

ORDINANCE 2024-16

An Ordinance Regulating Land Use and Zoning Compliance

Section 1: Purpose

The purpose of this ordinance is to ensure that all buildings within the Village of Tremont City are utilized in accordance with their designated zoning classifications. This promotes the health, safety, and welfare of the community, and supports orderly development.

Section 2: Definitions

- **Building:** Any structure built for permanent or semi-permanent occupancy or use.
- **Zoning Compliance:** Adherence to the regulations and requirements set forth in the zoning ordinance.

Section 3: Compliance Requirements

1. **Use of Buildings:** All buildings within the Village of Tremont City must be utilized solely for the purposes permitted under their respective zoning classifications as outlined in the official zoning map and related regulations.
2. **Prohibited Uses:** No building shall be used for any activity or purpose that is not expressly allowed, without counsel approval.
3. **Change of Use:** Any proposed change in the use of a building must be reviewed and approved by the Village Council to ensure compliance with zoning regulations.

Section 4: Enforcement

1. **Monitoring:** The Village of Tremont City shall conduct periodic inspections to ensure compliance with this ordinance.
2. **Violations:** Each day a violation exists or continues shall constitute a separate offense. Any building found to be in violation of this ordinance shall be subject to enforcement actions, which may include:
 - A cease-and-desist order for the unauthorized use.
 - Legal action to compel compliance.
 - A fine of not less than \$50 nor more than \$200 for each separate offense plus prosecution costs.

Section 5: Residential Regulations

1. **Minimum square footage per person:** each person must have at least 70 to 100 square feet of living space.
2. **Egress requirements:** sufficient exits in case of an emergency, often dictating how many people can occupy a dwelling based on the number of exits or the overall layout.

3. Total occupancy limits: no more than 2-3 people per bedroom or 6-8 people in a 3-bedroom home.
4. There will be no halfway houses, processing centers, group homes.
5. There will be no occupancy of non-permanent structures within the Village limits.
6. Related individuals may be exempt from total occupancy limits.

Section 6: Commercial Properties

1. Shall only be used for the original design/intent unless otherwise approved by counsel.
2. Commercial properties shall not be used for permanent or temporary residency.
3. There shall be no commercial property used as a transient center, processing center, halfway house, or group home.
4. Counsel shall encourage business within the Village while protecting the health and safety of the residents.

Upon motion by Tony Flood and second by Vicki Jenkins to accept this motion. The roll being called upon it's adoption which resulted as follows:

| | |
|----------------------------|---------|
| <u>Victoria Rogers</u> | Council |
| <u>RJ J. Parks</u> | Council |
| <u>[Signature]</u> | Council |
| <u>Steve Heider</u> | Council |
| <u>Barbara [Signature]</u> | Council |
| _____ | Council |

Passed this 11th day of November 2024.

ATTESTED:

Terri A. Duncan

Fiscal Officer

[Signature]
Mayor

The State of Ohio, Clark County, ss.

I, Terri A. Duncan, fiscal officer of Village of Tremont City do hereby certify that the foregoing is taken and copied from the Record of the Proceedings of said Village; that the same has been compared by me with the Ordinance on said Record and that it is a true and correct copy thereof.

Witness my signature, this 11th day of November 2024.

A handwritten signature in cursive script, reading "Terri A. Duncan", written over a horizontal line.

Terri A. Duncan, Fiscal Officer