

## ***ARTICLE XIII***

### **ENFORCEMENT, PENALTIES**

#### **Section 1. Remedies.**

In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained, or any building, structure, or land is used in violation of this ordinance, the Director or any appropriate authority of the City or any adjacent, hereby, or neighboring property owner who would be affected by such violation in addition to other remedies may institute injunction, mandamus or other appropriate action in proceeding to prevent the occupancy of such building, structure or land.

#### **Section 2. Penalties for Violating Any Provisions of This Ordinance.**

Any person, firm or corporation violating any provisions of this ordinance, or who shall violate or fail to comply with any order made thereunder; or who shall continue to work upon any structure after having received written notice from the Director to cease work, shall be guilty of a misdemeanor and punishable by a fine not to exceed fifty dollars (\$50.00) or imprisoned not exceeding thirty (30) days. Each day such violation shall be permitted to exist shall constitute a separate offense. Notice of violation shall be sufficient if directed to such owner, the agent of the owner or the contractor and left at his known place of residence or place of business.

#### **Section 3. Effect on Rights and Liabilities Under Existing Zoning Ordinance.**

This ordinance in part comes forward by re-enactment of some of the provisions of the Zoning Ordinance of the City of Reidsville enacted October 14, 1965, as amended, and it is not the intention to repeal but rather to re-enact and continue in force without interruption such existing provisions, so that all rights and liabilities that have accrued thereunder are reserved and may be enforced. The enactment of this ordinance shall not affect any action, suit, or proceeding instituted or pending. All provisions of the Zoning Ordinance of the City of Reidsville enacted on August 13, 1986 as amended, which are not re-enacted herein are repealed.

#### **Section 4. Effect Upon Outstanding Building Permits.**

Nothing herein contained shall require any change in the plans, construction, size or designated use of any building, structure or part thereof for which a building permit has been granted by the Director before the time of passage of this ordinance; provided, however, that when construction is not begun under such outstanding permit within a period of sixty (60) days subsequent to passage of this ordinance, or where it has not been prosecuted to completion within eighteen (18) months subsequent to passage of this ordinance, any further construction or use shall be in conformity with the provisions of this ordinance.

#### **Section 5. Interpretation, Purpose, and Conflict.**

In interpreting and applying the provisions of this ordinance they shall be held to be the minimum requirements for the promotion of the public health, safety, community-accepted standard of morals, and general welfare. It is not intended by this ordinance to interfere with or abrogate or annul any easements, covenants, or other agreements between parties, provided, however, that where this ordinance imposes a greater restriction upon the use of buildings or premises, or upon the height of buildings or requires larger open spaces than are imposed or required by other ordinances, rules, regulations, or by easements, covenants, or agreements, the provisions of this ordinance shall govern.

#### **Section 6. Validity.**

If for any reason any one or more sections, sentences, clauses or parts of this ordinance are held invalid, such judgement shall not affect, impair or invalidate the remaining provisions of this ordinance but shall be confined in its operation to the specific sections, sentences, clauses or parts of this ordinance held invalid and the validity of any section, sentence, clause or part of this ordinance in anyone or more instances shall not affect or prejudice in any way the validity of this ordinance in any other instance.

#### **Section 7. Effective Date.**

This ordinance shall be in full force and effect from and after its date of adoption. Duly adopted by the City Council of the City of Reidsville, State of North Carolina, this August 13, 1986.