

ORDINANCE NO. 75-25

**AN ORDINANCE TO AMEND THE PLANNING AND ZONING CODE
SECTION 1222.02(b) "DEFINITIONS, 1270.03 "SCHEDULE OF PERMITTED USES,"
IN THE BUSINESS DISTRICT, SECTION 1274.03 "SCHEDULE OF PERMITTED USES
IN O-2 DISTRICT", SECTION 1280.05 "MINIMUM LOT AND YARD REGULATIONS
FOR SPECIAL USES IN NON-RESIDENTIAL DISTRICTS AND 1280.06
"SUPPLEMENTAL REGULATIONS FOR CERTAIN USES" PERTAINING
SPECIFICALLY TO HOTELS/MOTELS IN THE CITY OF AVON**

WHEREAS, Section 1222.02(b) provides definitions for specific words and phrases used in the Planning and Zoning Code; and

WHEREAS, Section 1270.03 provides a schedule of the Permitted and Special Uses within the Business Districts; and

WHEREAS, Section 1274.03 provides a schedule of the Permitted and Specials Uses within the Office Districts; and

WHEREAS, Section 1280.05 sets forth regulations governing requirements for Special Uses in non-residential zoning districts such as minimum lot area and minimum lot width; and

WHEREAS, Section 1280.06 sets forth specific conditions, standards and regulations for certain types of special uses and are in addition to the criteria and standards set forth in Sections 1280.02 through 1280.05.

WHEREAS, 1270.03(f)(3) currently allows for hotels/motels in C-2 and C-3 Districts with a Special Use Permit, but hotels/motels are permitted in the C-4 District; and

WHEREAS, 1274.03(b)(1) currently allows for hotels/motels in the O-2 District but with a Special Use Permit; and

WHEREAS, 1280.05(kk) sets forth regulations governing minimum lot area and minimum lot width requirements for these special uses in the aforementioned non-residential districts; and

WHEREAS, the Planning Coordinator considered amendments to these sections to revise definitions of "hotel," "motel," and "extended stays" and to only allow for them as Special Uses in the C-2 Central Business/French Creek District, C-3 Planned Commercial Development District, C-4 General Business District and O-2 Planned Research Office Park District and to provide for supplemental regulations to govern the operation of these special uses; and

WHEREAS, the Planning Commission authorized a Public Hearing on said amendments which was duly publicized according to law and held on August 20, 2025; and

WHEREAS, on August 20, 2025, by a vote of Five (5) in favor and Zero (0) opposed, Planning Commission recommended approval of the aforementioned amendments to the Planning and Zoning Code; and

WHEREAS, Council, on September 2, 2025 authorized a Public Hearing; and

WHEREAS, said Public Hearing was duly publicized according to law and was held on October 14, 2025 at 7:25 PM; and

WHEREAS, Council, in considering the recommendation of Planning Commission and comments from the Administration finds that amending Sections 1222.02(b), 1270.03(f)(3), 1274.03(b)(1), 1280.05(kk), and adding 1280.06(oo) of the Codified Ordinances of the City of Avon is in the best interests of the health, safety, and welfare of the citizens of Avon.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVON, LORAIN COUNTY, OHIO:

Section 1 – That Section 1222.02(b) of the Avon Codified Ordinances shall be amended as set forth in **Exhibit A** attached hereto and incorporated herein by this reference.

Section 2 - That Section 1270.03(a)(5) of the Avon Codified Ordinance which currently reads as follows:

1270.03 SCHEDULE OF PERMITTED USES.

	<u>C-1</u> <u>Neighborhood</u> <u>Business</u>	<u>C-2</u> <u>Central</u> <u>Business/</u> <u>French Creek</u>	<u>C-3</u> <u>Planned</u> <u>Commercial</u> <u>Development</u>	<u>C-4</u> <u>General</u> <u>Business</u>
f) Residential/Lodging				
(1) Bed and breakfast	<u>SU</u>	<u>SU</u>		
(2) Dwelling unit on upper floors of a commercial/office building	<u>P</u>	<u>P</u>		
(3) Hotel/motel		<u>SU</u>	<u>SU</u>	<u>P</u>

