

RESOLUTION NO. R25-15

A RESOLUTION BY THE TROTWOOD CITY COUNCIL IMPOSING A MORATORIUM UP THROUGH AND INCLUDING FEBRUARY 28, 2026, ON THE ACCEPTANCE OF APPLICATIONS FOR, AND THE ISSUANCE OF, ANY NEW ZONING PERMITS FOR GROUP HOMES 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; and

WHEREAS, the term “Group Home” is defined in Section 1123.02 of the Trotwood Codes of Ordinances; and

WHEREAS, the City of Trotwood has experienced a significant increase in applications for group homes, which is impacting various neighborhoods, organizations, and citizens in the City; and

WHEREAS, the City has a Comprehensive Community Development Plan (the “Comprehensive Plan”) that has not been updated substantially since 1999; and

WHEREAS, concerns have been expressed that current zoning regulations lack specificity or adequate guidance as to the proper siting and quality standards for group homes in the City; and

WHEREAS, the City has undertaken a concerted effort in revising its Comprehensive Plan to include necessary updates to its land use plan in furtherance of the health, safety, welfare, comfort, and peace of its citizens; and

WHEREAS, the City, City Staff, and Planning Commission need additional time to gather data and review land use and regulations where group homes are concerned to determine what new regulations, if any, should be adopted to facilitate orderly development and regulation of group homes in the City; and

WHEREAS, a temporary moratorium on the acceptance of applications for, and issuance of, new zoning permits for group homes will allow the City, City Staff, and Planning Commission the necessary time to conduct a meaningful review of siting and standards for group homes in the City; and

WHEREAS, this temporary moratorium shall not apply to properties/applicants that have already submitted applications and/or been approved for the issuance of permits; and

WHEREAS, applications pertaining to the provision of housing for a protected class as defined by the Fair Housing Act or state law, shall not be affected by this temporary moratorium.

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

SECTION I: Council hereby imposes a moratorium up through and including February 28, 2026, on acceptance of applications for, and the issuance of, any new zoning permits for the startup, building, development, or improvements (required maintenance excepted) of group homes in the City of Trotwood.

SECTION II: Council seeks to limit the duration of the moratorium as set forth herein and, therefore, instructs City Staff and the Planning Commission to immediately and expeditiously undertake their review to determine what changes, if any, should be made to the Trotwood Codes of Ordinances as it relates to the siting and regulation of group homes in the City.

SECTION III: City Council hereby directs and orders that no new applications shall be accepted, nor shall any new permits be issued, allowing the startup, building, development, or improvements (required maintenance excepted) concerning group homes in the City of Trotwood, up through and including February 28, 2026, unless said application applies to a protected class, as defined by the Fair Housing Act and/or state law, as determined by the City Law Director.

Passed on this 3rd day of February, 2025.

ATTEST:

APPROVED:



KARA B. LANDIS
CLERK OF COUNCIL



YVETTE F. PAGE
MAYOR



TYNA R. BROWN
VICE-MAYOR

CITY OF TROTWOOD
3035 OLIVE ROAD
TROTWOOD, OHIO 45426

CERTIFICATE OF RECORDING OFFICER

I, the undersigned, hereby certify that the foregoing is a true and correct copy of Resolution No. R25-15 adopted by the Trotwood City Council at a regular scheduled meeting held on the 3rd day of February, 2025, and that I am duly authorized to execute this certificate.

Signed this _____ day of _____, _____.
