

Date: September 15, 2023
To: City of Bayfield Plan Commission
From: Tim Schwecke and Charlie Handy
Subject: City of Bayfield Zoning Code Rewrite
Memo #15 (Various articles in zoning code)



Please find attached a number of articles for the zoning code project.

Article 8 – Reserved This article is reserved in case a new set of provisions need to be added to the code at some future date. That way, these section numbers can be used without having to revise all of the existing section numbers and cross-references.

Article 10 – Specific Planned Development Districts (PDDs) When the City approves a new PPD, the details about the district will be included in this article. Typically, there is one section for the district with subsections describing the district and the dimensional and use standards that are unique to the district.

Article 19 – Outdoor Lighting This is based on the content in Article 273 of the municipal code.
<https://ecode360.com/12042823>

Article 21 – Nonconformities This article is based on Article VI in the existing zoning code.
<https://ecode360.com/12046198>

Article 22 – Enforcement This article includes basic provisions, some of which are in the existing zoning code.

Attachments:

1. Article 8 – Reserved, September 15, 2023
2. Article 10 – Specific Planned Development Districts, September 15, 2023
3. Article 19 – Outdoor Lighting, September 15, 2023
4. Article 21 – Nonconformities, September 15, 2023
5. Article 22 – Enforcement, September 15, 2023

**ARTICLE 8
RESERVED**

510.1200 through 510.1299 reserved

ARTICLE 10
SPECIFIC PLANNED DEVELOPMENT DISTRICTS

510.1600 through 510.1699 reserved

ARTICLE 19 OUTDOOR LIGHTING

510.2500 Legislative findings

- A. It is the intent of this article to define practical and effective measures by which the obtrusive aspects of excessive and/or careless outdoor light usage can be minimized, while preserving safety, security and the nighttime use and enjoyment of property. These measures will reasonably curtail the degradation of the nighttime visual environment by encouraging lighting practices that direct appropriate amounts of light where and when it is needed, increasing the use of energy-efficient sources, and decreasing the wastage of light and glare resulting from overlighting and poorly shielded or inappropriately directed lighting fixtures.
- B. In adopting this article, credit is hereby given to the International Darksky Association for its assistance in providing valuable information and guidance.

510.2501 Conformance with applicable codes

All outdoor illuminating devices must be installed and maintained in conformance with this article and other applicable sections of this chapter.

510.2502 Applicability

- A. **New uses, buildings and major additions or modifications.** For all proposed new land uses, developments, buildings, and structures that require a building permit or other authorization from the City, all outdoor lighting fixtures must meet the requirements of this article. All building additions or modifications of 25 percent or more in terms of additional dwelling units (rooms), gross floor area, or parking spaces, either with a single addition or with cumulative additions subsequent to October 5, 2004, shall invoke the requirements of this article for the entire property, including previously installed and any new outdoor lighting.
- B. **Existing uses.** Existing uses are exempted from the provisions of this article in the circumstances as described in § 510.2511(A). Existing uses and lighting which substantially deviates from § 510.2500 and which are brought to the attention of the City Council by an aggrieved party, may constitute a public nuisance under § 510.2500, and subject to abatement or other relief.
- C. **Resumption of use after abandonment.** If a property or use with nonconforming lighting is abandoned for a period of 6 months, excluding temporary or short-term interruptions for the purpose of remodeling maintaining, or otherwise improving or rearranging a facility, then all outdoor lighting must be reviewed and brought into compliance with this article before the use is resumed.
- D. **Roadways.** Municipal lighting for public roadways is exempt from the provisions of this article. The City, in conjunction with the Wisconsin Department of Transportation (WisDOT), will review the municipal lighting with the intent of both meeting the WisDOT guidelines and the spirit and intent of this article.

510.2503 Shielding and outdoor lighting standards

- A. All nonexempt outdoor lighting fixtures must be fully shielded.
- B. All nonexempt outdoor lighting fixtures must be placed so as to not cause light trespass or light glare beyond the property boundary.
- C. All nonexempt outdoor lighting fixtures must be of a type and placed so as to not allow any light above the horizontal, as measured at the luminaire.
- D. Seasonal decorations using typical unshielded low-wattage incandescent lamps is allowed from November 10 through January 30.
- E. All lighting for commercial, industrial and any other nonresidential activities must be extinguished between 11:00 p.m. (or when the business closes, whichever is later) and sunrise. Security lighting for these establishments must conform to the other provisions of this article.