Shall be amended to read as follows: (New language in bold print; deleted language stricken)

1270.03 SCHEDULE OF PERMITTED USES.

	<u>C-1</u> <u>Neighborhood</u> <u>Business</u>	<u>C-2</u> <u>Central</u> <u>Business/</u> <u>French Creek</u>	<u>C-3</u> <u>Planned</u> <u>Commercial</u> <u>Development</u>	<u>C-4</u> <u>General</u> <u>Business</u>
f) Residential/Lodging				
(1) Bed and breakfast	<u>SU</u>	<u>SU</u>		
(2) Dwelling unit on upper floors of a commercial/office building	<u>P</u>	<u>P</u>		

(3) Hotel/motel		<u>SU</u>	<u>SU</u>	<u>P SU</u>
-----------------	--	-----------	-----------	-------------

Section 3 - That Section 1274.03(b)(1) of the Avon Codified Ordinance which currently reads as follows:

1274.03 SCHEDULE OF PERMITTED USES.

	<u>O-1</u> <u>Planned Office</u>	<u>O-2</u> <u>Planned Research</u> <u>Office Park</u>
(b) Retail, Services and Lodging		
(1)Hotels/motels		<u>P</u>

Shall be amended to read as follows: (New language in bold print; deleted language stricken)

1274.03 SCHEDULE OF PERMITTED USES.

	<u>O-1</u> <u>Planned Office</u>	<u>O-2</u> <u>Planned Research</u> <u>Office Park</u>
(b) Retail, Services and Lodging		
(1)Hotels/motels		<u>P SU</u>

Section 4 - Section 1280.05(kk) of the Avon Codified Ordinance which currently reads as follows:

Schedule 1280.05

MINIMUM LOT AND YARD REGULATIONS FOR SPECIAL USES IN NONRESIDENTIAL DISTRICTS

Special Use	<u>Special Use in District</u>	<u>Minimum Lot Regulations</u>		<u>Also See Section:</u>
		<u>Area</u>	<u>Width</u>	
(kk) Hotels/motels	C-1 C-2	(1)	(1)	–

Shall be amended to read as follows: (New language in bold print; deleted language stricken)

Schedule 1280.05

--

MINIMUM LOT AND YARD REGULATIONS FOR SPECIAL USES IN NONRESIDENTIAL DISTRICTS				
Special Use	Special Use in District	Minimum Lot Regulations		Also See Section:
		Area	Width	
(kk) Hotels/motels	C-1 C-2 C-3 C-4 O-2	(1)	(1)	—

Section 5 - That the following Section 1280.06(oo) shall be added to the Avon Codified Ordinance to read as set forth in **Exhibit B** attached hereto and incorporated herein by this reference.

Section 6 - The Codifier is hereby instructed to insert the amendments to Sections 1222.02(b), 1270.03(f)(3), 1274.03(b)(1), 1280.05(kk), and 1280.06(oo) in the appropriate order within the existing codified ordinances, renumbering and/or re-lettering anywhere applicable. All other language contained in Sections 1270.03(f)(3), 1274.03(b)(1), 1280.05(kk), and 1280.06(oo) not specifically amended herein shall remain in full force and effect.

Section 7 - That upon the effective date of Ordinance No. 75-25, the moratorium covering the future development or construction of any hotel, motel, or extended stays within the City of Avon in Ordinance No. 55-25 shall be repealed. All other provisions of Ord. No. 55-25 shall remain in effect.

Section 8 - That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 9- That this Ordinance shall take effect and be in force at the earliest date allowed by law.

