

# RECORD OF ORDINANCES

Ordinance No. 7-19

Passed October 8, 2019

## ORDINANCE #7-19

### APPROVING AMENDMENT TO ORDINANCE #10-98 AND SUSPENDING THE RULES

WHEREAS, the Village of Morrow has enacted certain zoning ordinances regarding the uses of property situated within the geographical territory of the Village, the same being reasonable and necessary in furtherance of the business of the Village and the common wealth, safety, and services of the people of the Village of Morrow; and

WHEREAS, the Village of Morrow has cause from time-to-time to review the same zoning ordinances; and

WHEREAS, upon review of the zoning ordinances, the Village having found that Amendments of the same is necessary to advance the business of the Village and the common weal, safety, and services of the people of the Village of Morrow, to wit: such amendments as were presented to the Village Council as included with the Agenda for the Village Council Meeting of October 8, 2019, and attached hereto as Exhibit 1;...

NOW, THEREFORE, BE IT RESOLVED:

The Amendments as set forth in Exhibit 1, attached hereto, and referenced therein are hereby ADOPTED, with the remainder of the Ordinance 10-98 not otherwise modified therein remaining in full force and effect;

AND BE IT FURTHER RESOLVED, that any rule requiring multiple readings is hereby suspended.

Passed this **8th** day of the month of **October, 2019**:

PASSED:

ATTEST:

  
GLADYS JACKSON, Village Clerk

  
YORK BRYANT, Mayor

### CERTIFICATION

The undersigned, the Village Fiscal Officer of the Village of Morrow, Ohio does hereby certify that the within resolution was posted at those places listed below for a period of fifteen (15) days commencing on the 15<sup>th</sup> day of the month of October, 2019.

1. Municipal Building
2. The Morrow Village Market
3. First National Bank
4. Post Office
5. Salem Township Public Library

  
GLADYS JACKSON, Village Clerk

**ORDINANCE 7-19**

**PASSED 10/8/19**

AN ORDINANCE REQUIRING BUILDINGS AND STRUCTURES WITHIN THE VILLAGE OF MORROW TO BE MAINTAINED IN A SAFE, SANITARY AND NON HAZARDOUS MANNER; ESTABLISHING MAINTENANCE STANDARDS FOR PREMISES WITHIN THE VILLAGE OF MORROW; RECOGNIZING THE ZONING INSPECTOR AND ADMINISTRATOR FOR ENFORCEMENT PURPOSES; RECOGNIZING THE ZONING APPEALS BOARD TO HEAR APPEALS IN THE ENFORCEMENT OF THIS ORDINANCE; ESTABLISHING PENALTIES FOR VIOLATIONS.

**BE IT ORDAINED by the Council of the Village of Morrow, Ohio** as follows:

Section 1	Title
Section 2	Purpose
Section 3	Scope
Section 4	Existing Uses Continued
Section 5	Maintenance Occupied
Section 6	Penalty

**Section 1 TITLE**

The following provisions shall constitute and be known as the Village of Morrow Maintenance and Safety Ordinance. The regulations are adopted under the authority of Ohio Revised Code, Section 715.26 and Article XVIII, Section 3 of the Ohio Constitution.

**Section 2 PURPOSE**

The purpose of this Ordinance is to provide basic and uniform regulations to establish reasonable safeguards of the safety, health and welfare of the citizens, residents, occupants and users of the Village of Morrow, Ohio and of the general public.

**Section 3 SCOPE**

This ordinance shall apply to all non-agricultural structures not covered by a current valid building permit.

**Section 4 EXISTING USES CONTINUED**

Except as otherwise provided, nothing in this ordinance shall require removal, alteration or abandonment of, nor prevent continued occupancy or use of, an existing building unless such building shall be or become unsafe according to Section 5, or unless such building is in violation of orders or conditions of approval existing at the time of the adoption of this ordinance.

## Section 5 MAINTENANCE

### (A) MAINTENANCE REQUIRED

All buildings and structures, all parts thereof, and all building service equipment shall be maintained in a safe, sanitary and non-hazardous manner. All means of egress, devices, Safeguards and equipment shall be kept in good working order. The exterior of all premises and the condition of all buildings, structures and components thereon shall be maintained so as to prevent and/or repair deterioration, so as to insure that the property itself may be preserved safely, and that hazards to public health and safety are avoided.