- F. All light fixtures that are required to be shielded must be installed and maintained in such a manner that the shielding is effective as described herein for fully shielded fixtures.
- G. Sensor activated luminaries are permitted provided:
- (1) It is located in such a manner as to prevent glare and lighting onto properties of others or into a public right-of-way.
 - (2) The luminaire is set to only go on when activated and to go off within 5 minutes after activation has ceased.
 - (3) The luminaire may not be triggered by activity off of the property.
- H. Placement and height of luminaries.
- (1) Parking area luminaries may be no taller than 17 feet from the ground at their tallest point. Parking area lights are encouraged to be greater in number, lower in height and lower in light level versus fewer in number, higher in height and higher in light level.
 - (2) Freestanding luminaries on private property in residential districts shall be mounted at a height equal or less than the sum of $H = (D/3) + 3$, where D is the distance in feet to the nearest property boundary, but shall not be higher than 15 feet, whichever is less.
 - (3) Streetlights used on arterial roads may exceed 20 feet in height, with the recommendation of the Common Council, and only with the finding that exceeding 20 feet is necessary to protect the safety of residents.
 - (4) Luminaries used for playing fields are exempt from the height restriction provided all other provisions of this article are met and the light is used only while the field is in use.

510.2504 Outdoor advertising signs

- A. External illumination for signs must conform to all provisions of this article. Upward-directed sign lighting is prohibited.
- B. Neon lights are permitted provided they are only used during business hours.

510.2505 Waterfront lighting

- A. **Purpose.** The purpose of this section is to minimize light pollution of the waterfront environment without significantly inhibiting safety and security.
- B. **Generally.** This section applies to all lighting on berthing structures, piers or docks or designed to illuminate those structures. Light fixtures which do not conform to these provisions may be allowed with a conditional use permit upon a showing of special circumstances affecting safety, security, or general public interest. Nonconforming lighting in existence on October 5, 2004 must be brought into compliance by October 5, 2009.
- C. **Standards.** The following standards apply:
- (1) Flashing and rotating lights are prohibited.
 - (2) Lighting inside a boathouse and intended to illuminate its interior is permitted.
 - (3) Lighting on exteriors of berthing structures, piers or docks must be fitted with opaque shields to prevent direct visibility of the lamp to persons on public waters or adjacent lands more than 50 feet beyond the berthing structure.
 - (4) Lighting not mounted on a berthing structure, piers or docks but designed to illuminate such a structure or its immediate vicinity must comply with subsection C(3) above.
 - (5) Lighting installed on, or intended to illuminate, seasonally used berthing structures, piers or docks must be turned off when not required for safety or security.
 - (6) Public marinas may install illuminated signs with opaque shaded or shielded lighting that provide information pertaining to applicable federal state or municipal rules and regulations relating to

electrical, fueling, waste and sewage disposal or other safety and environmental matters. Such sign illumination shall not be visible from off the berth structure, piers or docks.

510.2506 Special standards for recreational facilities

- A. **Lighting levels.** Lighting for outdoor athletic fields, courts, or tracks is exempt from the lumens limits of this article.
- B. **Shielding.** Fully shielded lighting is required for fields designed for Class III or IV levels of play (e.g., amateur or municipal league, elementary to high school, training, recreational or social levels).
- C. **Off-site spill.** The installation must also limit off-site spill (off the parcel containing the sports facility) to the maximum extent possible consistent with the illumination constraints of the design.
- D. **Curfew.** All events must be scheduled so as to complete all activity no later than 10:30 p.m. Illumination of the playing field, court, or track is permitted after the curfew only to conclude a scheduled event that was unable to conclude before the curfew due to unusual circumstances. Field lighting for these facilities must be turned off within 30 minutes after the last event of the night.
- E. **Generally.** All lighting not directly associated with the special use areas above must conform to the lighting standards described in this article, including but not limited to the lamp type and shielding requirements and the lumens limits.

