

CHAPTER 1: GENERAL INFORMATION

1.01 Purpose

To promote public health, safety, morals, comfort and general welfare; to conserve and protect property and property values; to secure the most appropriate use of land; to facilitate adequate but economical provision of public improvements, all in accordance with the provisions of Section 713. et. seq. of the Ohio Revised Code.

1.02 Title

This Ordinance shall be known and may be cited and referred to as the “Zoning Ordinance” or “Zoning Code” to the same effect.

1.03 Amendments

Amendments or supplements to the Zoning Ordinance may be made in the same manner and for the same purpose provided in Section 713 of the Ohio Revised Code. See Chapter 4 for amendment details.

1.04 Effective Date

This Zoning Ordinance shall be in full force and effect from and after the earliest period allowed by law and thereupon all prior zoning regulations in conflict herewith shall be void and of no effect.

1.05 Minimum Requirements

In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and the general welfare. Whenever the requirements of any other lawfully adopted rules, regulations, ordinances, or resolutions, the most restrictive, or that imposing the higher standards shall govern.

1.06 Severability

Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be unconstitutional or invalid.

1.07 Civil Proceedings

- (A)** Whenever the Zoning Inspector or any other officer charged with the enforcement of the Zoning Ordinance is satisfied that any provision he is charged to enforce, or any law in the Village of Maineville applicable to the subject matter herein, has been violated or is about to be violated in any respect, or that any order of direction made in pursuance of the enforcement of the Zoning Ordinance has not been complied with, or is being disregarded, and whenever he is satisfied that civil proceedings are necessary for the enforcement of the Zoning Ordinance or laws, to restrain or correct the violation thereof, or to prevent the occupancy or use of any building that is being constructed, altered, or maintained in violation of the Zoning Ordinance, he shall apply to the Village of Maineville Solicitor who is hereby authorized to institute Civil Proceedings.
- (B)** Such civil proceedings shall be brought in the name of the Village of Maineville Planning Commission; provided however, that nothing in this Chapter and no action taken hereunder, shall be held to exclude such criminal proceedings as may be authorized by the Zoning Ordinance, or any of the laws or resolutions in force in Warren County or to exempt anyone violating the Zoning Ordinance or any part of said laws from any penalty, which may be incurred.