

CHAPTER 680
Enforcement and Penalty.

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SECTION 680.01 ZONING INSPECTOR TO ENFORCE RESOLUTION.

The Zoning Inspector may take any reasonable action necessary to substantiate the existence of a zoning violation. The Zoning Inspector shall conduct all site inspections at a reasonable hour and in a reasonable manner and shall carry adequate identification.

SECTION 680.02 SCHEDULE OF FEES.

The Township Board of Trustees shall by resolution establish a schedule of fees for zoning certificates, development plan review, conditional use permits, appeals, variances, amendments, and other procedures and services pertaining to the administration and enforcement of the Rootstown Township Zoning Resolution. In determining the fee amounts, the Trustees shall consider the recommendations of the Zoning Inspector with respect to actual administrative costs, both direct and indirect. The schedule of fees shall be available from the Zoning Inspector and may be altered or amended only by the Trustees. Until all such appropriate fees, charges, and expenses have been paid in full, no action shall be taken on any application, appeal, or administrative procedure.

SECTION 680.03 CONSTRUCTION AND USE TO COMPLY WITH APPROVED PLANS, PERMITS AND CERTIFICATES. *(Revised 6/27/25)*

Zoning certificates issued on the basis of plans and applications approved by the Zoning Inspector, Zoning Commission, or Board of Zoning Appeals authorize only the use and arrangement set forth in such approved plans, permits and certificates, including any specific conditions. Prior to occupancy, all construction shall be in compliance with all the aspects of the approved plans, permits, and certificates. Use, arrangement, or construction contrary to that authorized shall be deemed a punishable violation of this Resolution.

SECTION 680.04 ACTIONS TO BRING ABOUT COMPLIANCE WITH ZONING REGULATIONS.

- A. Notification. The Zoning Inspector shall, upon inspection and identification of a zoning violation, order the landowner or responsible party in writing to remedy the violation. After such order is served to the landowner or posted on the premises, no work except to correct or comply with said violation shall proceed on any building or tract of land included in the violation.
- B. Correction Period. All violations shall be corrected within a period of ten (10) days after the written order is issued or for a longer period of time as indicated by the Zoning Inspector. Any violations not corrected within a specified time period shall be reported to the County Prosecutor who shall initiate prosecution procedures.
- C. Action. If any land is used or if any building or structure is located, erected, constructed, reconstructed, enlarged, structurally altered, or used in violation of this Resolution, the Board of Township Trustees, with the assistance of the Zoning Inspector and other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate action or proceeding, including seeking judgement for a civil fine as provided in Section 680.06, to prevent, enjoin, abate or remove such unlawful location, erection, construction, reconstruction, enlargement, alteration or use. *(Revised 6/27/25)*

SECTION 680.05 PENALTY.

The penalty for violation of any section of this Resolution shall be not more than the amount specified in Section 519.99 of the Ohio Revised Code for each offense. Each day's continuation of a violation shall be deemed a separate offense.

SECTION 680.06 CIVIL FINE *(Added 6/27/25)*

In addition to the other remedies provided by law to enforce this Resolution (see Section 680.04(C) above and Ohio Revised Code 519.24), whoever violates this Resolution shall be assessed a civil fine of five hundred dollars (\$500) for each offense of violating any section of this Resolution, collected by filing a civil action in the Portage County Common Pleas Court and obtaining a judgement. Each day the violation continues from the date of judgement shall constitute a separate offense and be assessed an additional civil fine of one hundred dollars (\$100), per Ohio Revised Code 519.99.