510.2507 Special standards for service station canopies and parking structures

- A. **Shielding.** All luminaires mounted on or recessed into the lower surface of service station canopies and parking structures must be fully shielded and utilize flat lenses.
- B. **Total under-canopy output.** The total light output used for illuminating service station canopies, defined as the sum of all under-canopy initial bare-lamp outputs in lumens, may not exceed 215 lumens per square meter (20 lumens per square foot) not limited to luminaires mounted on the lower surface or recessed into the lower surface of the canopy, any lighting within signage or illuminated panels over the pumps, and is to be included toward the total at full initial lumen output.
- C. The lumen output of lamps mounted on or within the lower surface of a canopy is included toward the lumens per acre according to the method defined in above. Other lighting located under a canopy but not mounted on or within the lower surface is included toward the lumen caps at full initial output.
- D. Generally. All lighting not directly associated with the special use areas above must conform to the lighting standards described in this article, including but not limited to the lamp type and shielding requirements and the lumens limits.

510.2508 Prohibitions

- A. **Laser source light.** The use of laser source light or any similar high-intensity light for outdoor advertising or entertainment, when projected above the horizontal, is prohibited.
- B. **Searchlights.** The operation of searchlights for advertising purposes is prohibited.

510.2509 Temporary exemption (Does the City want to retain this provision? Is it ever used?)

- A. **Request; renewal; information required.** Any person may submit a temporary exemption request to the Plan Commission. The request shall contain the following information:
 - (1) Specific ordinance exemption(s) requested;
 - (2) Duration of requested exemption(s);
 - (3) Proposed location on premises of the proposed light fixture(s);
 - (4) Purpose of the proposed lighting;
 - (5) Information for each luminaire and lamp combination as required herein;

- (6) Previous temporary exemptions, if any, and addresses of premises thereunder;
 - (7) Such other data and information as may be required by the designated official.
- B. **Approval; duration.** The Plan Commission shall have 45 business days from the date of submission of the request for temporary exemption to act, in writing, on the request. If approved, the exemption shall be valid for not more than 30 days from the date of issuance of the approval. The approval shall be renewable upon further written request, at the discretion of the designated official, for a maximum of one additional 30-day period. The designated official is not authorized to grant more than one temporary permit and one renewal for a 30-day period for the same property within one calendar year.
- C. **Disapproval; appeal.** If the request for temporary exemption or its extension is disapproved, the person making the request will have the appeal rights provided by the municipality.

510.2510 Other exemptions

- A. **Nonconformance.** Bottom-mounted or unshielded outdoor advertising sign lighting may not be used after October 5, 2006. All other outdoor light fixtures lawfully installed prior to and operable on October 5, 2004 are exempt from all requirements of this article.^[1] There shall be no change in use or lamp type, or any replacement (except for same type and same-output lamp replacement) or structural alteration made, without conforming to all applicable requirements of this article. Further, if the property is abandoned, or if there is a change in use of the property, the provisions of this article apply when the abandonment ceases or the new use commences.
- B. **State and federal facilities.** Compliance with the intent of this article at all state and federal facilities is encouraged.
- C. **Emergency lighting.** Emergency lighting, used by police, fire-fighting, or medical personnel, or at their direction, is exempt from all requirements of this article for as long as the emergency exists.
- D. **Swimming pool and fountain lighting.** Underwater lighting used for the illumination of swimming pools and fountains is exempt from the lamp type and shielding standards provided herein, though it must conform to all other provisions of this article.
- E. **Residential fixtures.** Outdoor light fixtures attached to residential buildings and located below the eave and less than 2,000 lumens are exempt from the provisions of this article. Light fixtures 2,000 lumens and over are not exempt.^[2] Outdoor fixtures above the eave or attached to buildings or poles separate from the residence are not exempt. All spotlights or floodlights must be fully shielded to prevent glare and light trespass beyond the property boundary, and directed no more than 45° above straight down. The acceptability and shielding restrictions applicable to a particular lamp are decided by its initial lumen output, not wattage; check manufacturer's specifications.
- F. **Flags, lighted.** United States and State of Wisconsin flags are exempt from the provisions of this article. All other outdoor lighted flags, such as, but not limited to, decorative and commercial flags, must conform to this article.
- G. **Holiday lighting.** Holiday lighting is exempt from the provisions of this article from November 10 until January 30 of the following year.
- H. **Towers.** Legally required safety lighting for towers is exempt from this article.
- I. **Airfields and airports.** Airfields and airports, whether commercial or noncommercial, are exempt from the provisions of this article where lighting is used for air safety reasons. All other lighting must conform to this article.

