



# NORWOOD CITY COUNCIL

COUNCIL CHAMBERS  
4645 MONTGOMERY RD.  
NORWOOD, OH 45212

June 23, 2026

7:00 PM

- A) CALL TO ORDER
- B) MOMENT OF REFLECTION
- C) PLEDGE OF ALLEGIANCE
- D) ROLL CALL
- E) AMENDMENT OF AGENDA
- F) MINUTES OF PREVIOUS MEETING
- G) REQUEST TO ADDRESS COUNCIL
- H) PUBLIC HEARINGS

On April 1, 2026, the Norwood Planning Commission held a public hearing to review a draft ordinance. Following the review, the Commission approved a motion to recommend that the Norwood City Council adopt the draft ordinance. Entitled "ORDINANCE AMENDING VARIOUS PORTIONS OF PART 11 OF THE NORWOOD CODIFIED ORDINANCES, ENTITLED PLANNING AND ZONING CODE," this amendment updates group home provisions to reflect recent changes in state law. The associated file is named "Council\_26 – Ord Amending NRC Part 11 Group Homes Provisions DRAFT – 03-07-2026".

On May 6, 2026, the Norwood Planning Commission reviewed a draft ordinance for a Zoning Code Update: ORDINANCE AMENDING SECTIONS 1111.99, "OPEN SPACE" AND 1155.15, "FINAL PLAN APPROVAL" OF THE NORWOOD CODIFIED ORDINANCES TO IMPROVE THE PLANNED UNIT DEVELOPMENT APPROVAL PROCESS AND TO COMPLY WITH OHIO LAW. A motion was made and approved by the Planning Commission to recommend to the Norwood City Council that they approve the draft ordinance dated 04-01-2026.

On May 6, 2026, the Norwood Planning Commission reviewed a draft ordinance for a Zoning Code update definition: ORDINANCE AMENDING PART 11, PLANNING AND ZONING CODE, RELATING TO SHORT-TERM RESIDENTIAL RENTAL LODGING BUSINESSES. A motion was made and approved by the Planning Commission to recommend to the Norwood City Council that they approve the draft ordinance dated 03-07-2026. On May 6, 2026, the Norwood Planning Commission also reviewed and expressed support for a draft ordinance for a related non-zoning ordinance, an ORDINANCE ADOPTING NEW CHAPTER 722, ENTITLED "SHORT-TERM RENTALS", TO THE NORWOOD CODIFIED ORDINANCES TO ADDRESS LICENSING AND REGISTRATION FOR SHORT-TERM RENTAL BUSINESSES. No public hearing was held or needed, as this is not a zoning ordinance.

On the tax budget for the next succeeding fiscal year ending December 31st, 2027 as prepared by the Budget Director and Auditor of the City on Norwood, Hamilton County, Ohio. Proposed 2027 tax budget will be available for inspection at 4645 Montgomery Road from 8 – 5, Monday thru Friday.

- I) SPECIAL PRESENTATIONS
- J) REPORTS OF STANDING COMMITTEES OF COUNCIL
  - 1) Law, Ordinance, Environment & Public Safety — 5/11/26
  - 2) Law, Ordinance, Environment & Public Safety — 5/27/26
  - 3) Engagement, Communications & Outreach — 6/2/26
  - 4) Finance, Budget, Audit & Claims — 6/10/26
- K) ADMINISTRATION REPORTS
- L) THIRD READING OF ORDINANCES/RESOLUTIONS

- 1) ORDINANCE PROVIDING FOR THE SUBMISSION OF THE QUESTION "SHALL A COMMISSION BE

*"Gem of the Highlands"*

CHOSEN TO FRAME A CHARTER" TO A VOTE OF THE QUALIFIED ELECTORS OF THE CITY OF NORWOOD AND PROVIDING FOR THE ELECTION OF CHARTER COMMISSION MEMBERS AT THE REGULAR MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, AND DECLARING AN EMERGENCY

**M) SECOND READING OF ORDINANCES/RESOLUTIONS**

- 1) ORDINANCE AMENDING CHAPTER 1705 OF THE NORWOOD CODIFIED ORDINANCES, FORMERLY ENTITLED "BOARDING HOMES", TO ADDRESS RECOVERY HOUSING RESIDENCES AND MAKE OTHER UPDATES

**N) INTRODUCTORY READING OF ORDINANCES/RESOLUTIONS**

- 1) ORDINANCE AMENDING VARIOUS PORTIONS OF PART 11 OF THE NORWOOD CODIFIED ORDINANCES, ENTITLED "PLANNING AND ZONING CODE" TO REPLACE GROUP HOMES PROVISIONS TO REFLECT CHANGES TO REFLECT CHANGES IN STATE LAW
- 2) ORDINANCE AMENDING SECTIONS 1111.99, "OPEN SPACE" AND 1155.15, "FINAL PLAN APPROVAL" OF THE NORWOOD CODIFIED ORDINANCES TO IMPROVE THE PLANNED UNIT DEVELOPMENT APPROVAL PROCESS AND TO COMPLY
- 3) ORDINANCE AMENDING PART 11, PLANNING AND ZONING CODE, RELATING TO SHORT-TERM RESIDENTIAL RENTAL LODGING BUSINESS
- 4) ORDINANCE ADOPTING NEW CHAPTER 722, ENTITLED "SHORT-TERM RENTALS", TO NORWOOD CODIFIED ORDINANCES TO ADDRESS LICENSING AND REGISTRATION FOR SHORT-TERM RENTAL BUSINESSES
- 5) ORDINANCE ADOPTING NEW CHAPTER 920, ENTITLED "TRANSIT SYSTEM ACCESS POINTS", TO THE NORWOOD CODIFIED ORDINANCES TO ENSURE SAFE AND EFFICIENT ACCESS
- 6) RESOLUTION ADOPTING 2027 TAX BUDGET, AND DECLARING AN EMERGENCY
- 7) A RESOLUTION DECLARING TO PROCEED TO A LEVY RENEWAL TAX IN EXCESS OF THE TEN-MILL LIMITATION AND TO NOTIFY THE BOARD OF ELECTIONS OF HAMILTON COUNTY TO CAUSE THE NOTICE OF ELECTION TO BE GIVEN AS REQUIRED BY LAW ONT THE QUESTION OF LEVYING AN EIGHT (8) MILL RENEWAL PROPERTY TAX FOR THE CURRENT OPERATING EXPENSES OF THE CITY OF NORWOOD, AND DECLARING AN EMERGENCY

**O) UNFINISHED BUSINESS**

**P) NEW BUSINESS**

**Q) COMMUNICATIONS**

- 1) Willow Lopez, Hamilton County Auditor's Office Re: Relief on Your Property Tax Bill Through New Ohio Law

**R) EXCUSE ABSENT MEMBERS**

**S) ADJOURNMENT**

*"Gem of the Highlands"*

**ORDINANCE PROVIDING FOR THE SUBMISSION OF THE QUESTION "SHALL A COMMISSION BE CHOSEN TO FRAME A CHARTER" TO A VOTE OF THE QUALIFIED ELECTORS OF THE CITY OF NORWOOD AND PROVIDING FOR THE ELECTION OF CHARTER COMMISSION MEMBERS AT THE REGULAR MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, AND DECLARING AN EMERGENCY**

**WHEREAS**, the method of adopting a home rule charter is prescribed by the Constitution of the State of Ohio, Article XVIII, Section 8; and

**WHEREAS**, a municipal home rule charter would constitute the constitution for the City of Norwood, establish its governmental organization and control the exercise of those powers of local self-government granted to it by the Ohio Constitution and the General Assembly; and

**WHEREAS**, a municipal home rule charter would provide a local, tailor-made framework of government unhampered by the rigidity of statutory mandates, and would be more responsive to local needs and wants and capabilities than the statutory form of government; and

**WHEREAS**, a municipal home rule charter would allow the citizens of Norwood to provide for the distribution of municipal powers and duties as they see fit, rather than relying upon the General Assembly, as required under the statutory form of government; and

**WHEREAS**, a municipal home rule charter may be drafted to strengthen the democratic processes and promote more efficient government than is available under the statutory form; and

**WHEREAS**, hundreds of municipalities in Ohio have already adopted municipal home rule charters, including the City of Cincinnati; and

**WHEREAS**, Council must pass an Ordinance which states the time for the holding of the election, which shall be not less than sixty nor more than one hundred and twenty days after the passage of the Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWOOD, HAMILTON COUNTY, STATE OF OHIO, THAT:**

**SECTION ONE:** The question "Shall a Commission be chosen to frame a charter?" shall be submitted to a vote of the qualified electors of the City of Norwood at the regular municipal election to be held on the third (3d) day of November, 2026, at the regular places and hours of voting in Norwood as established by the Hamilton County Board of Elections. The question shall be submitted in the following form:

"Shall a Commission be chosen to frame a charter?"

To the left or right of such wording, or as otherwise prescribed by the Hamilton County Board of Elections or Secretary of State, shall appear, in boxes with appropriate places for marking, the words "Yes" and "No", and each voter shall indicate his or her vote by placing an appropriate mark in one of the places provided.

**SECTION TWO:** The ballot submitted to the qualified electors of the City of Norwood shall also provide for the election of fifteen (15) members of the Charter Commission from the City at large. The ballot for the election of commission members shall bear no party designation. It shall have printed thereon the names of all electors who have been nominated in accordance with Section Four of this Ordinance. The ballot shall have directions to aid the qualified electors,

such as "Vote for no more than fifteen" and other directions as the Hamilton County Board of Elections deems appropriate and necessary.

