

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

RESOLUTION: **T-26-2, RECOMMENDING TO CITY COUNCIL THE ADOPTION OF AMENDMENTS TO CHAPTER 154: ZONING CODE OF THE CITY OF WEST CARROLLTON CODE OF ORDINANCES TO ESTABLISH REGULATIONS WHICH WOULD PERMIT THE OPERATION OF SHORT-TERM RENTAL UNITS WITHIN THE CITY.**

WHEREAS, an application has been filed by the City of West Carrollton proposing text amendments to Chapter 154: Zoning Code of the City of West Carrollton Code of Ordinances to establish regulations which would permit the operation of Short-Term Rental Units within the city; and

WHEREAS, as required by Section 154.07.01(B)(6) of the Zoning Code, a Notice of Public Hearing regarding this application was published in the Miamisburg-West Carrollton News on July 2, 2026; and

WHEREAS, the application materials and meeting notice were posted on the City's website; and

WHEREAS, a public hearing was held on July 23, 2026 by the West Carrollton Planning Commission, at which time all people who wished to testify gave their comments; 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-26-2, said findings of fact based upon criteria found within Section 154.05.04(B)(3) of the Zoning Code:

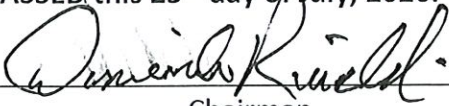
- a) The past decade has seen the rapid expansion of short-term rentals (STRs) as an alternative to traditional lodging. Many STRs operate inside of single-, two-family, or multi-family residential dwellings. STRs are generally defined as the rental for a fee of all or part of a residential dwelling unit for a duration of occupancy of 30 days or less.
- b) The STR market is very dynamic, seasonal, and constantly changing, with significant turnover which creates enforcement challenges. In addition, STR platforms have not historically shared data with local jurisdictions. As such, it has been difficult to determine the exact number and location of STRs in West Carrollton.

- c) Staff does receive a handful of calls each year inquiring whether the city permits STRs or not, which indicates a latent demand for additional STRs.
- d) Existing STRs currently in the city have generated complaints from neighbors. A total of 9 complaints about STRs have been registered with the city, including overflowing parking, trash, noise, and safety.
- e) Best practices of STR regulations generally aim to balance neighborhood character with property rights through registration systems, safety standards, and tax collection. Key components include mandatory permits/licenses, occupancy limits (e.g., 2 per bedroom), 24/7 contact requirements, noise monitoring, and strict "party house" bans. Regulations often require hosts to comply with local zoning and health codes. This approach is intended to be a balanced regulatory approach that permits STRs in a way that is not disruptive to the neighborhood quality of life and does not lower property values. The advantage of this approach is to identify the location of STRs, ensure life safety and nuisance standards are met, and obtain tax information.
- f) On March 24, 2026 City Council adopted Ordinance 3827 which established a six-month moratorium on STRs in the city, to allow for the preparation of recommended STR rental regulations for consideration.
- g) The West Carrollton Zoning Code does not currently permit or address STRs, as it is silent on the use.
- h) The proposed amendments can be justified on the grounds that the change is in conformance with the Comprehensive Plan of the city. The proposal facilitates and encourages the *Comprehensive Plan's* goal to create additional flexibility in land use controls, thereby enhancing property values and facilitating private investment which will in turn maintain and enhance the community's economic vitality; to identify business opportunities that enhance and fit the local economy; and to preserve and enhance the character and value of existing residential neighborhoods.
- i) The proposed amendments can be justified on the grounds of substantial or significant change in area conditions. As noted previously, the past decade has seen the rapid expansion of short-term rentals (STRs) as an alternative to traditional lodging in the market. Due to significant City investment as well as market forces, West Carrollton is experiencing significant redevelopment of property intended to draw both residents and visitors, with the potential for even more significant development in the future. This proposal is proactively anticipating the demand for lodging associated with that growth.

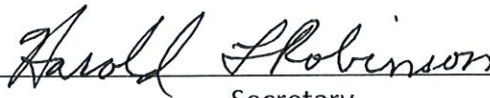
SECTION II. The Planning Commission recommends to City Council that amendments to Chapter 154: Zoning Code of the City of West Carrollton Code of Ordinances to establish regulations which would permit the operation of Short-Term Rental Units within the city, be and hereby are adopted as indicated in 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 23rd day of July, 2026.

Handwritten signature of Dennis Kuehl in cursive script.

Chairman

Handwritten signature of Harold Robinson in cursive script.

Secretary

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