First Reading 9-8-25
 Second Reading 9-22-25
 Third Reading 10-14-25

PASSED: October 14, 2025

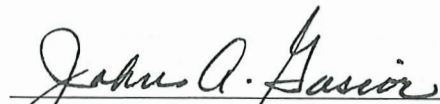
DATE SIGNED: October 14, 2025

By: Brian Fischer
 Brian Fischer, Council President

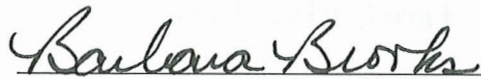
DATE APPROVED BY THE MAYOR: October 15, 2025


Bryan K. Jensen, Mayor

APPROVED AS TO FORM:


John A. Gasior, Law Director
City of Avon, Ohio

ATTEST:


Barbara Brooks, Clerk of Council

POSTED: October 16, 2025
Electronically and at City Hall as
Provided by Council

Prepared By:
John A. Gasior, Esq.
Law Director

I, Barbara J. Brooks, Clerk of the Council of the City of Avon, Ohio, hereby certify this document to be a true and exact copy of Ordinance No. 75-25, passed by the Council of said City on October 14, 2025.

IN WITNESS WHEREOF, I have on this 15th day of October 2025, affixed my signature and official seal.

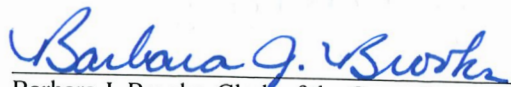

Barbara J. Brooks, Clerk of the Council
of the City of Avon, Ohio

EXHIBIT A

ORDINANCE NO. 75-25

That Section 1222.02(b)(58) which currently reads as follows:

1222.02 DEFINITIONS. (Currently reads as follows:)

- (a) Words used in this Planning and Zoning Code are used in their ordinary English usage.
- (b) However, for the purpose of this Planning and Zoning Code, certain words herein are defined and whenever used in this Planning and Zoning Code, shall have the meaning indicated in this section, except where the context clearly indicates a different meaning.

(58) "Hotel." A building containing sleeping accommodations for transient occupancy for compensation on a daily rate.

Shall be amended to read as follows: (New language in bold print; deleted language stricken)

(58) ~~"Hotel." A building containing sleeping accommodations for transient occupancy for compensation on a daily rate.~~

(58) Hotel: one or more structures or buildings containing more than ten (10) separate guest rooms where a transient guest can obtain an accommodation for a fee to remain on the hotel premises for a period not to exceed thirty (30) consecutive days and which meets the following additional requirements:

- (1) Provide fresh linens before a guest occupies a room, or if the same guest occupies the room for more than two days, at least three times a week;**
- (2) Guests enter through a lobby or foyer and access to all guest rooms is off an interior hallway.**
- (3) Clean each accommodation in use daily.**
- (4) Make each accommodation available for a fee on a daily basis;**
- and**
- (5) If a garage for motor vehicles is provided, it must be a public garage.**
- (6) Provides various other personal services such as laundry, thy-cleaning, entertainment, and similar services or a full-service restaurant open to the public.**

The term "hotel" excludes the terms "dwelling unit" and "dwelling, multi-family". No portion of a hotel shall be used as a permanent residence.

=====

That Section 1222.02(b)(84) which currently reads as follows:

(84) "Motel." See definition (58), "Hotel."

Shall be amended to read as follows: (New language in bold print; deleted language stricken)

~~(84) "Motel." See definition (58), "Hotel."~~

(84) Motel: a hotel that provides guests ready access to their vehicles with no interior hallways and does not provide various other personal services such as laundry, dry-cleaning, entertainment, and similar services or a full-service restaurant open to the public. No portion of a motel shall be used as a permanent residence.

=====

That the following definition for 'Extended Stay Hotel' shall be added to Section 1222.02(b) and shall read as follows:

(146) Extended stay hotel: One or more structures or buildings containing more than ten (10) separate guest rooms where persons relocating their residence to the area, who's primary residence has been rendered uninhabitable due to fire or natural disaster and is in the process of being reconstructed, or are on temporary work assignment in the area can obtain an accommodation for a fee for a period of time not less than five (5) consecutive days and can exceed thirty (30) consecutive days but shall not exceed twelve (12) months within a consecutive twenty-four (24) month period without a zoning permit. Extended stay hotel guest rooms shall provide separate rooms or defined areas for sleeping, private bathroom, relaxation activities containing standard "living room" style furniture (couch, chairs, television, etc.), and kitchen containing a refrigerator, sink, food preparation area and cooking facilities, and complies with all applicable Building Code requirements imposed by the Building Department and Fire Marshal and is constructed and maintained in accordance with applicable Building, Zoning, Housing and Property Maintenance Codes and approved by the Zoning Enforcement Officer and Chief Building Official. Guests must enter through a lobby or foyer and access to all rooms shall be from an interior hallway. The term "extended stay hotel" excludes the terms "dwelling unit" and "dwelling, multi-family" and "boarding house". No portion of an extended stay hotel shall be used as a permanent residence. Extended stay hotels shall meet the following additional requirements:

