

ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1155.01 Fees, Section 1155.02 Planning Administrator to Enforce, Chapter 1155.03 Injunction as Remedy, Section 1155.04 Expiration of Certificates and Permits, Section 1155.05 Administrative Procedures; Development Handbook; Section 1155.06 Appeal of Administrative Procedures, and Section 1155.99 Penalty, Repealing the Existing Table 1155 and Enacting a New Table 1155, of Chapter 1155 Administration, Enforcement; Penalty of the Zoning Code.

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

SECTION 1. That Section 1155.01 Fees, Section 1155.02 Planning Administrator to Enforce, Chapter 1155.03 Injunction as Remedy, Section 1155.04 Expiration of Certificates and Permits, Section 1155.05 Administrative Procedures; Development Handbook; Section 1155.06 Appeal of Administrative Procedures, and Section 1155.99 Penalty of Chapter 1155 Administration, Enforcement; Penalty 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 1155.01; 1155.02; 1155.03; 1155.04, 1155.05; 1155.06 and 1155.99 of Chapter 1155 be and are hereby amended.

SECTION 3. That Existing Table 1155; is hereby repealed.

SECTION 4. That Table 1155 of the Codified Ordinances be and is hereby enacted to read as set forth in Exhibit A attached hereto and incorporated herein.

SECTION 5. 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. 05-18 as passed by Council of said City on the 8<sup>th</sup> 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: \_\_\_\_\_

#### 1155.01 FEES.

Fees shall be paid for applications, permits, certificates, reviews, public notice, and other costs as described in this Zoning Code or the Subdivision Regulations, and as listed in the table identified as "Table 1155: Planning & Zoning Code Fees".

#### 1155.02 PLANNING & ZONING ADMINISTRATOR TO ENFORCE CODE.

It shall be the duty of the Planning & Zoning Administrator to enforce the provisions of this Zoning Code and the Subdivision Regulations.

#### 1155.03 INJUNCTION AS A REMEDY.

In the event of a violation of any provision of this Zoning Code, or imminent threat thereof, the City, or the owner of any contiguous or neighboring property who would be especially damaged by such violation, in addition to any other remedies provided by law, may institute a suit for injunction to prevent or terminate such violation. The City may file for a judgement for damages if the violation is deemed to have caused damages to the City.

#### 1155.04 EXPIRATION OF CERTIFICATES AND PERMITS.

(a) Unless otherwise stated by this Code, all zoning certificates, permits or other approvals granted by the Planning & Zoning Administrator, Planning Commission, ~~Design Review Board~~ or Board of Zoning and Building Appeals, shall be valid for a period of one (1) year from date of approval by the Board or date of issue by the Planning & Zoning Administrator.

(b) Within that period, that applicant must complete the following for the proposed improvement:

- (1) If required, submit a subsequent zoning application;
- (2) If required, secure a building permit; and
- (3) If no other permits are required, construct the proposed improvement.

(c) Once a building permit is secured, a zoning certificate, permit or other approval shall be considered to expire when that building permit expires.

(d) Any application that is incomplete or otherwise unissued by the Planning & Zoning Administration shall expire one (1) year from the date of application.

(e) One (1) additional period of six (6) months may be granted by the Planning & Zoning Administrator upon finding that unique circumstances warrant the additional time and that the conditions upon which approval was granted have not changed.

#### 1155.05 ADMINISTRATIVE PROCEDURES; DEVELOPMENT HANDBOOK.

The Planning & Zoning Administrator, in consultation with the Director of Public Service, City Engineer, Planning Commission, Board of Zoning and Building Appeals, Building Official or any additional City staff shall publish application procedures and additional requirements in a document to be known as the Development Handbook, which shall be incorporated here by

reference. The Planning & Zoning Administrator shall make the most current version of this document available to the public in a manner that is easily accessible.

#### 1155.06 APPEAL OF ADMINISTRATIVE ACTIONS.

Any person directly affected by a decision of the Planning & Zoning Administrator or a notice or order issued under this Zoning Code shall have the right to appeal to the Board of Zoning and Building Appeals, provided that a written application for appeal is filed within fourteen (14) days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted or the provisions of this code do not fully apply. The Board may adopt such rules and procedures as are required to administer the appeal process that are consistent with the provisions of Chapter 1139.

#### 1155.99 PENALTY.

Any person, firm or corporation who violates any regulation, provision or amendment of this Zoning Code, or fails to obey any lawful order of the ~~Zoning Officer~~Planning & Zoning Administrator 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 during or upon which such illegal location, erection, construction, reconstruction, enlargement, change, maintenance or use occurs or continues.

**Table 1155****PLANNING & ZONING CODE FEES**

<b>ITEM</b>	<b>CODE REFERENCE</b>	<b>FEE REQUIRED</b>
<b>Subdivision:</b>		
Preliminary Plat	Chapter 1115	\$750.00 plus \$50.00 per lot
Final Plat	Chapter 1119	\$750.00 plus \$50.00 per lot
Subdivision w/o Plat (Lot Split)	Section 1111.03	\$150.00 Residential \$250.00 Other
Plat Modification/Vacation	Section 1119.08	\$500.00
<b>District Change:</b>		
Residential District Change	Chapter 1151	\$750.00 plus \$50.00 per lot
Other District Change		\$1,000.00
Amendment of Development Plan or Text	Section 1151.06	\$500.00
Traffic Access Study		\$1,000.00
Traffic Impact Study		\$4,000.00
<b>Variance</b>	Chapter 1147	\$100.00 Residential \$450.00 Other
<b>Special Exception Use Permit</b>	Chapter 1145	\$350.00
<b>Zoning Certificate:</b>		
Residential	Chapter 1143	\$50.00
Other		\$80.00
Fence Permit	Section 1171.06	\$35.00
Home Occupation Permit	Chapter 1187	\$75.00
<b>Zoning Sign Permit:</b>		
New Sign	Chapter 1181	\$75.00
Face Replacement in Existing Sign		\$35.00
<b>Temporary Zoning Certificate:</b>		
Temporary Special Land Use Permit	Section 1171.07	\$50.00
Temporary Sign or Banner	Chapter 1181	\$35.00
Temporary Portable Storage Unit	Section 1171.06	\$20.00 Residential \$80.00 Other
<b>Certificate of Appropriateness:</b>		
New Main Building	Chapter 1103	\$400.00
Building Addition/Exterior Mod. /New Accessory Building		\$200.00
Comprehensive Sign Plan	Chapter 1181	\$150.00
Signage	Chapter 1181	\$75.00
Historic District		\$50.00
<b>Site Plan Review:</b>		
Major Site Plan	Section 1143.03	\$500.00
Traffic Access Study		\$1,000.00
Traffic Impact Study		\$4,000.00
Minor Site Plan		\$250.00
Residential Site Plan		\$50.00

<b>Plot-Grade-Utility Plan Review</b>	Section 1143.04	\$1,500.00 Minimum or as determined by this fee schedule or the City Engineer
Stormwater Management Report		\$500.00 area < 5 acres \$2,250.00 area > 5 acres
Utility Studies		as determined by the City Engineer
Residential Development		\$325.00 per sheet
Commercial Development		\$325.00 per sheet
GIS		\$187.50 per sheet
Plan Changes		\$225.00 per sheet
Flood Plain Permit		\$750.00 Residential \$1,500.00 Other
Additional Meetings		\$250.00 per meeting
<b>Miscellaneous</b>		
Requests for Additional Public Meetings		\$250.00 per meeting
Zoning Verification Letter		\$50.00
Zoning map fee		\$5.00