

CHAPTER 18

CONSTRUCTION STANDARDS, REGULATIONS, AND DEMOLITION

It is the purpose and intent of this chapter to provide regulations for any construction and/or demolition to follow all provisions of the Zoning Code, and to promote and protect the public health, safety and general welfare of all adjacent and neighboring properties.

SECTION 18.1 – CONSTRUCTION STANDARDS & REGULATIONS

A. Required Regulations

1. Standard hours of construction operation in residential districts shall be from dawn to dusk.
2. Noise or vibration shall be so controlled as to not be above a level that is customarily expected from construction sites.
3. Dust/particulate matter, odor, and fumes, shall be controlled as to not produce any hazardous, offensive, or unhealthy situation.
4. Reflective signage should be placed around property to identify construction area.
5. No construction materials shall be temporarily stored on streets without appropriate reflective signage/cones for no more than five (5) consecutive days without prior approval by the Enforcing Officer or his/her designee.
6. All persons, firms, or other property owners or residents shall abide by ORC 4511.74 and ORC 5589.10.
7. All waste or debris shall not be allowed to accumulate to cause hazardous conditions to the safety and welfare of the community, and will be deemed a violation at the discretion of the Enforcing Officer or his/her designee.
8. Measures must be taken to ensure the general public's safety and comply with accepted building industry safety practices as reflected in the building code applicable in the State of Ohio and Village standards for construction site safety measures.

SECTION 18.2 – DEMOLITION OF STRUCTURES

A. Required Regulations

1. No person, firm or corporation shall demolish any building or structure that is more than 800 square feet without obtaining a permit from the Enforcing Officer or his/her designee.
2. Any person, firm, or corporation in control of demolition of any structure must have Village Utility personnel disconnect all utilities prior to any issuance of a demolition permit.
3. All regulations listed in Section 18.1 (A) must be followed for demolition.

- B.** Upon completion of demolition, any property owner, firm, or corporation in control shall provide restoration of site to include:
1. All surface irregularities, well, septic tank, basements, cellars, sidewalks/steps, vaults, or coal chutes shall be filled with materials that are approved by the Village to a level or other grade determined to be appropriate by the Enforcing Officer.
 2. Provide for the disposal of all debris at the completion of demolition.
 3. Site must be prepared with sufficient ground cover to prevent and control soil erosion.
 4. Demolition must be completed within thirty (30) calendar days from issuance of permit. Time limit may be extended at the discretion of the Enforcing Officer or his/her designee under extenuating circumstances.

SECTION 18.3 – ENFORCEMENT

- A.** A stop-work order may be issued if any provisions of this Zoning Code is violated. Subsequent to the Enforcing Officer's determination that work is being done contrary to this Zoning Code, the Enforcing Officer shall write a stop work order and post it on the premises involved. Removal of a stop work order, except by the Enforcing Officer, shall constitute a punishable violation of this Zoning Code.
- B.** All Penalties and fines shall be governed by Section 3.3 of this Zoning Code.

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