

ADDITIONAL ARE  
UNDERLINED

C. R. IERH  
2/2/93

ORDINANCE NO. 52-1992

Offered by Mr. Kostandaras

AN ORDINANCE ENACTING SECTIONS 1179.26, 1179.27 AND 1179.28 OF THE ZONING CODE PROVIDING FOR TOPOGRAPHICAL SURVEYS AND ESTABLISHMENT OF GRADE FOR NEW RESIDENTIAL DWELLING CONSTRUCTION AND DECLARING AN EMERGENCY

WHEREAS, the Planning Commission and the Village Engineer have recommended topographical surveys and establishment of grade for all new residential dwelling construction in the Village so as to prevent flooding, erosion and drainage problems.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Richfield, State of Ohio:

SECTION 1. That Sections 1179.26, 1179.27 and 1179.28 of the Zoning Code be enacted to read as follows:

"1179.26 TOPOGRAPHICAL SURVEY BEFORE PERMIT ISSUANCE.

(A) New Residential Dwellings. Before a zoning certificate for the construction of a new residential dwelling structure is issued, the applicant for a permit therefor shall submit to the Zoning Inspector a topographical survey of the premises upon which such building or structure is to be erected. Such survey shall be performed by a registered surveyor who shall stake out the premises and the building site by offset, and such stakes shall be caused to remain in the ground until final inspection of the building or structure has been completed.

(B) Additions. If the Zoning Inspector deems it appropriate when a proposed addition and/or alteration will change the present topography or if the square footage of the proposed addition will exceed the square footage of the existing structure or if the proposed addition will change the water flow between properties, then the Zoning Inspector may refer the plans for the proposed addition to the Village Engineer for his determination whether a topographical survey is required.

1179.27 ESTABLISH GRADE.

Before issuing a zoning certificate for the construction of a new residential dwelling, the Zoning Inspector shall request the Village Engineer to establish a grade for such building or struc-

ture. After a building permit has been issued and construction commenced, but before proceeding beyond the completion of the pouring of footers for such building or structure, the Zoning Inspector shall request a further inspection by the Engineer. The Engineer shall at such time determine whether such footers have been constructed in accordance with the established grade. The Zoning Inspector shall not permit continuation of construction beyond the pouring of footers for any building or structure until the inspection has been made and the construction approved by the Engineer.

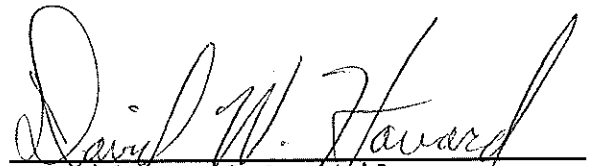
1179.28 FEE.

The fee for the review of the topographical survey and inspections thereunder shall be fifty dollars (\$50.00) which shall be collected by the Zoning Inspector prior to the issuance of a zoning certificate."

SECTION 2.

This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare and for the further reason that it is immediately necessary in order to commence topographical survey review and inspections at the earliest possible time; wherefore, provided this Ordinance receives the affirmative vote of two-thirds of the members of Council elected or appointed it shall take effect immediately upon its passage and execution by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Passed: 2-2-93

  
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President of Council

  
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Mayor

Dated: 2/2/93

ATTEST:

  
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Clerk of Council