### (B) REVIEW AND RECOMMENDATIONS BY COMMITTEE

In the enforcement of the provisions of this Section, all suspected violations and complaints shall be investigated by the Village Zoning Inspector. If any violations are found, the Zoning Inspector shall provide violations and corrective measures to the Village Administrator for review and approval. Notices will indicate the violations and corrective measures that are required to avoid hazards to public health and safety and/or protect adjoining or neighboring properties from safety, fire and structural hazards. Notices will indicate the time permitted to make corrective actions. After the time period permitted by the Zoning Inspector has expired, the Village Administrator will recommend to the Mayor or Morrow the issuance of a citation to cite the property owner, which will be referred to Mayor's Court. The property owner may request an appeal to be heard by the Zoning Appeals Board.

### (C) MAINTENANCE STANDARDS

#### (1) Maintenance of structures

- Each owner, and/or occupant shall keep all exterior components of every structure in good repair, including but not limited to, walls, roofs, chimneys, cornices, gutters, downspouts, drains, porches, steps, landings, fire escapes, exterior stairs, windows, shutters, doors, storefronts, signs, marquees and awnings.
- (a) All surfaces shall be covered with a protective coating, including paint, shingles, plastic/aluminum /asbestos or vinyl siding or other material that preserves the structure and does not contribute to deterioration.
  - (b) All surfaces shall be maintained free of deterioration, including but not limited to, broken glass, loose or missing shingles or siding, crumbling brick, stone and mortar, and peeling, scaling or deteriorated paint.

- (c) Overhanging structure, including canopies, marquees, signs, awnings, exterior stairways, fire escapes, and other structures with overhanging extensions shall be maintained in good repair, be securely anchored to the structure and protected from rust and other signs of decay by application of a weather protective materials such as paint. Non-operative or broken electrical signs shall be repaired or removed. All obsolete signs and sign structures shall be removed.
- (d) Except for display merchandise in non-residential buildings, no storage of materials, goods, stock or inventory shall be permitted in building openings ordinarily exposed to public view unless such areas are screened from public view. All such screening shall be of clean material and will be maintained in a good state of repair.

(2) MAINTENANCE OF ACCESSORY STRUCTURES

Each accessory structure shall be subject to the Maintenance Standards set forth in Section 5(C)(1). Further, each structure shall:

- (a) Provide weatherproof usable space and shall not harbor rodents, termites or other vermin.
- (b) In residential zones, all outdoor storage for a continuous period exceeding fifteen (15) days shall be within enclosed buildings or it shall be effectively screened from view. However, the storage of functional items such as children's play structures, firewood and operable vehicles and bicycles shall be exempt from this provision.
- (c) Inoperable vehicles must be stored within an enclosed building or effectively screened from view.

(3) MAINTENANCE OF PREMISES AND LANDSCAPE ELEMENTS

- (a) All premises and landscape elements shall be maintained in a safe and sanitary condition, including but not limited to steps, walk, driveway, fences, retaining walls, trees, shrubs, grass and weeds. If any such area or object constitutes a danger to health or safety, it shall be repaired, replaced or removed.
- (b) All paved driveways and walks that exist within the public right-of-way shall be maintained in safe condition.
- (c) All fences, retaining walls, or similar structures shall be firmly anchored in the ground and maintained in good structural repair. Wooden elements or

other elements subject to deterioration from weathering shall be maintained with chemicals or paint to preserve the element and to retard deterioration.

- (d) Weeds and grass shall be kept trimmed and from becoming overgrown.
- (e) Trees and shrubs which have branches projecting into the public right-of-way, including public sidewalks, public places or public highway, shall be kept trimmed.
- (f) Trees and shrubs afflicted with a form of decay or vegetative sickness, which can be transmitted to other trees or shrubs shall be removed or shall be treated or sprayed so as to eliminate the risk of such decay or vegetation sickness being transmitted to other trees. Dead trees in proximity to rights-of-ways, buildings, structures or congregations of people that may endanger such objects or persons shall be removed.
- (g) All yards, courts, or lots shall be kept free of accumulations of trash, garbage waste, rubbish, refuse, junk and other noxious or offensive materials or substances which may cause a fire hazard or may act as a breeding place for vermin or insects. Storage of non-functional items must be within enclosed structures or screened.

(D) MAINTENANCE AFTER CASUALTY DAMAGE

Within a period of thirty days after casualty damage to any premises, the owner and/or operator shall have taken the following steps:

- (1) Contracted for the repair and restoration of damage areas and removal of debris, and/or contracted for the demolition and removal of any part of the premises not to be repaired and restored and for the removal of debris in connection therewith.

**Section 6 PENALTY**

Any person who shall violate any provision of this ordinance or fail to comply with any of the requirements shall be punishable by a fine of not more than \$500.00 or by imprisonment for not more than thirty (30) days, or by both; such fine and imprisonment for each provision of law thus violated. Each day that such violation or failure continues shall be deemed a separate offense.