

# Ordinance No. 2024-032

## Exhibit A

The provisions of 1102.02 are not modified except for the words in letters B, D, G, R and S which are modified as identified by bold, red and underlining below.

1102.02 SPECIFICALLY DEFINED WORDS.

The following listed words are specifically defined for use in this Zoning Ordinance.

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

### **B**

**Base Flood:** A flood having a one percent (1%) chance of being equaled or exceeded in any given year. This is the regulatory standard also referred to as the "100-year flood." The base flood is the national standard used by the NFIP and all Federal agencies for the purposes of requiring the purchase of flood insurance and regulating new development. Base Flood Elevations (BFEs) are typically shown on Flood Insurance Rate Maps (FIRMs). Sometimes referred to as "Regional Flood" or "100-Year Flood".

**Board:** The Zoning Board of Appeals.

**Boarding House:** A building arranged or used for lodging for compensation, with or without meals, ~~and~~ not occupied as a family and with a residential owner or operator.

**Borrow Pit:** A lot or parcel of land or part thereof used for the purpose of extracting sand, gravel or topsoil for sale or use on another premises, and exclusive of the process of grading a lot preparatory to the construction of a building for which application for a building permit has been made.

**Bottomless:** Less than full opaque covering of male or female genitals, pubic area or buttocks.

**Buffer Yard:** A unit of land, together with a specified type and amount of planting thereon, intended to eliminate or minimize conflicts between land uses.

**Building:** A structure intended for shelter, housing or enclosure of persons, animals or chattel. When separated by dividing walls without openings, each portion of such structure shall be deemed a separate building.

**Building Frontage:** The building face nearest parallel to the street line.

**Building: Height of-** The vertical distance measured from the grade to the highest point of the coping of a flat roof; to the deck line of a mansard roof; or to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

**Building: Setback Line-** A line establishing the minimum allowable distance between the nearest portion of any building and the centerline of any street right-of-way when measured perpendicularly thereto.

**Buffer:** Any combination of earthen mounds, fencing, landscaping, etc., intended to separate one land use or activity from another by minimizing the visual and/or noise impact which are often measured by opacity and noise decibels.

## D

**Day-Night Sound Level (DNL):** A cumulative aircraft noise index which estimates the exposure of an area to aircraft noise and relates the estimated exposure to an expected community response. The day-night sound level noise metric assesses a ten decibel (10dB) penalty to all noise events occurring between 10 p.m. and 7 a.m.

**Deciduous:** Plant material which normally sheds its foliage at the end of the growing season.

**Deed:** Legal document conveying ownership of real property.

**Developer's Agreement:** Agreement between a subdivider and the Municipality of Groveport, Ohio, which sets forth the financial, and performance responsibilities of both parties.

**Detonable Materials:** Generally unstable materials having the propensity to explode violently from a moderately irritating force. Examples of such materials include, but are not limited to, fulminates, nitrocellulose, black powder, dynamite, nitroglycerine, ozonide, per chlorates, gasoline, fuel oil, and other flammable gases and vapors.

**DNL Contour:** A line linking together a series of points of equal cumulative noise exposure based on the DNL metric. Such contours are developed by computer model based on aircraft flight patterns, number of daily aircraft operations by type of aircraft and time of day, noise characteristics of each aircraft, and typical runway usage patterns.

**Double Frontage:** See also - Corner Lot.

**Dwelling: Any building or portion thereof which is designed for and used exclusively for residential purposes containing one or more dwelling units.**

**Dwelling Unit: A room or group of rooms in a building forming a single habitable unit, with facilities used or intended to be used for living, sleeping, bathing, sanitation, cooking and eating purposes.**

**Dwelling: Farm** - A single-family dwelling unit on a lot of five (5) or more acres.

**Dwelling: Single-Family-** A building arranged or designed to be occupied by one (1) family, the structure having only one (1) dwelling unit.

**Dwelling: Apartment-** A building designed or arranged to be occupied by two (2) families, the structure having two (2) dwelling units attached by a common wall and/or on separate floor levels. A building arranged or intended for three (3) or more families living independently of each other in separate dwelling units, any two (2) or more provided with a common entrance or hall and all dwelling units are intended to be maintained under single ownership or owned under condominium.

