

FREQUENTLY ASKED QUESTIONS

Twelve (12) Month Moratorium On Specific Zoning And Land Uses

1. I operate a business included in the moratorium and want to expand my business on the same property, is this prohibited?

Answer: YES

2. Does the moratorium prohibit opening a new business if the zoning code permits the business use?

Answer: YES

3. Can I construct a new commercial building on my property?

Answer: New commercial businesses not related to the land uses included in the moratorium are permitted with the proper permits and approvals.

4. How long is the moratorium in effect?

Answer: 12 months, effective until December 21, 2024.

5. Can I still submit an application during the moratorium period?

Answer: NO

6. Is my property included in the moratorium?

Answer: The moratorium is city-wide and affects specific land uses and not individual properties.

7. What is permitted during the moratorium period?

Answer: Commercial or industrial land uses (and accessory uses) not listed in the moratorium legislation are permitted with the proper permits and approvals.

8. How will the City use the 12 months of the moratorium?

Answer: In the coming months, the City's administration will review, study, hold public hearings, prepare, and adopt the potential changes to the City's zoning code. The community is encouraged to remain engaged by following the City website (www.riversideoh.gov) for announcements on future meetings on this matter.

Addiction treatment (outpatient)
Auto and/or truck rentals
Used and/or new motor vehicle sales
Check cashing and/or payday lending.
Convenience and/or dollar stores
E-cigarette, vape and/or tobacco sales.
Hookah and/or smoking lounge

Junk and/or scrap yards
Truck Terminals
Marijuana cultivation, processing,
and/or dispensary
Skilled gaming and/or poker
Extended stay hotels

Live music and/or event venues
Self-storage and/or warehouses
Motor vehicle fuel dispensing
Motor vehicle major and/or minor
repair and service
Car wash and/or detailing