**SECTION THREE:** If a majority of qualified electors voting on the question "Shall a Commission be chosen to frame a charter?" vote in the affirmative, the fifteen candidates receiving the largest number of votes shall constitute the Charter Commission to frame a charter.

**SECTION FOUR:** All nominations for members of the Charter Commission shall be made by nomination petitions as prescribed by the Hamilton County Board of Elections and/or the Ohio Secretary of State. Each individual shall submit nomination petitions signed by not less than twenty-five (25) persons eligible to vote at regular municipal elections, pursuant to Ohio Revised Code Section 3513.25 and any other provisions of general law. Nomination petitions shall be filed with the Hamilton County Board of Elections within the time frame prescribed by general law, no later than fifty days prior to the November 3, 2026, election.

**SECTION FIVE:** The ballots to be printed for the election of persons for the Charter Commission shall be printed and rotated to meet the rotational requirements of Ohio Revised Code Section 3505.03 and any other provisions of general law.

**SECTION SIX:** The ballots shall be printed so as to give each qualified elector a clear opportunity to designate his/her choice of candidates. Provisions shall be made on the ballot to allow the qualified elector to write in the name or names of any person or persons not printed on the ballot for whom he/she desires to vote.

**SECTION SEVEN:** The Clerk of Council is hereby directed to certify a copy of this Ordinance forthwith to the Hamilton County Board of Elections, and to give public notice of the time and place of holding the election, by publication at least ten days prior to the date of the election in one or more newspapers of general circulation in the City of Norwood.

**SECTION EIGHT:** Council declares this to be an emergency immediately necessary for the preservation of the public peace, health, safety, and welfare of the citizens of Norwood, to allow this measure to appear on the November 3, 2026, ballot. Provided that this legislation receives the affirmative vote of three-fourths of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force at the earliest time allowed by law.

**PASSED** \_\_\_\_\_  
Date

\_\_\_\_\_  
Joseph S. Geers  
President of Council

**ATTEST:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this ordinance was passed at a regular/special meeting of Norwood City Council on the \_\_\_\_ day of \_\_\_\_\_, 2026, in compliance with the rules of Norwood City Council and the laws of the State of Ohio. The foregoing ordinance was submitted to the Mayor of the City of Norwood, Ohio for his signature on the \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**APPROVED** \_\_\_\_\_  
Date

\_\_\_\_\_  
Victor Schneider  
Mayor

**CERTIFICATION OF PUBLICATION:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this ordinance was published on the City of Norwood's website-news page at <https://norwoodohio.gov/news> and the City of Norwood's Facebook page at <https://www.facebook.com/NorwoodOhio.gov> on \_\_\_\_\_ and \_\_\_\_\_.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**ORDINANCE READINGS**

**1<sup>st</sup> Reading** \_\_\_\_\_  
Date

**2<sup>nd</sup> Reading** \_\_\_\_\_  
Date

**3<sup>rd</sup> Reading** \_\_\_\_\_  
Date

**All 3 Readings** \_\_\_\_\_  
Date

**Tabled** \_\_\_\_\_  
Date

**Vetoed** \_\_\_\_\_  
Date



**City of Norwood Request for Ordinance, Resolution, Amendment, or Repeal**

Date of Request: \_\_\_\_\_ Date Needed: \_\_\_\_\_

**\*\*\**(Request(s) should be submitted by the Wednesday, at noon, before date needed for Council, earlier if possible.)***

Name: \_\_\_\_\_

*(Name of person(s) requesting document, amendment, or repeal / Department / E-Mail / Telephone)*

Document Needed:  Ordinance     Resolution     Amendment     Repeal

Executive Summary of document needed:

**\*\*\**(If an amendment or repeal request, list existing Ordinance Number(s)/Section(s) of Ordinance to be amended or repealed, etc. (or attach documents and/or copies as appropriate)***

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***Check if emergency clause or suspension of rules for all three readings is needed (explain):***

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Special Notes/Instructions:

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Keith D Moore, Law Director  
[kmoore@norwood-ohio.com](mailto:kmoore@norwood-ohio.com)  
513-458-4585 / 513-258-5483

Tim Garry, Jr., Assistant Law Director  
[tgarry@norwood-ohio.com](mailto:tgarry@norwood-ohio.com)  
513-458-4588 / 513-312-1275 (rev. 01/09/2018)

**ORDINANCE AMENDING CHAPTER 1705 OF THE NORWOOD CODIFIED  
ORDINANCES, FORMERLY ENTITLED “BOARDING HOMES”, TO ADDRESS  
RECOVERY HOUSING RESIDENCES AND MAKE OTHER UPDATES**

**WHEREAS**, Chapter 1705 of the Norwood Codified Ordinances as currently in effect requires that boarding homes and rest homes for the aged, disabled, and chemically dependent register with the Norwood Health Department, and includes requirements that conflict with privacy laws; and

**WHEREAS**, the Norwood Health Department has been replaced by a different body named the Norwood Board of Health; and

**WHEREAS**, Council desires to bring Chapter 1705 into compliance with privacy laws and to include the correct title of the Board of Health; and

**WHEREAS**, Council further desires to clarify some terminology in Chapter 1705; and

**WHEREAS**, over the last year, homes in Norwood have been occupied by those purporting to be Recovery Housing Residences without notice to the City and with excessive numbers of occupants far in excess of that permitted under Norwood’s zoning regulations; and

**WHEREAS**, said purported Recovery Housing Residences have disturbed the health, safety and welfare of the residents of Norwood; and

**WHEREAS**, many of these problems could have been avoided by prior notice of the intention to open a Recovery Housing Residence, including information on the organization and people operating the facility, to allow better coordination with state regulatory bodies and compliance with Norwood zoning regulations;

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Norwood, Hamilton County, Ohio, that Chapter 1705 of the Norwood Codified Ordinances is amended, as follows:

**SECTION 1.** Chapter 1705 of the Norwood Codified Ordinances, formerly entitled “Boarding Homes”, is hereby amended to read as follows:

**CHAPTER 1705  
Nursing Homes; Residential Care Facilities; Recovery Housing Residences**

- 1705.01 Definitions.**
- 1705.02 Registration required.**
- 1705.03 Application for registration.**
- 1705.04 Registration fee; expiration.**
- 1705.05 Inspection; revocation of registration.**
- 1705.06 Report to Council.**
- 1705.99 Penalty.**

**CROSS REFERENCES**

Recovery Housing Residences – see Ohio R. C. 5119.01  
Nursing Homes; Residential Care Facilities - see Ohio R. C. Ch. 3721

**1705.01 DEFINITIONS.**

**(a)** Nursing Home or Residential Care Facility for the aged and/or physically, mentally or developmentally disabled or chemically dependent means any place, institution, residence or home used for the reception and care of such persons for consideration, or any place, institution, residence or home used for two or more persons who by reason of age or temporary or permanent physical, mental or developmental disability, or substance abuse, are dependent and not fully capable of caring for themselves.

**(b)** Recovery Housing Residence means any place, institution, residence or home which provides a drug-free and alcohol-free living environment with peer support, assistance with obtaining alcohol and drug addiction services, and other recovery assistance.

**1705.02 REGISTRATION REQUIRED.**

No person, firm, association or corporation shall open, conduct, manage or maintain any Nursing Home or Residential Care Facility or Recovery Housing Residence for the aged and/or physically, mentally or developmentally disabled, or chemically dependent as defined in Section 1705.01, within the corporate limits of the City of Norwood, without first registering as provided herein.

**1705.03 APPLICATION FOR REGISTRATION.**

Whoever desires to register a Nursing Home or Residential Care Facility or Recovery Housing Residence shall make an application to the Norwood Health Commissioner in writing. The application shall conform to the general provisions of this chapter relating to registration and shall state the location or proposed location of the facility; the purpose for which it is opened; the number of rooms to be occupied and the number of boarders expected to occupy each room; the name, address and phone number of the person, official, or officials conducting or maintaining the home; the name and address of any physician and other individuals employed or to be employed to attend the boarders of the home; the fire inspection report from the Norwood Fire Department; and copies of any permits, licenses, grants or contracts with or from any other government agencies or entities, or applications for any license or permit submitted to other government agencies or entities. Any person or entity registered under this chapter has a continuing duty to supplement and/or correct any submissions to the Health Commissioner throughout the term of their registration.

**1705.04 REGISTRATION FEE; EXPIRATION.**

The registration fee to be paid annually to the Board of Health under this Chapter shall be one hundred fifty dollars (\$150.00). Each registration shall expire on August 31, following the date of issuance.

**1705.05 INSPECTION; REVOCATION OF REGISTRATION.**

Every Nursing Home or Residential Care Facility or Recovery Housing Residence conducted, maintained or managed by any person, firm, association, or corporation shall at all times be open to the inspection of the Health Commissioner or their duly appointed assistants or inspectors, and the Health Commissioner is hereby empowered to inspect the same, or cause inspection to be made, whenever or as often as they may deem to be reasonably proper.

**1705.06 REPORT TO COUNCIL**

On or before September 30 each year, the Board of Health or their designee shall report to Council a list of registrations issued to Nursing Homes and Residential Care Facilities and Recovery Housing Residences, including the address, name of the operator, the location of the facility, the purpose for which it is opened, and the number of rooms to be occupied.

**1705.99 PENALTY.**

Any person, firm, association, or corporation opening, conducting, managing or maintaining a Nursing Home or Residential Care Facility or Recovery Housing Residence

for the aged and/or physically or mentally, emotionally or developmentally disabled, or chemically dependent without a valid registration therefor as provided in this chapter, or in violation of any of the terms and provisions of this chapter, shall be guilty of a misdemeanor of the first degree. A separate offense shall be deemed committed each day during or on which a violation occurs or continues.

