

**ORDINANCE NO. 2035**

**AN ORDINANCE PROHIBITING DUPLEXING OR TRIPLEXING OF  
SINGLE FAMILY HOMES IN THE VILLAGE OF DENNISON**

NOW, THEREFORE, BE IT ORDAINED, by the legislative authority of the Village of Dennison, State of Ohio, as follows:

**SECTION 1.**

- A. All homes or residences constructed originally as single-family homes prior to the enactment of this ordinance shall not be permitted to be converted into duplex or multiple family dwellings in the Village of Dennison.
- B. All homes or residences constructed originally as double or duplex family homes prior to the enactment of this ordinance shall not be permitted to be converted into units of more than two (2) family dwellings in the Village of Dennison. Permit and inspection is required under current rental housing legislation.
- C. All homes or residences constructed originally as single-family homes prior to the enactment of this ordinance shall not under any circumstances be converted into apartment buildings in the Village of Dennison.
- D. New construction of duplex or triplex units or multiple family apartment buildings shall be permitted to be constructed in the Village of Dennison provided they otherwise meet all Federal, State, and Local Housing Code and all health and safety regulations. Permit and approval required.

**SECTION 2.** That all sections of the ordinances of the Village of Dennison in conflict with this ordinance are hereby repealed to the extent that it is in conflict.

**SECTION 3.** That the Mayor of the Village of Dennison is hereby directed to distribute certified copies of this ordinance to the Building Inspector of the Village of Dennison.

**SECTION 4.** This ordinance shall be deemed to be an emergency ordinance necessary for the preservation of the health and welfare of the citizens of the Village of Dennison, Ohio, for the reason that housing values in certain areas of the Village of Dennison have been adversely affected by the conversion of certain single family residences into duplex units.

**SECTION 5.** This ordinance shall take effect and be in force immediately upon its passage and approval, provided it receives the affirmative vote of three-fourths of the members elected to or appointed to Council from and after the earliest period allowed by law.

PASSED on 1<sup>st</sup> Reading on this 6<sup>th</sup> day of November, 1997.

PASSED on 2<sup>nd</sup> Reading this 20<sup>th</sup> day of November, 1997.

PASSED on 3<sup>rd</sup> and Final Reading this 4<sup>th</sup> day of December, 1997.

**APPROVED:**

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Roger D. Dominick, MAYOR

**ATTEST:**

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Ronnie Vinci, CLERK

**APPROVED AS TO FORM:**

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Brad Hillyer, VILLAGE SOLICITOR