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# TITLE THREE

## ZONING ADMINISTRATION

- Chap. 1141. General Provisions.
  - Chap. 1142. General Applicability.
  - Chap. 1143. Definitions.
  - Chap. 1145. Enforcement; Permits and Fees; Penalty.
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### CHAPTER 1141

#### GENERAL PROVISIONS

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##### **1141.01 TITLE.**

These zoning provisions as codified herein under Titles Three through Seven of Part Eleven-Planning and Zoning Code shall be known, and may be cited and referred to as the “Zoning Ordinance” or “Zoning Code.” The map that accompanies this Ordinance, is incorporated herein, and made a part hereof, shall be referred to as the “Official Zoning Map of the City of Tiffin, Ohio.”

##### **1141.02 PURPOSE.**

This Ordinance is enacted for the purpose of promoting public health, safety, convenience, comfort, prosperity, or general welfare; for the limitations and regulation of the height, bulk, and location, including percentage of lot occupancy; set-back building lines, area and dimensions of yards, courts, and other open spaces; the uses of buildings and other structures, and of the premises in such zones or districts. This Ordinance is in accordance with powers granted by the **Revised Code of the State of Ohio (ORC), Section 713.06.**

##### **1141.03 INTERPRETATION AND RELATIONSHIP TO OTHER REGULATIONS.**

The interpretation and application of the provisions of this Ordinance shall be held to be the minimum requirements, adopted for the promotion of the public health, safety, and general welfare. When the requirements of this Ordinance conflict with the requirements of any other lawfully adopted rules, regulations or Ordinances, the most restrictive or those imposing the higher standards, shall govern.

##### **1141.04 SEPARABILITY.**

Should any section of this Ordinance be declared by a court to be unconstitutional or invalid, such a decision shall not affect the validity of this Ordinance as a whole, or any other parts thereof, other than the part declared unconstitutional or invalid.

##### **1141.05 REPEAL OF CONFLICTING ORDINANCES.**

All ordinances in conflict with this Ordinance, or inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

**1141.06 EFFECTIVE DATE.**

This Ordinance shall become effective from and after the date of its approval and adoption, as provided in **ORC 713.06**.

**1141.07 AREA OF JURISDICTION.**

The provisions of this Ordinance apply to all incorporated areas zoned by the City of Tiffin, Ohio.