

ARTICLE 99
VIOLATION, PENALTIES AND FEES

99.01 VIOLATION AND PENALTIES

It shall be unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain or use any building or land in violation of any regulation in or any provisions of this Resolution or any amendment or supplement thereto adopted by the Trustees of Batavia Township. The Zoning Administrator shall notify any violator of said violation and shall give said violator fourteen (14) days after receipt to correct or eliminate the violation. Any person, firm, or corporation violating any regulation in or any provisions of this Resolution or any amendment or supplement thereto and not correcting same after notice as provided herein shall be deemed guilty of a misdemeanor and, upon conviction thereof, pursuant to the authority granted under the provisions of the Ohio Revised Code Sec. 519.99 shall be subject to a fine of not more than five hundred dollars per violation for each and every day from the date notice is served and during which such illegal location, erection, construction, reconstruction, enlargement, change maintenance or uses continue, and each such day may be deemed a separate offense, and in addition shall be responsible for the payment of all costs and expenses involved in the case.

Service of notice of the violation shall be as follows:

- A. By personal delivery to the person or persons responsible, or by leaving the notice at the usual place of residence of the owner with a person of eighteen (18) years or older; or
- B. By certified mail, return receipt requested, and first-class mail simultaneously, addressed to the person or persons responsible at a last known address. Service shall be deemed complete when a certified mail receipt is received or first-class mail is not returned after 10 days of mailing; or
- C. By posting a copy of the notice form in a conspicuous place on the premises found in violation.

99.02 VIOLATION - REMEDIES

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 thereof, the Zoning Administrator, 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 or proceedings to prevent, enjoin, abate or remove such unlawful location, erection, construction, reconstruction, enlargement, change, maintenance or use.

99.03 INSPECTION OF PREMISES

The Zoning Administrator, or agent of such, is authorized to make inspections of properties and structures in order to examine and survey the same, at any reasonable hour, for the purpose of enforcing the provisions of this Resolution. Prior to seeking entry to any property or structure for such examination or survey, an attempt shall be made to obtain the permission of the owner or occupant to inspect.

99.04 SCHEDULE OF FEES, CHARGES AND EXPENSES

The Batavia Township Board of Trustees shall establish a schedule of fees, charges and expenses and a collection procedure for Zoning Certificates, Appeals, and other matters pertaining to this Resolution. The schedule of fees shall be posted in the office of the Zoning Administrator and may be altered or amended only by the Batavia Township Board of Trustees. Until all applicable fees, charges and expenses have been paid in full, no action shall be taken on any application or appeal.

The applicant shall be responsible for the expenses incurred by the Township in reviewing plans or any modifications of such plans. Such expenses may include items such as the cost of professional services including expenses and legal fees in connection with reviewing the plan, preparing reports, the publication and mailing of public notices in connection therewith, and any other reasonable expenses directly attributable thereon.

Any fees passed on to the applicant are not refundable regardless of the outcome of the application.

APPENDIX A

**LOT AREA AND SETBACK SUMMARY TABLE
LOT AREA-SETBACK CHART**

<u>Zoning District</u>	<u>Minimum Lot Area</u>	<u>Minimum Front Yard</u>	<u>Minimum Rear Yard</u>	<u>Minimum Side Yard</u>	<u>Minimum Bldg. Line</u>	<u>Maximum Height</u>
A *	3 acres	50 ft.	60 ft.	30 ft. ea.	200 ft.	40 ft.
ER *	1 acre	50 ft.	50 ft.	25 ft. ea.	150 ft.	40 ft.
R-1 *	20,000 sf	50 ft.	40 ft.	40 ft. T/ 10 ft. min.	100 ft.	40 ft.
R-1A *	20,000 sf	25 ft.	40 ft.	40 ft. T/ 10 ft. min.	100 ft.	40 ft.
R-2A *	20,000 sf	25 ft.	40 ft.	20 ft.	100 ft.	45 ft.
	10,000 sf/ 2 units	25 ft.	40 ft.	20 ft.	100 ft.	45 ft.
	10,000 sf/ 3 to 4 units	25 ft.	40 ft.	20 ft.	100 ft.	45 ft.
	8,000 sf/ 5-12 units; 8 per/ac/mf	25 ft.	40 ft.	20 ft.	100 ft.	45 ft.
R-3 *	20,000 sf	50 ft.	35 ft.	40 ft. T / 10 ft. min.	100 ft.	40 ft.
	25,000/sf	50 ft.	35 ft.	20 ft. ea.	125 ft.	40 ft.
	8 per/ac/mf	50 ft.	50 ft.	50 ft. ea.	125 ft.	40 ft.
OB	n/a	50 ft.	40 ft.	20 ft. ea.	n/a	40 ft.
B-1	1 acre	50 ft.	40 ft.	20 ft. ea.	n/a	40 ft.
B-2	1 acre	50 ft.	40 ft.	20 ft. ea.	n/a	45 ft.
C-1	15,000 sf	50 ft.	0 ft./100 ft. - R	0 ft./100 ft. - R	n/a	45 ft.
I	n/a	50 ft.	20 ft./100 ft. - R	20 ft./100 ft. - R	n/a	40 ft.
M-I	n/a	75 ft.	20 ft./100 ft. - R	50 ft./100 ft. - R	n/a	40 ft.
PD **	10,000 sf	35 ft.	30 ft.	20 ft. T/ 5 ft. min	75 ft.	40 ft.

* min/max apply to residential uses only

** all regulations are subject to negotiations