem it desirable to establish street tree requirements for new residential construction and landscaping requirements for new business and industrial construction.

(A) Residential, Business and Industrial Tree Plantings in City Right-of-Way.

(1). Purpose. The purpose of this section is to establish standards for providing street trees to carry out the following objectives:

- (a) Provide a picturesque look to Decatur's streets.
- (b) To promote compatibility between different land uses.
- (c) Conserve or enhance property values.
- (d) Conserve energy and moderate the effects of the sun and wind.

(2). Landscape Plan. A landscape plan shall be submitted showing location of any existing trees and new trees to be planted along the city right-of-way. The Plan Commission or representative will make final approval of species and location of trees.

(3). Street Tree Requirements.

- (a) Trees will be selected from the City's street tree approval list.
- (b) Trees spaced approximately 45 feet apart within the city's right-of-way with at least one tree in front of each residence.
- (c) Trees must have a strong central leader (if applicable) and be free of any trunk wounds and with a trunk at least 1.5 inches in diameter.
- (d) Trees will be staked by industry standards for 1 year.
- (e) Trees shall be placed between the sidewalk and curb.
- (f) Large shade trees will be used (example maple, ash etc.) Where space is not restricted by overhead wires or greenway width. Small trees will be used where these restrictions occur (example Hawthorne, Pear).
- (g) The property owner or developer will pay for the trees and installation.
- (h) Trees must be purchased and installed by a reputable company.

(4). Waiver of Street Tree Requirements.

The Planning Commission or its representative may modify the street tree requirements upon written request by the applicant. Such a waiver or modification may be granted providing that

- (a) Waiver is in conformance with the purpose of this subchapter.
- (b) Staff determines applicant has submitted adequate documentation to support the request.
- (c) The street trees will be unduly detrimental to the property owner or

business.

- (d) The street trees will create a safety hazard.

(5). Installation and Maintenance.

- (a) All trees will be properly installed in accordance with current horticultural practices.
- (b) All maintenance on the street trees will be performed by the city at the city's expense.
- (c) Trees planted by the property owner or business must survive for 2 years after planting. If it dies before 2 years the property owner or developer must replace it within a 3 month period. After 2 years the city will be responsible for replacing the tree.

(6). Fees for Residential Development.

The fee for trees planted for residential development to comply with this code section shall be paid for at the time of application for the building permit. The amount of the fee shall be equal to that as established by the current tree fee schedule on file with the City Zoning and Building Department. A new fund for the deposit of the fee is hereby established and titled "Street Tree Fund". All tree fees shall be deposited in this fund.(Ord. 2001-11, passed 9-18-01)

(B) Business and Industrial Landscaping Requirements for Parking Areas

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- (1). Purpose. To provide landscaping for parking areas and commercial properties to make the properties blend into the surrounding areas.

(2). Requirements.

- (a) 7% of the parking area will have landscaping adjacent to the lot or within the lot.
- (b) Landscaping will be a mix of trees, shrubs, ground cover and turf.
- (c) Trees used in landscaping that are on the cities easement will be subject to the cities ordinance on street trees for residential, business and industrial development.
- (d) For every 60 parking spaces, 2 spaces will be made into an island with shade trees and landscaping. Under 60 parking spaces lots do not require islands.
- (e) All undeveloped land in a commercial property in view from the city right-of-way will be landscaped or screened.

(3). Plan Approval.

- (a) The Planning Commission or its representative will review landscape plans and make changes or approve.
- (b) Landscape plan will show all species and size of plant material, location of any islands, number of parking spaces, and any existing plant material.
- (c) Protection plan for any existing trees is to be included with the landscape

plan.

(4). Waiver of Landscaping.

The Planning Commission or its representative may waive or modify landscaping requirements as part of the review and approval process, upon written request by the applicant.

Such a waiver or modification may be granted provided that:

- (a) Waiver or modification is in conformance with the purpose of this subchapter.
- (b) Staff determines that applicant has submitted adequate documentation to support request.
- (c) Staff determines that required landscaping is not necessary, based on existing site or area conditions or characteristics.
- (d) The waiver will improve public safety.
- (e) The landscaping requirements will be unduly detrimental to the property owner or business.

(5). Maintenance.

All landscaped areas in the public view will be maintained by the owners of the property to current horticulture standards.

(6). Bonding for Commercial Development.