- (1) Provide fresh linens before a guest occupies a room, or if the same guest occupies the room for more than two days, at least three times a week;**
- (2) Clean each accommodation in use daily.**
- (3) If a garage for motor vehicles is provided, it must be a public garage.**

EXHIBIT B TO ORDINANCE NO. 75-25

1280.06(oo) Hotel, Motel and Extended Stay Hotel Operation and Standards

(1) INSPECTIONS.

The City of Avon or its authorized representative shall inspect all hotels, motels and extended stay hotels within its jurisdiction at least twice a year to determine if the facility is in compliance with Special Use requirements and all other applicable regulations of the City of Avon Codified Ordinance including all Zoning, Building, Housing and Fire codes, and state and local nuisance regulations. If an employee of the City of Avon discovers a violation during their normal course of duties outside of a scheduled inspection, they shall notify the Zoning Enforcement Officer who shall arrange for a full inspection to take place within two (2) business days. This inspection shall be considered a re-inspection and fees will be the same as provided for in Section 1280.06(oo)(5)(c).

(2) RIGHT OF ENTRY.

(a) The owner of a hotel, motel or extended stay hotel operating in the City of Avon shall allow representatives of the City to inspect the premises at any reasonable time. The manager or owner of each establishment shall give the representatives of the City unlimited access to all areas, accommodations and its premises at all reasonable times for the purpose of conducting such inspections. Every guest of a hotel, motel or extended stay hotel shall give the owner or manager thereof access to their guest room for the purpose of cleaning, maintenance and compliance with this Chapter.

(b) Representative(s) of the City of Avon shall have the authority to inspect and examine the register containing a record of all guests who have used or who are using the facilities of the hotel, motel or extended stay hotel.

(c) Failure to comply with the provisions of this Section may result in the immediate revocation of the Special Use Permit to operate the hotel, motel or extended stay in the City of Avon.

(3) STAFFING.

Any hotel, motel, or extended stay hotel operating within the jurisdiction of the City of Avon shall be adequately staffed, on site, twenty-four (24) hours per day to maintain the premises in a safe and sanitary condition at all times and to comply with all of the provisions of this Chapter.

(4) APPEALS.

Any hotel, motel, or extended stay hotel owner or authorized representative may appeal a denial or revocation of their Special Use Permit to operate to the Avon City Council within thirty (30) days of notification of said denial or revocation.

(5) NOTIFICATION. Whenever the Zoning Enforcement Officer, Chief Building Official, Police Chief, Fire Chief or their designee, determines that there has been a violation of this Chapter or any other regulation of the City of Avon Codified Ordinance or applicable state and local nuisance regulations, or has probable cause to believe a violation has occurred, notice shall be given to the owner or his or her authorized representative.

(a) Such notice shall be in accordance with all of the following:

- (1) Be in writing;
- (2) Include the name and address of the hotel, motel or extended stay hotel;
- (3) Include a statement of violation or violations and why the notice is being issued;
- (4) Include a correction order allowing a reasonable time for the owner or authorized representative to bring his facility into compliance.
- (5) Include the total amount of fine that must be paid which shall be a minimum of one-hundred dollars (\$100.00) for each violation. This amount is in addition to any other civil or criminal penalties provide for by the State of Ohio or the City of Avon. Each day that a violation exists past the date provided in the correction order for which it must be corrected shall be considered a separate offence.

- (b) Notice shall be deemed properly served if a copy thereof is:
- (1) Delivered personally to the owner or manager of the hotel, motel or extended stay;
 - (2) Sent by certified or first-class mail to the address listed upon the hotel, motel or extended stay hotel State of Ohio License to Operate.