**SECTION 2.** If any part of this Ordinance is found by a court of competent jurisdiction to be illegal, invalid, unenforceable, or void, then the remainder of this Ordinance shall remain in effect.

**PASSED:** \_\_\_\_\_  
Date

\_\_\_\_\_  
Joseph Geers  
President of Council

**ATTEST:**

Kelsi Goins, Clerk of Council, the duly appointed Clerk of Council, attests that this ordinance was passed at a regular/special meeting of Norwood City Council on the \_\_\_\_ day of \_\_\_\_\_, 2026, in compliance with the rules of Norwood City Council and the laws of the State of Ohio. The foregoing ordinance was submitted to the Mayor of the City of Norwood, Ohio for his signature on the \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**APPROVED:** \_\_\_\_\_  
Date

\_\_\_\_\_  
Victor Schneider, Mayor

**CERTIFICATION OF PUBLICATION:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this ordinance was published on the City of Norwood’s website-news page at <https://www.norwoodohio.gov/426/Legislation> and the City of Norwood’s Facebook page at <https://www.facebook.com/NorwoodOhio.gov> on \_\_\_\_\_ and \_\_\_\_\_.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**1<sup>st</sup> Reading** \_\_\_\_\_  
Date

**2<sup>nd</sup> Reading** \_\_\_\_\_  
Date

**3<sup>rd</sup> Reading** \_\_\_\_\_  
Date

**All 3 Readings** \_\_\_\_\_  
Date

**Tabled** \_\_\_\_\_  
Date

**Vetoed** \_\_\_\_\_  
Date



## City of Norwood Request for Ordinance, Resolution, Amendment, or Repeal

Date of Request: 5/30/2026	Date Needed: 6/5/2026
Request(s) should be submitted by the Wednesday, at noon, before date needed for Council, earlier if possible.	
Requested By:	Law, Ordinance, Environment and Public Safety Committee
Contact:	Jason Provins, <a href="mailto:jprovins@norwoodohio.gov">jprovins@norwoodohio.gov</a> (form completed by Keith Moore)
Document Requested:	Ordinance
Executive Summary of document needed: Resolution Updating Chapter 1705 to include Recovery Housing Residences	
If an amendment or repeal request, list existing Ordinance Number(s)/Section(s) of Ordinance to be amended or repealed, etc. (or attach documents and/or copies as appropriate)	
Purpose: After lengthy discussion in the Law, Ordinance, Environment and Public Safety Committee, the Committee believes we should Amend Chapter 1705 to require that Recovery Housing Residences (Sober Houses) register with the Board of Health, to update some other parts, and to submit an annual report to Council.	
Action Requested:	Emergency - Three Readings at One Meeting with Immediate Effectivity
If Emergency clause or suspension of rules for all three readings is needed, explain:	
Special Notes/Instructions	
Originated from the Law, Ordinance , Environment and Public Safety Committee.	

Keith D Moore, Law Director  
[kmoore@norwoodohio.gov](mailto:kmoore@norwoodohio.gov)  
 513-458-4585 / 513-258-5483

Tim Garry, Jr., Assistant Law Director  
[tgarry@norwoodohio.gov](mailto:tgarry@norwoodohio.gov)  
 513-458-4588 / 513-312-1275 (rev. 01/09/2018)

## Proposed Amended Chapter 1705

Keith Moore 05-30-2026

### CHAPTER 1705

#### Boarding

#### Nursing Homes; Residential Care Facilities; Recovery Housing Residences

1705.01 Definitions.

1705.02 Registration required.

1705.03 Application for registration.

1705.04 Registration fee; expiration.

1705.05 ~~—Records.~~

~~1705.06—~~Inspection; revocation of registration.

1705.06 Report to Council.

1705.99 Penalty.

#### CROSS REFERENCES

~~Rest homes, nursing homes—~~Recovery Housing Residences – see Ohio R. C. 5119.01

Nursing Homes; Residential Care Facilities - see Ohio R. C. Ch. 3721

#### 1705.01 DEFINITIONS.

~~—“Boarding home” or “rest home”~~(a) Nursing Home or Residential Care Facility for the aged and/or physically, mentally or developmentally disabled or chemically dependent means any place, institution, residence or home used for the reception and care of such persons for consideration, or any place, institution, residence or home used for two or more persons who by reason of age or temporary or permanent physical, mental or developmental disability, or substance abuse, are dependent and not fully capable of caring for themselves.

~~{Ord. 4-2006. Passed 1-24-06.}~~

(b) Recovery Housing Residence means any place, institution, residence or home which provides a drug-free and alcohol-free living environment with peer support, assistance with obtaining alcohol and drug addiction services, and other recovery assistance.

04-29-2026 – KDM proposed amended Chapter 1705 re Sober Houses

#### 1705.02 REGISTRATION REQUIRED.

No person, firm, association or corporation shall open, conduct, manage or maintain any ~~boarding home~~Nursing Home or Residential Care Facility or Recovery Housing Residence for the aged and/or physically, mentally or developmentally disabled, or chemically dependent as defined in Section 1705.01, within the corporate limits of the City of Norwood, without first registering as provided herein.

~~{Ord. 4-2006. Passed 1-24-06.}~~

#### 1705.03 APPLICATION FOR REGISTRATION.

Whoever desires to register a ~~boarding home~~Nursing Home or Residential Care Facility or Recovery Housing Residence shall make an application to the Norwood Health Commissioner in writing. The application shall conform to the general provisions of this chapter relating to registration and shall state the location or proposed location of the ~~boarding home~~facility; the purpose for which it is opened;i the number of rooms to be occupied and the number of boarders ~~in~~expected to occupy each room;i the name, address and phone number of the person, official, or officials conducting or maintaining the home;i the name and address of ~~the~~any physician and other individuals employed or to be employed to attend the boarders of the home, ~~valid Rental Certificate from the Norwood Building Department~~i; the fire inspection report from the Norwood Fire Department;i and copies of any permits, licenses, grants or contracts with or from any other government agencies or entities, or applications for any license or permit submitted to other government agencies or entities. Any person or entity registered under this chapter has a continuing duty to supplement and/or correct any submissions to the Health Commissioner throughout the term of their registration.

~~{Ord. 4-2006. Passed 1-24-06.}~~

#### 1705.04 REGISTRATION FEE; EXPIRATION.

The registration fee to be paid annually to the Board of Health Department for a boarding home under this Chapter shall be one hundred fifty dollars (\$150.00). Each registration shall expire on ~~December~~August 31, following the date of issuance.

~~{Ord. 4-2006. Passed 1-24-06.}~~

#### ~~1705.05 RECORDS.~~

~~—Each person maintaining a boarding home shall keep a complete record of all boarders admitted therein, which record shall show the name, age, sex, date of admission and~~

04-29-2026 – KDM proposed amended Chapter 1705 re Sober Houses

~~discharge or disposition of each boarder, list of medical conditions and/or prescribed medications and the name and address of the nearest relative or guardian, if known. Such records shall be open at all times to the inspection of the Health Commissioner or his/her duly authorized representative.~~

~~{Ord. 4-2006. Passed 1-24-06.}~~

#### ~~1705.06~~ INSPECTION; REVOCATION OF REGISTRATION.

~~—Every boarding home~~Every Nursing Home or Residential Care Facility or Recovery Housing Residence conducted, maintained or managed by any person, firm, association, or corporation shall at all times be open to the inspection of the Health Commissioner or ~~thei~~sr duly appointed assistants or inspectors, and the Health Commissioner is hereby empowered to inspect the same, or cause inspection to be made, whenever or as often as ~~he/sh~~they may deem to be reasonably proper.

~~{Ord. 4-2006. Passed 1-24-06.}~~

#### 1705.06 REPORT TO COUNCIL

On or before September 30 each year, the Board of Health or their designee shall report to Council a list of registrations issued to Nursing Homes and Residential Care Facilities and Recovery Housing Residences, including the address, name of the operator, the location of the facility, the purpose for which it is opened, and the number of rooms to be occupied.

#### 1705.99 PENALTY.

Any person, firm, association, or corporation opening, conducting, managing or maintaining a ~~boarding home~~Nursing Home or Residential Care Facility or Recovery Housing Residence for the aged and/or physically or mentally, emotionally or developmentally disabled, or chemically dependent without a valid registration therefor as provided in this chapter, or in violation of any of the terms and provisions of this chapter, shall be guilty of a misdemeanor of the first degree. A separate offense shall be deemed committed each day during or on which a violation occurs or continues.

~~{Ord. 4-2006. Passed 1-24-06.}~~

**ORDINANCE AMENDING VARIOUS PORTIONS OF PART 11 OF THE NORWOOD CODIFIED ORDINANCES, ENTITLED “PLANNING AND ZONING CODE” TO REPLACE GROUP HOMES PROVISIONS TO REFLECT CHANGES IN STATE LAW**

**WHEREAS**, Title 11 of the Norwood Codified Ordinances, entitled “Planning and Zoning Code” currently contains provisions regarding Adult Family Homes, Adult Group Homes, and Group Homes, which referenced and reflected Chapter 3722 of the Ohio Revised Code; and

**WHEREAS**, the relevant provisions of the Ohio Revised Code are now contained in Chapter 5119 of the Ohio Revised Code, including a change in terminology from Group Homes to Residential Facilities; and

**WHEREAS**, the Council of the City of Norwood desires to amend the relevant portions of the Norwood Codified Ordinances to reflect changes in state law and to clarify various related provisions; now, therefore,

**BE IT ORDAINED** by the Council of the City of Norwood, State of Ohio, that:

**SECTION 1.** Chapter 1111 of the Norwood Codified Ordinances, entitled “Definitions” is hereby amended by deleting Sections 1111.06 “Adult Family Home”, 1111.07 “Adult Group Home”, and 1111.66 “Group Home”.

