

CHAPTER 10
PLANNING, ZONING, SUBDIVISIONS, BUILDING
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CHAPTER 10
PLANNING, ZONING, SUBDIVISIONS, BUILDING

10.005. Authority to plan

The Board of Aldermen may make, adopt, amend, and carry out a city plan and appoint a planning commission with the powers and duties herein set forth.

10.010. Appointment of Planning Commission

The Planning Commission of Ashland shall consist of not more than fifteen nor less than seven members, including the Mayor, a member of the Board of Aldermen selected by the Board, the City Engineer or similar city official and not more than twelve nor less than four citizens appointed by the Mayor and approved by the Board. All citizen members of the Commission shall serve without compensation. The term of each of the citizen members shall be for four years, except that the terms of the citizen members first appointed shall be for varying periods so that succeeding terms will be staggered. Any vacancy in a membership shall be filled for the un-expired term by appointment as aforesaid. The board may remove any citizen member for cause stated in writing and after public hearing.

10.015. Planning Commission officers; Rules

The Commission shall elect its chairman and secretary from among the citizen members. The term of chairman and secretary shall be for one year with eligibility for re-election. The Commission shall hold regular meetings and special meetings as they provided by rule, and shall adopt rules for the transaction of business and keep a record of its proceedings. These records shall be public records. The Commission shall appoint the employees and staff necessary for the services that it requires. The expenditures of the Commission, exclusive of grants and gifts, shall be within the amounts appropriated for the purpose by the Board of Aldermen.

10.020. Planning Commission powers

The Commission may make reports and recommendations relating to the plan and development of the city to public officials and agencies, public utility companies, civic, educational, professional and other organizations and citizens. It may recommend to the Mayor or Board of Aldermen of the city programs for public improvements and the financing thereof. All public officials shall, upon request, furnish to the Commission, within a reasonable time, all available information it requires for its work. The Commission, its members and employees, in the performance of its functions, may enter upon any land to make examinations and surveys. In general, the Commission shall have the power necessary to enable it to perform its functions and promote municipal planning.

10.025. Planning Commission is also zoning commission

The Commission shall have and perform all of the functions of the Zoning Commission provided for in Sections 10.110. of this chapter.

10.030. Content, city plan and zoning plan

The Commission shall make and adopt a city plan for the physical development of Ashland. The city plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the Commission's recommendations for the physical development and uses of land, and may include, among other things, the general location, character and extent of streets and other public ways, grounds, places and spaces; the general location and extent of public utilities and terminals, whether publicly or privately owned; the acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment or change of use of any of the foregoing; and the general character, extent and layout of the re-planning of blighted districts and slum areas.

The Commission may also prepare a zoning plan for the regulation of the height, area, bulk, location and use of private, nonprofit and public structures and premises, and of population density, but the adoption, enforcement and administration of the zoning plan shall conform to the provisions of sections 10.110. – 10.170.

10.035. Plan preparation; Purpose

In the preparation of the city plan, the Commission shall make careful and comprehensive surveys and studies of the existing conditions and probable future growth of the city. The plan shall be made with the general purpose of guiding and accomplishing a coordinated development of the city which will, in accordance with existing and future needs, best promote the general welfare, as well as efficiency and economy in the process of development.

10.040. Plan Adoption

The Commission may adopt the plan as a whole by a single resolution, or, as the work of making the whole city plan progresses, may from time to time adopt a part or parts thereof, any part to correspond generally with one or more of the functional subdivisions of the subject matter of the plan. Before the adoption; amendment or extension of the plan or portion thereof the Commission shall hold at least one public hearing thereon. Fifteen days' notice of the time and place of such hearing shall be published in at least one newspaper having general circulation within the city. The hearing may be adjourned from time to time.

The adoption of the plan requires a majority vote of the full membership of the Planning Commission. The resolution shall refer expressly to the maps, descriptive matter and other matters intended by the Commission to form the whole or part of the plan and the action taken shall be recorded in the adopted plan or part thereof by the

identifying signature of the secretary of the Commission and filed in the office of the Commission, identified properly by file number, and a copy of the plan or part thereof shall be certified to the Board of Aldermen and the City Clerk.

