

**ORDINANCE NO. 2025-8
(AS AMENDED)**

**AN ORDINANCE
AMENDING CERTAIN SECTIONS OF THE CODIFIED
ORDINANCES OF ORANGE VILLAGE TO AMEND THE
PROCESS BY WHICH NOTICE OF VIOLATIONS ARE SENT
TO PARTIES WHO ARE RESPONSIBLE FOR REMEDIATING
THE VIOLATIONS.**

WHEREAS, Orange Village has an interest in maintaining the value and aesthetics of land and buildings located within the Village; and

WHEREAS, Orange Village has an interest in promoting safety, convenience, comfort and general public health; and

WHEREAS, the Orange Village Administration has advised this Council of the need to amend Subsection 521.11 (f), Trimming of Trees, Shrubs and Weeds Required, of Chapter 521, Health, Safety and Sanitation; and

WHEREAS, the Orange Village Administration has advised this Council of the need to amend Section 1140.04, Rules of Construction; and

WHEREAS, the Orange Village Administration has advised this Council of the need to amend Chapter 1142, Administration, Enforcement and Penalty with the addition of a new Section; and

WHEREAS, this Ordinance has been referred to the Planning and Zoning Commission for a report and recommendation.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF ORANGE VILLAGE, STATE OF OHIO:

SECTION 1. That existing Subsection 521.11 (f), Trimming of Trees, Shrubs and Weeds Required, of the Codified Ordinances of Orange Village is amended to provide as follows:

“521.11 (f) TRIMMING OF TREES, SHRUBS AND WEEDS REQUIRED.

(f) Notification; Service; Complaint Summons.

~~If such owner or other persons having charge of such lands is a resident whose address is known, personal service shall be made by any police officer or employee of the Village Building Department. If such owner, or other person having charge of such lands is a nonresident whose address is known, such notice shall be sent to his or her address by certified mail, return receipt requested; if the address of such owner is unknown, it shall be sufficient to publish such notice once in a newspaper of general circulation in Cuyahoga County, Ohio.~~

Service of Notice of Violation and/or Complaint/Summons to the Responsible Party, as defined in Section 1140.04(j) is effectively served by the Building Commissioner when the Responsible Party receives the Notice or Complaint via personal service, regular mail or certified mail with return receipt requested. If service cannot be completed via personal service, regular mail or certified mail with return receipt requested, service may be accomplished if the Building Commissioner posts the Notice of Violation and/or the Complaint conspicuously on the property (e.g. on the front door of the principal building).
***”

SECTION 2. That existing Section 1140.04, Rules of Construction, of the Codified Ordinances of Orange Village is amended to provide as follows:

“1140.04 RULES OF CONSTRUCTION.

(f) Owner. "Owner", when applied to property, includes any part owner, joint owner, or tenant in common of the whole or part of such property.

(g) Tenant or Occupant. "Tenant" or "Occupant" as applied to premises, includes any person holding a written or oral lease, or who actually occupies the whole or any part of such premises, alone or with others.

(j) “Responsible Party”, when applied to property, includes any Owner, property manager, lessee, Tenant, Occupant or contractor who has been retained to provide services to the premises. “

SECTION 3. That existing Chapter 1142, Administration, Enforcement and Penalty, of the Codified Ordinances of Orange Village is amended to provide for an additional Section as follows:

“1142.08 NOTIFICATION; SERVICE; COMPLAINT SUMMONS.

(a) Upon the report of a condition or perpetration in violation of this Zoning Code, the Building Commissioner shall immediately examine or cause to be examined such reported violation. If a violation exists, the Building Commissioner shall order the owner to take such action to correct the violation or initiate prosecution of the person responsible for the property.

(b) Service of Notice of Violation and/or Complaint Summons to the Responsible Party, as defined in Section 1140.04(j) is effectively served by the Building Commissioner when the Responsible Party receives the Notice or Complaint via personal service, regular mail or certified mail with return receipt requested. If service cannot be accomplished via personal service, regular mail or certified mail with return receipt requested service shall be accomplished via the posting of the Notice of Violation or the Complaint conspicuously on the premises (e.g. the front door of the principal building).”

SECTION 4. That existing Subsection 521.11 (f), Section 1140.04, and Chapter 1142 of the Codified Ordinances of Orange Village and any Ordinance or any part of any Ordinance that conflicts with this Ordinance, is repealed to the extent of the conflict.

SECTION 5. That the actions of this Council concerning and relating to the passage of this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Chapter 105 of the Codified Ordinances of Orange Village.

SECTION 6. That this Ordinance shall take effect at the earliest period allowed by law.

PASSED: May 14, 2025

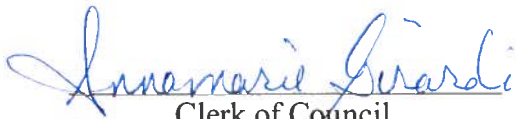


Council President

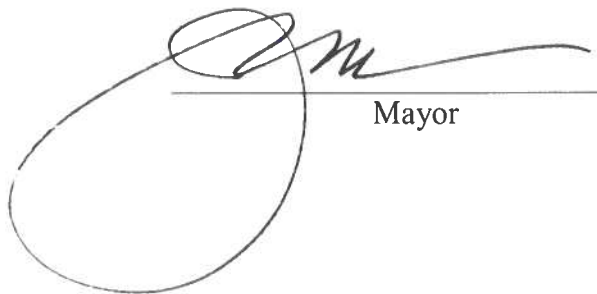
Submitted to the Mayor for approval on this 14th day of May, 2025

Approved by the Mayor this 14th day of May, 2025

ATTEST:



Clerk of Council



Mayor