A bond issued for commercial development to the Building Department will be required at the time of applying for the building permit valued at the approximate cost of the landscaping portion of the project. This will be used to complete the landscaping if the developer fails to do so in a reasonable amount of time.(2001-11, passed 9-18-2001)

(C) Business and Industrial Buffer and Screening.

- (1). Purpose. Provide screening and buffering of structures and parking areas of Business and Industrial adjacent to residential property, or public right-of-ways.
- (2). A landscape plan shall be submitted to show conformation with this section: mounds, plant material and fencing are options. The plan will include:
 - (a) Location of existing trees, shrubs, mounds.
 - (b) Location and size of screen or buffer.
 - (c) Species, size and location of trees and or shrubs to be planted.
 - (d) Size, materials and colors of fencing to be used.
- (3). Requirements of screens or buffers.
 - (a) Existing vegetation is the preferred method if applicable.
 - (b) Mounds must be at least 6 feet tall and the slope no more than 35 degrees. Drainage must not go onto adjacent property. Mounds must be turf or

- landscaped to prevent erosion.
 - (c) Trees planted must be of the evergreen variety (examples-Spruce, arborvitae, Juniper) and at least 5 feet tall at planting time. Plant material must be purchased from a reputable company and planting must be to current horticulture standards.
 - (d) Fencing must be 6 feet tall and length is long enough to screen the area. Fencing must be aesthetically pleasing. Landscaping is the preferred option. If chain link fence is used then screening material shall be applied to the fence.
- (4). What needs Screening or Buffering.
- (a) Commercial or Industrial development that is adjacent to residential property.
 - (b) All dumpsters in view from Public right-of-way.
 - (c) Outdoor storage areas in view from public right-of-ways (ex. Heavy machinery, materials, and junk)
 - (d) Truck loading and unloading areas in view from public right-of-ways.
 - (e) Vehicle storage area where more than 10 vehicles are stored overnight.
 - (f) Any land not landscaped in public view.
- (5). Waiver of Screening and Buffering requirements.
- (a) Planning commission or its designated representative may waive or modify the requirements. Such a waiver or modification may be granted provided that:
 - (1). Waiver or modification is in conformance with the purpose of this subchapter.
 - (2). The staff determines that the applicant has submitted adequate documentation to support request.
 - (3). Staff determines screening or buffering is not required because of existing site conditions or characteristics.
 - (4). Requested waiver will improve the relationship between the site design of the proposed development and public safety issues, such as Fire, Safety, Crime Prevention.
 - (5). Screening and Buffering will be unduly detrimental to the property owner or business.
- (6). Maintenance
- (a) All plant material and fencing will be properly maintained and dead plant material will be replaced within 3 months of dying by the property owners.
- (D) Curb to Sidewalk Requirements.
- (1). Purpose. To provide an adequate greenspace to plant street trees.
 - (2). Requirements of Greenspace. There shall be an open area (greenspace) between

the curb and sidewalk.

(3). The curb and sidewalk location is to be included with the site plan.

(4). Waiver of Greenspace requirement.

(a) Planning commission or its representative may waive the requirement if,

(1). The staff has been provided with adequate documentation to support requests.

(2). Requirement would pose a safety hazard.

(Ord. 1998-2, passed 3/3/1998 - amended Ord. 2000-05, passed 4-4-00)

ADMINISTRATION

§ 150.240 ENFORCEMENT.

The building inspector is designated and authorized to enforce this chapter. (Ord. 1978-4, passed 3-21-78)

§ 150.241 IMPROVEMENT LOCATION PERMIT.

Any person who shall make application for an improvement location permit shall, at the time of making the application, furnish a site plan or development plan of the real estate upon which the application for an improvement location permit is made, at least 5 days prior to the issuance of the improvement location permit, which 5 days may be waived by the building inspector. The site plan shall be drawn to scale, showing the following items, both existing and proposed:

- (A) Legal or site description of the real estate involved.
- (B) Location and size of all buildings and structures.
- (C) Width and length of all entrances and exits to and from the real estate.
- (D) All adjacent and adjoining roads or highways. (Ord. 1978-4, passed 3-21-78)

§ 150.242 IMPROVEMENT LOCATION PERMIT; INDUSTRIAL USE; CERTIFICATE OF COMPLIANCE.