(c) The City of Avon shall assess a re-inspection fee of not less than one-hundred and sixty dollars (\$160.00) per hour for each city employee required to perform the re-inspection, or two-hundred dollars (\$200.00) for each City employee required, whichever is greater, for each re-inspection that is required after the initial inspection resulting in the issuance of a notice of violation.

(d) Transfer of Ownership. It shall be unlawful for the owner of any hotel, motel, or extended stay hotel who has received a notice of violation and who is not in compliance with the order to sell, transfer, or lease the facility until the provisions of the compliance order or notice of violation have been complied with or the owner or his or her authorized representative furnishes the buyer or lessee with a true copy of the notice of violation, and shall provide the city a signed and notarized statement from the grantee, purchaser, or lessee acknowledging receipt of such notice of violation and accepting full responsibility without condition for making the corrections required to bring the facility into compliance.

(6) STANDARDS.

(a) Exterior. The grounds surrounding a hotel, motel, or extended stay hotel shall be maintained in a clean and sanitary condition and comply with the following:

(1) Solid waste - storage:

- A. The exterior premises of a hotel, motel, or extended stay hotel shall be free from accumulations of refuse, garbage and rubbish;
 - B. All solid waste shall be stored in closed containers or dumpsters until it is disposed;
 - C. All solid waste collection and storage containers that are maintained outside of the building shall be cleanable, leak proof and equipped with tightly fitting covers that shall be closed at all times. Such containers shall be placed on a paved surface at least twenty-five (25) feet from any sleeping room with screening.
 - D. Litter on the hotel premises shall be collected and disposed of daily.
- (2) The surface of the ground around a hotel, motel, or extended stay hotel shall be graded so as to minimize standing water. Gutters and down spouts shall be maintained in good condition and shall divert water away from the building.
- (3) All windows which have sash that can be opened to the outside of the building shall be equipped with sixteen (16) mesh screens that are secure and in good condition.
- (4) Weeds and brush shall be prohibited
- (5) All other provisions of the City of Avon Codified Ordinance including, but not limited to, Property Maintenance, Zoning, Building, Housing and Fire Codes.

(b) Common Areas. Lobbies, hallways, stairways, meeting rooms, and other public places within the hotel, motel or extended stay hotel shall be maintained as shown on the original set of Building Plans and Site Plans approved by the City of Avon. All hallways, stairways, meeting rooms and other public places shall be maintained in a clean, nuisance-free condition. There shall be no signs of the presence of, or an infestation of, insects, bugs or rodents.

(1) Restrooms.

- A. The floors, walls, doors, toilets, lavatories, and modesty panels in all public restrooms shall be smooth, easily cleanable, in good repair, and composed of durable, non-absorbent material which shall be approved at the discretion of the Zoning Enforcement Officer.
- B. Public restrooms shall be kept clean and sanitary at all times. Restroom fixtures, including toilets, urinals, and sinks shall be cleaned and disinfected daily. Restroom floor shall be mopped and sanitized daily. Door handles, switch covers and other tactile surfaces shall be cleaned and disinfected daily. Restroom walls, doors, doorframes, and toilet stalls shall be maintained in a clean and sanitary condition.

- C. All electrical outlets within six (6) feet of water shall be protected by a ground fault current interrupter.
- D. Restroom lavatories shall be solid surface, smooth and easily cleanable, and provide hot and cold water in sufficient pressure and quantity to permit thorough hand washing. The use of Formica or similar materials shall be prohibited.
- E. Soap and paper towels or hand dryers shall be provided at the lavatory at all times.
- F. A trash container shall be provided for the disposal of used paper towels and emptied at intervals which prevent it from overflowing.
- G. Toilets and urinals shall fill and flush properly, and they shall be in good condition. Toilet seats shall be smooth and easily cleanable. Toilet paper shall be provided at all times.

(2) Lobbies, meeting rooms and hallways.

