

RECORD OF RESOLUTIONS

Resolution No. 23-R-2901

Passed: DEC 21 2023

A RESOLUTION IMPOSING AN TWELVE (12) MONTH MORATORIUM ON SPECIFIC ZONING AND LAND USES.

WHEREAS, the City Council adopted the ONE RIVERSIDE Comprehensive Plan on August 3, 2023, which was founded on a community planning process to ensure the plan appropriately reflects the community's vision for Riverside's future growth and development; and

WHEREAS, the comprehensive plan is based on research and analysis of the community's existing development conditions and trends, including a market analysis of public and private business activities, land uses, transportation access, and community facilities; and

WHEREAS, fully implementing the Comprehensive Plan will require extensive revisions to the City's zoning and development code; and,

WHEREAS, while recognizing the need for future economic growth, this Council also recognizes the need to assure that certain land uses and developments are properly zoned to ensure alignment with the Comprehensive Plan and to mitigate the potential harmful impact such developments can have on residential and commercial areas; and,

WHEREAS, the City needs time to study and determine the impact such land uses and developments could have on the City to assure they are properly zoned, and desires to maintain the status quo while doing so; and,

WHEREAS, this Council finds it to be in the best interest of the health, safety, and general welfare of the citizens of Riverside to adopt a twelve (12) month moratorium on the establishment or commencement of certain land uses and developments, including the processing and issuance of zoning authorizations and certificates, within the City to allow ample time to determine the appropriate zoning.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RIVERSIDE, STATE OF OHIO:

Section 1: It is the legislative intent of this Resolution to establish a temporary moratorium on the establishment or commencement of certain land uses and developments within the City of Riverside. The purpose of this moratorium is to maintain the status quo while the City reviews and studies these types of land uses and developments to determine appropriate zoning regulations. This moratorium is necessary to ensure future developments align with the Comprehensive Plan, and to protect residential neighborhoods and commercial corridors from potentially negative secondary effects created by such land uses and developments, including but not limited to increased traffic, transient visitor activity, blighted conditions, noise, and crime.

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Section 2: A temporary moratorium is hereby imposed on the establishment or commencement of the following facilities and developments, or similar land uses, within the City of Riverside for a period of twelve (12) months from the effective date of this Resolution, unless ended earlier by action of the City Council. Said moratorium may be reasonably extended by the Council, if necessary.

1. Addiction treatment (outpatient)
2. Auto and/or truck rentals
3. Car wash and/or detailing
4. Check cashing and/or payday lending
5. Convenience and/or dollar stores
6. E-cigarette, vape and/or tobacco sales
7. Extended stay hotels
8. Hookah and/or smoking lounge
9. Junk and/or scrap yards
10. Live music and/or event venues
11. Marijuana cultivation, processing and/or dispensary
12. Motor vehicle fuel dispensing
13. Motor vehicle major and/or minor repair and service
14. Self-storage and/or warehouses
15. Skilled gaming and/or poker
16. Truck terminals
17. Used and/or new motor vehicle sales

Section 3: No facilities, land uses, developments, or similar uses, as determined by the Community Development Director, listed in Section 2 above shall be established or shall commence operations within the City of Riverside for a period of twelve (12) months from the effective date of this Resolution. This includes the processing of applications and issuance of zoning authorizations for the establishment, expansion, or change of use for the aforementioned business services.

Section 4: The City Manager is hereby directed to study these types of uses as part of a comprehensive zoning code update in order to bring the City's development codes into greater alignment with the Comprehensive Plan. The City Manager is also directed to recommend to Council, as soon as is practical, the appropriate zoning for the uses listed in Section 2.

Section 5: That the Clerk be and is hereby authorized and directed to forward a certified copy of this resolution to the City Manager, who will submit a certified copy to other agencies which have adopted the agreement and to the Director of Finance and Community Development Director.

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Section 6: That this Resolution shall take effect and be in full force from and after the date of its passage.

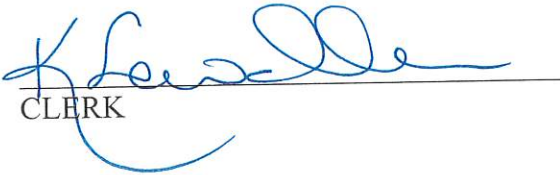
PASSED THIS DAY OF DEC 21 2023.

APPROVED:



MAYOR

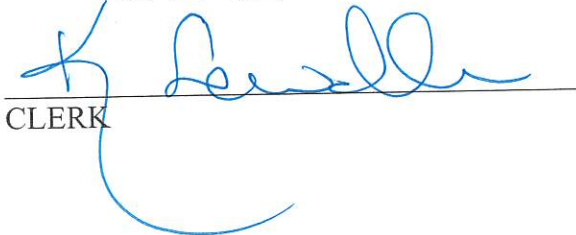
ATTEST:


CLERK

CERTIFICATE OF THE CLERK

I, Katie Lewellen, Clerk of the City of Riverside, Ohio, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. 23-R-2901 passed by the Riverside City Council on DEC 21 2023.

IN TESTIMONY WHEREOF, witness my hand and official seal this day
DEC 21 2023.


CLERK

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Passed: _____

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