

ORDINANCE NO. 04-18

PASSED: January 8, 2018

ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Enacting a new Section 1111.99 Penalty of Chapter 1111 General Provisions; Amending Section 1119.04 Transfer of Lots By Subdivider of Chapter 1119 Final Plat; Amending Section 1123.02 Inspection During Installation of Chapter 1123 Required Improvements; and Amending Section 1127.03 Sanitary Sewers in Chapter 1127 Standards of the Subdivision Regulations.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That Section 1119.04 Transfer of Lots By Subdivider of Chapter 1119 Final Plat; Section 1123.02 Inspection During Installation of Chapter 1123 Required Improvements; and Section 1127.03 Sanitary Sewers in Chapter 1127 Standards of the Subdivision Regulations of the Code of Ordinances of the City of Reynoldsburg be and are hereby amended to read as follows:

See Exhibit "A" attached hereto and incorporated herein.

SECTION 2. That existing Sections 119.04; 1123.02; 1127.03 be and are hereby amended.

SECTION 3. That Section 111.99 Penalty of Chapter 1111 General Provisions of the Codified Ordinances be and is hereby enacted to read as set forth in Exhibit A attached hereto and incorporated herein.

SECTION 4. That upon adoption by Council this ordinance shall be in effect thirty days following signature by the Mayor.

Doug Joseph

Doug Joseph, President of Council

ATTEST: April L. Beggerow

April L. Beggerow, Clerk of Council

APPROVED: Bradley L. McCloud DATE 1/9/18

Bradley L. McCloud, Mayor

CERTIFICATE

I, April L. Beggerow, Clerk of Council, City of Reynoldsburg, Ohio do hereby certify the foregoing to be a true and correct copy of Ordinance No. 04-18 as passed by Council of said City on the 8th day of January, 2018 and as recorded in the Record of Proceedings of said Council.

April L. Beggerow

April L. Beggerow, Clerk of Council

Filed with Mayor: 1/9/18

Published: _____

1111.99 PENALTY.

Any person, firm or corporation who violates any regulation, provision or amendment of these Subdivision Regulations or fails to obey any lawful order of the Planning & Zoning Administrator, City Engineer, or Director of Public Service issued in pursuance thereof, shall be fined not more than two hundred fifty dollars (\$250.00). A separate offense shall be deemed committed for each and every day the violation occurs or continues.

1119.04 TRANSFER OF LOTS BY SUBDIVIDER.

(a) The subdivider shall not transfer any lot, parcel or tract of a proposed subdivision, until approval is received of the final plat.

(b) The subdivider shall not proceed with any construction work on any lot until approval is received of the final plat and compliance is made with all other provisions of the Subdivision Regulations, unless it is for the exact purpose of building model units. The subdivider may be granted a building permit for not more than two units, in the case of single family detached housing and not more than one building of eight units or less, in the case of townhouse for sale or condominium housing, providing the following conditions have been met:

(1) Proof of ownership of that portion of subdivision to be used for models;

(2) The proposed models have legal frontage on an existing public ~~roadway~~street, water and sanitary sewer;

(3) Insurances have been granted to the City in the form of bond, escrow funds, letters of credit or other assurances the City deems necessary to insure installation of improvements;

~~—(4) Occupancy permit shall not be issued until Section 1123.12 has been complied with.~~

1123.02 INSPECTION DURING INSTALLATION.

- ~~—(a)—~~The construction of all improvements shall be inspected by the City Engineer at the time of installation. Under no circumstances are such installations to be made without an inspector on the job. The City Engineer shall be notified three days before any construction work is begun.
- ~~—(b)—~~ If any violation of, or noncompliance with, any of the provisions of this chapter occurs, the City shall withhold the issuance of the occupancy permit until the violation or noncompliance is corrected.

1127.03 SANITARY SEWERS.

(b) Sanitary sewer plans must bear the approval of the ~~Director of Public Service and the City Engineer, Director of Public Service, and the~~ Superintendent of Water/Wastewater. Places shall be provided for their signatures.