

RESOLUTION NO. R25-57

A RESOLUTION BY THE TROTWOOD CITY COUNCIL IMPOSING A MORATORIUM UP THROUGH AND INCLUDING SEPTEMBER 30, 2026, ON THE ACCEPTANCE OF APPLICATIONS FOR, AND THE ISSUANCE AND PROCESSING OF, ANY NEW PERMIT APPLICATIONS FOR CONDITIONAL USE, OR THE BUILDING, DEVELOPMENT, OR IMPROVEMENTS (REQUIRED MAINTENANCE EXCEPTED) OF THREE-FOUR FAMILY DWELLINGS AND MULTI-FAMILY DWELLINGS IN THE CITY OF TROTWOOD, OHIO.

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 City's Zoning Code has not been substantially reviewed or updated in more than two decades; and

WHEREAS, the City's Zoning Code needs to be studied and modified to ensure compliance with all applicable federal and state laws and to conform to the City's long-term planning and development goals; and

WHEREAS, the City has entered into a contract with Compass Point Planning, LLC ("Compass Point") to audit the City's existing Zoning Code and then draft a new Zoning Code that better aligns with the City's planning and development goals and promotes the health, safety, and welfare of the citizens of Trotwood; and

WHEREAS, Compass Point has projected that it will take approximately one year to complete the Zoning Code updates; and

WHEREAS, the availability of housing is vital to the health, welfare, and quality of life of the City's residents, and it is a high priority for Council to carefully consider all proposed Zoning Code changes recommended by Compass Point to ensure that future housing developments meet the needs of the community and promote sustainable growth; and

WHEREAS, City Council will need time to review the Zoning Code updates that will be proposed by Compass Point, which includes the land use regulations for Three-Four Family Dwellings and Multi-Family Dwellings in the City of Trotwood; and

WHEREAS, City Council believes a moratorium should be imposed, up through and including September 30, 2026, on the acceptance of applications for, and the issuance and processing of, any new permits for conditional use, or the building, development or improvements (required maintenance excepted), of Three-Four Family Dwellings and Multi-Family Dwellings within the City of Trotwood to allow Council sufficient time to review and consider the Zoning Code updates proposed by Compass Point, and to ensure the public peace, health, safety, economic opportunities, and welfare of its citizens.

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

SECTION I: City Council hereby finds that a moratorium should be imposed, up through and including September 30, 2026, on the acceptance of applications for, and the issuance and processing of, any new permits for conditional use, or the building, development or improvements (required maintenance excepted), of Three-Four Family Dwellings and Multi-Family Dwellings within the City of Trotwood to allow Council sufficient time to review and consider the Zoning Code updates proposed by Compass Point.

SECTION II: Council hereby directs and orders that no new applications shall be accepted, nor shall any new permits be issued or processed for, conditional use or the building, development, or improvements (necessary maintenance excepted), on Three-Four Family Dwellings and Multi-Family Dwellings within the City of Trotwood during the moratorium.

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

Passed this **2nd** day of **September, 2025**.

ATTEST:

APPROVED:

KARA B. LANDIS
CLERK OF COUNCIL

YVETTE F. PAGE
MAYOR

TYNA R. BROWN
VICE-MAYOR

CERTIFICATE OF RECORDING OFFICER

I, the undersigned, hereby certify that the foregoing is a true and correct copy of Resolution No. **R25-57** adopted by the Trotwood City Council at a regular scheduled meeting held on the **2nd** day of **September, 2025**, and that I am duly authorized to execute this certificate.

Signed this _____ day of _____, _____.

CLERK OF COUNCIL