

City of Marysville

**Design Review in Marysville: Overview and Procedures,
Design Area Map,
And
Section 18.87 and 18.94 of the Marysville Municipal Code**

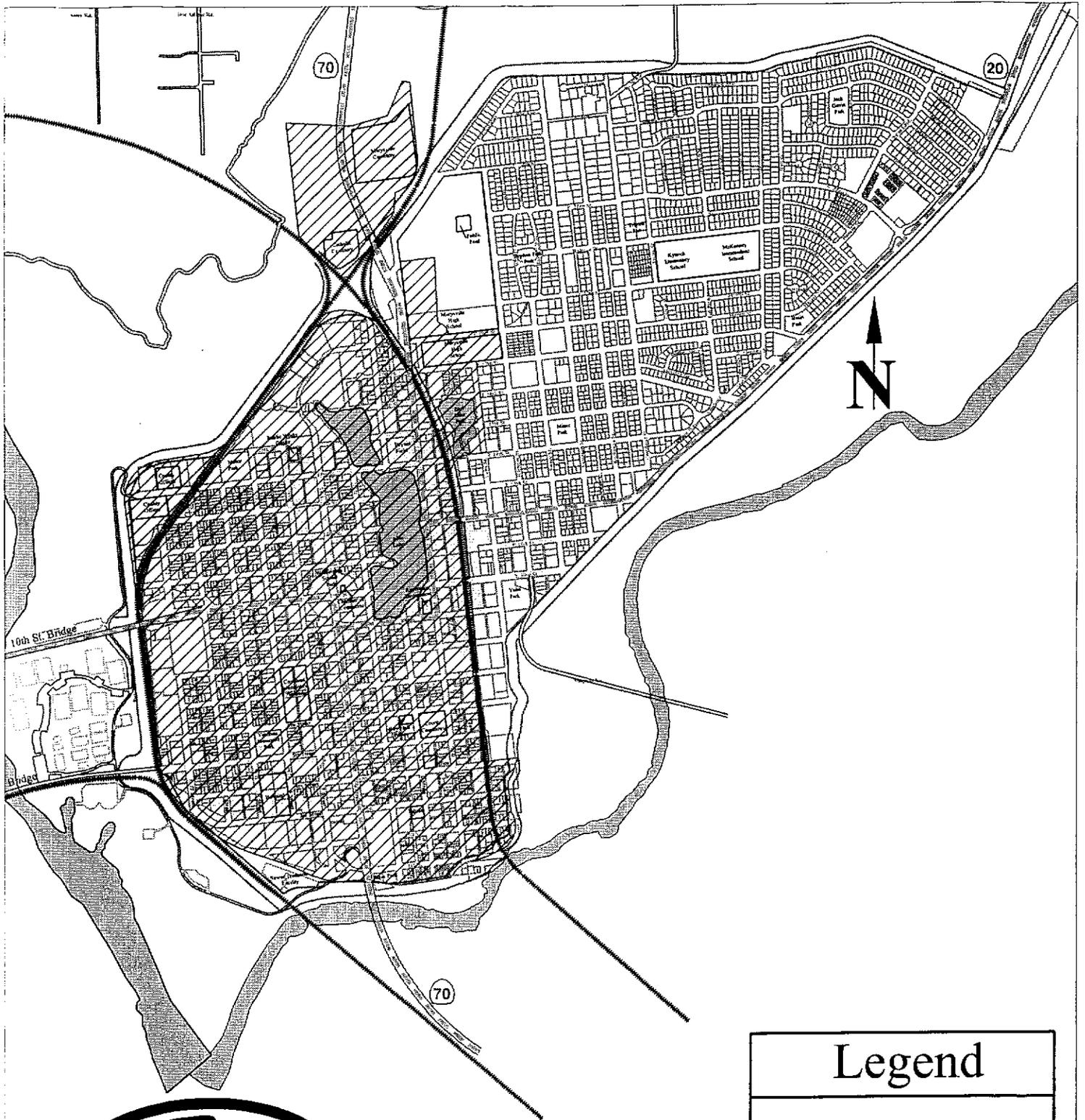


OR



Which design would you like to see in the community?