## G

**Grade:** The degree of rise or descent of a sloping surface.

**Grade: Established-** That point where the grade line intersects the fronting wall of the building.

**Guestroom: A room offered to the public for a fee that contains, at a minimum, provisions for sleeping.**

**Group Housing: A building arranged or used for lodging, with or without meals, and not occupied as a family, including a boarding house, recovery housing residence, supervised group living and short-term rental.**

## R

**Recreational Vehicle:** A vehicle manufactured or modified for travel, recreation or vacation purposes. This definition shall include but is not necessarily limited to campers, travel trailers, truck campers, and motor homes, motorcycles, etc.

**Recovery Housing Residence:** A dwelling or residence for individuals recovering from alcohol use disorder or drug addiction as defined in Ohio Revised Code Section 5119.01 and certified, registered, monitored and regulated by the Ohio Department of Mental Health and Addiction Services.

**Regulations:** Subdivision Regulations for the Municipality of Groveport, Ohio.

**Regulatory Floodplain:** A watercourse and the areas adjoining a watercourse which have been or hereafter may be covered by the Base Flood.

**Required Improvements:** Those items set forth in Chapter 1195 (Required Improvements) benefiting the subdivision and such other improvements which were required as a part of the applicable zoning approval.

**Reserve:** Parcel of land set-aside for a specific use and or purpose.

**Right-of-Way:** That land owned by the Municipality and utilized for the purpose of public streets, sidewalks, utilities (e.g., railroad, electric lines, oil or gas pipeline, water line, sanitary and storm sewer), and other public facilities and structures.

## S

The existing provisions of 1102.02(S) not included herein due to their length and volume and are modified to include the following additional definitions:

**Short-Term Rental:** Lease of all or any portion of a single-family residential dwelling for dwelling, lodging, sleeping or any other purpose generally associated with a dwelling unit for any period of not more than fourteen (14) consecutive nights in any single visit less than thirty (30) fifteen (15) consecutive days. Such rental does not require financial remuneration to the owner to be considered a short-term rental.

**Supervised Group Living:** a dwelling or facility in which room and board, personal care, habilitation, rehabilitation or other services and continuous twenty-four hour a day on-site adult supervision is provided for up to five individuals, exclusive of staff who are able to be integrated into a family type setting and who do not require institutional care or treatment. Such dwellings or facilities shall be licensed or certified by and/or have accountability to a governmental agency for the residents served. Supervised group living does not include nursing homes, hospitals, rest homes or boarding houses.

**1153.03 LAND USE MATRIX.**

Zoning Districts Land Uses	<u>Rural</u>	<u>R-3</u>	<u>R-4</u>	<u>R-6</u>	<u>PR-6</u>	<u>PR-12</u>	<u>PR-18</u>	<u>SO</u>	<u>CC</u>	<u>CS</u>	<u>PSC</u>	<u>PHS</u>	<u>LI</u>	<u>PIP</u>	<u>SCPD</u>
<b>(a) Residential Uses</b>															
One-family dwelling structures	P	P	P	P											
Two-family dwelling structures			C	C				C	C						
Townhouse structures			C												
Apartment structures containing not more than four (4) dwelling units per structure				C											
Any residential use developed in a unified manner in accordance with an approved Development Plan					P	P	P		P						
<b>Group Housing including:</b>															
<b>(1) Boarding House</b>		P	P	P	P										
<b>(2) Recovery Housing Residence</b>		P	P	P	P										
<b>(3) Supervised Group Living</b>		C	C	C	C										
<b>(4) Short-term Rentals</b>		P	P	P	P										

## **CHAPTER 1173 Group Housing**

- 1173.01 Purpose.
- 1173.02 Definitions.
- 1173.03 Group housing licensure required.
- 1173.04 Life safety plan requirements.
- 1173.05 Property and Insurance.
- 1173.06 Off street parking requirements.
- 1173.07 Maximum number of occupants.
- 1173.08 Integration and Dispersal.
- 1173.09 Application review and annual inspection.
- 1173.10 Pre-existing group housing requirements.
- 1173.11 Notice of violation; suspending operations.
- 1173.12 Denial or revocation of license.
- 1173.13 Transfer of license.
- 1173.99 Penalties.

### **1173.01 PURPOSE.**

Group housing licensure is required in order to provide for safe living conditions and adequate parking arrangements in group housing properties, and to ensure the preservation of the public peace, health, safety, and welfare throughout the City and within its residential neighborhoods. In order to prevent the creation of a de facto social service district and to avoid impacting either a residential block or a neighborhood, the City intends to provide that such homes do not exceed the limited capacity of a neighborhood's existing social structure to accommodate them. These provisions are also intended to avoid an over concentration of such homes which may inadvertently recreate an institutional like setting, and thus impede successful functioning of such homes.

