

**ORDINANCE NO. O2019-18**

**AN ORDINANCE TO ENACT CHAPTER 1458 (REGISTRATION OF VACANT PROPERTY WITHIN URBAN CORE CENTRAL ZONING DISTRICTS).**

**WHEREAS**, vacant and abandoned structures are unsightly, attract criminal activity and are a threat to the public safety; and

**WHEREAS**, the National Fire Protection Association (NFPA) statistics indicate that more than ten civilians die and 6,000 firefighters are injured each year operating in nearly 31,000 fires in vacant and abandoned buildings; and

**WHEREAS**, the purpose of this new Chapter is to establish a program to identify, register and inspect vacant property in Urban Core Central (UC-C) Zoning Districts within the City of Middletown that may present a fire hazard, that may provide temporary occupancy for transients, that may detract from private or public efforts to rehabilitate or maintain surrounding buildings, and that may present a hazard to the health, safety and welfare of the public; and

**WHEREAS**, vacant and abandoned structures are a threat to the economic development of UC-C Zoning Districts; and

**WHEREAS**, vacant and abandoned structures discourage community participation in activities in a UC-C Zoning District such as the Downtown Outdoor Refreshment Area (DORA); and

**WHEREAS**, the current UC-C Zoning District downtown contains historic designated properties that require additional attention and maintenance; and

**WHEREAS**, through an effective registration, inspection, identification and monitoring program, buildings can be kept secure from trespassers and provide safe entry of police and firefighters in the event of an emergency; and

**WHEREAS**, the City of Middletown previously enacted registration requirements for foreclosed and vacant residential properties; and

**WHEREAS**, registration of vacant and abandoned properties will reduce and prevent neighborhood blight, avoid the creation of public nuisance and promote neighborhood stability and occupancy by preserving the condition and appearance of properties; and

**WHEREAS**, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Middletown, Ohio, and its citizens, and to provide for the efficient daily operation of the Departments of the City of Middletown, Ohio;

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Middletown, Butler/Warren Counties, Ohio, that:

**Section 1**

Chapter 1458 (Registration of Vacant Property Within Urban Core Central Zoning Districts) of the Codified Ordinances is hereby enacted to read as set forth in Exhibit A, attached hereto and incorporated by reference. Chapter 1458 shall be in effect for a period of ten (10) years from the effective date of legislation.

**Section 2**

This ordinance shall take effect and be in force from and after the earliest period allowed by law.

/s/ Lawrence P. Mulligan, Jr.  
Lawrence P. Mulligan, Jr., Mayor

1<sup>st</sup> Reading: March 19, 2019

2<sup>nd</sup> Reading: April 2, 2019

Adopted: April 2, 2019

Effective: May 3, 2019

Attest: /s/ Amy Schenck  
Clerk of City Council

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