**SECTION 2.** Chapter 1111 of the Norwood Codified Ordinances, entitled “Definitions”, in particular, Section 1111.68 “Home” is hereby amended to read as follows:

**1111.68 HOME.**

"Home" means an institution, home, place of domicile or other facility which, for a consideration, provides personal assistance to persons, other than individuals who are related to the owner or operator by blood or marriage within the third degree of consanguinity, who are dependent upon the services of others, or which provides skilled nursing and dietary care for persons who are ill or otherwise incapacitated, or persons who are convalescing from illness or incapacitations. Such use shall include nursing homes, rest homes, convalescent homes, sanatoriums, orphanages and custodial homes, but shall exclude hospitals, clinics, family homes, and residential facilities.

**SECTION 3.** Chapter 1111 of the Norwood Codified Ordinances, entitled “Definitions”, is hereby amended by adding new Sections 1111.113B “Residential Facility”, 1111.113C “Residential Facility, Large”, 1111.113D “Residential Facility, Medium”, and 1111.113E “Residential Facility, Small”, to read as follows:

**1111.113B RESIDENTIAL FACILITY.**

“Residential Facility” means a publicly or privately operated home or facility that meets one of the following categories:

- (a) Provides accommodations, supervision, personal care services, and mental health services for one (1) or more unrelated adults with developmental disabilities, and/or mental illness;
- (b) Provides accommodations, supervision, personal care services, and mental health services for one (1) or more unrelated children or adolescents with a developmental disabilities, and/ or mental illness.
- (c) Provides accommodations, supervision, and personal care services to any of the

(d) following:

- (1) One (1) or two (2) unrelated or related persons with mental illness;
- (2) One (1) or two (2) unrelated or related adults, who are receiving payments under the residential state supplement program;
- (3) Three (3) to sixteen (16) unrelated or related adults.

“Residential facility” does not include addictive drug treatment programs. As used in this section, the terms “supervision” and “personal care services” have the same meanings as in ORC 5119.34.

**1111.113C RESIDENTIAL FACILITY, LARGE.**

“Residential Facility, Large” means a residential facility designed for and occupied by more than sixteen (16) residents living together.

**1111.113D RESIDENTIAL FACILITY, MEDIUM.**

“Residential Facility, Medium” means a residential facility designed for occupancy by between six (6) and sixteen (16) residents living together.

**1111.113E RESIDENTIAL FACILITY, SMALL.**

“Residential Facility, Small” means a residential facility designed for occupancy by between one (1) and five (5) residents living together.

**SECTION 4.** Section 1151.27 of the Norwood Codified Ordinances, currently entitled “Limitations on Excessive Concentration of Adult Family Homes and Adult Group Homes”, is hereby amended and retitled to provide as follows:

**1151.27 LIMITATIONS ON EXCESSIVE CONCENTRATION OF RESIDENTIAL FACILITIES.**

(a) A Residential Facility, Small is permitted in any residential district, subject to the limitations in subsection (c) of this section. A Residential Facility, Medium is permitted in R-2, R-3, and RMX Districts, subject to the limitations in subsection (c) of this section. A Residential Facility, Large is permitted in R-3 Districts, subject to the limitations in subsection (c) of this section.

(b) The term “Residential Facilities” as used herein is the same as described in Ohio Revised Code Chapter 5119.34 as it may be amended from time to time, and accordingly licensed by the State of Ohio Department of Mental Health and Addiction Services. Nothing in this section shall prevent the continued existence or operation of any Residential Facility which is in existence as of the effective date of this ordinance.

(c) The concentration of Residential Facilities in the City of Norwood shall not exceed the following limits on the number of Residential Facilities permitted in each zoning district within the City of Norwood. In no event, however, shall the total number of Residential Facilities within the City of Norwood exceed six (6) in number.

(1) R-1, R-2, R-3, and RMX Districts. There shall be permitted no more than one (1) Residential Facility in any one contiguous residential district within the City of Norwood.

(2) O-Office District. No Residential Facility shall be permitted in an O Office District.

(3) CBD - Central Business District. No Residential Facility shall be permitted in the Central Business District.

(4) NBD - Neighborhood Business District. No Residential Facility shall be permitted in a Neighborhood Business District.

(5) GBD - General Business District. No Residential Facility shall be permitted in a General Business District.

(6) M-1 Light Manufacturing District. No Residential Facility shall be permitted in a Light Manufacturing District.

(7) M-2 Heavy Manufacturing District. No Residential Facility shall be permitted in a Heavy Manufacturing District.

**SECTION 5.** In Section 1151.42 of the Norwood Codified Ordinance, entitled “Table 2 — List of Permitted, Conditional and Accessory Uses”, the table entitled “Table Primarily Residential Uses” is hereby amended as follows, with deleted text shown by ~~bold and strikethrough~~ and new text indicated by **bold and underlining**:

**PRIMARILY RESIDENTIAL USES**

	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>RMX</b>	<b>O</b>	<b>CBD</b>	<b>NBD</b>	<b>GBD</b>	<b>M1</b>	<b>M2</b>
Accessory private garage, storage shed, parking area	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP
Adult Day Care	X	X	X	X	X	X	X	CU	X	X
<del>Adult Family-Home</del>	<del>1151.27</del>	<del>1151.27</del>	<del>1151.27</del>	<del>1151.27</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
<del>Adult Group-Home</del>	<del>1151.27</del>	<del>1151.27</del>	<del>1151.27</del>	<del>1151.27</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
Ancillary apartment unit - <a href="#">1151.24, 1136.02</a>	X	X	X	X	P in Mixed-use Bld.	P in Mixed-use Bld.	P in Mixed-use Bld.	P in Mixed-use Bld.	X	X
Artist Live Work/Studio/Other Live Work Unit	CU - <a href="#">1151.41</a>	CU - <a href="#">1151.41</a>	CU - <a href="#">1151.41</a>	CU - <a href="#">1151.41</a>	P	P	P	P	X	X
Bed & Breakfast Inn	CU - <a href="#">1157</a>	CU - <a href="#">1157</a>	CU - <a href="#">1157</a>	CU - <a href="#">1157</a>	x	x	P - <a href="#">1157</a>	P - <a href="#">1157</a>	X	X
Boarding, lodging house	X	X	X	X	P	P	X	P	X	X
Cemetery	CU	X	X	CU	X	X	X	X	X	X
Child day care Type B home	P	P	P	P	P	P	P	P	P	P

	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>RMX</b>	<b>O</b>	<b>CBD</b>	<b>NBD</b>	<b>GBD</b>	<b>M1</b>	<b>M2</b>
Child day-care center, day nursery	X	CU	P	CU	P	P	P	P	P	P
Child day-care facility	X	X	X	X	P	P	P	P	P	P
Church, Place of Worship	CU	CU	CU	CU	P	P	P	P	P	P
Hospital, Sanitarium	X	X	CU - <a href="#">1135.04</a>	X	P	X	P	P	P	P
College, University, Seminary	X	X	X	X	P	P	P	P	P	P
Family Homes [group home]	P - <a href="#">1151.27</a>	P - <a href="#">1151.27</a>	P - <a href="#">1151.27</a>	P - <a href="#">1151.27</a>	X	X	X	X	X	X
Five or More Family Dwelling	X	X	X	X	P	P	P	P	X	X
Four Family Dwelling	X	X	X	X	P	X	P	P	X	X
Fraternity or Sorority House, Dormitories	X	X	X	X	CU	X	CU	X	X	X
<del>Group Home</del>	<del>X</del>	<del>CU</del>	<del>CU</del>	<del>CU</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
Home Occupation	CU - <a href="#">1151.38, 41</a>	CU - <a href="#">1151.38, 41</a>	CU - <a href="#">1151.38, 41</a>	CU - <a href="#">1151.38, 41</a>	CU	CU	CU	P	CU	CU
Mixed-Use Residential	CU - <a href="#">1151.41</a>	CU - <a href="#">1151.41</a>	CU - <a href="#">1151.41</a>	CU - <a href="#">1151.41</a>	P	P	P	P	P - no DU, unless PUD	P - no DU, unless PUD
Multi Family (3 or more) dwellings	X	X	P	X	P	5 or more DU	P	P	X	X
Nonprofit private club and recreational club, fraternal lodge, swimming, union hall, etc.	X	X	CU	X	X	X	X	X	X	X

	R1	R2	R3	RMX	O	CBD	NBD	GBD	M1	M2
Nursing ("Home" 1111.68)	X	X	P	X	X	X	X	X	X	X
Private swimming pool and tennis court	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP
Public Uses (Inc. school), Public Service Facility	CU	CU	CU	CU	P	P	P	P	P	P
Public, noncommercial recreation facility, open space, pool, etc.	P	P	P	P	P	X	P	P	P	P
Public, private elementary school	P	P	P	P	P	X	P	P	P	P
<b>Residential Facility, Small</b>	<u>1151.27</u>	<u>1151.27</u>	<u>1151.27</u>	<u>1151.27</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<b>Residential Facility, Medium</b>	<u>1151.27</u>	<u>1151.27</u>	<u>1151.27</u>	<u>1151.27</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<b>Residential Facility, Large</b>	<u>X</u>	<u>X</u>	<u>1151.27</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Single-Family Detached	P	P	P	P	P	X	P	X	X	X
Three Family Dwelling	X	X	P	X	P	X	P	P	X	X
Two Family Dwelling	X	P	P	X	P	X	P	X	X	X