Marysville Design Review



Legend



Historic Preservation
Overlay Zoning
District



Redevelopment Areas



GATEWAY To The GOLD FIELDS

526 C Street, Marysville, CA 95901

This handout addresses the City of Marysville's design review program. The Marysville Design Review map designates the areas in Marysville that are subject to design review; Historic Preservation Overlay Zoning District and/or the redevelopment areas. The Design Review in Marysville Overview and Procedures describes the City's design review process. This process is enabled by Chapters 18.87 *Architectural Review* and 18.94 *Historic Preservation* of the Marysville Municipal Code. These Chapters are also included in this handout.

The attachments are in draft form and have not been codified. These are sections of the Zoning Ordinance which are part of the City's overall Municipal Code. Other development standards and provisions may apply to your particular interests. Please contact the Marysville Planning Department for any clarifications to these Code sections and for further information on the overall Municipal Code.



DESIGN REVIEW IN MARYSVILLE OVERVIEW AND PROCEDURES

I. Introduction to the Design Review Process:

Design Review is one of several procedures the City uses to guide development in the interest of the public's health, safety and general welfare. It was created by local ordinance to be separate from, and in addition to, other approvals (such as a use permit, a rezoning or a building permit) which might be required for a particular project. All development and sign projects within the Historic Preservation Overlay District or Redevelopment areas in Marysville are required to go through this process (see map). Design Review is handled by the City Services Department, Planning Division, which is located at the City Hall at 526 "C" Street, Marysville, CA (530) 749-3904.

Design Review examines a project's layout, its relationship to the neighborhood, landscaping, parking, driveways, signs and other features – in other words, all factors in a project's appearance, including how well it works on the site. Design Review is a two-way process, a give-and-take between the City, the developer and the designer. The City encourages creative design, new ideas in the use of building materials and innovative construction methods. Design review helps build a project that ensures resolution of any differences between the various interested parties. The goal is development that is not only well designed, but also "fits" in Marysville.

II. Who Does the Reviewing?

The Architectural Review Board (ARB), a committee comprised of three members of the Planning and Historic Preservation Commission and the City Planner are assigned the task of Design Review. The City Planner and/or the ARB has authority to approve small projects, such as signs, small remodels and minor building additions. The City Planner and the ARB also review all large development projects, acting as an advisor to the Commission who has authority in approving these projects.

III. Guidelines for Design Review:

On what basis does staff, the ARB or the Commission make its decision?

Both general and specific criteria guide them when evaluating projects in the form of the City of Marysville Design Review Manual. This manual, is periodically updated and adopted by the City Council, is available for review or purchase at the City Services Department. The manual provides a clear and common understanding of the City's expectations regarding the aesthetics and functionality of development proposals in Marysville. We highly recommend that designers and applicants for projects in Marysville carefully consider the manual when planning their development projects.

IV. Which Projects Need Design Review Approval?

All projects located within the City's Design or Historic Preservation Districts involving exterior appearance changes to buildings, grounds, including windows, painting, minor and major construction and all signs are subject to Design Review. For minor projects, such a development repainting a house (consistent with the Planning Commission's approved paint color pallet) or fencing, no fee is required. The City Planner may determine that work, such as a sign, building addition or remodel, or new small structure is minor. Plans for projects are submitted for staff review, along with an application and fees. The City Planner decides within about ten days if the project must be reviewed by the ARB. If not, the Planner may approve the project, subject to appropriate changes or conditions. The Planner's action may be appealed to the ARB.

V. How the Design Review Process Works:

A. Conference with Staff:

Before drawing detailed plans, it is recommended that a developer and/or the designer discuss conceptual ideas with staff. This meeting can also be used to explain City policies and procedures. Please call for an appointment.

B. Application:

Design Review officially begins when the developer or a representative completes an application form (available at the City Services Department counter), submits plans and pays the application fee. Staff will review plans and contact the applicant if additional information is needed. Incomplete plans may delay processing and may cause a project to be rescheduled to a later agenda. Application forms are available at the City Services Department counter. Application submittal checklists are available which describe what items and plan details are needed to complete an application.

C. Formal Review:

The ARB will review formal plans at the first possible meeting after the plans are submitted and deemed complete. At the meeting, after discussing the project with the designer, the Board will take one of the following actions:

For Small Projects Eligible for Approval by the ARB:

- a. Grant final approval.
- b. Grant final approval with conditions (further review of conditions or details may be made by staff).
- c. Deny the application.
- d. Continue consideration with direction for redesign and/or restudy of the project to a future meeting.