10.045. Planning Commission review of improvements

Whenever the Commission adopts the plan of the city or any part thereof, no street or other public facilities, or no public utility, whether publicly or privately owned, and the location, extent and character thereof having been included in the recommendations and proposals of the plan or portions thereof, shall be constructed or authorized in the city until the location, extent and character thereof has been submitted to and approved by the Planning Commission. In case of disapproval the Commission shall communicate its reasons to the Board of Aldermen, and the Board, by vote of not less than two-thirds of its entire membership, may overrule the disapproval and, upon the overruling, the Board or the appropriate board or officer may proceed, except that if the public facility or utility is on the authorization or financing of which does not fall within the province of the Board, then the submission to the Planning Commission shall be by the board having jurisdiction, and the Planning Commission's disapproval may be overruled by that board by a vote of not less than two-thirds of its entire membership. The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, acquisition of land for sale or lease of any street or other public facility is subject to similar submission and approval, and the failure to approve may be similarly overruled. The failure of the Commission to act within sixty days after the date of official submission to it shall be deemed approval.

10.050. Acceptance of streets

Upon adoption of a major street plan and subdivision regulations, the city shall not accept, lay out, open, improve, grade, pave or light any street, lay out or authorize the laying of water mains, sewers, connections or other utilities in any street within the city unless the street has received the legal status of a public street prior to the adoption of a city plan; or, unless the street corresponds in its location and lines with a street shown on a subdivision plat approved by the Board of Aldermen or Planning Commission or on a street plan made by and adopted by the Commission. The Board may locate and construct or may accept any other street if the ordinance or other measure for the location and construction or for the acceptance is first submitted to the Commission, for its approval and approved by the Commission, or if disapproved by the Commission, is passed by the affirmative vote of not less than two-thirds of the entire membership of the Board.

10.055. Buildings and access

After the adoption of a major street plan, no building permit shall be issued for and no building shall be erected in any way within the territorial jurisdiction of the Commission unless the street giving access meets the requirements of section 10.050. hereof.

10.060. Building Lines

Whenever a plan for major streets has been adopted, the Board of Aldermen, upon recommendation of the Planning Commission, is authorized and empowered to establish, regulate and limit and amend, by ordinance, building or setback lines on major streets, and to prohibit any new building located within building or setback lines. When a plan for proposed major streets or other public improvements has been adopted, the Board is authorized to prohibit any new building being located within the proposed site or right-of-way when the center line of the proposed street or the limits of the proposed sites have been carefully determined and are accurately delineated on maps approved by the Planning Commission and adopted by the Board. The Board shall provide for the method by which this section shall be administered and enforced and may provide for a board of adjustment with powers to modify or vary the regulations, in specific cases, in order that unwarranted hardship, which constitutes an unreasonable deprivation of use as distinguished from the mere grant of a privilege, may be avoided. If there is a Board of Zoning Adjustment, that Board shall be appointed to serve as the board of adjustment for the building line regulations. If there is no Board of Zoning Adjustment, the personnel, length of terms, method of appointment and organization of the Board of Adjustment for building lines shall be the same as now provided for municipal boards of zoning adjustment. The regulations of this section shall not be adopted, changed or amended until a public hearing has been held thereon as provided in section 10.040. hereof.

10.065. Plat review mandated

When the Planning Commission of Ashland adopts a city plan which includes at least a major street plan or progresses on its city planning to the making and adoption of a major street plan, and files a certified copy of the major street plan in the office of the County Recorder of Boone County, no plat of a subdivision of land lying within the city shall be filed or recorded until it has been submitted to and a report and recommendation thereon made by the Commission to the Board of Aldermen and the Board has approved the plat as provided by law.

10.070. Authority to regulate subdivision of land

The Planning Commission shall recommend and the Board of Aldermen may by ordinance adopt regulations governing the subdivision of land within its jurisdiction. The regulations, in addition to the requirements provided by law for the approval of plats, may provide requirements for the coordinated development of the city; for the coordination of streets within subdivisions with other existing or planned streets or with other features of the city plan or official map of the city; for adequate open spaces for traffic, recreation, light and air; and for the distribution of population and traffic.