### **1173.02 DEFINITIONS.**

As used in this chapter, except where the context clearly indicates a different meaning:

(a) "Group Housing" shall be construed consistently with the definition provided in Section 1102.02 and this Chapter 1173. Group housing includes a Boarding House, Recovery Housing Residence, Supervised Group Living and Short Term Rentals.

(b) "Pre-existing non-conforming use" means a lawful group housing use that was in existence and legally operating on or up to six months prior to the effective date of this chapter.

### **1173.03 GROUP HOUSING LICENSURE REQUIRED.**

(a) No property owner shall operate or permit to be operated group housing without having a valid license from the City of Groveport to do so as hereinafter provided.

(b) Every property used for group housing must obtain a license before beginning operation except as otherwise provided in Section 1173.09(a).

(c) Owners of property used for group housing must register group housing properties with the City of Groveport.

(d) Group housing owners must remit a one hundred twenty-five dollar (\$125.00) fee and obtain an annual license in the name of the property owner for the operation of group housing in the City, on a registration form approved by the Municipal Administrator or their designee.

(e) Every group housing license shall ~~expire on January 31~~ ~~expire one year~~ following its date of issuance.

(f) The group housing license shall be displayed in a conspicuous place within the group housing at all times.

(g) No group housing license may be issued without the written endorsement of the Municipal Administrator, or the Administrator's designated representative.

(h) No group housing license may be issued for a group housing property that is not in compliance with the requirements of this chapter, the charter, ordinances, rules and regulations of the City of Groveport and all other applicable laws, rules and regulations, including all licenses and certifications required by any other governmental agency for the residents served at the time of the application and issuance of the license.

(i) Any group housing use that requires a certificate, licensure or registration with any other governmental entity shall file such current and valid documents with its City of Groveport licensure.

#### **1173.04 LIFE SAFETY PLAN REQUIREMENTS.**

A life safety plan shall be submitted for initial approval of the group housing license. The life safety plan shall include the following considerations except as otherwise required by the building code:

(a) Provision of working smoke and carbon monoxide alarms in all bedrooms and common rooms;

(b) Fire extinguishers placed prominently in kitchens;

(c) Handrails on all exterior steps.

(d) A copy of an evacuation diagram.

#### **1173.05 PROPERTY AND INSURANCE**

The applicants for all group housing shall submit the following information to the City of Groveport for the initial approval and renewal of a group housing license:

(a) Proof of commercial general liability insurance, with limits of not less than ~~three hundred thousand~~ ~~one million~~ dollars (\$~~31,000,000.00~~) per occurrence, for bodily injury and property damage arising in any way from the issuance of the permit. Each policy of insurance shall be used by an insurer authorized to do business in the State of Ohio; and include a provision requiring thirty days advance notice to the City prior to cancellation or lapse of the policy. The

owner shall maintain the insurance required under this section in full force and effect for the duration of the permit period. A single violation of this subsection shall result in revocation of the permit;

(b) A statement as to whether the owner or any controlling person has ever been convicted in any jurisdiction of any felony;

(c) Proof that the owner has legal title to the property on which the establishment is located.

#### **1173.06 OFF STREET PARKING REQUIREMENTS.**

(a) Off street parking shall be provided at a ratio of one space per permitted occupant.

(b) All onsite parking and drives shall be paved with asphalt or concrete pavement. Onsite parking shall be provided behind the rear building line, except for properties with two front-yards and no rear yard in which the location of the parking spaces shall be as otherwise provided in the city ordinances. All group housing off-street parking shall be screened from the street and from adjacent properties.

#### **1173.07 MAXIMUM NUMBER OF OCCUPANTS.**

(a) No more than five occupants will be permitted in any group housing.

(b) Each occupant shall have a bedroom.

(c) Every room occupied for sleeping purposes by one person shall contain at least seventy square feet of floor space. Every room occupied for sleeping purposes by more than one person shall contain at least fifty square feet of floor space for each occupant.

#### **1173.08 INTEGRATION AND DISPERSAL.**

Except as otherwise provided in this section, group housing must be at least 1,000 feet from a site or property with any other group housing and in no case may more than one group house be located on the same residentially zoned block. Group housing must also be at least 1,000 feet from a site or property with any school or day care. Supervised group dwellings or facilities must be at least 2,000 feet from a site or property with any other group housing and shall not be located on the same block with any other group housing.