For More Significant Projects Eligible for Approval by the Planning Commission the ARB can:

- a. Recommend approval of the project design to the Commission.
- b. Recommend denial due to design inconsistencies to the Commission.
- c. Continue consideration with direction for redesign and/or restudy of the project to a future meeting.

Upon formal recommendation by the ARB, the application and plans are referred to the Commission for final consideration. At the meeting, the Commission considers the formal plans, comments from the applicant and the public and recommendations from the ARB, and will take one of the following actions:

- a. Grant final approval with conditions and sometimes with details to return to staff or the ARB for final consideration.
- b. Deny the application.
- c. Continue consideration of the project to a future meeting. This action may include referring the project back to the ARB for further study of the project design before consideration is further given.

D. If Plans Are Approved:

If the project is approved, the decision and any requirements are noted for the public record and a response letter is promptly mailed to the applicant. Before breaking ground, the applicant must be sure to secure other necessary permits and/or approvals, such as a building permit. **ARB or Commission approval by itself does not entitle the applicant to build anything or do any preliminary work.**

Other approvals might include such things as a use permit, variance, or grading permit. In almost all cases the final necessary approvals are the plan check and building permit issuance. Work may not begin until the building permit is issued. When the working drawings are prepared as part of the application for a building permit, development review conditions and related design requirements must be incorporated.

The project generally will not go back to the ARB or Commission unless the City Planner finds, during “plan check”, that the working drawings do not conform to the approved plans, or conditions. Any changes to the approved plans made after the building permit is issued may require staff, ARB, or Commission approval.

E. If the Project is Continued:

Project continuation is usually done with the applicant's consent. This happens when a designer wants to revise or restudy the plans due to ARB or Commission comments, or because the designer is unavailable to discuss the plans with the ARB or Commission.

If the applicant does not want a continuance, he/she may insist that the ARB or Commission approve or deny the project. If the applicant asks for or agrees to a continuance, revised plans addressing the concerns of the ARB or the Commission should be resubmitted to staff as soon as possible. This will facilitate consistent momentum through the planning process.

F. If the Project is Denied:

If the project is denied a letter outlining the ARB's or Commission's action will be mailed to the applicant. If the applicant wishes to pursue the project in the form that was denied by the ARB or the Commission, the applicant may appeal that decision.

G. Appeals:

Actions of the City Planner or the ARB may be appealed to the Planning Commission. Actions of the Planning Commission may be appealed to the City Council. Appeals of the City Planner or ARB must be filed with the City Services Department and appeals of the Commission must be filed with the City Clerk within 10 days of the action. All appeals must be submitted in writing setting forth grounds for the appeal. There is a fee charged for filing an appeal. In all cases, the City Council's action is the final action that can be taken on the project.

VI. How Long Will It Take?

The time it takes to process a design review application is based on the size of the project and what level of review is involved. Staff also needs time to review plans before the ARB or the Commission reviews them.

To allow sufficient staff review time, the City Planner sets ARB and Planning Commission agenda closing dates for projects being submitted for the first time. Closing dates usually are four weeks before meetings, but they can vary. Staff keeps a chart listing all meeting and agenda closing dates for the year.

It is difficult to predict exactly how long Design Review will take for a particular project. A typical project should take no more than six to eight weeks from application to approval, if final plans are drawn quickly initial review and there are no unusual problems. A simple project can take as little as four weeks, and possibly less.

All ARB and Commission meetings are open to the public for comment and are all held at City Hall as follows:

ARB Meetings:

Vary according to need

Covillaud Room

Planning Commission Meetings:

7:00 PM

4th Wednesday of every month

City Council Chambers

Project designers and applicants should attend so they can present their plans and discuss them with the Board and Commission members. If a representative is not available, a project is usually continued to a later meeting.

VII. Staff Reports:

Staff will prepare a report and recommendations on each project submitted for Design Review. Copies of staff reports and upcoming agenda are sent to the ARB and/or Commission and applicants before meetings. Copies are also available at the City Services Department counter.

VIII. Approval is for Two Years:

Development review approval automatically expires after two years if the project has not been completed in accordance with the approved plans.

