

ORDINANCE NO. 2-20-2017

**AN ORDINANCE AMENDING PORTIONS OF THE BUILDING CODE
CONCERNING WORKMANSHIP**

WHEREAS, the Town Council of the Town of Akron that certain portions of the Town's building regulations should be amended to regulate the aesthetic value of property within the historic downtown commercial corridor;

WHEREAS, the Council acknowledges statistics proving a direct correlation between aesthetics and economic vitality of a Town;

WHEREAS, the Council supports the initiatives of organizations within the Town of Akron focused on the revitalization of the downtown historic commercial corridor;

WHEREAS, the Council recognizes the importance of the legislative body extending support to positive initiatives within the Town;

NOW, THEREFORE BE IT ORDAINED by the Council of Town of Akron that the Ordinances of Town of Akron are hereby amended as follows (additions listed in **bold**):

SECTION 150.25. WORKMANSHIP AND DEMOLITION

- (A) All work on the construction, alteration and repair of buildings and other structures shall be performed in a good and workmanlike manner according to accepted standards and practices in the trade.
- (B) **This subsection does not apply to single family residential structures. The following regulations apply to the section of Rochester Street that extends east and west from West Street to Whittenberger Street and Mishawaka St. north and south from Orchard Street to Walnut Street.**
 - 1) Brick and/or ornamental, decorative masonry material will be used for all new facade reconstruction/construction for any building/structure facade visible from any alley or street. No other construction material is allowed.**
 - 2) Any pitched roof visible from a street or alley will be constructed from roofing material consisting of one color and will be neutral in shade.**
- (C) **Any property owner or other interested party desiring public way by additions, reconstruction, alteration and/or maintenance including changes in the exterior appearance of buildings or structures within this corridor subject to view from the involvement of exterior color change shall apply for a Town of Akron Building Permit prior to making such changes. Said Building Permit application may require**

sketches, drawings, photographs, descriptions, or other information be submitted to the office of the Building Commissioner. If an applicant is denied a permit or believes that one of these guidelines is unduly restrictive, not in keeping with the historicity of the applicant's building, or otherwise should not be required for the applicant's project, the applicant may request that the Akron Town Council grant the applicant a variance from the particular guideline.

- (D) All demolition debris/rubbish shall be completely removed and disposed of in a legal and proper manner within 14 days of the start of the demolition process. All demolition sites will be completely enclosed within construction barricades as defined by the Indiana Department of Homeland Security and not to be less than six feet in height. The demolition site will be completely back-filled with suitable material, graded and seeded with a vegetative cover within 30 days of the start of demolition. Any building demolished in a commercial district will be completed by a contractor that is legally bonded and insured.
- (E) If any person, firm or corporation shall violate any of the provisions of this subsection, do any act prohibited herein or fail to perform any duty lawfully enjoined, within the time prescribed by the Building Commissioner, or shall fail, neglect or refuse to obey any lawful order given by the Building Commissioner in connection with the provisions of this code for each such violation, failure or refusal, such person, firm or corporation shall be fined \$250. Each day of such unlawful activity shall constitute a separate offense.

The map attached hereto and labeled "Exhibit A" is hereby incorporated as part of the ordinance for illustrative purposes. The language of the ordinance shall control in the event of any discrepancy between the language and the exhibit.

Passed by the Council of Town of Akron, Indiana the 20th day February of 2017.

Town of Akron Council

James R. Jones
Richard Salano
Ben T. Sullivan

Approved this day 20th of February, 2017.

ATTEST: Melinda K...
Town of Akron Clerk-Treasurer