

RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 90043

Ordinance No. _____

Passed _____, 20_____

ORDINANCE 2025-08

AN ORDINANCE PLACING A SECOND TEMPORARY MORATORIUM ON THE OPERATION OF ANY SHORT TERM RESIDENTIAL REAL ESTATE RENTALS OR THE LIKE WITHIN THE VILLAGE OF DOYLESTOWN AND DECLARING AN EMERGENCY

WHEREAS, pursuant to the power vested in Council through the Doylestown Charter and the Ohio Constitution, Council has the inherent power to enact planning, zoning and business regulation laws that further the health, safety, welfare, comfort and peace of its citizens, including restricting or prohibiting certain business and land uses; and

WHEREAS, the Doylestown Planning and Zoning Code (PZC) does not contain any comprehensive regulations concerning the operation of short term (less than 30 days) residential real estate rentals ("STRs") within the Village's zoning districts; and

WHEREAS, the Village has a legitimate public interest in preserving its residential neighborhoods, and STRs could threaten the health, safety, welfare, comfort, and peace of these neighborhoods by introducing short term and transient temporary guests, into the Village's residential zoning districts, leading to increased noise, traffic, and occupancy of residences without sufficient owner supervision and Village oversight; and

WHEREAS, the Village needs 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 Village; and

WHEREAS, until such time as reasonable and comprehensive regulations concerning STRs and the like are established, this Council desires to enact a moratorium on the operation of STRs in the Village's residential zoning districts for a period of 180 days in order to prevent possible proliferation of these uses in the Village residential zoning districts while also taking time to ensure that the Village regulates these uses in a reasonable and practical manner so as to protect both the rights of property owners and the Village's residential neighborhoods; and

WHEREAS, that this Council has determined additional time is needed to review the applicable sections of the Codified Ordinances of the Village and the Ohio Revised Code to plan and formulate a response and has determined to impose an additional moratorium as set forth herein.

NOW THEREFORE, be it ordained by the Council of the Village of Doylestown, Wayne County, Ohio:

SECTION 1: That having found the above statements to be true and correct, there is hereby established a temporary moratorium for a period of 180 days from the effective date of this Ordinance prohibiting the operation of short term (less than 30 days) residential real estate rentals within any residentially zoned district.

SECTION 2: That no short-term rentals shall be permitted or licensed within the Village.

SECTION 3: That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meeting open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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SECTION 4: That this Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety and welfare of the Village of Doylestown and shall be in full force and effect immediately upon its adoption.

PASSED: March 19, 2025

Attest:


Terry L. Lindeman, Mayor


Kristen J. Robison, Clerk of Council