

ORDINANCE NO.: 107-2023

INTRODUCED BY: Mayor Thomas and All of Council

**AN ORDINANCE ENACTING NEW SECTION 1125.11 OF CHAPTER 1125, DISTRICTS AND MAPS, OF THE CODIFIED ORDINANCES OF THE CITY OF RICHMOND HEIGHTS, TO REGULATE SHORT-TERM RENTALS IN RESIDENTIAL ZONING DISTRICTS; AND DECLARING AN EMERGENCY.**

WHEREAS, the Mayor and this Council find that it is in the best interest of the health, safety and wellbeing of the public, including the owners, occupants, and neighboring property owners of properties in the residential zoning districts of the City to prohibit short-term rentals of residential units;

WHEREAS, the wide advertising of the availability of short-term rentals of residential units in residential zoning districts in the City by property owners, coupled with the uses of the units by short-term renters, have led to uses by short-term renters that have been extremely disruptive to the health, safety and well-being of neighboring residents in the form of loud and obnoxious noise (both verbal and music) during daylight and night time hours, trespassing onto neighboring properties, damage to neighboring properties, littering in the neighborhood, and over-parking of vehicles, all of which has been detrimental to the use and enjoyment of neighboring residential properties and their inhabitants and constitute a public nuisance;

WHEREAS, the City Planning Commission has recommended the within Ordinance to the City Council.

NOW, THEREFORE, BE IT RESOLVED by the Council of Richmond Heights, State of Ohio, that:

Section 1: New Section 1125.11 of Chapter 1125, Districts and Maps, of the Codified Ordinances of the City of Richmond Heights is hereby enacted to read as follows:

**“1125.11 SHORT-TERM RENTAL PROHIBITION IN RESIDENTIAL DISTRICTS**

- (a) **No person shall operate, let, rent, list, advertise, or otherwise make available, any rental dwelling in a residential district in the Municipality for the purpose of a short-term rental.**
- (b) **Definitions.**
  - (1) **“Short-term rental” shall be defined as the right to use, occupy or possess, or the actual use, occupancy or possession, of a rental dwelling through a rental for temporary, transient occupancy for dwelling, sleeping, lodging, or entertaining others for a period of less than thirty (30) continuous days.**
  - (2) **“Municipality” shall mean the City of Richmond Heights, Ohio.**

- (c) Upon reasonable suspicion of a violation of this section and a demand by a police officer or building inspector of the Municipality, the occupant and/or person in charge of a rental dwelling shall be required to immediately produce a copy of the rental agreement or lease for any rental dwelling in a residential zoning district in the Municipality.

- (d) Penalty.

Violation of this section shall be a misdemeanor of the first degree."

Section 2: It is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings held in compliance with all legal requirements.

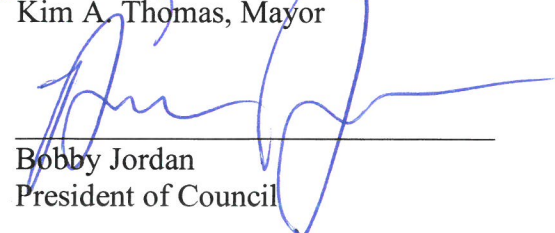
Section 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare and for the further reason that it is necessary to regulate and enforce the prohibition of short-term rental of residential dwellings at the earliest possible date due to the disruptions of the peace, tranquility and enjoyment of residential properties in the City caused by short-term rentals.

WHEREFORE, this Ordinance shall take effect and be in force immediately upon its passage and approval by the Mayor.

PASSED: August 8, 2023

APPROVED: August 8, 2023   
Kim A. Thomas, Mayor

ATTEST: Donnie Hunter  
Donnie L. Hunter  
Clerk of Council

  
Bobby Jordan  
President of Council