

SECTION 2. VIOLATIONS AND PENALTIES

In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained or any building, structure, or land, is used in violation of this Ordinance, the City, in addition to other remedies, may institute any appropriate action or proceedings, to prevent such unlawful erection, construction, reconstruction, alteration, repair, 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.

Any person, firm or corporation who shall knowingly and willfully violate the terms, conditions or provisions of this zoning ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be sentenced to pay a fine of not to exceed five hundred dollars (\$500.00) or by imprisonment not exceeding ninety (90) days or both. Each day the violation continues thereafter shall be a separate offense.

SECTION 3. AMENDMENTS

The Mayor and Board of Aldermen may, from time to time, on its own motion, or on petition from a property owner, or on recommendation of the Planning Commission, amend the regulations and districts herein established. No change in regulations, restrictions or district boundaries shall become effective until after a public hearing held in relation thereto by the City council, at which parties in interest and citizens shall have an opportunity to be heard. At least fifteen- (15) day's notice of the time and place of such hearing shall be published in an official paper or paper of general circulation in Philadelphia, Mississippi and Neshoba County. Every such proposed amendment shall be referred to the Planning Commission for report. For each petition for amendment to the Zoning Regulations a deposit of fifty dollars (\$50.00) shall be required by persons requesting such change to pay the cost of legal publication.

SECTION 4. CLASSIFICATION OF NEWLY ANNEXED PROPERTY

All annexation of land to the City shall be in an R-1 residential zone unless otherwise classified by the Mayor and Board of Aldermen, for a period of time not to exceed one (1) year from the effective date of the Ordinance annexing said property.

Within this one year period of time the Mayor and Board of Aldermen shall instruct the Planning Commission to study and make recommendations concerning the use of land within said annexed

area to promote the general welfare, and upon request of such recommendations the Mayor and Board of Aldermen shall establish the district classification of said property; provided, however, that this shall not be construed as preventing said Board from establishing the district classification at the time of said annexation.

SECTION 5. INVALIDITY OF A PART

In case any portion of these regulations shall be held to be invalid or unconstitutional, the remainder of these regulations shall not thereby be invalid, but shall remain in full force and effect.

SECTION 6. CONFLICTING REGULATIONS

It is hereby provided that the provisions of these regulations shall not be construed as being in conflict with the provisions of any other regulations of Philadelphia, Mississippi. In any case when the provisions of these regulations and the provisions of other regulations both apply, the provisions of greatest restriction shall govern.

SECTION 7. EMERGENCY CLAUSE

It being immediately necessary for the preservation of the public peace, health and safety, an emergency is hereby declared to exist, by reason whereof these regulations shall take effect and be in full force from and after its passage and approval.

Passed and adopted this 20th day of October 1987.

Attest:

Brenda H. Mills
City Clerk

Charles A. McClain
Mayor