

**CITY OF WEST CARROLLTON  
PLANNING COMMISSION  
WEST CARROLLTON, OHIO**

**RESOLUTION: T-25-1, RECOMMENDING TO CITY COUNCIL THE ADOPTION OF AMENDMENTS TO CHAPTER 154 OF THE CODE OF ORDINANCES OF WEST CARROLLTON, THE ZONING CODE, TO UPDATE THE CITY'S GROUP HOME REGULATIONS.**

**WHEREAS**, an application has been filed by the City of West Carrollton proposing text amendments to Chapter 154 of the Code of Ordinances of the City of West Carrollton, the Zoning Code to update the city's group home regulations to be consistent with state and federal law; and

**WHEREAS**, notification regarding this matter was placed on the city website; and

**WHEREAS**, a public meeting was held regarding this matter on September 18, 2025 by the West Carrollton Planning Commission; and

**WHEREAS**, Sections 154.05.04 of the West Carrollton Zoning Code specifies circumstances which justify amending the Zoning Code.

**NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WEST CARROLLTON, OHIO:**

**SECTION I.** That the Planning Commission makes the following findings of fact with respect to the proposed Zoning Code text amendment pursuant to case T-25-1, said findings of fact based upon criteria found within Section 154.05.04(B)(3) of the Zoning Code:

- a) The City's current regulations regarding group homes is not consistent with current federal and state law, and therefore needs to be updated.
- b) The proposed amendments can be justified on the grounds that the change is in conformance with the Comprehensive Plan of the city. The proposed amendments to the Zoning Code support the goal of the *2009 West Carrollton Sustainable Comprehensive Plan* to create additional flexibility in zoning code regulations, to create a diversity of housing to match residents' life stages and income levels, to provide a diverse mix of housing types, and to provide housing opportunities for older residents.
- c) The proposed amendments can be justified on the grounds of substantial or significant change in area conditions. The federal and state legislative landscape regarding group homes has evolved since the city's group home regulations were implemented. In addition, the city has recently seen more interest in group housing projects, and as such its group home regulations must be up to date.
- d) The existing Zoning Code is "in error" in that it is not consistent with current federal and state law.

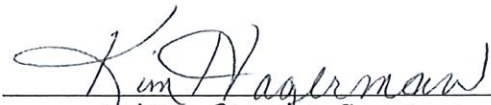
**SECTION II.** The Planning Commission recommends to City Council that amendments to Chapter 154: Zoning Code to update the city's group home regulations be and hereby are

amended to read as indicated in Exhibit A, attached hereto.

**SECTION III.** That this recommendation shall be forwarded in writing immediately to City Council in accordance with Section 154.08.01 of the Zoning Code.

**PASSED this 18<sup>th</sup> day of September, 2025.**

  
Chairman

  
Vice Chair Secretary

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