An application for an improvement location permit for any industrial use subject to the provisions of §§150.120 through 150.128 of this chapter shall be accompanied by a “certificate of compliance” subscribed by a registered professional engineer or architect, certifying that the use intended will satisfy the standards of the enclosed industrial use or open industrial use, as the case may be, and in the district in which it is to be located. The building inspector may take 10 days in which to study the application, during which time he may consult with appropriate technical consultants. If, after the 10-day period, the building inspector has not required any additional information or stated any objections in writing, the building inspector shall issue the improvement location permit. (Ord. 1978-4, passed 3-21-78)

§ 150.243 PLANS PERMANENT RECORD.

Site plans or development plans so furnished shall be filed and shall become a permanent public record. (Ord. 1978-4, passed 3-21-78)

§ 150.244 IMPROVEMENT LOCATION PERMIT; SPECIAL EXCEPTIONS.

The building inspector shall issue an improvement location permit for a special exception only following receipt of notice from the board that the application therefor has been approved by the board. (Ord. 1978-4, passed 3-21-78)

§ 150.245 CERTIFICATE OF OCCUPANCY.

(A) No land shall be occupied or used, and no building hereafter erected, reconstructed, or structurally altered shall be occupied or used, in whole or in part, for any purpose whatsoever, until a certificate of occupancy shall have been issued, stating that the building and use comply with all of the provisions of this chapter applicable to the building or premises, or the use, in the district in which it is to be located.

(B) When the improvement covered by the improvement location permit has been completed, in substantial conformity with the site plan or development plan submitted in the application pursuant to §150.241, then a certificate of occupancy shall be issued. (Ord. 1978-4, passed 3-21-78)

§ 150.246 NO CHANGE OF USE.

Except as provided in this chapter, no change shall be made in the use of land, or the use of any building or part thereof, now or hereafter erected, reconstructed, or structurally altered, without a certificate of occupancy having been issued by the building inspector, and no such certificate shall be issued to make a change unless it is in conformity with the provisions of this chapter. (Ord. 1978-4, passed 3-21-78)

§ 150.247 CERTIFICATE OF OCCUPANCY; APPLICATION.

A certificate of occupancy shall be applied for coincidentally with the application for an improvement location permit, and shall be issued within 10 days after the lawful erection, reconstruction, or structural alteration of the building or other improvement of the land shall have been completed. (Ord. 1978-4, passed 3-21-78)

§ 150.248 RECORDS.

A record of all certificates of occupancy shall be kept on file in the office of the building inspector, and copies shall be furnished upon request to any person having a proprietary or tenancy interest in the building or land affected. (Ord. 1978-4, passed 3-21-78)

§ 150.249 FILING OF APPLICATION FOR CERTIFICATE OF OCCUPANCY.

No improvement location permit shall be issued for excavation for, or the erection, reconstruction, or structural alteration of, any building, before application has been made for a certificate of occupancy. (Ord. 1978-4, passed 3-21-78)

§ 150.250 HEALTH STANDARDS.

An application for an improvement location permit for any use shall not be approved until it has been ascertained by the building inspector that the proposed use meets the minimum standards for a sewage disposal system as required by the city health officer. (Ord. 1978-4, passed 3-21-78)

§ 150.251 COMMENCEMENT OF WORK.

The work or use authorized by any improvement location permit, certificate of occupancy, or permit for a variance, contingent use, or other permit, except a special exception, must be commenced within 6 months of the date of issuance of the certificate or permit, otherwise the same shall lapse and become null and void. All work so authorized shall be completed within 24 months from the issuance of the certificate or permit therefor, except for a special exception, and provided that for good cause shown the building inspector may extend the work completion time. (Ord. 1978-4, passed 3-21-78)

§ 150.252 BUILDING PERMIT FEES.

- (B) Applications and petitions filed pursuant to the provisions of this chapter shall be accompanied by the filing fees hereinafter specified, which shall be paid to the building inspector, who shall forthwith pay them over to the city clerk to the credit of the city general fund.
- (1) For applications for new construction, improvement location permit, and certificate of occupancy, a minimum fee of \$45 shall be paid; plus an additional fee of \$6 per 100 square feet in excess of 1,000 square feet up to 4,000 square feet; plus an additional \$3 per 100 square feet for additional square footage over 4,000 and up to 10,000 square feet; plus an additional fee of \$2 per 100 square feet over 10,000 square feet.
 - (2) For each application for a plumbing permit, a fee of \$20 for Residential or \$30 for Commercial for the first \$1,000 of construction cost; plus \$2 per each additional \$1,000 or portion thereof, shall be paid.
 - (3) For each application for heating and cooling new construction permit, a fee of \$20 for Residential or \$30 for Commercial, plus \$2 per \$1,000 cost of construction, shall be paid.
 - (4) For each application for an electrical new construction permit, a fee of \$20 for Residential or \$30 for Commercial, plus \$2 per \$1,000 cost of construction, shall be paid.
 - (5) For each application for remodeling and mechanical improvement permit,