- A. All common areas of the hotel, motel and/or extended stay hotel shall be maintained in a clean and sanitary condition. Floors shall be mopped or vacuumed daily, except for meeting rooms that are not used on a daily basis. All rooms shall be cleaned after each use. Tactile surfaces, including switch covers, door handles, doorframes and telephones shall be cleaned and disinfected daily.
- B. Floors, walls and horizontal surfaces shall be maintained in a smooth and cleanable condition. Walls, ceilings, horizontal surfaces, ventilation system grilles and other surfaces shall be kept clean.
- C. Meeting rooms and other common areas of the hotel, motel or extended stay hotel shall be inspected as often as necessary to determine if there is evidence of water or mold damaged materials such as wall covering, drywall and particle board. If mold is found, the contaminated area shall not be used until the mold contamination has been properly remediated, following the appropriate guidelines.
- D. Water fountains, if provided, shall be made of easily cleanable materials, and shall be cleaned and sanitized daily. The flow of water must crest at least two (2) inches above the top of the mouth guard.
- E. Ice machines. Ice provided for guests shall be produced, stored and dispensed in a sanitary manner, and shall be protected from becoming contaminated through guest self-service contact with the ice or the interior of the ice storage unit. Open ice bins shall not be used.

1. All reusable ice buckets provided for the use of the guests shall be made of an impervious, smooth, easily cleanable material. They shall be washed, rinsed and sanitized after being used by the guests, and stored so as to protect them from contamination. If liners are used in the ice buckets, they shall be changed daily.

2. Multi-use drinking glasses and cups, after being used by a guest shall be washed and sanitized, and stored in a sanitary manner. All multi-use glasses and cups shall be cleaned and sanitized in a mechanical dishwasher, or in a three compartment sink in which the utensils shall be washed in hot soapy water, rinsed in clean water and then rinsed in a sanitizing solution.

(3) All other provisions of the City of Avon Codified Ordinance including, but not limited to, Property Maintenance, Zoning, Building, Housing and Fire Codes.

(c) Rooms. Rooms shall be maintained in a clean, nuisance-free condition. There shall be no signs of the presence of; or an infestation of, insects, bugs or rodents.

(1) Bedding.

- A. Each sleeping room shall be equipped with at least one mattress and foundation. The mattresses and foundations shall be clean, with no tears or other damage and free from stains and soiling. Mattresses or foundations, which are stained with blood or other bodily fluids shall be immediately removed and discarded.
- B. After being used by a guest, sheets, pillowcases, and the mattress pad if it is odorous, exhibits evidence of perspiration or other bodily fluids or it is soiled, shall be laundered.

- Bed linens that are used by the same guest for more than one day shall be changed at least three (3) times a week, or more often if they are heavily soiled.
- C. After being used by a guest, comforters and blankets shall be laundered.
 - D. Pillows shall be clean and free from odors and stains. Stained or soiled pillows shall be immediately removed and discarded.

(2) Lighting. There shall be sufficient natural and artificial light in the sleeping room at all times to provide for proper cleaning, reading, safety, and the comfort of the guests.

(3) Walls, floors easily cleanable.

- A. All of the surfaces in the sleeping room shall be maintained in good condition and composed of materials that are easily cleanable.
- B. Carpeting shall lie flat on the floor and be free from rips, torn edges, odors, excessive wear or excessive staining.
- C. Vinyl, ceramic tile, stone, and similar materials shall be secure to the floor and shall not be torn, cracked, broken or show signs of excessive wear.
- D. Baseboards or cove base shall be firmly attached to the wall. Baseboards or cover base shall be installed in every sleeping room and bathroom. Baseboards or cove base shall not be a rubber product.

(4) Cleaning.

- A. Doors, door frames and handles, switch covers, telephones, and remote controls shall be cleaned daily with a disinfectant cleaner, when the guest room is in use or it is anticipated to be used.
- B. Walls, carpeting, baseboards, window frames and other surfaces shall be cleaned whenever they become soiled, dirty, or tobacco smoke residue is observed.
- C. Horizontal surfaces, lampshades, draperies and other furnishings shall be clean and free from dust or dirt.
- D. Carpeting shall be thoroughly vacuumed daily. Food residue, bodily fluids, and excessive soil shall be immediately spot cleaned. Carpeting behind and under room furnishings and in corners shall be cleaned at least once every week. The interior and exterior of microwave ovens and refrigerators, if permitted by the Chief Building Official, shall be cleaned daily to remove food residue and dirt.
 - 1. Refrigerators shall maintain an internal temperature of 45°F or lower when in operation.
 - 2. The interior of microwave ovens shall be smooth and free from rust, exposed metal, evidence of burning or scorching. The microwave door shall seal tightly, and the door glass shall be intact.