Chapter 18.87

ARCHITECTURAL REVIEW

Sections:

- 18.87.010 Purpose.**
- 18.87.020 Architectural review board.**
- 18.87.030 Sign review.**
- 18.87.040 Sign review criteria.**
- 18.87.050 Building design review.**
- 18.87.060 Application for design review.**
- 18.87.070 Design review criteria.**
- 18.87.080 Review, comment and advisory powers.**
- 18.87.090 Application fee.**
- 18.87.100 Project completion.**
- 18.87.110 Exceptions.**
- 18.87.120 Violation--Penalties.**

Section 18.87.010 Purpose.

Within the Marysville Plaza project area, as described in Chapter 19.08 and hereby referenced, there is concern for reasonable compatibility and architectural acceptability. Moreover, The Marysville Plaza Urban Design and Development Plan (adopted by Resolution No. 79A02) established certain architectural themes or motifs for particular sections of the project area. Architectural review shall be required for all new building and project construction, exterior modification or rehabilitation of existing buildings and the addition or modification of advertising signs (including signs painted on windows), within the project area. Architectural review must be complete prior to the insurance of any permit by the building official and prior to the commencement of any work covered under this chapter. Therefore, the review should occur in the early planning stages of a project so that any recommendations that are made during the architectural review process can be incorporated into such plans. (Ord. 1161 § 2 (part), 1993).

Section 18.87.020 Architectural review board.

The Architectural Review Board shall be composed of three members of the Planning Commission appointed by the Chairman of the Planning Commission. The Architectural Review Board, shall perform all of the functions of that board as set forth in this chapter. Appeal from any finding of the Architectural Review Board may be made in writing to the Planning Commission in accordance with Section 18.08.120.

Section 18.87.030 Sign review.

Proposals for new exterior signs (including signs painted on windows) or proposals for modifications to existing exterior signs (including signs painted on windows) will be reviewed by the City Planner or the Architectural Review Board in accordance with Section 18.87.040 (b) of this chapter.

Section 18.87.040 Sign review criteria.

(a) Application for sign review shall be submitted on a form provided for that purpose and shall be accompanied by information as provided for in the application checklist maintained by the City Planner, but shall include the following minimum materials:

- (1) Color rendering of the sign;
- (2) Location of the sign on the building by use of a full rendering or color photograph with the sign location outlined on it to scale;
- (3) The size and dimensions of the sign and materials to be utilized;
- (4) An indication of whether the sign will be illuminated and, if so, whether such illumination will be direct or indirect.

(b) The approval or disapproval of the proposed sign (or modification to an existing sign) shall be based upon the following factors:

- (1) The sign's compatibility with the building use and with other buildings and uses in the same vicinity;
- (2) The sign's compatibility with the provisions of this code regulating signs;
- (3) The sign's compliance with the Marysville Plaza Urban Design and Development Plan;
- (4) The sign's compliance with the provisions of any target area plan adopted for the area;
- (5) The sign's compliance with other policies adopted by the agency relating to lighting, color, materials, or other considerations. (Ord. 1161 § 2 (part), 1993).

Section 18.87.050 Building design review.

(a) Minor exterior modifications, including normal repairs and maintenance, painting and other work that does not significantly change the character or appearance of the building, will be reviewed by the city planner. Modifications of this type may be approved by the city planner if the proposed work conforms to the criteria for design review set forth in this chapter and with the provisions of the Marysville Urban Design and Development Plan, any applicable target area plan and other policies adopted by the agency. If the city planner determines that the proposed work does not meet the criteria or does not constitute a minor exterior modification, the proposed exterior modification shall be submitted to the architectural review board for review.

(b) Projects involving new construction or projects involving exterior modification (other than minor exterior modification described in subsection (a) of this section), shall be reviewed by the architectural review board. (Ord. 1161 § 2 (part), 1993).

Section 18.87.060 Application for design review.

