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**CHAPTER 15 ADMINISTRATION AND ENFORCEMENT**

(Amended 4/12)

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## CHAPTER 15 ADMINISTRATION & ENFORCEMENT (Amended 4/12)

### SECTION 15.010 Administration

It shall be the duty of the Director, or the Director's designee, to enforce the provisions of this Ordinance pertaining to property use and to the construction, erection, location or enlargement of any structure located within Wasco County, Oregon, under the jurisdiction of this Ordinance.

### SECTION 15.020 Zoning Approval

- A. The Director, the Director's designee or other Approving Authority shall not give zoning approval on any development or use of land, including land divisions and property line adjustments on a property that is not in full compliance with all applicable provisions of this Ordinance, regardless of whether the applicant(s) or current owner(s) created the violation.
- B. Zoning approval may be authorized if:
1. It results in the property coming into full compliance with all applicable provisions of the Wasco County Land Use and Development Ordinance. This includes sequencing of permits or other approvals as part of a voluntary compliance agreement; or
  2. It is necessary to protect public safety; or
  3. It is for work related to and within a valid easement over, on or under an affected property.

### SECTION 15.030 Authority

Whenever necessary to enforce the provisions of this Ordinance, the Director, or the Director's designee, shall have the authority in addition to other remedies provided by law, to issue compliance notices and orders, assess penalties, record violations and liens with the County Clerk, issue citations, to institute injunction, mandamus, abatement or other appropriate proceedings to prevent, temporarily or permanently enjoin or abate a violation.

### SECTION 15.040 Civil Relief

When a building or other structure is, or is proposed to be, located, constructed, maintained, repaired, altered, or used, or any land is, or is proposed to be, used in violation of this Ordinance, the County Court, the District Attorney or any person whose interest in real property within the County is or may be affected by the violation, may, in addition to other remedies provided by law, institute injunction, mandamus, abatement, or other appropriate proceedings to prevent, temporarily or permanently enjoin, abate, or remove the unlawful location, construction, maintenance, repair, alteration or use. When a temporary restraining order is granted in a suit instituted by a person who is not exempt from furnishing bonds or undertakings as provided under O.R.S. 32.010 to 32.060, the person shall furnish undertakings as provided under O.R.S. 32.010 to 32.060.

### SECTION 15.050 Violation of Ordinance

No person shall construct, erect, locate, maintain, repair, alter, enlarge, use or change the use or uses of any structure or property or shall transfer any property in violation of this Ordinance.

SECTION 15.060 Violation of Ordinance as a Nuisance

The construction, erection, location, maintenance, repair, alteration, enlargement or use or change in use or uses of any structure or property or transfer of any property in violation of this Ordinance or those conditions and limitations approved pursuant to the provisions of this Ordinance shall be deemed a nuisance and may be enjoined, abated or removed.

SECTION 15.070 Wasco County Code Compliance and Nuisance Abatement Ordinance

The Wasco County Code Compliance and Nuisance Ordinance is a separate Wasco County Board of Commissioner adopted ordinance that implements land use, nuisance and health violations. Please refer to that Ordinance for further details related to enforcement of the provisions of the Wasco County Land Use and Development Ordinance.