#### **1173.09 APPLICATION REVIEW AND ANNUAL INSPECTION.**

(a) The group housing site plan, floor plan, and life safety plan must be reviewed and approved by the Municipal Administrator or their designee prior to approval of the license.

(b) Group housing is subject to an annual inspection by the Municipal Administrator or their designee to ensure all conditions of this section are being met.

### **1173.10 PRE-EXISTING GROUP HOUSING REQUIREMENTS.**

(a) Within sixty days after the effective date of the initial adoption of this chapter, the owner of the property on which each existing group housing is located in the City shall apply for a group housing license as provided in this chapter. A group housing license shall be issued or denied by the City within ninety days of the date of the application for group housing existing upon the effective date of this chapter.

(b) A pre-existing lawful non-conforming group housing use shall be subject to the licensing provisions of this chapter, including life safety requirements, and must be continuously operated in compliance with its license and this chapter in order to maintain its pre-existing non-conforming use exemption.

(c) Pre-existing non-conforming properties may not have more than five occupants. In order to prove pre-existing non-conforming use status, landlords must provide written evidence of a de facto group housing lease that was in effect at the time this chapter became effective or within six months prior to the effective date of this chapter.

### **1173.11 NOTICE OF VIOLATION; SUSPENDING OPERATIONS.**

(a) When a City Official finds a group housing use, its owner, operator or occupants has violated the requirements of this chapter or the charter, ordinances, rules and regulations of the City of Groveport or any other applicable law, rule and regulation or license, certification, or permit issued by any other governmental authority, such official shall serve a written notice of violation upon the owner. A notice of violation shall include a brief statement of the facts upon which the violation is based, the period within which the violation must be remedied and the time within which an appeal may be taken to the Board of Zoning Appeals and request for hearing made.

(b) An appeal must be filed within twenty days from the date such notice of violation was delivered, posted or otherwise received. Such appeal must be in writing and state with specificity the grounds upon which the appeal is taken. Failure to file a written appeal with both the Municipal Administrator providing the notice and the Board of Zoning Appeals within twenty days of the date such notice was delivered, posted or otherwise received shall constitute a waiver of the right to an appeal and the suspension of the Group housing license shall be final. Any suspension of a license shall be stayed until the decision of the Board.

(c) If the violation is not remedied within the time specified in the notice of violation or the notice of violation timely appealed, then the Municipal Administrator shall promptly suspend the license of the owner and notify the owner, in writing of such suspension. Upon receipt of the notice of suspension, the owner shall immediately cease the operation of such group housing and no person shall occupy the group housing or any portion thereof for sleeping or living purposes.



### **1173.12 DENIAL OR REVOCATION OF LICENSE.**

(a) A group housing license shall be denied or may be revoked by the Municipal Administrator or their designee for any of the following conditions:

(1) Failure to meet and/or continuously comply with the requirements of this chapter, the charter, ordinances, rules and regulations of the City of Groveport and all other applicable laws, rules and regulations, including any licenses, certifications or regulations required by any other governmental authority;

(2) Failure to maintain the requirements of the life safety plan;

(3) Failure to maintain the off street parking requirements;

(4) Continued or repeated instances of insanitation, or disregard of fire safety regulations, or inadequate maintenance of the building and/or of its parts or equipment;

(5) Continued or repeated instances of criminal conduct occurring on the premises by occupants or their guests, and/or continued or repeated instances of disturbance of the peace of the neighborhood.

(b) When the Municipal Administrator or their designee denies an application for a group housing license, that official shall notify the applicant or licensee in writing. A notice of denial shall include the date of the denial, the time within which an appeal may be taken to the Board of Zoning Appeals and request for hearing made, and a brief statement of the facts upon which the denial is based.

(c) When a license or a group housing license is revoked by the Municipal Administrator or their designee, that official shall notify the licensee in writing twenty days in advance of the date the license will be revoked. A notice of revocation shall include the date on which the license shall be revoked, a brief statement of the facts upon which the revocation is based, and the time within which an appeal may be taken and request for hearing made.