**PASSED** \_\_\_\_\_  
Date

\_\_\_\_\_  
Joseph S. Geers  
President of Council

**ATTEST:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this ordinance was passed at a regular/special meeting of Norwood City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, in compliance with the rules of Norwood City Council and the laws of the State of Ohio. The foregoing ordinance was submitted to the Mayor of the City of Norwood, Ohio for his signature on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**APPROVED** \_\_\_\_\_  
Date

\_\_\_\_\_  
Victor Schneider  
Mayor

**CERTIFICATION OF PUBLICATION:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this ordinance was published on the City of Norwood's website-news page at <https://norwoodohio.gov/news> and the City of Norwood's Facebook page at <https://www.facebook.com/NorwoodOhio.gov> on \_\_\_\_\_ and \_\_\_\_\_.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**ORDINANCE READINGS**

**1st Reading** \_\_\_\_\_  
Date

**2nd Reading** \_\_\_\_\_  
Date

**3rd Reading** \_\_\_\_\_  
Date

**All 3 Readings** \_\_\_\_\_  
Date

**Tabled** \_\_\_\_\_  
Date

**Vetoed** \_\_\_\_\_  
Date

**ORDINANCE AMENDING SECTIONS 1111.99, “OPEN SPACE” AND 1155.15, “FINAL PLAN APPROVAL” OF THE NORWOOD CODIFIED ORDINANCES TO IMPROVE THE PLANNED UNIT DEVELOPMENT APPROVAL PROCESS AND TO COMPLY WITH OHIO LAW**

**WHEREAS**, Chapter 1155 of the Norwood Codified Ordinances, entitled “Planned Unit Developments”, governs the development of and the plan approval process for property within a Planned Unit Development (PUD) zone; and

**WHEREAS**, PUDs allow developments with flexibility to deviate from the underlying zoning regulations for a given parcel, subject to additional requirements and layers of review to protect both surrounding properties and the best interests of the City of Norwood; and

**WHEREAS**, Chapter 1155 of the Norwood Codified Ordinances provides for both the Planning Commission and Council to review and approve Preliminary Plans for PUD developments, which Preliminary Plans establish the proposed density, location, and uses of the property in question; and

**WHEREAS**, decisions on what density, location, and use of property is a legislative question within the competence and authority of Norwood City Council; and

**WHEREAS**, Section 1155.15 of the Norwood Codified Ordinances, entitled “Final Plan Approval”, requires both Planning Commission and Council review and approval of Final Plans for PUD developments; and

**WHEREAS**, such a Final Plan must be in substantial compliance with the previously approved Preliminary Plan, which have already established the density, location, and uses of the property; and

**WHEREAS**, approval of a Final Plan is more likely in the nature of an administrative decision, rather than a legislative decision; and

**WHEREAS**, Section 731.05 of the Ohio Revised Code, entitled “Powers of Legislative Authority”, provides, in pertinent part, that a City Council “shall perform no administrative duties”; and

**WHEREAS**, Council desires to amend Section 1155.15 to remove the requirement of Council review and approval of Final PUD Plans to remove a procedure of questionable legality; and

**WHEREAS**, PUDs are required to include a certain amount of open space, as defined in the Norwood Codified Ordinances in Section 1111.99, entitled “Open Space”; and

**WHEREAS**, Council wishes to modify the open space definition in Section 1111.99 to better accomplish the purposes of PUDs as laid out in Chapter 1155; and

**WHEREAS**, in accordance with Chapter 1117 of the Norwood Zoning Ordinance, the requisite public hearing by the City’s Planning Commission for this text amendment was held on \_\_\_\_\_, 2026, subject to public notification, to review, consider and offer its input regarding this zoning ordinance amendment; and

**WHEREAS**, in accordance with Chapter 1117 of the Norwood Zoning Ordinance, and Section 713.12 of the Ohio Revised Code, the requisite public hearing by City Council was held on \_\_\_\_\_, 2026, after required public notification; and

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Norwood, Ohio,

**SECTION 1.** Section 1111.99 of the Norwood Codified Ordinances, entitled “Open Space” is hereby amended to read as follows:

**1111.99 OPEN SPACE.**

"Open space" means an area open to the sky that may be on the same lot as the building. The area may include, along with the natural environmental features, swimming pools, tennis or pickleball courts, and/or any other outdoor recreational facilities. Streets, sidewalks, walkways, access drives, parking areas, or structures for occupancy or habitation, such as gazebos, pavilions, and the like shall not be included. Parks, nature areas, playgrounds and trails qualify as Open Space. Further, Open Space does not include any aboveground stormwater management facilities, streets, driveways, vehicular use areas, or small, isolated vegetated strips under five (5) feet in width by twenty (20) feet in length.

**SECTION 2.** Section 1155.15 of the Norwood Codified Ordinances, entitled “Final Plan Approval” is hereby amended to read as follows:

**1155.15 FINAL PLAN APPROVAL.**

(a) Final Plan. Construction of the uses authorized by the Planning Commission's and Council's approval of the Preliminary Plan may begin only after a Final Plan has been approved and a building/zoning permit has been issued for each structure in the Planned Unit Development. For approval of a Final Plan, the owner shall file a Final Plan for any specific area within the project or the overall project with the Planning Commission together with a letter of application for such approval. Such Final Plan shall show the following:

(1) The area to be developed and the area to be devoted to open spaces for the use of all occupants of the area, with accurate amounts of land involved, courses and distances to be determined by a licensed engineer or surveyor who shall sign such plan and certify to the accuracy of it. The boundaries of any area for which Final Plan approval is requested shall not be gerrymandered to comply with the density and open space acreage criteria but shall be proportioned and allocated so that the required open space is convenient to the developed property included in the area submitted for Final Plan approval.

(2) The floor plans of all buildings, with all uses detailed, the number of units for separate occupancy and, with respect to dwelling units, the number of bedrooms per unit.

(3) A title guarantee or rider to an existing policy showing the legal description of the land which has been set aside for open space and showing appropriate restrictions limiting the use of such land to open space or to recreation in perpetuity, guaranteeing owners and occupants of the area to be developed a right and easement of use in such open space.

(4) A detailed plan setting forth the manner, means and proposed time of compliance with Section 1155.05.

(5) A detailed landscaping plan for all areas.

(6) A detailed parking plan.

(7) A detailed signage plan.

(b) Conditions for Final Plan Approval. The Planning Commission shall review the Final Plan and approve, modify and approve, or disapprove the Final Plan. The Planning Commission shall also transmit its decision to Council. Where Preliminary and Final Plan have been submitted simultaneously under 1155.13(a), the Planning Commission's decision regarding the Final Plan is conditioned on Council approval of the Preliminary Plan. The Planning Commission shall have thirty days from the date of the public hearing at which the Final Plan is considered to approve,

deny or modify the Final Plan, provided that by mutual agreement between the applicant and the Planning Commission, that time limit may be extended. The time may be extended by mutual consent of the developer and the Planning Commission. The Planning Commission shall approve the application if it finds that the following conditions are met:

(1) The Final Plan accurately sets forth the area to be developed, the area to be set aside as open space with appropriate boundaries established by courses and distances, the quantity of land within the area to be approved and the quantity of land to be set aside as open space for the use of all occupants of the area;

(2) The Final Plan is substantially in accordance with the Preliminary Plan which has been previously filed with the Planning Commission and approved by Council;

(3) The density of dwelling units in any area does not exceed that shown on the Preliminary Plan;

(4) In residential Planned Unit Developments, the area reserved for open space and recreation is the sum of all areas for which Final Plan approval has been given or is requested and shall never be less than twenty-five percent (25%) of the cumulative quantity of land for all areas for which Final Plan approval has been given or requested;

(5) For phased projects already underway, satisfactory progress has been made in previously approved segments with respect to the provision and improvement of indicated recreational facilities; and

(6) The Final Plan accurately sets forth a schedule demonstrating proportionate development of the open space and recreational facilities in conjunction with the total project. A performance bond may be allowed to substitute for the actual construction of recreational facilities. Any such construction covered by a performance bond shall be completed within one year from the issuance of the performance bond. The amenities included in each phase shall be, in effect, completed prior to the issuance of occupancy permits.