a fee of \$20 for Residential or \$30 for Commercial per the first \$1,000 cost of construction, plus \$2 for each additional \$1,000 or portion thereof, shall be paid.

- (6) For each application for a swimming pool permit, for an in-ground pool a fee of \$50 shall be paid; and for an above-ground pool a fee of \$25 shall be paid.
- (7) For each application for a fence, a fee of \$15 shall be paid. Each application for a construction of a fence shall require a copy of a survey or plot plan drawn to scale which locates the existing improvements on the applicant's real estate.
- (1) For each application for a utility building of less than 150 square feet, a fee of \$20 shall be paid. For each application for a carport, deck, or accessory structure built at a time other than the main dwelling, a fee of \$20 shall be paid.
- (2) For each application for residential manufactured home permit, a minimum fee of \$50, plus \$6 per 100 square feet of basement, shall be paid. Residential manufactured (HUD) homes shall not include double-wide homes and modular homes.
- (3) Miscellaneous fees which apply to temporary mobile offices, existing residential, commercial, industrial and agricultural buildings.
 - (a) For each application for electrical service replacement, addition to, or replacement of an existing electrical system, a fee of \$20 for Residential or \$30 for Commercial for the first \$1,000 of construction cost, plus \$2 per each additional \$1,000 or portion thereof, shall be paid. For each application for temporary electric service other than for new construction, a fee of \$20 for Residential or \$30 for Commercial shall be paid.
 - (b) For each application for replacement or addition to existing plumbing, excluding fixture replacement, a fee of \$20 for Residential or \$30 for Commercial for the first \$1,000 of construction cost, plus \$2 per each additional \$1,000 or portion thereof, shall be paid.
 - (c) For each application for heating and cooling system replacement, addition to, alteration, or conversation of, a fee of \$20 for Residential or \$30 for Commercial for the first \$1,000 of construction cost, plus \$2 per each additional \$1,000 or portion thereof, shall be paid.

- (11) For each re-inspection for code violation, a fee of \$15 shall be paid.
 - (12) For each application for a demolition permit, a fee of \$10 per lot shall be paid.
 - (13) The following fees shall apply for all signs:
 - (a) For each application for an off-premise sign permit, a fee of \$75 shall be paid.
 - (b) For each application for an on-premise free-standing sign permit, a fee of \$50 shall be paid.
 - (c) For each application for a directional or informational sign permit, a fee of \$20 shall be paid.
 - (d) For each application for a wall mounted sign permit, lighted or unlighted, a fee of \$50 for the principal sign, and \$20 for each additional sign, shall be paid.
- (B) No part of any filing fee paid pursuant to this section shall be returnable to the applicant, appellant, or petitioner. (Ord. 1999-11 passed 1/18/2000)

§ 150.253 ZONING FEES.

- (A) For each petition for an appeal from the decision of the Building Inspector, or application for the approval by the Board of Zoning Appeals of special exception or variance, a fee of \$50 shall be paid.
- (B) For each application for amendment to this chapter, zoning change, or annexation, a fee of \$50 shall be paid.
- (C) For each application for a shopping center plan, a fee of \$500 shall be paid.
- (D) For each filing of a preliminary plan for a housing subdivision, a fee of \$100 shall be paid, in addition to applicable fees for acreage:
 - (3) Basic fee - \$100
 - (2) Additional fees shall be charged for acres of more than five acres as follows:
 - (a) Five acres but less than twenty acres \$200
 - (2) Twenty acres but less than fifty acres \$500
 - (3) Fifty acres or more \$500 plus \$5 per acre over fifty acres

- (E) For each filing of a final plat plan for a housing subdivision, a fee of \$300 shall be paid.
- (F) For each filing of a sketch plan or preliminary development plan for a Planned Unit Development (PUD) housing project, a fee of \$100 shall be paid.
- (G) For each filing of a final development, or each stage final development plan, for a Planned Unit Development (PUD) housing project, a fee of \$300 shall be paid, in addition to applicable recording fees.
- (H) For each filing of a sketch plan for site plan review of a multi-family or non-residential project pursuant to 150.235, a fee of \$100 shall be paid.
- (I) For each filing of a development plan for a multi-family or non-residential project pursuant to 150.235, a fee of \$300 shall be paid. (Ord. 1999-11, passed 1/18/2000)

BOARD OF ZONING APPEALS

§ 150.260 CREATION AND APPOINTMENT.