10.075. Content of subdivision regulations

The regulation may include requirements as to the extent and the manner in which the streets of the subdivision or any designated portions thereto shall be graded and improved as well as including requirements as to the extent and manner of the installation of all utility facilities, and compliance with all of these requirements is a condition precedent to the approval of the plat. The regulations or practice of the Board of Aldermen may provide for the tentative approval of the plat previous to the improvements and installations; but any tentative approval shall not be entered on the plat. The regulations may provide that, in lieu of the completion of the work and installations previous to the final approval of a plat, the Board may accept a bond in an amount and with surety and conditions satisfactory to it, providing for and securing the actual construction and installation of the improvements and utilities within a period specified by the Board and expressed in the bond; and the Board may enforce the bond by all appropriate legal and equitable remedies. The regulations may provide, in lieu of the completion of the work and installations previous to the final approval of a plat, for an assessment or other method whereby the Board is put in an assured position to do the work and make the installations at the cost of the owners of the property within the subdivision.

The regulations may provide for the dedication, reservation or acquisition of lands and open spaces necessary for public uses indicated on the city plan and for appropriate means of providing for the compensation, including reasonable charges against the subdivision, if any, and over a period of time and in a manner as is in the public interest.

10.080. Adoption of subdivision regulations

Before adoption of its subdivision regulations or any amendment thereof a duly advertised public hearing thereon shall be held by the Board of Aldermen.

10.085. Plat disapproval

Within sixty days after the submission of a plat to the Commission, the Commission shall approve or disapprove the plat; otherwise, the plat is deemed approved by the Commission, except that the Commission, with the consent of the applicant for the approval, may extend the sixty-day period. The ground of disapproval of any plat by the Commission shall be made a matter of record.

10.090. Approval not acceptance of dedications

The approval of a plat by the Commission does not constitute or effect an acceptance by the city or public of the dedication to public use of any street or other ground shown upon the plat.

10.095. Approval required to record

No county recorder shall receive for filing or recording any subdivision plat required to be approved by the Board of Aldermen or City Planning Commission unless the plat has endorsed upon it the approval of the Board under the hand of the City Clerk and the seal of the city, or by the secretary of the Planning Commission.

10.100. Transfer by unapproved plat; Penalty

No owner, or agent of the owner, of any land located within the platting jurisdiction of the city, knowingly or with intent to defraud, may transfer, sell, agree to sell, or negotiate to sell that land by reference to or by other use of a plat of any purported subdivision of the land before the plat has been approved by the Board of Aldermen or Planning Commission and recorded in the office of the Recorder of Deeds of Boone County. Any person violating the provisions of this section shall forfeit and pay to the city a penalty not to exceed three hundred dollars (\$300.00) for each lot transferred or sold or agreed or negotiated to be sold; and the description by meets and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from this penalty. The city may enjoin or vacate the transfer of sale or agreement by legal action, and may recover the penalty in such action.

10.105. Violation and penalties, Planning and Subdivisions

Any person violating any of the provisions of sections 10.005. to 10.105. shall be deemed guilty of an ordinance violation and upon conviction thereof shall be fined not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00), or by confinement in the county jail for not less than 0 days and not more than 90 days, or both such fine and confinement.

10.110. Authority to regulate use of land

For the purpose of promoting health, safety, morals or the general welfare of the community, the Board of Aldermen of Ashland is hereby empowered to regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, the preservation of features of historical significance and the location and use of buildings, structures and land for trade, industry, residence or other purposes.

10.115. Zoning Districts

For any or all of said purposes the Board of Aldermen may divide the city into districts of such number, shape, and area as may be deemed best suited to carry out the purposes of sections 10.110. to 10.170. and within such districts may regulate and restrict the erection, construction, reconstruction, alteration or use of buildings, structures, or

land. All such regulations shall be uniform for each class or kind of building throughout each district, but the regulations in one district may differ from those in other districts.

10.120. Purpose of use regulations

Such regulations shall be made in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. Such regulations shall be made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the values of buildings and encouraging the most appropriate use of land throughout the city.