**PASSED** \_\_\_\_\_  
Date

\_\_\_\_\_  
Joseph S. Geers  
President of Council

**ATTEST:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this ordinance was passed at a regular/special meeting of Norwood City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, in compliance with the rules of Norwood City Council and the laws of the State of Ohio. The foregoing ordinance was submitted to the Mayor of the City of Norwood, Ohio for his signature on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**APPROVED** \_\_\_\_\_  
Date

\_\_\_\_\_  
Victor Schneider  
Mayor

**CERTIFICATION OF PUBLICATION:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this ordinance was published on the City of Norwood’s website-news page at <https://norwoodohio.gov/news> and the City of Norwood’s Facebook page at <https://www.facebook.com/NorwoodOhio.gov> on \_\_\_\_\_ and \_\_\_\_\_.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**ORDINANCE READINGS**

**1st Reading** \_\_\_\_\_  
**Date**

**2nd Reading** \_\_\_\_\_  
**Date**

**3rd Reading** \_\_\_\_\_  
**Date**

**All 3 Readings** \_\_\_\_\_  
**Date**

**Tabled** \_\_\_\_\_  
**Date**

**Vetoed** \_\_\_\_\_  
**Date**

**ORDINANCE AMENDING PART 11, PLANNING AND ZONING CODE, RELATING TO SHORT-TERM RESIDENTIAL RENTAL LODGING BUSINESSES**

**WHEREAS**, short-term rentals (aka vacation guest homes) are a relatively new form of transient lodging, and with their growing popularity and prominence, the City has experienced some issues related to these operating in predominantly residential neighborhoods; and

**WHEREAS**, short-term rentals are currently classified as Hotels as the Norwood Zoning Code is administered; they differ from traditional hotels and motels in ways that justify separate consideration under the Code; and

**WHEREAS**, Council is in the process of adopting a new Chapter 722 to regulate the use of short-term rentals; and

**WHEREAS**, research and studies on short-term rentals reveal that they may have a negative impact on the supply of affordable housing, as they deplete longer-term leaseholds in favor of shorter, and higher daily/monthly rental duration and rates; and

**WHEREAS**, the City recognizes that short-term rentals do offer: (1) supplemental income to persons who have homes with extra space (e.g., empty-nesters, pensioners); and (2) an alternative to commercial district hotels/motels; and

**WHEREAS**, the City desires to create and adopt reasonable zoning policies for these types of commercial transient lodgings that are reflective of Norwood's unique socio-economic character and land-use profile; and

**WHEREAS**, in accordance with Chapter 1117 of the Norwood Zoning Ordinance, the requisite public hearing by the City's Planning Commission for this text amendment was held on May 6, 2026, subject to public notification, to review, consider, and offer its input regarding this zoning ordinance amendment; and

**WHEREAS**, in accordance with Chapter 1117 of the Norwood Zoning Ordinance, and Section 713.12 of the Ohio Revised Code, the requisite public hearing by City Council was held on June 23, 2026, after required public notification; and

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Norwood, Ohio,

**Section 1.** Chapter 1111, entitled "Definitions", is hereby amended to add the following new Zoning Definition:

**1111.126B. SHORT-TERM RENTAL**

"Short-term rental" means any residential dwelling unit, structure or property, or a mixed-use building or unit thereof, which is advertised for let, rent, or use for transient occupancy by guests, travelers, or visitors for a term of less than 30 days.

**Section 2.** Section 1151.42, Table 2, entitled “List of Permitted, Conditional, and Accessory Uses”, is amended as follows:

(a) “Motel, lodging” is deleted, as this use is already included under the listing “Lodging, Hotel, Motel”.

(b) A new use entitled, “Short-Term Rental”, is hereby added as a permitted use in all districts subject to the terms of Chapter 722, entitled “Short-Term Rentals”:

	R1	R2	R3	RMX	O	CBD	NBD	GBD	M1	M2
<b><u>Short-Term Rental</u></b>	<b><u>P – Ch.</u></b> <b><u>722</u></b>	<b><u>P – Ch.</u></b> <b><u>722</u></b>	<b><u>P – Ch.</u></b> <b><u>722</u></b>	<b><u>P – Ch.</u></b> <b><u>722</u></b>	<b><u>P – Ch.</u></b> <b><u>722</u></b>	<b><u>P – Ch.</u></b> <b><u>722</u></b>	<b><u>P – Ch.</u></b> <b><u>722</u></b>	<b><u>P – Ch.</u></b> <b><u>722</u></b>	<b><u>P – Ch.</u></b> <b><u>722</u></b>	<b><u>P – Ch.</u></b> <b><u>722</u></b>

**Section 3.** If any part of this Ordinance is found by a court of competent jurisdiction to be illegal, invalid, unenforceable, or void, then the remainder of this Ordinance shall remain in effect.

**Section 4.** As per Section 705.16 of the Ohio Revised Code, this Ordinance shall take effect within 30-days of its adoption, unless a lawful petition is received, or the Mayor vetoes its final approval.

**PASSED:** \_\_\_\_\_  
Date

\_\_\_\_\_  
Joseph S. Geers  
President of Council

**ATTEST:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this ordinance was passed at a regular/special meeting of Norwood City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, in compliance with the rules of Norwood City Council and the laws of the State of Ohio. The foregoing ordinance was submitted to the Mayor of the City of Norwood, Ohio, for his signature on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**APPROVED:** \_\_\_\_\_  
Date

\_\_\_\_\_  
Victor Schneider  
Mayor

**CERTIFICATION OF PUBLICATION:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this ordinance was published on the City of Norwood's website-news page at <https://norwoodohio.gov/news> and the City of Norwood's Facebook page at <https://www.facebook.com/NorwoodOhio> on \_\_\_\_\_ and \_\_\_\_\_.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**ORDINANCE READING**

**1<sup>st</sup> Reading** \_\_\_\_\_  
**Date**

**2<sup>nd</sup> Reading** \_\_\_\_\_  
**Date**

**3<sup>rd</sup> Reading** \_\_\_\_\_  
**Date**

**All 3 Readings** \_\_\_\_\_  
**Date**

**Tabled** \_\_\_\_\_  
**Date**

**Vetoed** \_\_\_\_\_  
**Date**

**ORDINANCE ADOPTING NEW CHAPTER 722, ENTITLED “SHORT-TERM RENTALS”, TO NORWOOD CODIFIED ORDINANCES TO ADDRESS LICENSING AND REGISTRATION FOR SHORT-TERM RENTAL BUSINESSES**

**WHEREAS**, Chapter 3767 of the Ohio Revised Code enables municipalities to regulate public nuisances as a valid police power to promote and protect public comfort, convenience, health, safety, prevent injury, general welfare, including the use and exercise of businesses and/or trade, littering, as well as protecting individual and public property; and

**WHEREAS**, Part VII of the Norwood General Code enables the licensing of various businesses, including home occupations, sales, and rental agencies; and

**WHEREAS**, the City of Norwood regards Short-Term Rentals (STR) as a type of temporary transient lodging business that is typically located and operated within urban residential neighborhoods; and

**WHEREAS**, the City desires to treat STR as a type of lodging business that may not be easily and appropriately accommodated in traditional residential neighborhoods and therefore should be regulated similar to an activity like Home Sales, as well as securing excise taxes like required by hotels;

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Norwood, Hamilton County, Ohio, that the Norwood Codified Ordinances are amended to enact the following provisions pertaining to STR businesses within the City of Norwood, as follows:

**Section 1.** New Chapter 722, entitled “Short-Term Rentals”, is hereby enacted to read as follows:

**CHAPTER 722: SHORT-TERM RENTALS**

**722.01. SHORT-TERM RENTALS DEFINED**

In this Chapter, “Short-Term Rental” or “STR” shall mean any residential dwelling unit, structure or property, or a mixed-use building, or a unit thereof, which is advertised for let, rent or use for transient occupancy by guests, travelers, or visitors for terms of less than 30 days.

**722.02. REGISTRATION AND LICENSE**

(a) No business, company, entity, or person shall advertise and operate any STR unit without receiving registration and license approval by the Chief Building Official or authorized staff delegate, in accordance with this Chapter. STR units in regular operation before the effective date of this Chapter shall have 90 days to file a registration application.

(b) The registration application shall include the full given name, address, and phone number of both the owner and caretaker / manager. The owner or caretaker / manager, must demonstrate that they have their permanent residence or regular place of business within 25 miles of the subject property. If a lessee or tenant operates a STR, then the written permission of the owner shall be required.

(c) The applicant shall certify that they have all necessary and valid building permit(s), fire/life safety facilities (e.g. carbon monoxide and smoke alarms, fire extinguishers), and a valid certificate of occupancy for all STR units, and that any outstanding orders under or violations of the Property Maintenance, Zoning, Health, or Fire Codes have been abated or resolved.

(d) Consistent with Chapter 3731 of the Ohio Revised Code, the owner and operator shall maintain compliance with all building, fire, hygienic, and sanitary requirements for listed transient lodging establishments.

(e) The applicant shall demonstrate that they have made application to the Norwood Treasurer for both Earned Income Tax and Lodging Tax, and that these are in good standing during each renewal period for both reporting and payment of taxes.

(f) The initial application fee shall be \$300. An inspection is required to verify the documents/information submitted. A license and registration must be renewed every two years. The renewal fee shall be \$250, with an inspection required. The fee shall cover applications for a maximum of two (2) units per building. In accordance with Ordinance 76-2024, for the years 2027 through 2030, these fees shall be increased by 2% each year.

(g) All completed applications will be reviewed, verified, and acted upon within 21 days of submission.

(h) The STR license and registration may not be transferred to a new owner or operator.

(i) Upon the approval and issuance of the license and registration, the certificate shall be prominently posted within each rental unit.

### **722.03. POLICIES**

In order to protect the character, composition, density, peace and quiet of traditional residential neighborhoods:

(a) (1) No STR shall be operated after the effective date of this Chapter, unless it is located within a commercial or industrial district, other than as permitted under subsection (a)(2) or (a)(3) of this Section.

(2) A STR may be established after the effective date of this Chapter in a residential district, provided the owner or manager / operator resides full time in the building, either as owner-occupied, or as a permanent tenant leaseholder. A leaseholder shall provide documented evidence that owner accepts operation of STR business within the building.

(3) A STR in lawfully in regular operation at the time of the adoption of this Chapter shall be permitted to continue operation as a non-conforming use, provided registration is accomplished as specified in Section 722.02. For purposes of "Regular operation" for purposes of this Chapter means rented as a STR and/or actively held out and advertised for rental as a STR for the six months prior to the adoption of this Chapter.

(b) A STR shall be incidental to the principal use of an existing single-family detached dwelling, two-family dwelling, duplex, semi-detached, triplex, commercial or mixed-use building. In no case shall there be more than two (2) STR units within any individual building.