The board of zoning appeals is established and maintained, and appointments thereto shall be made, all pursuant to the provisions of IC 36-7-4-902. The terms of appointments to the board of zoning appeals shall be pursuant to IC 36-7-4-906, and all other provisions of IC 36-7-4-901 through 36-7-4-915 shall govern and control all matters pertaining to the board of zoning appeals. Reference herein to sections of the state code shall be construed to refer to any and all amendments thereto. (Ord. 1978-4, passed 3-21-78; Am. Ord. 1987-3, passed 4-7-87)

Statutory reference:

- Members, see IC 36-7-4-902
- Restrictions on membership, see IC 36-7-4-905
- Terms, see IC 36-7-4-906
- Officers, see IC 36-7-4-912

§ 150.261 OFFICERS AND RULES.

(A) At the first meeting of each year, the board shall elect a chairman and a vice-chairman from among its members; and it may appoint and fix the compensation of a secretary and those employees as are necessary for the discharge of its duties, all in conformity to and compliance with salaries and compensations therefor fixed by the city common council.

(B) The board shall adopt its own rules of procedure not in conflict with this chapter nor with the Indiana statutes in such case made and provided.

(C) All meetings of the board shall be held at the call of the chairman and at such times as such board may determine. The chairman, or in his absence the vice-chairman, may administer oaths and compel the attendance of witnesses. All meetings of the board shall be open

to the public. The board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating that fact, and shall also keep records of its examinations, hearings, and other official actions. Findings of fact shall be included in the minutes of each case of a requested variation, and the reasons for recommending or denying the variation shall be specified. Every rule or regulation, every amendment or repeal thereof, and every order, requirement, decision, or determination of the board shall be filed immediately in the office of the board and shall be a public record. (Ord. 1978-4, passed 3-21-78)

Statutory reference:

Secretary and employees, see IC 36-7-4-913

Minutes, see IC 36-7-4-915

§ 150.262 APPEAL PROCEDURE.

(A) An appeal may be taken to the board by any person, firm, or corporation aggrieved, or by an officer, department, board, or bureau of the city or county affected by any decision of the building inspector. The appeal shall be taken within a reasonable time as shall be prescribed by the board by general rule, by filing with the building inspector and with the board a notice of appeal, specifying the grounds thereof. The building inspector shall forthwith transmit to the board all of the papers constituting the record upon which the action appealed from was taken.

(B) The board shall select a reasonable time and place for the hearing of the appeal and file notice thereof in the manner provided by §150.265 of this chapter. The hearing may be continued from time to time. Following the conclusion of the hearing a decision on the appeal shall be rendered within 20 days. Any person may appear and testify at any hearing, either in person or by counsel. (Ord. 1978-4, passed 3-21-78)

Statutory reference:

Appeals, see IC 36-7-4-919 and 36-7-4-920

§ 150.263 DUTIES AND POWERS OF THE BOARD.

The board shall have the following powers and it shall be its duty:

(A) To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the building inspector in the enforcement of this chapter.

(B) To hear and decide by granting or denying an exception to the provisions of this chapter including, but not limited to, the following instances:

(1) A request for the extension of a district, where the boundary line of a district divides a lot or tract held in single ownership at the time of passage of this chapter.

(2) Interpret the provisions of this chapter in such a way as to carry out the intent and purpose of the zoning plan, as shown on the zoning map, where the street layout actually

existing on the ground varies from the street layout as shown on the map.

(3) Permit the reconstruction of a nonconforming building which has been damaged by fire or other causes to the extent of more than 80% of its actual value, where the board finds that the public interest will be best served by permitting a continuance of the nonconforming use.