10.125. Zoning Commission; Original districts

In order to avail itself of the powers conferred by sections 10.110. to 10.170., the Board of Aldermen shall appoint a commission, to be known as “The Zoning Commission” to recommend the boundaries of the various original districts and appropriate regulations to be enforced therein. Such Commission shall make a preliminary report and hold public hearings thereon before submitting its final report and the Board shall not hold its public hearings or take action until it has received the final report of such Commission. Where a City Planning Commission already exists, it may be appointed as the Zoning Commission.

10.130. Adoption, Amendment; Hearings, Notice

The Board of Aldermen shall provide for the manner in which such regulations and restrictions and the boundaries of such districts shall be determined, established, and enforced, and from time to time amended, supplemented, or changed. However, no such regulation, restriction, or boundary shall become effective until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least fifteen days’ notice of the time and place of such hearing shall be published in an official paper or a paper of general circulation in the city.

10.135. Special use provisions

- 1. Group Homes.** For the purpose of any zoning law, ordinance or code, the classification single family dwelling or single family residence shall include any home in which eight or fewer unrelated mentally or physically handicapped persons reside, and may include two additional persons acting as house parents or guardians who need not be related to each other or to any of the mentally or physically handicapped persons residing in the home. In the case of any such residential home for mentally or physically handicapped persons, the Board of

Aldermen may require that the exterior appearance of the home and property be in reasonable conformance with the general neighborhood standards. Further, the Board of Aldermen may establish reasonable standards regarding the density of such individual homes in any specific single-family dwelling neighborhood.

No person or entity shall contract or enter into a contract, which would restrict group homes or their location as defined in this section.

Should a single family dwelling or single family residence as defined in this section cease to operate for the purpose as set forth in this section, any other use of such home, other than allowed by zoning restrictions, must be approved by the Board of Aldermen.

2. **Foster Care.** For purposes of any zoning law, ordinance or code the classification of single family dwelling or single family residence shall include any private residence licensed by the division of family services or department of mental health to provide foster care to one or more but less than seven children who are unrelated to either foster parent by blood, marriage or adoption. Nothing in this section shall be construed to relieve the division of family services, the department of mental health or any other person, firm or corporation occupying or utilizing any single family dwelling or single family residence for the purposes specified in this section from compliance with any ordinance or regulation relating to occupancy permits except as to number and relationship of occupants or from compliance with any building or safety code applicable to actual use of such single family dwelling or single family residence.
3. **Treatment Facilities.** Any zoning law, ordinance or code enacted on or before August 28, 1990, by the Board of Aldermen, shall contain or be modified to contain appropriate provisions establishing as a permissive, conditional, or special use, the location and use of buildings, structures and land as residential or outpatient facilities for the treatment of alcohol and other drug abuse. If such zoning law, ordinance or code has not been modified by January 1, 1991, to provide for such classification, the city shall be deemed to have adopted the classification of commercial or an equivalent classification for such treatment facilities.

If the Board of Aldermen adopts a zoning ordinance or code after August 28, 1990, it shall contain appropriate provisions establishing as a permissive, conditional, or special use, the location and use of buildings, structures and land as residential or outpatient facilities for the treatment of alcohol and other drug abuse. If such zoning law, ordinance, or code does not contain such provisions, the city shall be deemed to have adopted the classification of commercial or an equivalent classification for such treatment facilities.

The Board of Aldermen may require that the exterior appearance of the facility and property be in reasonable conformance with the general standards in the area. Further, the Board may establish reasonable standards regarding the density of such residential treatment facilities in any specific neighborhood.

10.140. Regulations to prevail

Whenever the regulations made under authority of sections 10.110. to 10.170. require a greater width or size of yards, courts, or other open spaces, or require a lower height of buildings or less number of stories, or require a greater percentage of lot to be unoccupied, or impose other high standards than are required in any other statute or city ordinance or regulation, the provisions of the regulations made under authority of sections 10.110. to 10.170. shall govern. Whenever the provisions of any other statute or city ordinance or regulation require a greater width or size of yards, courts, or other open spaces, or require a lower height of building or a less number of stories, or require a greater percentage of lot to be left unoccupied, or impose other higher standards than are required by the regulations made under authority of section 10.110. to 10.170., the provisions of such statute or city ordinance or regulation shall govern.