Any person who intends to construct a new building or sign within the project area or to repair or renovate any existing building or sign or relocate a sign within such project area shall first apply for design review and shall utilize a form provided for that purpose. Such application form shall be accompanied by information as provided for in the application checklist maintained by the City Planner, but shall include the following minimum materials:

- (1) A dimensioned site plan showing:
 - (A) The lot area in square feet,
 - (B) The placement of all structures on the property,
 - (C) Adjacent streets or alleys, identified by name,
 - (D) Areas of existing or proposed landscaping,
 - (E) Areas of existing or proposed fencing,
 - (F) Existing and proposed setback areas,
 - (G) Existing and intended methods of ingress and egress,
 - (H) The location of any off-street parking or loading facilities,

- (1) Any other information reasonably required to evaluate the proposal;
- (2) Dimensioned architectural drawings including elevations to scale of all sides of a proposed project, showing buildings and fences and indicating colors and materials to be used;
- (3) A landscape plan as set forth in Chapter 18.86 of this code;
- (4) Photographs of the site showing existing and adjacent buildings;
- (5) The location of any existing or proposed signs on the building facade. (Ord. 1148 § 12, 1992; Ord. 1161 § 2 (part), 1993).

Section 18.87.070 Design review criteria.

In reviewing designs for new construction or renovation or repairs of existing buildings within the project area, the following criteria shall be utilized:

- (1) Whether the proposed construction, sign, renovation or repair complies with all pertinent laws and regulations including, without limitation, the Marysville Plaza Urban Design Development Plan, any applicable target area plan or other plans or policies adopted by the agency;
- (2) The compatibility of the proposed design with other buildings in the vicinity;
- (3) In reviewing the design of the proposed project, architectural consideration shall be based upon the following:
 - (A) The height, bulk, and area of the subject building and other buildings in the same vicinity,
 - (B) The color and materials to be used and their compatibility with adjacent buildings and with any other regulations applicable thereto,
 - (C) The site, layout, orientation and location of the building and its relationship with open areas,
 - (D) The appropriateness of sign designs, exterior lighting and graphics;
- (4) Whether the site improvements, landscaping and other features of the proposed project are compatible with those on other parcels in the vicinity. (Ord. 1161 § 2 (part), 1993).

Section 18.87.080 Review, comment and advisory powers.

The city planner shall review and comment upon all proposals submitted to him pursuant to this chapter. Based on such review and comment, the city planner shall recommend to the agency what action should be taken with respect to a proposed project. Except as provided in Section 18.87.030 and Section 18.87.050, the final approval of any proposed project shall rest with the city council after review of the plans and renderings and the comments and recommendations of the city planner. (Ord. 1161 § 2 (part), 1993).

Section 18.87.090 Application fee.

The city council, by resolution, may establish a fee for applications submitted under the provisions of this chapter. (Ord. 1161 § 2 (part), 1993).

Section 18.87.100 Project completion.

Any work undertaken pursuant to an approval obtained under the provisions of this chapter must be completed within two years from and after the date of such approval. If such project is not completed within such time, the approval granted under the provisions of this chapter shall expire. An applicant or the applicant's successor in interest may reapply for approval under the provisions of this chapter. (Ord. 1161 § 2 (part), 1993).

Section 18.87.110 Exceptions.

The architectural review process set forth in this chapter shall not apply to signs or buildings in the following cases:

(1) If, in conjunction with the sale of property by the agency for redevelopment purposes, the purchaser agrees to construct, repair or renovate property in accordance with standards set forth in the agreement of sale, no further architectural review shall be required for work done in strict accordance with the provisions of such agreement. This exception shall not apply to any modification or addition made after the initial conditions of the agreement of sale are met.

(2) If a building is to be constructed, repaired or renovated in strict compliance with a design criteria plan adopted by the agency (either as part of a target area plan or otherwise), such work may be completed without the necessity of further review under the terms of this chapter; provided, however, that any later change or addition not in strict compliance with the adopted design criteria plan shall be subject to review under the provisions of this chapter.

(3) Subject to the provisions of Section 18.87.100, if, after receiving architectural approval of a sign or building under the provisions of this chapter, the applicant transfers the property, the transferee is entitled to complete the work which was the subject of the application without further approval. (Ord. 1161 § 2 (part), 1993).

Section 18.87.120 Violation--Penalties.

(a) It shall be unlawful for any person, firm or corporation, whether as principal, agent, employee or otherwise, to violate any provision of this chapter. The first violation of any provision of this chapter shall be an infraction and shall be punishable by a fine of one hundred dollars. The failure to correct any violation of any provision of this chapter within sixty days after notification of such offense shall constitute a separate offense and such offense shall be an infraction punishable by a fine of two hundred fifty dollars. The failure to correct any violation of any provision of this chapter within ninety days after notification of such offense shall constitute a separate offense and such offense shall be a misdemeanor punishable by a fine of five hundred dollars, or by imprisonment for a period of not more than six months, or by both such fine and imprisonment.