(c) In no case shall a STR be permitted as the predominant activity or use, by proportion of available gross floor area(s), in any newly constructed or developed residential building or structure.

(d) No more than two (2) adults shall be permitted per each individual STR bedroom.

(e) For each STR, the owner or operator shall provide an off-street parking space for each permanent resident, in addition to one (1) off-street parking space for each individual and separate STR unit.

#### **722.04. VIOLATIONS.**

An application under this Chapter shall be denied, and any issued license and registration shall be revoked, if any of the following apply:

(a) The STR has received three (3) or more building, property maintenance, or zoning code violations during any twenty-four (24) month period.

(b) The owner or operator has been found guilty of an act of prostitution or soliciting for prostitution, or an act that would constitute a violation of the Ohio Revised Code Chapters 2925 (Felony Drug Offenses) or 3719 (Controlled Substances) on the subject property.

(c) The subject property is subject to any unpaid fees, fines, tax arrears, or water utility balances.

(d) The applicant has made a material misrepresentation of fact on the registration application.

(e) A pre-existing STR not in conformity with this Chapter but allowed as a prior use under Section 722.03(a)(3) has ceased use as a STR by discontinuance or abandonment for a period of six months.

#### **722.05. APPEALS**

If the Chief Building Official denies the issuance of a license, or suspends or revokes a license, they shall send to the applicant or licensee by certified mail, return receipt requested, written notice of the action and the right to an appeal. Upon receipt of written notice of the denial, suspension, or revocation, the licensee whose application for a license has been denied or whose license has been suspended or revoked shall have the right to appeal to the Board of Zoning Appeals. An appeal must be in writing and filed within thirty (30) days after the receipt of notice of the decision of the Chief Building Official. Requests received by or on the 20th of the month shall be heard at the following month's regular BZA meeting when practical. When the 20th of the month falls on a weekend or holiday, applications shall be due on the nearest business day. The Board may, at its discretion, schedule a hearing in addition to its regular monthly hearings, or request a continuance or postponement based on the complexity, nature of the appeal, or verification of required notice. The licensee shall bear the burden of proof.

#### **722.06. ENFORCEMENT AND PENALTY**

Whoever operates a STR without proper registration, or otherwise violates any provision of this Chapter, shall be guilty of a minor misdemeanor. A separate offense shall be deemed committed each day during or on which a violation continues to occur. A conviction under this Chapter, other related City Ordinance or law of the State of Ohio

for an offense related to the operation of the STR shall cause such license to be void and shall render the person so convicted ineligible for such license.

**Section 2.** If any part of this Ordinance is found by a court of competent jurisdiction to be illegal, invalid, unenforceable, or void, then the remainder of this Ordinance shall remain in effect.

**PASSED:** \_\_\_\_\_  
Date

\_\_\_\_\_  
Joseph Geers  
President of Council

**ATTEST:**

Kelsi Goins, Clerk of Council, the duly appointed Clerk of Council, attests that this ordinance was passed at a regular/special meeting of Norwood City Council on the \_\_\_\_ day of \_\_\_\_\_, 2026, in compliance with the rules of Norwood City Council and the laws of the State of Ohio. The foregoing ordinance was submitted to the Mayor of the City of Norwood, Ohio, for his signature on the \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**APPROVED:** \_\_\_\_\_  
Date

\_\_\_\_\_  
Victor Schneider  
Mayor

**CERTIFICATION OF PUBLICATION:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this ordinance was published on the City of Norwood's website-news page at <https://norwoodohio.gov/news> and the City of Norwood's Facebook page at <https://www.facebook.com/NorwoodOhio.gov> on \_\_\_\_\_ and \_\_\_\_\_.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**ORDINANCE READING**

**1<sup>st</sup> Reading** \_\_\_\_\_  
Date

**2<sup>nd</sup> Reading** \_\_\_\_\_  
Date

**3<sup>rd</sup> Reading** \_\_\_\_\_  
Date

**All 3 Readings** \_\_\_\_\_  
Date

**Vetoed** \_\_\_\_\_



## City of Norwood Request for Ordinance, Resolution, Amendment, or Repeal

Date of Request: 5/8/2026	Date Needed: 5/26/2026
Request(s) should be submitted by the Wednesday, at noon, before date needed for Council, earlier if possible.	
Requested By:	Noah Powers
Contact:	<a href="mailto:Ssd@norwoodohio.gov">Ssd@norwoodohio.gov</a>
Document Requested:	Ordinance
<b>Executive Summary of document needed:</b>	
If an amendment or repeal request, list existing Ordinance Number(s)/Section(s) of Ordinance to be amended or repealed, etc. (or attach documents and/or copies as appropriate)	
<p>Requesting an ordinance adopting new Chapter 722, "Entitled Short-term Rentals" to address licensing and registration for short-term rental businesses. A proposed ordinance has been reviewed by the Norwood Planning Commission, in conjunction with a zoning code update recommended by the Norwood Planning Commission. These two pieces of legislation were viewed by the Planning Commission as companions, and therefore, passage of either both, or neither, is recommended.</p>	
Action Requested:	Non-Emergency - Three Readings with 30 Day Effectivity
If Emergency clause or suspension of rules for all three readings is needed, explain:	
No emergency action is requested.	
<b>Special Notes/Instructions</b>	
This legislation, and the companion legislation, were reviewed extensively by Planning Commission prior to the proposals being passed to Council for consideration.	

Keith D Moore, Law Director  
[kmoore@norwoodohio.gov](mailto:kmoore@norwoodohio.gov)  
 513-458-4585 / 513-258-5483

Tim Garry, Jr., Assistant Law Director  
[tgarry@norwoodohio.gov](mailto:tgarry@norwoodohio.gov)  
 513-458-4588 / 513-312-1275 (rev. 01/09/2018)

**ORDINANCE ADOPTING NEW CHAPTER 920, ENTITLED “TRANSIT SYSTEM ACCESS POINTS”, TO THE NORWOOD CODIFIED ORDINANCES TO ENSURE SAFE AND EFFICIENT ACCESS**

**WHEREAS**, the Southwest Ohio Regional Transit Authority (“SORTA”) operates transit centers and transit access points in the City of Norwood; and

**WHEREAS**, the City of Norwood and SORTA have a strong interest in promoting and protecting the safety and welfare of the traveling public by designating areas for transit centers and transit access points for the exclusive use of transit passengers; and

**WHEREAS**, Council wishes to provide for the designation of transit center zones and transit access points to ensure these promote the safe and efficient operation of the transit system; now, therefore,

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Norwood, Hamilton County, Ohio, that the Norwood Codified Ordinances are amended to enact the following provisions pertaining to transit center zones, transit access points, and bus stops within the City of Norwood, as follows:

**SECTION 1.** New Chapter 920, entitled “Transit System Access Points,” within Title One, “Street and Sidewalk Areas, Use Regulations,” of the Norwood Codified Ordinances is hereby ordained to read as follows:

**CHAPTER 920: TRANSIT SYSTEM ACCESS POINTS**

**920.01. DESIGNATION OF TRANSIT CENTER ZONES, TRANSIT ACCESS POINTS, AND BUS RAPID TRANSIT ZONES**

The Director of Service/Safety may designate any regional transit system access points located in the public right-of-way for the limited purposes of boarding or deboarding public transportation, waiting to board or purchasing a fare as follows:

**(a) Transit Center Zones.** The Service/Safety Director may designate a as a Transit Center Zone a transit center with a dedicated structure, that is a convergence point for multiple transit routes, located in the public right-of-way and separated from the pedestrian public, which area shall be accessible exclusively by persons for the limited purposes of boarding or deboarding a transit vehicle, waiting to board a transit vehicle, or purchasing a fare. Designated Transit Center Zones shall be clearly marked and contain readily visible signage indicating “Transit Center Zone” or other similar notification.

**(b) Transit Access Points.** The Service/Safety Director may designate as a Transit Center Zone a “bus stop” as designated by the regional transit authority, located in the public right-of-way, which area shall be accessible exclusively by persons for the limited purposes of boarding or deboarding a transit vehicle, waiting to board a transit vehicle, or purchasing a fare. Designated Transit Access Points shall be clearly marked and contain readily visible signage indicating “Bus Stop” or other similar notification.

**(c) Bus Rapid Transit Zones.** The Service Safety Director may designate as a Bus Rapid Transit Zone a platform located in the public right-of-way for use as a bus rapid transit area, which area shall be accessible exclusively by persons for the limited purposes of

boarding or deboarding a bus rapid transit vehicle, waiting to board a bus rapid transit vehicle, or purchasing a fare. Designated Bus Rapid Transit zones shall be clearly marked and contain readily visible signage indicating “Bus Rapid Transit Zone” or other similar notification.

**920.02. TRESPASS IN A DESIGNATED TRANSIT SYSTEM ACCESS POINT**

No person shall enter or remain upon, occupy, or use a Transit Center Zone, Transit Access Point, or Bus Rapid Transit Zone designated pursuant to Section 920.01 of this Chapter for purposes other than boarding or deboarding a transit vehicle, waiting for a transit vehicle, or purchasing a fare. A person is in violation of this section only after having occupied a Transit Center Zone, Transit Access Point, or Bus Rapid Transit Zone for a period of time that exceeds that which is necessary to purchase a fare and to wait for, board, or deboard a transit vehicle. It shall be prima facie evidence of a violation of this section if a person remains in a designated transit center access point after each route has been served by a transit vehicle at that stop and the person does not board any of the transit vehicles.

