

FIRST READING: 11.12.19
SECOND READING: 11.25.19
THIRD READING: 12.16.19

AMENDED ORDINANCE NO. 92-19

BY: JAMES W. MORAN

AN ORDINANCE AMENDING THE DEVELOPMENT CODE OF THE CODIFIED ORDINANCES OF THE CITY OF ROCKY RIVER, SPECIFICALLY SECTION 1141.11, ENTITLED PERMIT, FAILURE TO OBTAIN CERTIFICATES AND ORDERS, AS FURTHER DESCRIBED IN THE ATTACHED EXHIBIT "A"

WHEREAS: the Administration of the City of Rocky River, has deemed it necessary to amend Section 1141.11 entitled Permit, Failure to Obtain Certificates and Orders; and

WHEREAS: it is the desire of the Administration and Council of the City of Rocky River that Codified Ordinances Section 1141.11 be amended concerning fees for permits when there is a failure to obtain the property certificates and orders, as further described in the attached Exhibit "A".

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA, STATE OF OHIO:

SECTION 1. That Section 1141.11 of the Codified Ordinances of the City of Rocky River entitled "Permit, Failure to Obtain Certificate and Orders" be amended as further described in the attached Exhibit "A".

SECTION 2. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

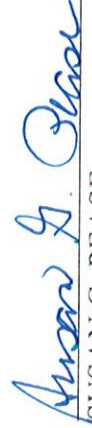
PASSED: December 16th, 2019


JAMES W. MORAN
President of Council

PRESENTED

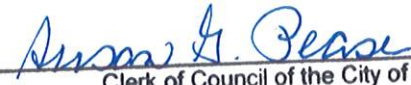
TO MAYOR: December 16th, 2019 APPROVED: December 16th, 2019

ATTEST:


SUSAN G. PEASE
Clerk of Council


PAMELA E. BOBST
Mayor

I, the undersigned clerk of council of the city of Rocky River, State of Ohio, do hereby certify that publication of the foregoing ordinance was duly made by posting a true copy thereof in the lobby of the Rocky River City Hall, in accordance with the charter of Rocky River, commencing on the 16th day of December, 20 19.


Clerk of Council of the City of Rocky River, Ohio

City of Rocky River } ss
County of Cuyahoga }

THE UNDERSIGNED CLERK OF THE COUNCIL OF THE CITY OF ROCKY RIVER, OHIO DOES HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF ORDINANCE NO. 92-19, ADOPTED BY THE COUNCIL OF SAID CITY ON THE 16th DAY OF December, 20 19. THAT THE PUBLICATION OF SUCH ORDINANCE HAS BEEN MADE AND CERTIFIED OF RECORD ACCORDING TO LAW THAT NO PROCEEDINGS LOOKING TO A REFERENDUM UPON SUCH ORDINANCE HAVE BEEN TAKEN; THAT SUCH ORDINANCE AND THE CERTIFICATE OF PUBLICATION THEREOF, ARE OF RECORD IN ORDINANCE RECORD NO. 92-19

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 16th DAY OF December, 20 19.


CLERK OF COUNCIL OF THE CITY OF ROCKY RIVER, OHIO

1141.11 FAILURE TO OBTAIN CERTIFICATES AND ORDERS.

(a) Work Without Necessary Approvals. No person or corporation shall proceed with any construction or excavation or commence occupancy or use of any premises that has not been authorized by a permit and/or a certificate. When the required permit or certificates are not obtained prior to the start of work, the fees for permits or certificates shall be ~~doubled~~ **tripled. In addition, a \$500.00 (Five Hundred Dollar) charge shall be assessed against any contractor, developer, architect or other professional who serves as representative applicant for the real property owner or who begins construction or excavation or facilitates occupancy or use of any premises that has not been authorized by a permit and/or certificate.** Any such construction, excavation, use, or occupancy shall constitute a violation of this Development Code and shall be punishable as provided for this Chapter.

(b) Stop Work or Cease and Desist Orders. If the Zoning Administrator finds that any construction, reconstruction, use or occupancy of any building, structure, or land is being done or has been done contrary to this Development Code, the Zoning Administrator shall immediately issue a "Stop Work" order if the work is under construction, and/or an order to "Cease and Desist" the use or occupancy of all or any part of a building, structure, or lands which were built, constructed or used or are being used in violation of the laws of the City of Rocky River. Such "Stop Work" order or "Cease and Desist" order shall remain in full force and effect until the owner has obtained all required permits and has paid the required additional fees and fines.
(Ord. 92-19; Passed 12-16-19).