

COLERAIN TOWNSHIP BOARD OF TRUSTEES

RESOLUTION NO. 11-07

RESOLUTION AMENDING PROPERTY MAINTENANCE CODE

Whereas, the Board of Trustees, on October 24, 2006, pursuant to Ohio Revised Code Sec. 505.73, adopted a Property Maintenance Code pertaining to the repair and continued maintenance of structures and premises of a structure within the Township; and

Whereas, after further consideration, the Board desires to amend said Property Maintenance Code to make clear the limited application of the Code to properties in agricultural use, the requirements as to display of house numbers on structures, and related matters.

NOW, THEREFORE, be it RESOLVED THAT:

1. The Property Maintenance Code adopted October 24, 2006 shall be amended as follows:

(a) Section 101.2 shall be amended as follows:

**“101.2 Scope.** The provisions of this code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities; the responsibility of owners, operators and occupants; and for administration, enforcement and penalties, subject to the limitations on applicability set out in Section 102, below.”

(b) Section 102 (“Applicability”) shall be amended by the addition of the follow subsection:

**“102.7 Property in Agricultural Use.** The provisions of this code shall not apply to property in agricultural use which is exempt from township zoning control under Ohio Revised Code Sec. 505.21, except that the provisions of this code shall apply to the residential structure and outbuildings used for residential purposes.”

[Renumber the remainder of Section 102]

(c) Add the following definition to the beginning of Section 202 “General Definitions”:

“AGRICULTURAL USE. “Agricultural Use” shall have the same definition as in the Colerain Township Zoning Resolution, as the same may be amended from time to time.”

(d) Section 304.3 shall be amended as follows:


**“304.3 Premises Identification.** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters.”

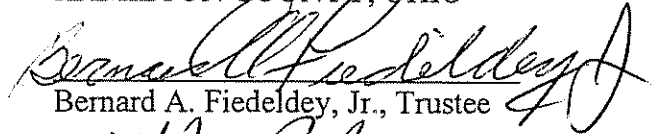
2. The preceding changes are identified as minor changes to Chapters 1, 2, and 3 of 2006 International Property Maintenance Code
3. If any section, subsection, sentence, clause, or phrase of this resolution or the portions of the 2006 International Property Maintenance Code, or the amendments made by Colerain Township, is, for any reason, held to be unconstitutional or unlawful, such decision shall not affect the validity of the remaining portions of this resolution or of the Property Maintenance Code of Colerain Township
4. The effective date of the Property Maintenance Code shall be the earliest date permitted by law. It is the intention of the Board that enforcement of the Code shall begin on May 1, 2007.
5. The Township Fiscal Officer shall post a notice that clearly identifies the Property Maintenance Code, states the Code’s purpose, and states that a complete copy of the code, as amended, is on file for inspection by the public in the office of the Fiscal Officer, and in the County Law Library, and that the Fiscal Officer has copies available for distribution to the public at cost.
6. The Township Fiscal Officer shall post the notice in five conspicuous places in Colerain Township for thirty (30) days before the Code becomes effective and shall publish the notice in a newspaper of general circulation in Colerain Township for three consecutive weeks. The notice shall include a brief summary of any amendments to or deletions from the 2006 International Property Maintenance Code within the Property Maintenance Code of Colerain Township.

Adopted in regular session on this 13<sup>TH</sup> day of March, 2007.

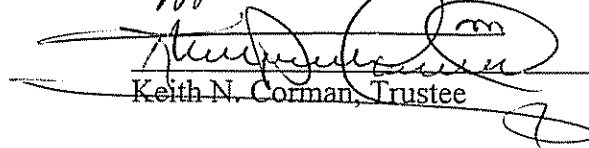
BOARD OF TRUSTEES  
COLERAIN TOWNSHIP,  
HAMILTON COUNTY, OHIO

Attest:

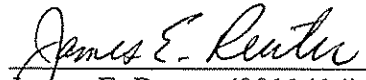
  
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Heather Harlow, Township Fiscal Officer

  
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Bernard A. Fiedeldej, Jr., Trustee

  
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Jeffrey F. Ritter, Trustee

  
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Keith N. Corman, Trustee

Prepared by and Approved as to form:

  
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Attorney for Board of Trustees