

AN ORDINANCE ADOPTING A MORATORIUM ON ACCEPTING APPLICATIONS FOR OR ISSUING ZONING CERTIFICATES FOR ANY BUILDING, STRUCTURE, USE OR CHANGE OF USE OF PROPERTY THAT WOULD ALLOW THE USE OF DWELLINGS OR PROPERTY AS “MULTIFAMILY” UNDER THE EXISTING ZONING LAWS OF THE VILLAGE OF RICHFIELD, FOR A PERIOD NOT TO EXCEED SIX MONTHS, IN ORDER TO ALLOW THE VILLAGE TO REVIEW APPLICABLE STATE AND LOCAL LAWS AND TO PLAN FOR REGULATIONS RELATING TO SUCH USES, AND DECLARING AN EMERGENCY

WHEREAS, pursuant to the Village Charter, as well as the Ohio Constitution and the laws of the state of Ohio, this Council also 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 land uses; and

WHEREAS, the Village is researching various approaches to the regulation of “multi-family” land uses (*i.e.*, the use of a building or portion thereof designed for occupancy by three or more families living independently of each other) in the Village;

WHEREAS, Council finds and determines that it requires time to conduct its research and evaluate the findings from said research to determine the best method to regulate multi-family land uses in the Village;

WHEREAS, Council desires to enact a moratorium of six (6) months on the acceptance of applications for, or the granting of, any zoning certificate for any building, structure, use, expansion of use, or change of use that would enable a multi-family land use within the Village for the purpose of allowing Council sufficient time to conduct its research and evaluate its findings to ensure the public peace, health, safety, economic opportunities, and welfare of the Village.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Richfield, Summit County, State of Ohio, that:

- SECTION 1. The Council establishes a moratorium on the acceptance of any application for, or the granting of, any zoning certificate for any building structure, use, expansion of use, or change of use that would enable the use of property as “multi-family” as defined in Chapter 1103.03(a)(33) of the Codified Ordinances in the Village of Richfield for a period of six (6) months.
- SECTION 2. No existing uses in the Village may be expanded in any way that would allow for the multi-family use of buildings or structures located thereon for the duration of the moratorium period established hereby.
- SECTION 4. 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 of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 5. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare in the Village for the reasons set forth in the recitals of this Ordinance; wherefore, provided this Ordinance receives the affirmative vote of two-thirds of the members elected or appointed, it shall take effect immediately upon its passage and execution by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 3-3-26

Rick Hunter
President of Council

Michael Uhaele
Mayor

Dated: 3/3/2026

ATTEST:
Jeff Aron
Clerk of Council