Editorial notes:

[1] The Common Council adopted an outdoor lighting ordinance on October 5, 2004, which was codified in the municipal code as Chapter 273. That chapter was incorporated into the zoning regulations as part of the code rewrite, which was adopted in 2024.

[2] The following are examples of lamp types that are 2,000 lumens and less: (1) 100-watt standard incandescent, (2) 15-watt cool white fluorescent, (3) 15-watt compact fluorescent, and (4) 18-watt low pressure sodium.

510.2511 Lighting plan

- A. **Properties subject to site plan review.** At the time any exterior light is installed or substantially modified, and whenever a development-related application is made, a lighting plan must be submitted for review and approval consistent with the requirements for a site plan set forth in Article 5.
- B. **Properties not subject to site plan review.** If the zoning administrator believes a property that is not otherwise subject to a site plan review (e.g., single-family residence) may not be in compliance with this article, the property owner must submit a lighting plan to the zoning administrator for review within 21 days of a written request.
- C. **Content.** A lighting plan must include the following:
- (1) A description of all existing and proposed luminaires, including name of manufacturer, product number, lamp type, mounting height, and lumen output. This may include manufacturer's catalog cut sheets.
 - (2) A photometric plan indicating the location of all existing and proposed luminaires, mounting and/or installation height in feet, the overall illumination levels (in footcandles) and uniformities on the site, and the illumination levels (in footcandles) at the property boundary lines. This may be accomplished by means of an isolux curve or computer printout projecting the illumination levels.
 - (3) Other information the zoning administrator deems necessary to ensure compliance with this article.
- D. **Amendment of an approved lighting plan.** The zoning administrator may upon petition approve an amendment to an approved lighting plan based on a finding that the amendment is minor and otherwise complies with the requirements of this article in effect at the time. Any proposed amendment that the zoning administrator determines to be substantial, requires a new approval and all procedures and requirements in place at the time must be followed.

510.2512 through 510.2599 reserved

The remainder of this page left intentionally blank.

ARTICLE 21 NONCONFORMITIES

510.2700 Legislative findings

The Common Council makes the following legislative findings relating to nonconformities:

- (1) There may be existing lots, buildings, uses, and signs in the City that were lawfully established but that do not now comply with one or more provisions of the zoning district in which they are located.
- (2) It is not the intent of this chapter to perpetuate and/or encourage the long-term continuance of nonconformities because they are inconsistent with the requirements and character of the zoning districts involved, or to permit nonconformities to be enlarged, expanded, or extended except as provided for herein.
- (3) State law permits the reconstruction of nonconforming structures under certain circumstances.

510.2701 Official registry of nonconforming lots, buildings and land uses

- A. **Content of registry.** The zoning administrator may develop and maintain a registry of (1) lots known by him or her to be considered nonconforming, (2) buildings known by him or her to be considered nonconforming, and (3) land uses known by him or her to be considered nonconforming and those which have registered as a nonconforming use consistent with the requirements in Article 5.
- B. **Form of registry.** At the discretion of the zoning administrator, the registry may consist of either a written list or digital records.
- C. **Disclaimer.** Given the nature of the registry, the City does not warrant that such information is complete and/or accurate in all respects.

