

ARTICLE X. ENFORCEMENT

SECTION A. ZONING INSPECTOR

1. It shall be the duty of the Zoning Inspector, who shall be appointed by the Board of Trustees, to enforce this Resolution. It shall also be the duty of all officials and employees of the Township to assist the Zoning Inspector by reporting to that office new construction, reconstruction, land use, and violations of the township zoning resolution.
2. Appeal from the decision of the Zoning Inspector may be made to the Board of Zoning Appeals, as provided in Article XI.

SECTION B. ZONING CERTIFICATE

1. It shall be unlawful for an owner to use or permit the use of any structure, building or land, or part thereof, hereafter created, erected, changed, converted or enlarged, wholly or partly, until a zoning certificate shall have been issued by the Zoning Inspector.

It shall be the duty of the Zoning Inspector to issue a certificate, provided that the structure, building, or premises, and the proposed use thereof conform with all requirements of this Resolution. No permit for excavation or construction shall be issued by the Zoning Inspector unless the plans, specifications, and the intended use conform to the provisions of this Resolution.

2. With a written request from the owner, or tenant with the owner's written permission, the Zoning Inspector shall issue a zoning certificate for any building or premises existing at the time of enactment of this Resolution certifying, after inspection, the extent and kind of use made of the building or premises and whether such use conforms to the provisions of this Resolution.
3. **Conditions Under Which Certificates are Required:** A zoning certificate shall be required for any of the following as herein provided:
 - a. Construction of, alteration of, or change affecting the exterior design of any building or structure including accessory buildings exceeding 120 square feet.
 - b. Change in use of an existing building or accessory building to a different use in the same classification.
 - c. Change in use of an existing building or accessory building to a use of a different classification.
 - d. Occupancy and use of vacant land.
 - e. Change in the use of land to a use of a different classification.
 - f. Any change in the use of a non-conforming use.
 - g. Construction of swimming pool or pond-lake or barrow pit.
 - h. Billboards or signs as required.
 - i. Satellite dish.
 - j. Changing the location of an existing building.
 - k. Temporary construction trailers, port-a-johns, storage tool sheds, or other similar transportable semi-permanent structures.

SECTION B. ZONING CERTIFICATE (CONT'D):

4. Fee for Zoning Certificate

- a. A fee shall accompany each application for a zoning certificate. Refer to current fee schedule for amount.
- b. The Zoning Inspector shall forthwith deposit all fees with the Township Clerk, who shall credit such fees to the General Fund of the Township.

5. Application and Issuance of Zoning Certificates

- a. **Buildings:** Written application for a zoning certificate for the construction of a new building or for the alteration of an existing building shall be made at the same time as the application for a building permit. Said certificate shall be issued within ten (10) days after a written request for the same has been made to the Zoning Inspector or his agent, provided such construction or alteration is in conformity with the provisions of this Resolution.
- b. **Land:** Written application for a zoning certificate for the use of vacant land, or for a change in a non-conforming use, as herein provided, shall be made to the Zoning Inspector. If the proposed use is in conformity with the provisions of this Resolution, the certificate therefore shall be issued within fifteen (15) days after the application for same has been made.
- c. **Non-conforming Use:** A zoning certificate shall be required for all non-conforming uses of land or buildings created by adoption of this Resolution and for changes in non-conforming uses. Application for such certificate for a non-conforming use shall be filed with the Zoning Inspector by the owner or any person with written legal authorization from the owner of the building or land occupied by such non-conforming use within one (1) year of the effective date of this Resolution. The Zoning Inspector shall issue a certificate for a lawful non-conforming use. Failure to apply for such certificate for a non-conforming use or refusal of the Zoning Inspector to issue a certificate for such non-conforming use shall be evidence that said non-conforming use was either illegal or did not lawfully exist at the effective date of this Resolution.
- d. **Application Contents:** Every application to amend or supplement a zoning district shall be accompanied by a plot plan and such other plans as may be necessary to show the location and type of building to be erected or alterations to be made.
- e. **Issuance:** The Zoning Inspector will issue a certificate, provided he is satisfied that the structure, building or premises, and the proposed use thereof conform with all the requirements of this Resolution. No permit for excavation or construction shall be issued by the Zoning Inspector unless the plans, specifications, and the intended use conform to the provisions of this Resolution.
- f. **Certificate:** Every zoning certificate shall state that the building or proposed use of a building or land complies with all provisions of law. The Zoning Inspector shall maintain a record of all zoning permits and certificates of zoning compliance and copies shall be furnished upon request to any person.
- g. **Other permits** may be necessary prior to issuance of the zoning permits.

6. Certificate of Zoning Compliance:

- a. It shall be unlawful to use or occupy or permit the use of occupancy of any commercial or industrial building or premises, or both or part thereof created, erected, changed, converted or wholly or partly altered or enlarged in its use or structure until a certificate of zoning compliance shall have been issued therefore by the Zoning Inspector stating that the proposed use of the building or land conforms to the requirements of this Resolution. The Zoning Inspector may refer the Certificate of Zoning Compliance to the local fire department for review and approval.
- b. Zoning compliance certificates shall be issued only after the applicant/owner certifies to the Zoning Inspector that the location or street address is displayed on that portion of the building, closest to the public street or highway, and is visible from the street or highway. Address assignments are available from the Wood County Planning Commission.

7. Violations and Penalties:

- a. It shall be unlawful to locate, relocate, erect, construct, reconstruct, enlarge, change, maintain or use, any building or land in violation of any regulation of this Resolution, any amendment or supplement thereto or without a permit required by this Resolution. Any person, firm or corporation violating any regulation in or any provision of this Resolution or any amendment or supplement thereto, shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined not more than five hundred dollars (\$500.00). Each and every day during which such illegal location, erection, construction, reconstruction, enlargement, change, maintenance, or use continues, may be deemed a separate offense. See: *O.R.C.* §519.23.
- b. In case any building is or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained or used, or any land is or is proposed to be used in violation of this Resolution or any amendment or supplement thereto, the Zoning Inspector, the County Prosecutor, or any adjacent or neighboring property owner who would be especially damaged by such violation, in addition to other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate action, actions, proceeding or proceedings to prevent, enjoin, abate or remove such unlawful location, erection, construction, reconstruction, enlargement, change, maintenance or use. See: *O.R.C.* §519.24.

8. All violations will be referred to *O.R.C.* §519.