

# RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 30043

Ordinance No. \_\_\_\_\_

Passed \_\_\_\_\_, 20\_\_\_\_\_

## ORDINANCE 2025-49

### AN ORDINANCE AMENDING SECTION 1145.02 ZONING PERMITS AND SECTION 1145.03 CERTIFICATES OF OCCUPANCY OF THE CODIFIED ORDINANCES OF THE VILLAGE OF DOYLESTOWN AND DECLARING AN EMERGENCY

WHEREAS, the Village of Doylestown is a charter municipality with home rule authority under Article XVIII, Section 3 of the Ohio Constitution; and

WHEREAS, the current code reflects a time before the Wayne County Building Department assumed building code enforcement for the Village, and 1145.02 and 1145.03 remained written under the assumption that the Zoning Inspector and Building Inspector were the same role; and

WHEREAS, the current language creates confusion for residents and contractors regarding where to apply for each permit and who issues occupancy approvals; and

WHEREAS, the proposed revisions make only technical and clarifying updates to ensure clear coordination between Village zoning approvals and County-issued building permits.

NOW THEREFORE, by the Council of the Village of Doylestown, County of Wayne, State of Ohio:

SECTION 1: That Section 1145.02 of the Codified Ordinances of the Village of Doylestown is hereby amended to read as follows:

#### **§1145.02 ZONING PERMITS.**

(a) No building or structure shall be built, altered, or repaired, no excavation made, no use established, no change of use of a building or land permitted, except pursuant to the issuance of a Zoning Permit and Building Permit. No Zoning Permit shall be issued by the Zoning Inspector except in conformity with the provisions of this Zoning Ordinance. A Zoning Permit must be presented to County Building Department to acquire a Building Permit. A Zoning Permit and Building Permit shall not be required for replacement of windows, doors, siding, roofs and decks of same size if no alterations to structural components are required.

SECTION 2: That Section 1145.03 of the Codified Ordinances of the Village of Doylestown is hereby amended to read as follows:

#### **§1145.03 CERTIFICATES OF OCCUPANCY.**

(a) No new building or part thereof shall be occupied, and no addition or enlargement of any existing building shall be occupied, and no existing building after being altered or moved shall be occupied, until the County Building Department has issued a Certificate of Occupancy therefor. The change of occupancy provisions shall not apply to rooms intended for transient rental. Such certificate shall state that the building and proposed use comply with the provisions of this Zoning Ordinance and any other applicable regulations of the Village.

(b) Application for a Certificate of Occupancy shall be made to the County Building Department by the owner or their agent at the same time as submitting an application for a Building Permit, if needed, or for a Zoning Permit.

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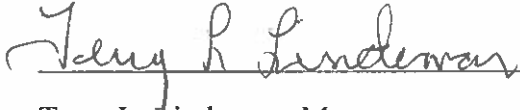
Passed \_\_\_\_\_, 20\_\_\_\_

SECTION 3: All other provisions of the existing Section 1145 not replaced and/or revised hereto, shall remain in full force and effect.

SECTION 4: That this Ordinance is hereby declared an emergency to implement and add these revised amendments to the existing code at the earliest possible time permitted by law for the public peace, health, safety and general welfare of the Village and to have them in effect immediately.

PASSED: December 17, 2025

Attest:

  
Terry L. Lindeman, Mayor



Kristen J. Robison, Clerk of Council