

ARTICLE II - ENFORCEMENT

200-INTERPRETATIONS - In interpreting and applying the provisions of this ordinance, they shall be held to be the minimum requirements for the promotion of public health, safety, morals, comfort and general welfare.

201-ENFORCEMENT - The provisions of this ordinance shall be enforced by the Township Zoning Inspector, who shall be appointed by the Board of Township Trustees.

202-ZONING PERMITS -Zoning permits shall be secured from the Township Zoning Inspector prior to the construction, erection, alteration of any building or part of a building, costing or valued at \$250.00 or more; prior to the installation of a mobile home stand, and prior to the construction of or prior to the replacement of a free-standing sign or wall sign. Zoning permits shall be secured for parking lots, expansion of existing parking lots, dwellings, additions to dwellings, multi-plex dwellings, porches, decks, accessory buildings, carports, garages, hot-tubs, gazebos, swimming pools, fences, all business, commercial, and industrial building and additions, and all other structures, unless otherwise exempted in this resolution.

No zoning permit shall be issued without evidence that the responsible county health authority has approved the proposed sanitary sewage disposal facilities for the use for which the permit has been requested.

No zoning permit shall be granted for any structure which has ingress or egress to a state highway until the owner of such property has secured a permit from the Ohio Department of Transportation, in accordance with regulations adopted by that department.

No zoning permit shall be granted for any structure which has ingress or egress to a county road until the owner of such property has secured a permit from the Mahoning County Engineer's Office, in accordance with regulations adopted by that department.

CONTENTS OF APPLICATION FOR ZONING PERMIT - A request for a zoning permit shall be made in writing by the owner or by his authorized agent; and shall include:

1. A statement of the use or intended use of the building or structure after construction, erection or alteration;
2. Shall be accompanied by a plan showing the proposed building line in its exact relation to the lot and street lines;
3. Building heights;
4. Parking spaces;
5. Number of dwelling units;
6. Such other matters as may be necessary to determine conformance with, and provide for the enforcement of this ordinance.

APPROVAL OF ZONING PERMIT - Within fifteen (15) days after the receipt of an application, the Zoning Inspector shall either approve or disapprove the application in conformance with the provisions of the ordinance.

Zoning Permits expire one year from the date of issuance and within this period all buildings in all zoning districts shall have all exterior walls, roofs, windows, porches, garages, and doors completed. The Zoning Inspector may authorize an extension of up to six months if just cause is shown.

The Board of Township Trustees may adopt a system of zoning permits, establish and collect reasonable fees therefor, and amend such fees or adopt new fees, from time to time, when necessary.

REVOCAION OF A ZONING PERMIT - The Zoning Inspector shall hereby have the authority to revoke an approved zoning certificate if the information submitted as part of the application is found to be erroneous or fraudulent after the certificate has been issued.

The Zoning Inspector may also revoke a zoning certificate if the applicant has not conformed with all applicable federal, state, county, and township regulations, resolutions, and rules including, but not limited to, the Ohio Administrative Code, the Ohio Revised Code, State of Ohio departments and agencies, the Mahoning County Planning Commission, Mahoning County Public Health, Mahoning County Engineer, the Mahoning Soil and Water Conservation District, and the applicable water and sewer districts/agencies.

203-OCCUPANCY PERMITS - Occupancy permits for any new use or any change in use of buildings or lands shall be issued by the Township Zoning Inspector, with the permit certifying that the building or use complies with the provisions of the ordinance. An occupancy permit shall be granted or denied within ten (10) days from date of written application therefore.

204-VIOLATIONS AND PENALTIES - Violations of the provisions of this ordinance or failure to comply with any of its requirements, including violations of conditions and safeguards established in various sections of this ordinance, shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$500.00 and in addition shall pay all costs and expenses involved in the case.

Each day such violation continues after receipt of a violation notice shall be considered a separate offense. The owner or tenant of any building, structure, premises, or part thereof, or any architect, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.

205-ACTIONS PREVENTING VIOLATIONS - In case any building is or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained or used, or any land is or proposed to be used in violation of this ordinance, the Board of Trustees, the Township Zoning Inspector, or any adjacent or neighboring property owner who would be especially damaged by such violation, in addition to the other remedies provided by law, may institute injunction, mandamus, abatement or any other appropriate action, proceeding or proceedings to prevent, enjoin, abate or remove such unlawful location, erection, construction, reconstruction, enlargement, change, maintenance or use.