



ZONING COMMISSION AGENDA

October 29, 2026 5:30 PM

Mayor Marc Thompson
Chad Carter, Susan Assi, Heather Phillips, Merideth Wagoner

- I. Call to Order
- II. Citizen Comments
- III. Open Q&A Discussion – Rentals
- IV. Citizen Comments
- V. Next meeting date
- VI. Adjournment

Public comments are limited to three (3) minutes per speaker, unless extended by the Mayor or Council. Comment is permitted only during designated citizen comment periods on the agenda.

Individuals wishing to speak must sign in prior to the meeting, providing: Name; Address; Affiliation (if applicable);
Topic of comment

Council and staff will generally not respond during public comments, but limited responses may be given at the Presiding Officer's discretion. The Presiding Officer may limit repetitive comments on a single topic after 30 minutes, provided viewpoints are not restricted based on content.

The full and complete public comment policy is set forth in Section IV of the Rules of Council.

VILLAGE OF OTTAWA HILLS, OHIO

ORDINANCE NO. 2026-7

AN ORDINANCE AMENDING ORDINANCE NO. 2002-08, AS AMENDED, THE ZONING CODE OF THE VILLAGE OF OTTAWA HILLS, BY ADOPTING ARTICLE XVI REGARDING SHORT-TERM AND MID-TERM RENTAL REGULATIONS.

WHEREAS, Council finds that the preservation of the residential character, neighborhood stability, and quality of life within the Village of Ottawa Hills is a legitimate public purpose; and

WHEREAS, Council further finds that transient occupancy and short-term rental activity may adversely affect the residential nature of neighborhoods and may create impacts relating to parking, noise, traffic, property maintenance, and public safety; and

WHEREAS, Council desires to establish regulations governing the rental and occupancy of residential dwellings within the Village in order to protect the public health, safety, and welfare; and

WHEREAS, the Zoning Commission has reviewed the proposed amendment and provided its recommendation in accordance with the requirements of the Zoning Code and Ohio law; and

WHEREAS, all required notices have been given and public hearings conducted in accordance with law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF OTTAWA HILLS, OHIO THAT:

SECTION 1. Article XVI of the Zoning Code of the Village of Ottawa Hills, Ordinance No. 2002-08, as amended, is hereby adopted to read as follows:

ARTICLE XVI
SHORT-TERM AND MID-TERM RENTAL REGULATIONS

Section 16.1 Purpose

The purpose of this Article is to protect and promote the public health, safety, welfare, and quality of life of Village residents by preserving the residential character of the Village of Ottawa Hills, maintaining neighborhood stability, minimizing the impacts associated with transient occupancy, and establishing regulations governing the rental and occupancy of residential dwellings.

Section 16.2 Applicability

The provisions of this Article shall apply to all residential properties located within the Village of Ottawa Hills.

Section 16.3 Definitions

- A. SHORT-TERM RENTAL: The rental, lease, license, occupancy, or use of a dwelling unit, or any portion thereof, for compensation for a period of less than three (3) consecutive months.

- B. MID-TERM RENTAL: The rental, lease, license, occupancy, or use of a dwelling unit, or any portion thereof, for compensation for a period of three (3) consecutive months or longer but less than twelve (12) consecutive months.
- C. LONG-TERM RENTAL: The rental, lease, license, occupancy, or use of a dwelling unit, or any portion thereof, for compensation for a period of twelve (12) consecutive months or longer.

Section 16.4 Prohibited Use

Short-term rentals are prohibited in all zoning districts within the Village of Ottawa Hills and shall not constitute a permitted residential use.

The advertising, listing, marketing, offering, operating, or occupancy of a dwelling as a short-term rental is prohibited and shall constitute prima facie evidence of a violation of this Article.

Section 16.5 Mid-Term Rentals

Mid-term rentals may be permitted only upon application to the Village Administrator.

The Village Administrator may approve, approve with conditions, or deny an application after considering the following factors:

- A. Compatibility of the proposed use with surrounding residential properties;
- B. Availability of adequate off-street parking;
- C. The anticipated number of occupants;
- D. The effect of the proposed use upon the residential character of the neighborhood;
- E. Compliance history of the property; and
- F. Any other factors reasonably related to the public health, safety, and welfare.

Decisions of the Village Administrator may be appealed pursuant to the procedures outlined in Section 11.4.

Section 16.6 Long-Term Rentals

Long-term rentals shall be permitted in any zoning district in which the underlying residential use is otherwise permitted.

Section 16.7 Violations

A. Violation of any provision of this Article or failure to comply with any of its requirements shall constitute a misdemeanor. Any person who violates this Article or fails to comply with any of its requirements shall, upon conviction thereof, be subject to the following fines:

1. First violation: Five Hundred Dollars (\$500.00).
2. Second violation: One Thousand Dollars (\$1,000.00).
3. Third and each subsequent violation: One Thousand Dollars (\$1,000.00).

Each day such violation continues shall be considered a separate offense. The owner, operator, property manager, tenant, agent, or any other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and be subject to the penalties herein provided. Nothing herein contained shall prevent the Village from taking such other lawful action as is necessary to prevent, enjoin, abate, or remedy any violation of this Article.

B. The penalties set forth in this Section shall apply notwithstanding any other penalty section of this Zoning Code and shall constitute the specific penalties applicable to violations of this Article.

SECTION 2. All other provisions of Ordinance No. 2002-08, as amended, not inconsistent herewith shall remain in full force and effect.

SECTION 3. Should any section, subsection, sentence, clause, phrase, or provision of this Ordinance be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. It is hereby found and determined that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were adopted in open meetings, in compliance with all legal requirements, including Section 121.22 of the Revised Code of Ohio.

SECTION 5. This Ordinance shall take effect and be in force at the earliest time permitted by law.

Votes on Passage

Yeas _____ Nays _____

Date of Passage

President of Council