510.2702 Nonconforming lots

In a Residential District, a one-family detached dwelling and its accessory structures may be erected on any legal lot or parcel of record in the County Register of Deeds office before December 31, 1979 consistent with the district requirements insofar as practical, but not less than the following:

- (1) Lot width, minimum: 40 feet
- (2) Lot area, minimum: 4,800 square feet
- (3) Building area, minimum: 1,000 square feet
- (4) Building height, maximum: 35 feet
- (5) Front yard, minimum: 25 feet; the second front yard on corner lots not less than 10 feet
- (6) Rear yard, minimum: 10 feet
- (7) Side yard, minimum: 16 percent of the frontage, but not less than 5 feet (6 feet, 4 inches for 44-foot lots).

510.2703 Nonconforming buildings

- A. **Generally.** A legal nonconforming building may be used for any conforming use.
- B. **Enlargement.** A nonconforming building that is used for a conforming use may be enlarged provided building addition complies with all requirements and the Plan Commission authorizes such enlargement pursuant to the requirements in Article 5.
- C. **Building addition within setback. (NEW PROVISION)** Pursuant to the procedures and requirements in Article 5, the Plan Commission may approve a special exception to authorize the construction of a building addition within a building setback area provided:
 - (1) the existing building was legally established;
 - (2) the use of the building is legal conforming;
 - (3) the building addition is not located in an existing or proposed street or highway;

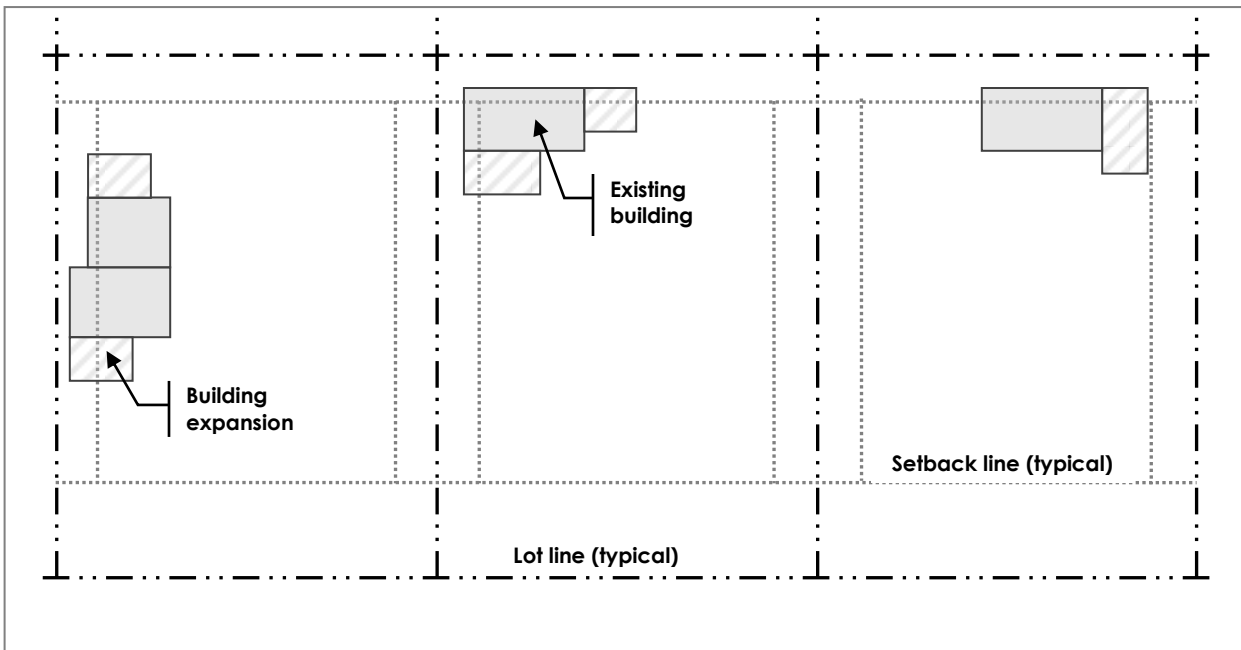
- (4) the existing building to which the addition will be attached is located within a front-yard, side-yard, and/or rear-yard setback area;
- (5) the building addition is in compliance with the height limitations of the zoning district in which it is located, and is not greater in height than the contiguous portion of the existing building;
- (6) the building addition does not extend closer to the lot line that is the lot line that is creating the non-conforming situation than the existing building (i.e., the non-conforming aspect(s) of the building addition is/are not made worse by the proposed expansion);
- (7) the building addition does not extend into a setback the existing building does not currently encroach upon rendering the proposed building non-conforming in a manner it was not previously, prior to the proposed expansion; and
- (8) the building addition complies with all other dimensional standards that may apply.

