

RESOLUTION NO. 30-24  
CITY OF CENTERVILLE, OHIO

18<sup>th</sup> SPONSORED BY COUNCIL MEMBER Bill Serr ON THE  
DAY OF March, 2024.

**A RESOLUTION BY THE CENTERVILLE CITY COUNCIL  
EXTENDING THE MORATORIUM ON THE OPERATION  
OF ANY SHORT TERM RESIDENTIAL REAL ESTATE  
RENTALS IN THE CITY OF CENTERVILLE, OHIO FOR A  
PERIOD OF SIX MONTHS (180 DAYS).**

WHEREAS, neither the Centerville Codified Ordinances nor the Unified Development Ordinance (UDO) contain any comprehensive regulations concerning the operation of short term (less than 30 days) residential real estate rentals (“STRs”) within the City’s residential zoning districts with the exception of the narrow zoning regulations concerning bed and breakfast uses within the City as such uses are defined in the UDO; and

WHEREAS, short-term rentals are a growing and unique business model providing renters options to the traditional hotel/motel rental; and

WHEREAS, over the past few years, there has been an increase in the operation of STRs in Ohio by way of online STR booking sites, including in the City of Centerville where residential homes have been rented and used as STRs via online booking sites; and

WHEREAS, the City has a legitimate public interest in preserving its residential neighborhoods, and the recent proliferation of STRs in Centerville threatens the health, safety, welfare, comfort, and peace of the City’s neighborhoods by introducing transient guests into the City’s residential zoning districts, leading to increased noise, traffic, and occupancy of residences without sufficient owner supervision and City oversight; and

WHEREAS, the City of Centerville adopted Resolution No. 106-22 on November 21, 2022, which placed a temporary moratorium prohibiting the operation of short term (less than 30 days) residential real estate rentals within any residentially zoned district in the City of Centerville by a non-occupant owner; and

WHEREAS, the City of Centerville adopted Resolution No. 193-23 on October 23, 2023, which extended a temporary moratorium prohibiting the operation of short term (less than 30 days) residential real estate rentals within any residentially zoned district in the City of Centerville by a non-occupant owner; and

WHEREAS, said moratorium is set to expire on April 20, 2024; and

WHEREAS, the City needs additional time to review any applicable sections of its Codified Ordinances and any applicable state law, conduct community outreach, and to study, plan for, formulate, and draft reasonable and comprehensive regulations with respect to STRs within the City; and

WHEREAS, the moratorium contained herein is not intended to be, and it shall not operate as, a moratorium on any currently permitted, legal bed and breakfast uses in the City where the operator of said bed and breakfast uses has previously received a zoning certificate authorizing such bed and breakfast use prior to the effective date of this moratorium. Any previously permitted, legal bed and breakfast use that is operated during the period of this moratorium shall be operated in compliance with the terms of the UDO; and

WHEREAS, City staff requires additional time to make informed recommendations to City Council regarding potential changes to the City's Codified Ordinances based on City Council's determination whether to allow, limit, or prohibit these activities within City limits; and

WHEREAS, an extension of the moratorium of six months on prohibiting the operation of short term (less than 30 days) residential real estate rentals within any residentially zoned district in the City of Centerville by a non-occupant owner will allow City Council and staff time to accomplish the City's goals stated herein and will help ensure the public peace, health, safety, and welfare.

NOW THEREFORE, THE MUNICIPALITY OF CENTERVILLE HEREBY RESOLVES:

Section 1. City Council hereby extends its moratorium an additional six months (180 days) commencing on the date of passage of this resolution prohibiting the operation of short term (less than 30 days) residential real estate rentals within any residentially zoned district in the City of Centerville by a non-occupant owner. The purpose of this moratorium is to allow City Council and staff time to further study and propose an adopt legislation either prohibiting or regulating the operation of short term (less than 30 days) residential real estate rentals within any residentially zoned district in the City of Centerville by a non-occupant owner the operation of low-speed and to prepare any necessary changes to the City's Codified Ordinances.

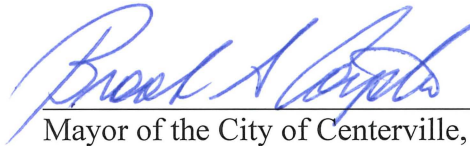
Section 2. City Council instructs the City Manager and staff to continue to study the potential short term rentals within the City. City staff shall make a recommendations regarding any potential changes to the City's Codified Ordinances related to these activities for City Council's consideration.

Section 3. Council further finds that a moratorium for six (6) months (180 days) is reasonable and will allow the Centerville Planning Commission, City Manager, and City Planner to propose and initiate action to address the issues outlined herein.

Section 4. Council hereby directs and orders that no operation of short term rentals (less than 30 days) be allowed to operate within any residentially zoned district or that no building permits, certificates of occupancy or any other permits be granted to anyone for the purpose of short term rentals within any residentially zoned district in the City during the six months (180 days) period of this moratorium.

Section 5. This Resolution shall take effect and be in force from and after the date of its passage.

PASSED THIS 18<sup>th</sup> day of March, 2024.

  
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Mayor of the City of Centerville, Ohio

ATTEST:

  
\_\_\_\_\_  
Clerk of Council  
City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Resolution No. 30-24, passed by the Council of the City of Centerville, Ohio on the 18<sup>th</sup> day of March, 2024.

  
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Clerk of the Council

Approved as to form, consistency  
with existing ordinances, the  
charter & constitutional provisions  
Department of Law  
Scott A. Liberman  
Municipal Attorney