

RECORD OF ORDINANCES

BEAR GRAPHICS 800-325-8094 FORM NO. 30043

Ordinance No. 2021-16 Passed July 08, 2021

AN ORDINANCE ESTABLISHING BUILDING AND PROPERTY MAINTENANCE REQUIREMENTS

WHEREAS, the Village of Sabina wishes to maintain the buildings and properties within the Village in a state that will insure that the property itself is preserved safely and that hazards to public health and safety are avoided.

NOW THEREFORE be it ordained with 2/3 of the Council of the Village of Sabina, Clinton County, Ohio concurring;

Section 1

All buildings and structures, and all parts thereof, shall be maintained in a safe, sanitary and nonhazardous manner.

Section 2 – Maintenance Standards

A. Every owner and occupant shall keep all exterior components of every structure in good repair, including but not limited to: walls; roof; chimneys; cornices; gutters; downspouts; drains; porches; steps; landings; fire escapes; exterior stairs; windows; shutters; doors; storefronts; signs; marquees; and awnings.

i. All surfaces shall be covered with a protective coating, such as paint, plastic or other material which preserves the structure and does not contribute to deterioration.

ii. All surfaces shall be maintained free of deterioration, including but not limited to: broken glass; loose or missing shingles or siding; crumbling brick, stone and mortar; and peeling, scaling or deteriorated paint.

B. Each accessory structure shall be subject to the standards set forth above. Further, each structure:

- i. Shall provide weatherproof usable space and
- ii. Shall not harbor rodents, termites or other vermin.

Section 3 – Maintenance of premises and landscape elements

A. All premises and landscape elements shall be maintained in a safe and sanitary condition, including but not limited to: steps; walks; driveways; fences; retaining walls; trees; shrubs; grass; and weeds. If any such area or object constitutes a danger to health or safety, it shall be repaired, replaced or removed.

B. All paved driveways and walks which exist within the public right-of-way shall be maintained in safe condition.

C. All fences, retaining walls, or similar structures shall be firmly anchored in the ground and maintained in good structural repair. Wooden elements or other elements subject to deterioration from weathering shall be maintained with chemicals or paint to preserve the element and to retard deterioration.

Section 5 – Service of Notice

Notice of a violation of this ordinance shall be given to the owner, occupant, lessee and/or person having charge of the premises by the Sabina Chief of Police or a Sabina Police Officer. Such

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notice shall be in writing and served by certified mail, personal service, or residential service. Such notice shall provide 30 days to remedy the violation.

Section 6 – Penalty

Whoever violates any section of this Ordinance shall be charged with a minor misdemeanor and fined not more than \$150. Each day that a violation is permitted to exist shall constitute a separate punishable offense.

If, within one year of the offense, the person previously has been convicted of or pleaded guilty to two or more violations of this ordinance, they shall be charged with a misdemeanor of the fourth degree and subject to not more than 30 days in jail and a \$250 fine.

1st Reading June 10, 2021

2nd Reading June 24, 2021

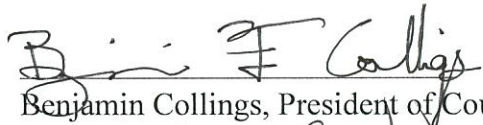
3rd Reading July 8, 2021

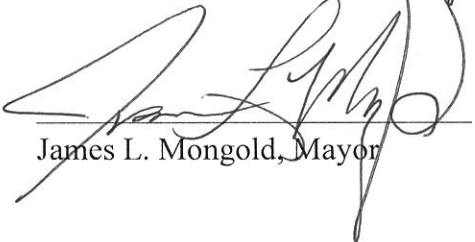
Passed this 8th day of July, 2021.

Attest:

Approved By:


Nancy L. Cornell, Fiscal Officer


Benjamin Collings, President of Council


James L. Mongold, Mayor