

ORDINANCE NUMBER – 36

Granada, Minnesota

Building and Zoning.

An ordinance of the City of Granada, Minnesota, regulating the construction and location of buildings in said City, in furtherance of the general health, safety, and welfare of its citizens and providing a penalty for violation, and providing for imposition of a fee to offset costs of enforcement of the provisions of this ordinance.

Chapter 1

The City Council of Granada ordains as follows:

Section 1 – Permit Required

From and after the effective date of the enactment of this Ordinance, no person or persons shall construct a building in the City of Granada, or move a building into the City of Granada for the purpose of placing it on any property therein, without first obtaining a building permit from the building official of the City. Furthermore, no person or persons shall change the physical, external footprint of their house, garage, building, or other structure, or to make structural changes to their house, garage, building, or other structure without first obtaining a permit as set forth in this ordinance.

Section 2 – Building Official

Unless other appointment is made by the Council, the City Clerk shall be the designated building official of the City of Granada.

Section 3 – Application; Fee

Each application for a building permit shall be accompanied by a fee of \$50.00. Such application shall be presented to the designated building official prior to the commencement of any construction which requires a permit under Section 1. Said application shall be accompanied by a drawing, to scale, showing the size of the lot or lots upon which the building shall be constructed, altered, or placed, and the distance from the front and side of said lot where the said building is to be located or altered.

Unless approved by the City Council, no building permit shall be issued by the building official unless said building is set back from the front property lines at least a distance to conform with the other buildings then constructed on adjacent property, nor unless such building is situated so that the sides of the same are at least 10 feet in distance from adjacent property.

Unless otherwise approved by the City Council, no building permit shall be issued by the building official unless the application shows that a septic tank of not smaller than 500-gallon capacity will be installed for sewage, and that said building will have indoor toilet and plumbing facilities.

ORDINANCE NUMBER – 36

Granada, Minnesota

Section 4 - Conformity

If a building permit is issued to the applicant, they shall thereafter conform in all things with the provisions stated in their application. If applicant encounters conditions which require material changes to the plans or specifications submitted with their application, applicant shall thereafter submit new plans for approval by the building official prior to enacting or incorporating such different specifications than submitted on their application for a permit.

Section 5 – Time; Limitations

Any person or persons receiving a permit under this ordinance shall thereafter complete construction of the proposed structure, building, or alteration within a period one year from the date the permit is issued. Failure to complete construction within a period of one year shall not constitute a violation punishable under Section 6 of this ordinance, but the applicant must cease construction until such time as applicant has re-applied for a new permit under this ordinance and paid an additional fee for such permit as required under Section 3.

Section 6 – Violations; Penalties

Any person who violates any provision of this ordinance, or fails to comply therewith, or who violates or fails to comply with any order or regulation made hereunder, or who builds in violation of any statement of specifications submitted and approved hereunder, or any certificate or permit issued hereunder, shall for each such violation or non-compliance, be guilty of a misdemeanor, and upon conviction, be fined not to exceed \$1,000.00 or jailed for a period not to exceed 90 days, or both.

The imposition of a penalty under this section for any violation of this ordinance or non-compliance therewith, shall not excuse any such violation or noncompliance, nor permit it to continue. All such persons found to be in violation or non-compliance under this ordinance shall correct or remedy any violation, defect, or noncompliance within a reasonable time. When not otherwise specified, each ten days that a violation of this ordinance continues shall constitute a separate offense punishable under this Section.

The owner of a building, structure, or premises where anything in violation of this ordinance shall be placed or shall exist, and any architect, builder, contractor, agent, person, or corporation or other entity employed in connection with the installation, construction, or maintenance of a building or structure in violation of this ordinance shall also each be guilty of a separate offense under this ordinance until removal or compliance.

The imposition of any penalty for violation of this ordinance shall not prevent the enforced removal or correction of prohibited conditions.

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Section 7 – Repealer

Ordinance Number 36 passed by the City Council on May 5th, 1956, is hereby repealed in its entirety and replaced with the contents set forth herein.

Section 8 - Effective Date

This ordinance shall be effective and be in full force and effect immediately after its passage and legal publication.

PASSED by the Council this _____ day of March, 2020.

PUBLISHED: _____

Attest:

Mayor

City Clerk