10.145. Amendment and protest

Such regulations, restrictions, and boundaries may from time to time be amended, supplemented, changed, modified, or repealed. In case, however, of a protest against such change duly signed and acknowledged by the owners of thirty percent or more, either of the areas of land (exclusive of streets and alleys) included in such proposed change or within an area determined by lines drawn parallel to and one hundred and eight-five (185) feet distant from the boundaries of the district proposed to be changed, such amendment shall not become effective except by the favorable vote of two-thirds of all the members of the Board of Aldermen. The provisions of section 10.130. relative to public hearing and official notice shall apply equally to all changes or amendments.

10.150. Board of Adjustment; Members; Meetings and records

The Board of Aldermen shall provide for the appointment of a Board of Adjustment, and in the regulations adopted pursuant to the authority of sections 10.110. to 10.170. may provide that the Board of Adjustment may determine and vary their application in harmony with their general purpose and intent and in accordance with general or specific rules therein contained.

The Board of Adjustment shall consist of five members, who shall be residents of the city. The membership of the first Board appointed shall serve respectively, one for one year, one for two years, one for three years, one for four years, and one for five years. Thereafter members shall be appointed for terms of five years each. Three alternate members may be appointed to serve in the absence of or the disqualification of the regular members. All members and alternates shall be removable for cause by the Board of Aldermen upon written charges and after public hearing. Vacancies shall be filled for

the un-expired term of any member whose term becomes vacant. The Board shall elect its own chairman who shall serve for one year. The Board shall adopt rules in accordance with the provisions of any ordinance adopted pursuant to sections 10.110. to 10.170.

Meetings of the Board shall be held at the call of the chairman and at such other times as the Board may determine. Such chairman, or in his absence the acting 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 question, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record. All testimony, objections thereto and rulings thereon, shall be taken down by a reporter employed by the Board for the purpose.

10.155. Board of Adjustment, Powers

The Board of Adjustment shall have the following powers:

1. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of these sections or of any ordinance adopted pursuant thereto;
2. To hear and decide all matters referred to it or upon which it is required to pass under such ordinance;
3. In passing upon appeals, where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of such ordinance, to vary or modify the application of any of the regulations or provisions of such ordinance relating to the use, construction or alternation of buildings or structures or the use of land so that the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done.

In exercising the above-mentioned powers such Board may, in conformity with the provisions of section 10.110. to 10.170. reverse or affirm wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made and to that end shall have all the powers of the officer from whom the appeal is taken. The concurring vote of four members of the Board shall be necessary to reverse any order, requirement, decision, or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under any such ordinance or to effect any variation in such ordinance.

10.160. Appeals to the Board of Adjustment

Appeals to the Board of Adjustment may be taken by any person aggrieved or by any officer, department, and board or bureau of the city affected by a decision of the administrative officer. Such appeal shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the officer from whom the appeal is taken and with the Board of Adjustment a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken.

An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board of Adjustment after the notice of appeal shall have been filed with him that by reason of facts stated in the certificate a stay would, in his opinion, cause immediate peril to life or property. In such case proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Adjustment or by a court of record on application or notice to the officer from whom the appeal is taken and on due cause shown.

The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing any party may appear in person or by agent or by attorney.

10.165. Appeals from the Board of Adjustment

Any person or persons jointly or severally aggrieved by any decision of the Board of Adjustment, or any officer, department, board or bureau of the City, may present to the Circuit Court of Boone County a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality, such petition shall be presented to the Court within thirty days after the filing of the decision in the office of the Board.

Upon the presentation of such petition the Court may allow a writ of certiorari directed to the Board of Adjustment to review such decision of the Board of Adjustment and shall prescribe therein the time within which a return thereto must be made and served upon the realtor's attorney which shall not be less than ten days and may be extended by the Court. The allowance of the writ shall not stay proceedings upon the decision appealed from, but the Court may, on application, on notice to the Board and on due cause shown, grant a restraining order. The Board of Adjustment shall not be required to return certified or sworn copies thereof or of such portions thereof as may be called for by such writ. The return shall concisely set forth such other facts as may be pertinent and material to show the grounds of the decision appealed from and shall be verified.