(d) Any person whose application for a license to operate group housing has been denied by the City or notice has been provided that an existing license will be revoked shall have the right to appeal the decision to the Board of Zoning Appeals. The appeal must be filed within twenty days from the date such notice was delivered, posted or otherwise received. Such appeal must be in writing and state with specificity the grounds upon which the appeal is taken. Failure to file a written appeal with both the Municipal Administrator providing the notice and the Board of Zoning Appeals within twenty days of the date such notice was delivered, posted or otherwise received shall constitute a waiver of the right to an appeal, the decision of the Municipal Administrator and the denial or revocation of any license shall be final. If an appeal is filed, the Board will hear the appeal at its next regular meeting for which adequate notice of the hearing and the agenda of the Board can be provided as required by the City charter, ordinances and rules of the City and the Board. Any revocation of a license shall be stayed until the decision of the Board.

### **1173.13 TRANSFER OF LICENSE.**

(a) No license issued pursuant to this chapter shall be transferable. Any person taking over the ownership of a licensed group housing shall apply for a new license within ten days of taking ownership or be considered delinquent and charged an amount equal to double the fee provided for in this chapter. No refunds shall be made to those discontinuing operation or who sell, transfer, give away, or otherwise dispose of group housing to another person.

(b) Every person holding a group housing license shall give the City notice in writing within three days after having sold, transferred, given away, or otherwise disposed of the ownership of, interest in, or control of any group housing. Such notice shall include the name and address of the person succeeding to the ownership or control of such group housing.

### **1173.99 PENALTIES.**

Whoever violates any provision of this Chapter for which no other specific penalty has been provided other than the denial, suspension or revocation of a license, shall be fined not more than one hundred dollars (\$100.00). Each day's continuance shall constitute a separate offense.

## **CHAPTER 1183 Short Term Rentals**

1183.01 Purpose.

1183.02 Licensure.

1183.03 Development Standards.

1183.04 Prohibited Acts.

1183.99 Penalty.

### **1183.01 PURPOSE**

Short term rentals are unique, semi-commercial operations that adapt a residential environment into a lodging concept, limited in scope and operation. The purpose of this chapter, and Chapter 1173 is to provide a systematic set of requirements to ensure that such operations shall not adversely impact adjacent uses as a result of the commercial aspects of the structure and property. Short term rentals shall be the subordinate to the principal use of a structure as a single-family dwelling or dwelling unit. The intent of this chapter is not to provide an opportunity for the establishment of an intensive commercial lodging business, which would be considered appropriate within an intensive commercial or planned commercial zoning district, but rather in certain locations to provide a limited commercial use in a residential or commercial district.

### **1183.02 LICENSURE**

Short term rentals are required to be licensed as provided in Chapter 1173.

### 1183.03 DEVELOPMENT STANDARDS.

The following development standards apply to short term rentals in addition to the development standards in the underlying zoning classification. In the event of a conflict of those standards, the more restrictive standards shall apply.

(a) Uses Permitted in Single-Family Detached Dwellings. Only minimal interior modifications a single-family dwelling shall be permitted in the original architectural style of the house for safety purposes only. Interior modifications of the size of bedrooms and baths shall be permitted. Each short term rental shall be required to have a dining room no smaller than 100 square feet.

(b) Accessory Buildings. Short term rentals shall not be allowed in any detached structure, or in a garage and no Short-term renters or guests shall be permitted to sleep in any accessory building to the primary building on the site. Sleeping shall not be permitted outside or in tents, campers, or other similar temporary structures outside of the main dwelling.

(c) Consecutive Nights. Each guest may stay at a property designated as a short term rental property for not more than fourteen consecutive nights at any single visit.

(d) Kitchen Facilities. Only one kitchen facility shall be permitted per short term rental structure. No cooking facilities of any type shall be permitted in individual guest quarters, and no food shall be served in guest quarters.

(e) Bathrooms. A minimum of one full bathroom, including tub or shower, toilet and sink, shall be required for every two guest rooms, to be available for the exclusive use of short term rental guests. No bathroom shall be located in the basement.

(f) Guest Registration Requirements. The owner must maintain current guest registration records which contain the following information about each guest: the guest's name, address, signature, room assignment and dates of accommodation. The registration records shall be kept on file for three years and upon request by any authorized City official, shall be made available for inspection by such City official during regular business hours or in case of an emergency.

(g) Nuisance Conditions; Revocation or Suspension of Permits. Short Term Rentals shall not be permitted to create or continue a nuisance under either state or local law, and the City license shall be revoked or suspended by the City whenever the operation endangers, offends or interferes with the safety or rights of others so as to constitute a nuisance.