See Exhibit 21-1 for examples of permissible additions.

In making its decision, the **Plan Commission** (or **Common Council**) should consider the following factors, in addition to those factors listed in § 510-_____.

- (1) The size and location of the existing legal non-conforming building.
- (2) The size and location of any other buildings on the subject property.
- (3) The size and location of the proposed expansion.
- (4) The necessity of constructing the addition within the setback.
- (5) The proximity of buildings and other structures on adjoining properties.

Exhibit 21-1. Examples of permissible expansions within a setback area



- D. **New foundation/basement.** The placement of a new foundation or basement under an existing nonconforming building that is not located in the 100-year floodplain is permitted provided the foundation or basement does not extend beyond the vertical extent of the existing exterior wall.
- E. **Unsafe conditions.** Nothing in this article prevents the building inspector or any other City official from initiating remedial or enforcement actions when a nonconforming building is declared unsafe or presents a danger to the public health, safety, or welfare; constitutes a public nuisance; or is in violation of any licensing regulation.

- F. **Ordinary repair and maintenance, and remodeling.** Nothing in this article prohibits or limits, based on cost, the repair, maintenance, renovation, or remodeling of a nonconforming building.
- G. **Reconstruction following damage.** A nonconforming building that is damaged by violent wind, vandalism, fire, flood, ice, snow, mold, or infestation on or after March 2, 2006, may be restored to its condition (e.g., size, location, and use) prior to the damage, except the building may be larger when necessary to comply with state or federal requirements.^[1]
- H. **Relocation.** A nonconforming building may not be moved or relocated to any other location on the lot unless such building is made to conform to all regulations of the zoning district in which it is located.

Editorial notes:

[1] See § 62.23(7)(h), Wis. Stats.

510.2704 Nonconforming uses

- A. **Generally.** A legal nonconforming use may continue to exist so long as it remains otherwise lawful, subject to the provisions in this section.
- B. **Cessation of use.** If a nonconforming use ceases for any reason, whether intentional or otherwise, for more than 12 continuous months, such use may not thereafter be reestablished.^[1] When a business operation is of a seasonal nature (e.g., marinas, summer camps), the periods when the business is not normally active are excluded from the 12-month period mentioned above. If the zoning administrator determines that a nonconforming use has ceased to operate for more than the aforementioned time period, he or she is authorized to initiate the process established under Article 5 to terminate the nonconforming use. However, if a temporary structure houses a nonconforming use, such use must terminate when the temporary structure is removed.
- C. **Change in extent.** Except as may be provided in this article or in state law, a nonconforming use may not be enlarged, increased, or expanded and may not occupy a greater area than what existed on the effective date of this chapter or any amendment thereto that created the nonconforming use.
- D. **Limitation on structural alterations to building housing nonconforming use.** Structural alterations to a building housing a nonconforming use may not exceed, on an accumulative percentage basis, 50 percent of the equalized assessed value of such structure.^[2] For example, if a property owner makes structural alterations, the cost of which equals 40 percent of the current equalized assessed value of the building, any additional structural alterations are limited to 10 percent of the equalized assessed value at the time of the work.
- E. **Damage to structure housing nonconforming use.** If a building housing a nonconforming use is damaged beyond 50 percent of its present equalized assessed value, such nonconforming use may not be reestablished.
- F. **Change of location.** A nonconforming use may not be moved in whole or in part to any other portion of the lot or to another structure than what was occupied on the effective date of this chapter or any amendment thereto that created the nonconforming use.
- G. **Casual, occasional, accessory, or incidental use.** Casual, occasional, accessory, or incidental use after the primary nonconforming use has terminated, does not perpetuate a nonconforming use.^[3]
- H. **Change of production.** A change in the method or quantity of production and the incorporation of new technology into a nonconforming use is permitted provided the original character of the use remains the same.^[4]
- I. **Termination due to effects on public health, safety, and welfare.** In the event the zoning administrator determines that a nonconforming use, regardless of its duration, is harmful to the public health, safety, or welfare, he or she shall follow the procedure outlined in Article 5 relating to termination of a use.^[5]
- J. **Unsafe conditions.** Nothing in this chapter prevents the strengthening or restoring to a safe condition of any structure or part thereof, provided that such work conforms to the provisions in this chapter.
- K. **Licensing.** The operator of a nonconforming use must obtain such licenses as may be required by the state of Wisconsin, or its designated agent; Bayfield County; or the City, and maintain such licenses for the life of the use or until the entity no longer requires such license.
- L. **Conversion to another nonconforming use.** Subject to the requirements in Article 5, a nonconforming use may be converted to a different nonconforming use provided the new use is less nonconforming. Any