(b) In addition to the penalties provided in this section, any condition caused or permitted to exist in violation of any provision of this chapter shall be deemed a public nuisance and may be, by the city, summarily abated as such. (Ord. 1161 § 2 (part), 1993).

Chapter 18.94

HISTORIC PRESERVATION

Sections:

18.94.010	Purpose.
18.94.020	Definitions.
18.94.030	Powers and duties.
18.94.040	Standards for designation.
18.94.050	Inventory.
18.94.060	Proposed construction, alteration, demolition or removal.
18.94.070	Standards for review.
18.94.080	Applicability
18.94.090	Maintenance of historic structures and districts.
18.94.100	Historic preservation revolving fund.
18.94.110	Administration and Enforcement.
18.94.120	Penalty.

Section 18.94.010 Purpose.

The purpose of this ordinance section is to promote the health, safety and general welfare of the public through:

(a) The protection, enhancement, perpetuation and use of structures, sites and areas that are reminders of past eras, events and persons important to local, state or national history, or which provide significant examples of architectural styles of the past or are landmarks in the history or architecture or which are unique and irreplaceable assets to the City and its neighborhoods and which provide for this and future generations examples of the physical surroundings in which past generations lived;

(b) The development and maintenance of appropriate settings and environment for such structures;

(c) The enhancement of property values, the stabilization of neighborhoods and areas of the City, the increase of economic and financial benefits to the City and its inhabitants, and the promotion of tourist trade and interest;

(d) The enrichment of human life in its educational and cultural dimensions by serving aesthetic as well as material needs and fostering knowledge of the living heritage of the past.

(1216, Amended, 08/06/1996)

Section 18.94.020 Definitions.

Unless otherwise required by the context, the following words and phrases shall have the meaning ascribed to them by this section:

(1) Alteration: any modification of the exterior appearance of a historic structure for which a building permit is required.

(2) Architectural Review Committee: a three member subcommittee of the planning and historic preservation commission established pursuant to Chapter 18.87 of this code.

(3) Commission: the planning and historic preservation commission.

(4) Construction: the erecting of any new addition to a structure.

(5) Council: the City Council of the City of Marysville.

(6) Demolition: the destruction, razing or elimination of a historic structure.

(7) Historic District: an area of the City containing structures having special historic

interest or significance designated as the Historic Preservation Overlay Zone District upon recommendation of the planning and historic preservation commission by the City Council pursuant to the provisions of this Chapter.

(8) Historic Structure: an individual structure or an integrated group of structures on a single lot or parcel, fifty (50) years old or older, within the City of Marysville. A historic structure shall be designated on the Official Register.

(9) Official Register: the official list enumerating those sites and structures designated by the council as historic.

(10) Owner: the person or persons whose name(s) and address(es) appear on the last equalized assessment roll.

(11) Removal: the moving and/or relocation of a historic structure from its original site.

(12) Site: the land area of a lot which may be occupied by permitted buildings.

(1216, Added, 08/06/1996)

Section 18.94.030 Powers and duties.

The planning commission, the Commission's three member subcommittee (the Architectural Review Board), or the City Planner, when acting on behalf of the Commission (as outlined within the City of Marysville Design Review Manual) shall have the following powers and duties:

(a) Make recommendations to the council concerning designation of historic structures and historic districts and the removal of structures or districts from the Official Register.

(b) Establish and maintain a list of historic structures and landmarks, fifty years old or older, and take appropriate measures for recognition.

(c) Subject to the provisions of this Chapter and the City of Marysville Design Review Manual, review and approve, approve with conditions, or disapprove applications for construction, alteration, demolition, and/or remedial work on historic structures or non-historic structures lying within the Historic Overlay Zoning District.

(d) Take steps to encourage or bring about the preservation and/or restoration of historic structures, or landmarks of the type described in subparagraph (b).

(e) Within the historic preservation overlay zone district review and approve, approve with modifications, or deny, including any exterior building work on a historic structure or a structure in the historic overlay zone district. Examples of the work referred to are painting and repainting of exterior surfaces, roofing, fencing, landscaping, glazing and installation of lighting fixtures. In advising, the Commission shall be guided by the purpose and standards specified in this Chapter. The City Planner is authorized to approve minor exterior modifications, exterior painting colors and commercial signage.

