

RESOLUTION NO. R23-79

A RESOLUTION BY THE TROTWOOD CITY COUNCIL IMPOSING A MORATORIUM UP THROUGH AND INCLUDING DECEMBER 31, 2024, ON THE ACCEPTANCE OF APPLICATIONS FOR, AND THE ISSUANCE AND PROCESSING OF, ANY NEW PERMITS FOR THE BUILDING, DEVELOPMENT, EXPANSION, OR IMPROVEMENTS OF SELF-STORAGE FACILITIES, MINI STORAGE FACILITIES, AND MINI-WAREHOUSES (ROUTINE MAINTENANCE AND NECESSARY REPAIRS EXCEPTED) IN THE CITY OF TROTWOOD.

WHEREAS, pursuant to the Ohio Constitution and the Ohio Revised Code, municipalities have the power to enact planning and zoning laws for the health, safety, welfare, comfort, and peace of the citizens of the municipality, including restricting areas used for business and trade; and

WHEREAS, the City of Trotwood (the “City”) has a Comprehensive Community Development Plan that guides the City in determining how to restrict areas for business and trade in an effort to promote economic growth in the City while promoting the public health, safety, welfare of its citizens; and

WHEREAS, the City’s Zoning Code allows storage facilities, which specifically includes “storage warehouses (mini),” and “mini-warehouses,” as conditional uses in the Regional Business District and the Light Industrial District 2; and

WHEREAS, for the purpose of this Resolution, the definition of a “*self-storage facility*” (or “*storage facility*”) shall include the terms “mini-warehouse” and “storage warehouse (mini),” and is further defined as follows: “*Any real property that is designed and used for the purpose of renting or leasing storage spaces in the facility, whether as rooms, lockers, containers, or other indoor and/or outdoor space, to individuals, businesses, or other entities, to store personal possessions and other items.*”; and

WHEREAS, the City has observed an increase in the request for permits related to self-storage facilities; and

WHEREAS, Council is concerned that an increased number of self-storage facilities may not be in harmony with the City’s Comprehensive Community Development Plan because storage facilities may not be the best use of the scarce land available for development in the Regional Business District and the Light Industrial District 2; and

**WHEREAS**, the City needs time to review the City’s Zoning Code to determine if there are other appropriate areas for storage facilities in the City that are harmonious with the Comprehensive Community Development Plan; and

**WHEREAS**, a moratorium up through and including December 31, 2024, on the acceptance of applications for, and the issuance and processing of, any new permits for the building, development, expansion, or improvement of self-storage facilities in the City will allow City Staff the time necessary to explore whether there are other zoning districts in the City that would be more appropriate for new storage facilities.

**NOW, THEREFORE, BE IS RESOLVED BY THE COUNCIL OF THE CITY OF TROTWOOD, STATE OF OHIO:**

**SECTION I:** Council hereby imposes a moratorium up through and including December 31, 2024 on the acceptance of applications for, and the issuance and processing of, any new permits for the building, development, expansion, or improvements of self-storage facilities in the City. The purpose of this moratorium is so that Council and City Staff may review the City’s Comprehensive Community Development Plan and Zoning Code and take action, if necessary, to update and adopt any land use and zoning regulations that may be required.

**SECTION II:** Council seeks to limit the duration of this moratorium and hereby instructs the City Manager and City Staff to immediately undertake a review of the City’s Comprehensive Community Development Plan, the Zoning Code, and issues related to economic growth and development in the City. City Staff will then make recommendations to Council as needed based on this review.

**SECTION III:** Council hereby directs and orders that there shall be no acceptance of applications for, nor any issuance or processing of, new permits for the building, development, expansion, or improvement of storage facilities, as that term is defined herein (routine maintenance and necessary repairs excepted), in the City of Trotwood up through and including December 31, 2024.

**SECTION IV:** This Resolution shall take effect and be in force from and after the date of its passage.

Passed this **4th** day of **December, 2023**.

TROTWOOD, OHIO 45426

3035 OLIVE ROAD


CITY OF TROTWOOD

ATTEST:

APPROVED:

  
KARA B. LANDIS  
CLERK OF COUNCIL

  
MARY A. MCDONALD  
MAYOR

  
YVETTE F. PAGE  
VICE-MAYOR

**CERTIFICATE OF RECORDING OFFICER**

I, the undersigned, hereby certify that the foregoing is a true and correct copy of Resolution No. R23-79 adopted by the Trotwood City Council at a regular scheduled meeting held on the 4th day of December, 2023, and that I am duly authorized to execute this certificate.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
KARA B. LANDIS  
CLERK OF COUNCIL