nonconforming use that has been converted continues to be subject to all applicable provisions related to nonconforming uses and to the conversion order as approved by the Common Council.

- M. **Permissible accessory residential uses.** If an existing single-family dwelling unit is classified as a nonconforming use, the establishment of accessory residential uses normally incidental to a single-family dwelling is not considered to be an expansion of a nonconforming use and is permitted provided the accessory use is otherwise allowed by the zoning code and all accessory buildings exceeding 600 square feet must be approved by the Plan Commission upon a determination that the accessory building is otherwise allowed in the zoning district in which it is located.

Editorial notes:

[1] See § 62.23(7)(h), Wis. Stats

[2] See § 62.23(7)(h), Wis. Stats

[3] See *Village of Menominee Falls v. Veirstahler*, 183 Wis. 2d 96, 515 N.W.2d 290 (Ct. App. 1994)

[4] See *Racine County v. Cape*, 2002 WI App 19, 250 Wis. 2d 44, 639 N.W.2d 782, 01-0740

[5] See § 62.23(7)(h), Wis. Stats.

510.2705 Nonconforming signs

Forthcoming – to be added when the sign regulations in Article 20 are drafted

510.2706 Special provisions for manufactured home communities

A mobile home or a manufactured home not located in a mobile home park is considered a nonconforming use.

510.2707 Special provisions for nonconforming boathouses

The ordinary maintenance and repair of a nonconforming boathouse that extends beyond the ordinary high-water mark must comply with § 30.121, Wis. Stats.

510.2708 Special provisions related to the shoreland-wetland overlay district

The shoreland-wetland provisions of this chapter authorized by § 62.231, Wis. Stats., do not limit the repair, reconstruction, renovation, remodeling, or expansion of a nonconforming structure in existence on the effective date of the shoreland wetland provisions, or of any environmental control facility in existence on May 7, 1982 related to such a structure. All other modifications to nonconforming structures are subject to § 62.23(7)(h), Wis. Stats., which limits total lifetime structural repairs and alterations to 50 percent of current fair market value.

510.2709 Special provisions related to the floodplain overlay district

Special provisions relating to nonconformities in the floodplain overlay district are included in Article 12.

510.2709 through 510.2799 reserved

ARTICLE 22 ENFORCEMENT

510.2800 Authority for enforcement

The City has the authority under § 62.23(7)(f), Wis. Stats., to enforce the provisions of this chapter and establish penalties.

510.2801 Actions constituting a violation

Each action that is not in full compliance with this chapter and/or with a condition or requirement of an approval issued pursuant to this chapter constitutes a separate and distinct violation. Each day that a violation continues is considered a separate offense.

510.2802 Continuation

Nothing in this chapter prohibits the continuation of previous enforcement actions undertaken by the City pursuant to previous and valid ordinances and laws.

510.2803 Penalties

Any person that violates this chapter shall, upon conviction, be subject to a penalty as provided for in Chapter 1, Article 1 of the municipal code.

510.2804 Other remedies

The City or any aggrieved person may seek an injunction, restraining order, or other equitable relief in court to stop any violation of this chapter and/or an order requiring the property owner to restore the property to the condition that existed prior to the violation.