If, upon the hearing, it shall appear to the Court that testimony is necessary for the proper disposition of the matter, it may take additional evidence or appoint a referee to

take such evidence as it may direct and report the same to the Court with his findings of fact and conclusions of law, which shall constitute a part of the proceedings upon which a determination of the Court shall be made. The Court may reverse or affirm, wholly or partly, or may modify the decision brought up for review. Costs shall not be allowed against the Board unless it shall appear to the Court that it acted with gross negligence, or in bad faith, or with malice in making the decision appealed from. All issues in any proceedings under section 10.110. to 10.170. shall have preference over all other civil actions or proceedings.

10.170. Violation and penalties, Land use regulations

In case any building or structure is erected, constructed, reconstructed, altered, converted or maintained, or any building, structure or land is used in violation of sections 10.110. to 10.170. or of any ordinance or other regulation made under authority conferred hereby, the proper local authorities of the city, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alternation, conversion, maintenance or use, to restrain, correct, or abate such violation, to prevent the occupancy of said building, structure, or land, or to prevent any illegal act, conduct, business, or use in or about such premises. Such regulations shall be enforced by an officer empowered to cause any building, structure, place or premises to be inspected and examined and to order in writing the remedying of any condition found to exist therein or thereat in violation of any provision of the regulations made under authority of sections 10.110. to 10.170.

The owner or general agent of a building or premises where a violation of any provision of said regulations has been committed or shall exist, or the lessee or tenant of an entire building or entire premises where such violation has been committed or shall exist, or the owner, general agent, lessee or tenant of any part of the building or premises in which such violation has been committed or shall exist, or the general agent, architect, builder, contractor or any other person who commits, takes part or assists in any such violation or who maintains any building or premises in which any such violation shall exist shall be guilty of a misdemeanor punishable by a fine of not less than ten (\$10.00) dollars and not more than one hundred (\$100.00) dollars for each and every day that such violation continues, but if the offense be willful in conviction thereof, the punishment shall be a fine of not less than one hundred (\$100.00) dollars or more than two hundred and fifty (\$250.00) dollars for each and every day that such violation shall continue or by imprisonment for ten days for each and every day such violation shall continue or by both such fine and imprisonment in the discretion of the Court.

Any such person who having been served with an order to remove any such violation shall fail to comply with such order within ten days after such service or shall continue to violate any provision of the regulations made under authority of sections 10.110. to 10.170. in the respect named in such order shall also be subject to a civil penalty of two hundred and fifty (\$250.00) dollars.

10.175. Subdivision regulations

The subdivision regulations of the City of Ashland, on file in the office of the City Clerk, are adopted herein by reference and made a part hereof as full and completely as if the same were set forth herein in their entirety.

10.180. Zoning ordinance

The zoning ordinance of the City of Ashland, on file in the office of the City Clerk, is adopted herein by reference and made a part hereof as fully and completely as if the same were set forth herein in its entirety.

10.185. Flood plain regulations

The flood plain regulations of the City of Ashland, on file in the office of the City Clerk are adopted herein by reference and made a part hereof as fully and completely as if the same were set forth herein in their entirety.

10.190. Building Code

The Building Code of the City of Ashland, entitled 2012 International Building Code; 2012 International Residential Code for One and Two Family Dwellings; 2012 International Mechanical Code; 2012 International Plumbing Code; 2012 Fuel Gas Code; 2012 International Fire Code and 2011 National Electrical Code, as amended by the Boone County Commission, on file in the office of the City Clerk, is adopted herein by reference and made a part hereof as full, and completely as if the same were set forth in its entirety. This code will become effective May 01, 2017.
(amended 2-7-2017 Ordinance No. 1104)

10.195. Building permit administrative fee

In addition to the building permit fee charged by Boone County, applicants for building permits for new buildings shall pay to the City an administrative process fee of \$50.00. (amended Ordinance No. 1017, 2-03-2015)