

ORDINANCE NO.: 2014- 58
INTRODUCED BY: MR. MUSCENTI

3820

**AN ORDINANCE
AMENDING SECTION 1109.03(b) OF THE CODIFIED ORDINANCES OF
THE VILLAGE OF CHAGRIN FALLS REGARDING CONDITIONS FOR
THE ISSUANCE OF CERTIFICATES AND PERMITS TO REQUIRE THAT
BUILDINGS BE LOCATED ON PUBLIC OR PRIVATE STREETS.**

WHEREAS, this Council desires to amend Section 1109.03 of the Codified Ordinances of the Village to require buildings to be located on a public or private street as a condition of the issuance of permits and certificates; and

WHEREAS, the Council has referred this Ordinance to the Planning and Zoning Commission for a report and recommendation; and

WHEREAS, the Planning and Zoning Commission has recommended to Council that no zoning certificate, building permit or occupancy permit be issued unless the building(s) on a lot are located on a public or private street; and

WHEREAS, Council has held a public hearing on this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF CHAGRIN FALLS, CUYAHOGA COUNTY, STATE OF OHIO:

SECTION 1. That Subsection (b) of Section 1109.03, "Conditions for Issuance of Certificates and Permits," of the Codified Ordinance of the Village of Chagrin Falls, is hereby amended as follows:

"1109.03 CONDITIONS FOR ISSUANCE OF CERTIFICATES AND PERMITS.

Certificates and permits shall be issued only for applications, work and uses in full compliance with the Zoning Code, Building Code and other applicable municipal ordinances and requirements. Furthermore, permits and certificates shall be issued in accordance with the following conditions:

* * *

(b) Actions by Applicant. No zoning certificate, building permit or occupancy permit shall be issued for a building on a lot which is not located in a duly recorded subdivision, is not located on a public or private street, or for which improvements required by the Municipality have not been installed or acceptably guaranteed."

SECTION 2. That existing Section 1109.03(b) of the Codified Ordinances of the Village of Chagrin Falls, and any other ordinance in conflict herewith, are hereby repealed.

ORDINANCE NO.: 2014- 58
INTRODUCED BY: MR. MUSCENTI

#2

SECTION 3. That actions of this Council concerning and relating to the passage of this legislation were adopted in lawful meetings of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in compliance with all legal requirements, including Chapter 114 of the Codified Ordinances of the Village of Chagrin Falls.

SECTION 4. That in accordance with Section 113.01 of the Codified Ordinances of the Village of Chagrin Falls, public notice of this Ordinance shall be given by posting a copy thereof for not less than fifteen (15) days in the Village Hall.

SECTION 5. That this Ordinance shall take effect and be in force after the earliest period allowed by law.

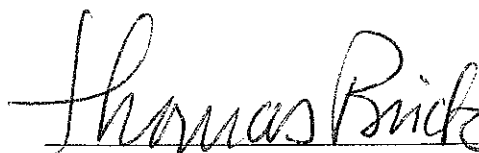
PASSED: October 13, 2014



Council President

Submitted to the Mayor for
his approval on this
14 day of October, 2014

Approved by the Mayor
October 14, 2014



Mayor

I hereby certify that Ordinance No. 2014- 58 was duly enacted on the 13 day of October, 2014, by the Council of the Village of Chagrin Falls and posted in accordance with Section 113.01 of the Codified Ordinances of the Village of Chagrin Falls.



Clerk of Council