(5) Heating units.

- A. Heating and air conditioning units shall be maintained in operable condition at all times. All heating and air conditioning units shall be of a size and configuration that they can rapidly heat the air and maintain a minimum room temperature of 72°F. All controls for the unit shall be operable, and the switches, buttons or knobs for the control shall be in place.
- B. Heating and air conditioner filters, covers, coils and condenser pans shall be clean and free from dirt, bacteria and debris.
- C. Condenser pans shall be equipped with a functioning condensate drain, which shall be directed to the exterior of the building, or be plumbed into the building's plumbing system.
- D. Heating and air conditioning units, grilles, filters and cabinets shall be intact, secure and in good repair.

(6) Electrical inspections. Before providing small electrical appliances for the use of guests in hotel, motel or extended stay hotel rooms, the owner or his or her designated agent shall have the electrical service in the facility inspected and approved by the Chief Building Official or a certified building inspector.

(7) Kitchen (if provided, however, required for extended stay rooms).

- A. Every sleeping room designated and rented as an extended stay room shall be equipped with an adjacent kitchen area. Rooms other than extended stay rooms may be equipped with an adjacent kitchen area. No modifications to the plumbing shall take place until they are approved by the Chief Building Official and a Plumbing Permit has been issued for the work.
- B. Walls, floors, ceilings, doors, plumbing fixtures, finish materials, cupboards, cabinets and light fixtures shall be composed of materials that are smooth and easily cleanable. Counter tops shall be solid surface, smooth and easily cleanable. The use of Formica and similar products shall be prohibited.
- C. Walls, floors, ceilings, counter tops, cupboards, cabinets, and light fixtures shall be maintained in good condition, and they shall be free from soil, dirt, tobacco smoke residue and dust.
- D. Door handles, doorframes, switch covers, faucets, and other tactile surfaces shall be composed of smooth, easily cleanable materials, and they shall be cleaned and disinfected daily.
- E. Kitchen sink shall provide hot and cold water in sufficient quantity and pressure to permit hand washing and cleaning of utensils in compliance with accepted engineering standards.
- F. Dish soap and clean dish towels shall be provided at all times.
- G. Kitchen lighting shall be sufficient to provide for adequate cleaning, for safety and the comfort of the guests.
- H. The kitchen floor shall be swept and then mopped daily, using a disinfectant cleaner. The kitchen floor shall be composed of a durable, easily cleanable material.
- I. Each kitchen shall be provided with a waste collection container that is made of a durable material, that is smooth and easily cleanable, and which is of adequate size for the number of guests occupying the room and shall be emptied daily.
- J. All electrical outlets within six (6) feet of water shall be protected by a ground fault current interrupter.

(8) Bathrooms.

- A. Every sleeping room shall be equipped with an adjacent toilet room and plumbing fixtures as required in the applicable provisions of Ohio R.C. Ch 1225 (Ohio Building Code). No modifications to the plumbing shall take place until they are approved by the Chief Building Official and a Plumbing License has been issued for the work.
- B. Walls, floors, ceilings, doors, plumbing fixtures, finish materials, vanities, and light fixtures shall be composed of materials that are smooth and easily cleanable. Vanity tops shall be solid surface, smooth and easily cleanable.
- C. Floors, ceilings, vanities, and light fixtures shall be maintained in good condition, and they shall be free from soil, dirt, tobacco smoke residue, burns, stains and dust.
- D. Door handles, doorframes, switch covers, toilet handles, and other tactile surfaces shall be composed of smooth, easily cleanable materials, and they shall be cleaned and disinfected daily.
- E. Bathtubs, showers and lavatories shall provide hot and cold water in sufficient quantity and pressure to permit bathing and hand washing in compliance with accepted engineering standards and drains shall function effectively with no signs of stoppage or restriction. Bathtubs and showers shall have non-slip floors.
- F. Soap, clean towels and washcloths shall be provided at all times.
- G. The toilet shall fill and flush properly at all times. The exterior, interior and base of the toilet bowl, and the toilet seat shall be cleaned daily with a disinfectant cleaner. The toilet seat shall be secure, smooth and easily cleanable. Toilet paper shall be supplied to the guests at all times.

