

Ordinance No. 10-98

Passed 7-14

1998

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, OHIO; ESTABLISHING A CITIZENS HOUSING COMMITTEE TO ASSIST WITH THE ENFORCEMENT OF THIS ORDINANCE; AND 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 Occupancy
Section 6	Citizens Housing Committee
Section 7	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

To assist in the enforcement of the provisions of this Section, all suspected violations and complaints shall be referred to the Citizens Housing Committee for their review and recommendation. The Citizens Housing Committee will issue Violation Notices with a copy to the Zoning Inspector. Notices will indicate the 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 permitted by the Citizens Housing Committee's Notice has expired, the Citizens Housing Committee will recommend to the Mayor of Morrow the issuance of a citation to cite the property owner into Mayor's Court.

(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 structures, 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 material 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, walks, driveways, 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 vegetation 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. CITIZENS HOUSING COMMITTEE

(A) ESTABLISHMENT OF CITIZENS HOUSING COMMITTEE; MEMBERSHIP; APPOINTMENT; TERMS; VACANCIES; OATHS; COMPENSATION; REMOVAL; OFFICES

- (1) The Citizens Housing Committee is hereby established.
- (2) The Citizens Housing Committee shall consist of three (3) electors of the Village, none of whom may hold other public office in the Village and each of whom shall have resided in the Village for a period of one (1) year.
- (3) The Village Council shall be the appointing authority of the Citizens Housing Committee.
- (4) The term of office for each member of the Citizens Housing Committee shall be for three (3) years. The terms of office of the members first appointed shall be staggered so that one (1) member shall serve for one (1) year, one (1) member shall serve for two (2) years, and one (1) member shall serve for three years.
- (5) Vacancies on the Citizens Housing Committee shall be filled within sixty (60) calendar days. When a vacancy occurs, other than through expiration of the term of office, it shall be filled for the remainder of that term.


- (6) All members of the Citizens Housing Committee shall, before entering upon their duties, qualify by taking the Village's oath of office.
- (7) Reimbursement for expenses or compensation or both may be authorized by Village Council for members on the Citizens Housing Committee.
- (8) Any member of the Citizens Housing Committee may be removed by Village City Council, for inefficiency, neglect of duty, malfeasance or conflict of interest.
- (9) The Citizens Housing Committee shall elect annually a chairman, vice chairman, and secretary and any officer shall be eligible for reelection at the expiration of his term.

(B). MEETINGS OF CITIZENS HOUSING COMMITTEE; QUORUM;
MINUTES; BYLAWS; FINANCES; SUBPOENA POWER;
ADMINISTRATION OF OATHS

- (1) The Citizens Housing Committee shall conduct meetings at the call of the chairman, who shall give written or oral notice to all members of the Citizens Housing Committee at least seven (7) days prior to the meeting; which notice shall contain the date, time and place for the meeting and the subject or subjects which will be discussed.
- (2) A simple majority of the total membership of the Citizens Housing Committee, shall constitute a quorum. Any member of the Citizens Housing Committee who has any direct or indirect financial interest in the outcome of any question before the body shall discuss the nature of the interest and shall disqualify himself from voting on the question.
- (3) The action of the Citizens Housing Committee shall be by motion or resolution. No motion or resolution shall be passed without the concurrence of at least two (2) members of the Citizens Housing Committee.
- (4) The Citizens Housing Committee shall adopt bylaws for the transaction of business and shall keep minutes and records of all proceedings including motions, resolutions, regulations, transactions, findings and determinations and the number of votes for and against each question, and if any member is absent or abstains from voting, indicating the fact, all of which shall immediately after adoption, be filed in the office of the Citizens Housing Committee. A transcript of the minutes of the Citizens Housing Committee shall be provided if requested by a party, at the expense of the requesting party, and the transcript shall constitute the record.
- (5) The Citizens Housing Committee shall have the power to issue subpoenas to compel witnesses to attend its meetings and give evidence bearing upon the questions before it.
- (6) The chairman of the Citizens Housing Committee shall have the power to administer an oath to witnesses prior to their testimony before the Committee on any issue.

Section 7. PENALTY

Any person who shall violate any provisions of this ordinance or fail to comply with any of its requirements shall be punishable by a fine of not more than \$300.00 or by imprisonment for not more than thirty days, or by both; such fine and imprisonment for each provision of law thus violated. Each day that any such violation or failure continues shall be deemed a separate offense.



Vic Center, Mayor

Attest:

Jean Mayne
Jean Mayne, Clerk

CERTIFICATION OF CLERK

The undersigned, the duly elected Clerk 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 day of July, 1998 through the 2 day of August, 1998.

1. Municipal Bldg.
2. Leslie Oil
3. 1st. Nat. Bank
4. Post Office
5. Rite Aid Drug Store

Jean Mayne
Jean Mayne, Clerk