(4) Waive or reduce the parking and loading and unloading berth requirements in any of the districts, whenever the character or use of the building is such as to make unnecessary the full provision of parking or loading and unloading berth facilities, or whenever the regulations would impose an unreasonable hardship upon the use of the premises as distinguished from merely granting an advantage or a convenience.

(C) To hear and decide special exceptions to the terms of this chapter upon which the board is required to pass under this chapter.

(D) Except as may otherwise be specifically provided in this chapter the board shall have authority to authorize, upon appeal in specific cases, variances from the terms of this chapter, when the following is made to appear by the property owners:

(1) That a strict compliance with the terms of this chapter relating to the use, construction, or alteration of buildings or structures, or the use of land, will impose upon the owner unusual and practical difficulties or particular hardships.

(2) That the variance would be in harmony with the general purpose, intent, and spirit of this chapter.

(3) That by granting the request for a variance substantial justice will be done and the granting of the requested variance will not serve merely as a convenience to the applicant, but will alleviate a demonstrable hardship, and at the same time surrounding property will be reasonably protected. (Ord. 1978-4, passed 3-21-78)

Statutory reference:

Powers and duties, see IC 36-7-4-918.1 through IC 36-7-4-918.8

§ 150.264 FINDINGS AND ACTION.

In its consideration of a specific case, the board must determine that the granting of a variance from the terms of this chapter will not be contrary to the public interest, where owing to special conditions, fully demonstrated on the basis of the facts presented, a literal enforcement of the provisions of this chapter will result in unnecessary hardship, and that the spirit of this chapter shall be observed and substantial justice done.

(A) In considering all appeals and any proposed exception or variance to this chapter the board, before making any exception or variance in a specific case, shall first determine that:

(1) The granting of exception will not permit any use in any district which would be in conflict with the permitted uses of the district under the terms of this chapter.

(2) It will not impair an adequate supply of light and air to adjacent property.

(3) It will not unreasonably increase the congestion in public streets.

(4) It will not increase the danger of fire or of the public safety.

(5) It will not unreasonably diminish or impair established property values within the surrounding area.

(6) It will not in any other respect impair the public health, comfort, safety, morals, or welfare of the inhabitants of the city.

(B) The concurring vote of 3 members of the board shall be necessary to reverse any order, requirement, decision, or determination of the building inspector, or to decide in favor of the applicant any matter upon which the board is authorized by this chapter to render a decision.

(C) In exercising its powers, the board may, in conformity with the provisions of this chapter, reverse or affirm, wholly or in part, or may modify the order, requirement, decision, or determination appealed from, and make the order, requirement, decision, or determination as ought to be made, and to that end shall have all the powers of the building inspector from whom the appeal is taken.

(D) Nothing herein contained shall be construed to give or grant to the board the power or authority to alter or change the zoning ordinance or the zone map, the power and authority being reserved to the common council in the manner hereinafter provided in §150.270. (Ord. 1978-4, passed 3-21-78)

§ 150.265 HEARING REQUEST.

The board shall make no finding except in a specific case and after a public hearing conducted by the board. A reasonable time and place for the hearing shall be selected by the board, and prior to the determination of an appeal or a decision on a permit for a special exception, or a request for a variance, or an exception, the board shall fix a reasonable time for the hearing. Public notice shall be given at least 10 days prior to the date set for the hearing by publishing a notice thereof as required under IC 5-3-1-2 and 5-3-1-4. (Ord. 1978-4, passed 3-21-78)

Statutory reference.

Public hearing; notice, see IC 36-7-4-920

§ 150.266 APPEAL OF BOARD'S DECISION.

Every decision of the board shall be subject to review by certiorari procedure. (Ord.

1978-4, passed 3-21-78)

AMENDMENTS

§ 150.270 AMENDMENTS.

All amendments to this chapter shall be in conformance with IC 36-7-4-503 through 36-7-4-509 and 36-7-4-607 through 36-7-4-611. (Ord. 1978-4, passed 3-21-78)

§ 150.999 PENALTY.

Any person or corporation who shall violate any of the provisions of this chapter or fail to comply therewith or with any of the requirements thereof, or who shall build, reconstruct, or structurally alter any building in violation of any detailed statement or plan submitted and approved thereunder shall, for each and every violation or noncompliance, be fined not less than \$10 and not more than \$500, and each day that such violation or noncompliance shall be permitted to exist shall constitute a separate offense. (Ord. 1978-4, passed 3-21-78)