(f) Make recommendations to the council concerning the acquisition of development rights, and the imposition of other restrictions and the negotiation of historic property contracts under the provisions of Government Code Section 50280 et seq. and guidelines promulgated by the council.

(g) Increase public awareness of the value of historic preservation by developing a participating in public information programs.

(h) Make recommendations to the council concerning the utilization of grants from federal and state agencies, private groups and individuals to promote the preservation of historically significant structures.

(i) Recommend to the council that the City purchase a historic structure where private preservation is impractical.

(j) The council may authorize one or more members of the City staff to assist the Commission in carrying out its duties Pursuant to this Chapter.

(1216, Added, 08/06/1996)

Section 18.94.040 Standards for designation.

All buildings fifty years old or older within the City of Marysville are hereby designated historic structures.

Further, other structures shall be eligible for designation as historic structures only if they are visually accessible to the public, and satisfy one or more of the following criteria:

(a) The property is the first, last, only, or most significant historic property of its type in the City;

(b) The property is associated with an individual or group having a profound influence on the history of the State of California, the City of Marysville, or the County of Yuba;

(c) The property is a prototype of, or an outstanding example of, a period, style, architectural movement, or construction, or is one of the more notable works, or the best surviving work in the State, City or County of a pioneer architect, designer or master builder.

(1216, Added, 08/06/1996)

Section 18.94.050 Inventory.

The City shall prepare or have prepared an inventory of structures, sites and areas within the City which qualify as historic structures or historic districts.

(1216, Added, 08/06/1996)

Section 18.94.060 Proposed construction, alteration, demolition or removal.

(a) If an application for a building permit and/or design review approval is submitted to the Planning Office with respect to construction, alteration, or demolition of a historic structure or structures within the Historic Preservation Overlay Zone District, such application shall be processed in accordance with the provisions of this Chapter and the City of Marysville Design Review Manual. In the event of any inconsistency or conflict between the provisions of the Municipal Code dealing with issuance of building permits, the provisions set forth in this Chapter shall prevail.

(b) The City of Marysville Design Review Manual shall be approved and amended by resolution, from time to time, by the City Council upon a recommendation from the Planning Commission.

(1216, Added, 08/06/1996)

Section 18.94.070 Standards for review.

In evaluating applications submitted, the Commission, the Architectural Review Board subcommittee, or the City Planner, shall consider the architectural style, design, arrangement, texture, materials and color, and the requirements and recommendations outlined within the City of Marysville Design Review Manual. Applications may be approved, approved with conditions, or denied.

(1216, Added, 08/06/1996)

Section 18.94.080 Applicability

The provisions of this Chapter shall be inapplicable to the construction, alteration, demolition, or removal of any structures or district where a building permit for such work was issued prior the designation of such structure or district as a historic structure or historic district.

(1216, Added, 08/06/1996)

Section 18.94.090 Maintenance of historic structures and districts.

The owner, lessee, and any other person in actual charge or possession of a historic structure, or of a structure in the historic district, shall be encouraged to keep in good repair all of the exterior portions of such structure and all interior portions thereof where maintenance is necessary to prevent deterioration and decay of any exterior portion.

(1216, Added, 08/06/1996)

Section 18.94.100 Historic preservation revolving fund.

(a) The council may, by resolution, establish a historic preservation revolving fund. The resolution creating such a fund shall contain provisions for its administration and control.

(b) Said revolving fund may be used for the preservation and improvement of historic structures and districts.

(c) The revolving fund may utilize grants from federal and state agencies and private groups or individuals received pursuant to council action, as well as appropriations from the city budget, to promote the preservation of historically significant structures in the City of Marysville.

(1216, Added, 08/06/1996)

Section 18.94.110 Administration and Enforcement.

Except as otherwise specifically provided herein, it shall be the duty of the Building Official to administer and enforce this Chapter.

(1216, Added, 08/06/1996)

Section 18.94.120 Penalty.

Any person who violates this Chapter shall be guilty of an infraction, punishable by:

(a) A fine, not exceeding one hundred dollars, for the first violation;

(b) A fine, not exceeding two hundred dollars, for a second violation;

(c) A fine, not exceeding five hundred dollars, for each additional violation of this

Chapter within one year.

(1216, Added, 08/06/1996)