(h) Guest Rooms. There shall be no more than three guest rooms within a single-family dwelling that are utilized by short term rental customers. A guest room shall contain no less than 100 square feet of living space, not including closets. Guest rooms must be limited to only the first and second floors; no guest room may be located on the third floor, or in the basement.

(h) Trash. Refuse and recyclables shall be stored in appropriate containers with tight-fitting lids and shall be regularly picked up by Groveport's contracted ~~licensed~~ waste hauler.

(i) Quiet Hours. Short-term Home rentals shall observe quiet hours between 10:00 p.m. and 7:00 a.m.

(j) Pets. Pets shall be secured on the premises or on a leash at all times.

(k) Parking. One off-street parking space shall be provided for each bedroom. Such off-street parking spaces shall be provided in an existing driveway or in a garage.

(l) Signage. One on-premises, flat sign against the dwelling shall be permitted for each short term rental, not to exceed three square feet in area. The sign shall not be internally illuminated. No window display or signboard shall be allowed. In addition, all group housing signage shall comply with Chapter 1178.

(m) Security. Outdoor security cameras must be provided. No security lighting shall be permitted which reflects or is directed out of the yard of the owner of the short term rental.

(n) Exits. In addition to the requirements of the Residential Code of Ohio, a minimum of two exits from the bed and breakfast area at the level of exit discharge shall be provided.

(o) Bed Tax. The bed tax applying to the short term rentals shall be the same as that for hotels and motels.

(p) Allowable Number of Occupants. A maximum of six guests, including minor children, shall be permitted at any one time.

(q) Record Keeping. All Short-term Home rental property owners shall retain, and upon request, make available to the City Administrator, their designee or law enforcement officials, records to demonstrate compliance with this Chapter 1182 and Chapter 1173, including, but not limited to, primary residency, the name of the short-term rental guest responsible for the reservation and/or who rented the unit on each night, dates of the rental, price per night, and duration of stay in a short-term rental.

~~(r) Location. No short-term rental shall be permitted within 500 feet of a school or recreational facility.~~

#### **1183.04 PROHIBITED ACTS.**

In addition to all other application laws, It shall be unlawful for any person engaged in the business of short term rentals to:

(a) Exceed the scope or violate ~~ion~~ the provisions of this Chapter or Chapter 1173.

(b) Permit or have special events that exceed the maximum number of occupants permitted under the short-term rental provisions of this Chapter including but not limited to a wedding, party, family reunion, or similar gathering.

(c) Use or permit the use of a hot plate, coffee maker or other cooking device in any sleeping room or bathroom;

(d) Permit any criminal activity or public nuisance to take place on the premises. If an owner knows or suspects that any criminal activity or public nuisance is taking place on or immediately adjacent to the premises, the owner shall immediately notify the Groveport Police Department of such fact, and shall cooperate with the Groveport Police Department in any investigation that may ensue; or

(e) Knowingly make any false or misleading statement about such person's criminal background in connection with any application-submitted pursuant to this chapter. A single violation of this subsection shall result in permit revocation.

(f) Allow a dwelling to be listed or advertised as a short-term rental prior to obtaining a license or if the license has been revoked, suspended, or denied.

### **1183.99 PENALTY.**

Except as otherwise provided herein, whoever violates any provision of this Chapter for which no other specific penalty has been provided by law or ordinance other than the denial, suspension or revocation of a license, shall be fined not more than one hundred dollars (\$100.00). Each day's continuance shall constitute a separate offense.

Whoever violates Section 1183.043(d) or (e) of this Chapter is guilty of wrongful rental/use of residential property, a misdemeanor of the third degree. **a**A second violation of such Sections is a misdemeanor of the second degree. Any violation of this chapter that represents a third or further violation shall be a misdemeanor of the first degree. A separate offense shall be deemed committed each day a violation occurs or continues.

**NOTE:** Items in red are proposed modifications to the Groveport Codified Ordinances referred to the Planning and Zoning Commission by City Council for public hearing, consideration and recommendation to Council.

Items in blue are modifications (additions or deletions) to City Council's proposed legislation recommend by the City Chief Building Official, Mike Poirier, and the City Law Director, Kevin Shannon that were considered and approved for recommendation to City Council by the Planning and Zoning Commission at its hearing on the proposed legislation on September 3, 2024.

Items in green are additional language proposed by Planning and Zoning Commission and approved for recommendation to City Council at its hearing on the proposed legislation on September 3, 2024.