- H. Bathroom lighting shall be sufficient to provide for adequate cleaning, for safety and the comfort of the guests.
- I. Bathrooms that exhibit evidence of moisture damage or mold, or which contain odors shall be equipped with a functional mechanical ventilation system that adequately displaces humid air and odors from the bathroom.
- J. The bathroom floor shall be swept and then mopped daily, using a disinfectant cleaner. The bathroom floor shall be composed of a durable, easily cleanable material.
- K. Each bathroom shall be provided with a waste collection container that is made of a durable material, that is smooth and easily cleanable, and which is of adequate size for the number of guests occupying the room and shall be emptied daily.
- L. All electrical outlets within six feet of water shall be protected by a ground fault current interrupter.

(9) Mold. Guest rooms shall be inspected and often as necessary to determine if there is evidence of water or mold damaged materials such as wall covering, drywall and particle board. If mold is found, the contaminated area shall not be used until the mold contamination has been properly remediated, following the appropriate guidelines.

(10) Animals.

- A. If an owner or authorized agent elects to permit pets upon the premises, he or she shall designate specific rooms in the hotel, motel or extended stay hotel specifically for that purpose. The doors to such rooms shall be so labeled.
- B. If an owner or authorized agent elects to permit pets upon the premises, he or she shall establish and enforce rules to control pets within his accommodation. No guest shall permit his pet to run at large or to become a nuisance.
- C. Rooms in which animals have been kept by a guest shall be thoroughly cleaned and disinfected to remove fur, dander, urine, feces, and other contamination. In the event that fleas are discovered in the sleeping room, the room shall not be rented until the fleas have been eradicated by a licensed pest control applicator.

(11) Solid waste disposal. At least one waste collection container shall be provided in each sleeping room. The container shall be made of a smooth and easily cleanable material. Solid waste shall be collected and removed from the room each day.

(12) When any room has been occupied by a person having an infectious or contagious disease, or signs are found indicating the presence of, or an infestation of, insects, bugs or rodents such room shall not be used again until it is thoroughly fumigated and disinfected including all fixtures, furniture and bedding.

(13) All other provisions of the City of Avon Codified Ordinance including, but not limited to, Property Maintenance, Zoning, Building, Housing and Fire Codes.

(d) Water and Wastewater.

(1) Water to supply the guest rooms and common areas of the hotel shall be from a source that is approved by the City of Avon and the Ohio Environmental Protection Agency. An adequate supply of hot and cold water under sufficient pressure shall be provided for laundry, hand washing, bathing, utensil washing and other purposes.

(2) Sewage from the hotel shall be properly disposed in a public sanitary sewer or by treatment in an on-site sewage treatment facility that is approved by the City of Avon and the Ohio Environmental Protection Agency.

(e) Laundry.

(1) If laundry is washed at the hotel, motel, or extended stay there shall be adequate capacity to properly wash and dry all of the soiled linens that are generated daily.

(2) The floor, walls, shelving and tables in the laundry room shall be composed of a smooth, easily cleaned material.

(3) Soiled laundry shall be isolated from clean linens.

(4) All laundry carts shall be constructed of an easily cleanable or washable material.

(5) Linens shall be washed in hot water with a detergent and disinfectant.

(7) PENALTY.

Any owner or authorized representative failing to comply with a notice of violation or order served in accordance with this Chapter shall be deemed guilty of a misdemeanor of the third degree and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the Zoning Enforcement Officer or Chief Building Official shall institute the appropriate proceeding at law or in equity revoke the Special Use Permit or to restrain, correct or abate such violations of this chapter or to require the removal or termination of unlawful occupancy. Each day that the violation remains shall be deemed a separate offense.