

Village of Mantua, Ohio
ORDINANCE 2021-41

**AN ORDINANCE AMENDING SECTION 480.07 OF THE ZONING ORDINANCES OF
THE VILLAGE OF MANTUA REGARDING RESPONSIBILITY FOR EXTERIOR
MAINTENANCE OF PROPERTIES.**

WHEREAS, the Planning Commission has recommended that the provisions of the Zoning Ordinances of the Village of Mantua be amended in order to facilitate enforcement of the Exterior Maintenance Code in the event that the record owner is unavailable; and

WHEREAS, this Council wishes to amend section 480.07 of the Zoning Ordinances of the Village of Mantua in order to address this recommendation.

NOW THEREFORE, BE IT ORDAINED by the Council of the Village of Mantua, a majority or more of the members elected thereto concurring, that:

SECTION 1. Section 480.07 of the Zoning Ordinances of the Village of Mantua is hereby amended to add language as follows:

480.07 MAINTENANCE RESPONSIBILITY

The owner of every single or multiple unit structure within the Village shall be responsible for maintaining the exterior surfaces of the same in conformance with the provisions of this code.

The owner of every single or multiple unit structure within the Village shall be responsible for maintaining the yard area immediately contiguous thereto in conformance with the provisions of this code.

Unless expressly provided to the contrary in this code, the respective obligations and responsibilities imposed herein upon the owner, as differentiated from those of the residents, shall not be altered or affected by an agreement or contract by and between any of the aforesaid, or between them and other parties.

In cases where the record owner of the premises is unavailable due to death, disability, incarceration, absence from the state or other valid reason, the Village may seek compliance from persons in possession or control of the premises, including but not limited to: agents of the owner, next of kin, heirs, tenants, lessees, or occupants, as appropriate. Nothing in this section shall be construed to limit or reduce the primary responsibility of an available owner.

SECTION 2. All other provisions of the Zoning Ordinances of the Village of Mantua shall remain in full force and effect.

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of the

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Council, and that all deliberations of this Council and any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance shall become effective after public hearing and approval by this Council and at the earliest period allowed by law.

PASSED IN Council this 19th day of October, 2021.

ATTEST

Linda Clark, Mayor

Jenny August, Clerk-Treasurer

1st Reading: August 17, 2021

2nd Reading: September 21, 2021

3rd Reading: October 19, 2021

Public Hearing: September 21, 2021

Effective: November 18, 2021

I hereby certify the above Ordinance was posted at the five (5) public notice locations in the Village of Mantua, Ohio, on the _____ day of October, 2021.

Jenny August, Clerk-Treasurer

Approved as to Legal Form:

Michele Stuck, Solicitor