

RESOLUTION NO. R26-03

**A RESOLUTION BY THE TROTWOOD CITY COUNCIL
EXTENDING THE MORATORIUM UP THROUGH AND
INCLUDING JUNE 30, 2026, ON THE ACCEPTANCE OF
APPLICATIONS FOR, AND THE ISSUANCE OF, ANY NEW
ZONING PERMITS FOR GROUP HOMES IN THE CITY OF
TROTWOOD, OHIO.**

WHEREAS, on February 3, 2025, City Council passed Resolution No. R25-15 establishing a temporary moratorium up through and including February 28, 2026, on the acceptance of applications for, and the issuance and processing of, permits for group homes within the City of Trotwood (“City”); and

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, 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, continuing this moratorium will allow City Staff and the Planning Commission time to continue gathering 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, an extended moratorium up through and including June 30, 2026, on the acceptance of applications for, and issuance of, new zoning permits for group homes will allow City Staff and the 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:

City Council hereby extends the moratorium up through and including June 30, 2026 (the “moratorium period”), on the 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. The purpose of this moratorium is to allow City Staff and the Planning Commission time to continue gathering 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.

SECTION II:

City Council seeks to limit the duration of the moratorium and hereby instructs the City Manager and City Staff to immediately and expeditiously undertake their review to determine what changes, if any, should be made to the Trotwood Code 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 during the moratorium period 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.

SECTION IV:

This Resolution shall take effect and be in full force from and after the date of its passage.

Passed on this 5th day of January, 2026.

ATTEST:

KARA B. LANDIS
CLERK OF COUNCIL

APPROVED:

YVETTE F. PAGE
MAYOR

VICE-MAYOR

CERTIFICATE OF RECORDING OFFICER

I, the undersigned, hereby certify that the foregoing is a true and correct copy of Resolution No. **R26-03** adopted by the Trotwood City Council at a regular scheduled meeting held on the **5th** day of **January, 2026**, and that I am duly authorized to execute this certificate.

Signed this _____ day of _____, _____.

CLERK OF COUNCIL

TROTWOOD, OHIO 45426

3035 OLIVE ROAD

CITY OF TROTWOOD