**920.03. PROHIBITED ACTIVITIES**

(a) The following activities are prohibited in any Transit Center Zone, Transit Access Point, or Bus Rapid Transit Zone so designated under this Chapter: smoking, drug use, alcohol use, gambling, littering, public urination, disorderly conduct, unauthorized vending, loitering, obstructing walkways, and sleeping. For purposes of this section, prohibited “sleeping” constitutes eyes closed and lying down with bedding present.

**920.99. PENALTY.**

A person violating this Chapter shall be guilty of a minor misdemeanor and shall be fined not more than \$150 for the first offense. A second offense is a misdemeanor of the fourth degree with fines up to \$250.

**SECTION 2.** If any part of this Ordinance is found by a court of competent jurisdiction to be illegal, invalid, unenforceable, or void, then the remainder of this Ordinance shall remain in effect.

**SECTION 3.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

**PASSED:** \_\_\_\_\_  
Date

\_\_\_\_\_  
Joseph Geers  
President of Council

**ATTEST:**

Kelsi Goins, Clerk of Council, the duly appointed Clerk of Council, attests that this ordinance was passed at a regular/special meeting of Norwood City Council on the \_\_\_\_ day of \_\_\_\_\_, 2026, in compliance with the rules of Norwood City Council and the laws of the State of Ohio. The foregoing ordinance was submitted to the Mayor of the City of Norwood, Ohio, for his signature on the \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**PASSED:** \_\_\_\_\_  
Date

\_\_\_\_\_  
Victor Schneider  
Mayor

**CERTIFICATION OF PUBLICATION:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this ordinance was published on the City of Norwood's website-news page at <https://norwoodohio.gov/news> and the City of Norwood's Facebook page at <https://www.facebook.com/NorwoodOhio.gov> on \_\_\_\_\_ and \_\_\_\_\_.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**1<sup>st</sup> Reading** \_\_\_\_\_  
Date

**2<sup>nd</sup> Reading** \_\_\_\_\_  
Date

**3<sup>rd</sup> Reading** \_\_\_\_\_  
Date

**All 3 Readings** \_\_\_\_\_  
Date

**Vetoed** \_\_\_\_\_



## City of Norwood Request for Ordinance, Resolution, Amendment, or Repeal

Date of Request: \_\_\_\_\_ Date Needed: \_\_\_\_\_

**\*\*\*(Request(s) should be submitted by the Wednesday, at noon, before date needed for Council, earlier if possible.)**

Name: \_\_\_\_\_

*(Name of person(s) requesting document, amendment, or repeal / Department / E-Mail / Telephone)*

Document Needed:  Ordinance     Resolution     Amendment     Repeal

Executive Summary of document needed:

**\*\*\*(If an amendment or repeal request, list existing Ordinance Number(s)/Section(s) of Ordinance to be amended or repealed, etc. (or attach documents and/or copies as appropriate)**

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***Check if emergency clause or suspension of rules for all three readings is needed (explain):***

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Special Notes/Instructions:

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Keith D Moore, Law Director  
[kmoore@norwood-ohio.com](mailto:kmoore@norwood-ohio.com)  
513-458-4585 / 513-258-5483

Tim Garry, Jr., Assistant Law Director  
[tgarry@norwood-ohio.com](mailto:tgarry@norwood-ohio.com)  
513-458-4588 / 513-312-1275 (rev. 01/09/2018)

**RESOLUTION ADOPTING 2027 TAX BUDGET,  
AND DECLARING AN EMERGENCY**

**WHEREAS**, the City Auditor has prepared a Tax Budget for the fiscal year 2027; and

**WHEREAS**, the legislative authority, the Council of the City of Norwood, is mandated to approve, and have in the hands of the County Auditor, a tax budget for the fiscal year 2027 before July 15, 2026; and

**WHEREAS**, the Council of the City of Norwood has scheduled, properly noticed, and conducted a public hearing about the proposed Tax Budget for the fiscal year 2027 at its June 23, 2026, regular meeting; now therefore

**BE IT RESOLVED** by the Council of the City of Norwood, State of Ohio:

**SECTION 1.** That the proposed tax budget for fiscal year 2027, attached hereto and marked "Exhibit A" and made a part hereof by reference, be approved and that the Clerk of Council is directed to send a certified copy of this Resolution and Exhibit attached hereto to the Hamilton County Auditor forthwith.

**SECTION 2.** That this resolution is hereby determined to be an emergency measure and shall take effect and be in force immediately upon its passage and signature by the Mayor. The reason for the emergency is that this resolution is necessary for the preservation of the health, safety, and general welfare of the citizens of the City of Norwood, Ohio, and to comply with statutory law concerning the submission of the City's tax budget.

**PASSED** \_\_\_\_\_  
Date

\_\_\_\_\_  
Joseph S. Geers  
President of Council

**ATTEST:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this resolution was passed at a regular/special meeting of Norwood City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, in compliance with the rules of Norwood City Council and the laws of the State of Ohio. The foregoing resolution was submitted to the Mayor of the City of Norwood, Ohio, for his signature on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**APPROVED** \_\_\_\_\_  
Date

\_\_\_\_\_  
Victor Schneider  
Mayor

**CERTIFICATION OF PUBLICATION:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this resolution was published on the City of Norwood's website-news page at <https://norwoodohio.gov/news> and the City of Norwood's Facebook page at <https://www.facebook.com/NorwoodOhio.gov> on \_\_\_\_\_ and \_\_\_\_\_.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**1<sup>st</sup> Reading** \_\_\_\_\_  
Date

**2<sup>nd</sup> Reading** \_\_\_\_\_  
Date

**3<sup>rd</sup> Reading** \_\_\_\_\_  
Date

**All 3 Reading's** \_\_\_\_\_  
Date

**Tabled** \_\_\_\_\_  
Date

**Vetoed** \_\_\_\_\_  
Date



## City of Norwood Request for Ordinance, Resolution, Amendment, or Repeal

Date of Request: 6/16/2026	Date Needed: 6/23/2026
Request(s) should be submitted by the Wednesday, at noon, before date needed for Council, earlier if possible.	
Requested By:	Clint Zimmerman
Contact:	czimmerman@norwoodohio.gov
Document Requested:	Resolution
Executive Summary of document needed: Resolution adopting the tax budget for 2027 and declaring an emergency	
If an amendment or repeal request, list existing Ordinance Number(s)/Section(s) of Ordinance to be amended or repealed, etc. (or attach documents and/or copies as appropriate)	
Action Requested:	Emergency - Three Readings at One Meeting with Immediate Effectivity
If Emergency clause or suspension of rules for all three readings is needed, explain:	
Special Notes/Instructions	
Council will need to adopt this tax budget after the hearing for it on 6/23/26, the adopted budget needs to be filed with the county by 7/15/26.	

**A RESOLUTION DECLARING TO PROCEED TO LEVY A RENEWAL TAX IN EXCESS OF THE TEN-MILL LIMITATION AND TO NOTIFY THE BOARD OF ELECTIONS OF HAMILTON COUNTY TO CAUSE THE NOTICE OF ELECTION TO BE GIVEN AS REQUIRED BY LAW ON THE QUESTION OF LEVYING AN EIGHT (8) MILL RENEWAL PROPERTY TAX FOR THE CURRENT OPERATING EXPENSES OF THE CITY OF NORWOOD, AND DECLARING AN EMERGENCY**

**WHEREAS**, the Council for the City of Norwood, Hamilton County, Ohio, met in regular session on the 12<sup>th</sup> day of May, 2026, at which session Council passed Resolution 12-2026 a **RESOLUTION DECLARING THE NECESSITY OF A RENEWAL LEVY FOR CURRENT OPERATING EXPENSES IN EXCESS OF THE TEN-MILL LIMITATION AND REQUESTING THE COUNTY AUDITOR TO CERTIFY MATTERS IN CONNECTION THEREWITH, AND DECLARING AN EMERGENCY**; and,

**WHEREAS**, the question of levying said tax, under Ohio Revised Code § 5705.03, must be submitted to the County Board of Elections at least seventy-five (75) days before the general election at which the question will be considered by the voters; and,

**WHEREAS**, the taxing authority must include with its certification to the Board of Elections the rate of the tax levy, expressed in mills for each one dollar (\$1.00) in tax valuation as estimated by the County Auditor; and,

**WHEREAS**, the City of Norwood has obtained such certification and estimate from the County Auditor, herein attached as Exhibit A; and,

**WHEREAS**, the amount of taxes which may be raised within the ten-mill limitation will be insufficient to provide an adequate amount for the necessary requirements of said City of Norwood, Hamilton County, Ohio, for the period of January 1, 2028, through December 31, 2032; and,

**WHEREAS**, the Council for the City of Norwood, Hamilton County, State of Ohio, has convened a regular session on this 23<sup>rd</sup> day of June, 2026, to consider this Resolution; now therefore,

**BE IT RESOLVED** by the Council of the City of Norwood, at least two-thirds of all members elected thereto concurring, that:

**SECTION I.** It is necessary to levy a tax in excess of the ten-mill limitation for the benefit of the City of Norwood for the purpose of providing funding for the current operating expenses of the City of Norwood at a rate not to exceed eight (8) mills for each one dollar (\$1.00) of valuation, which amounts to forty-seven dollars (\$47.00) for each one hundred thousand dollars (\$100,000) of the county auditor's valuation for a period of five (5) years, and which levy is a renewal of an existing levy of eight (8) mills.

**SECTION II.** The question of levying a renewal of an existing tax is to be submitted to the electors of the City of Norwood at an election to be held at the usual voting places within the City of Norwood on the 3<sup>rd</sup> day of November, 2026.

**SECTION III.** That if said levy is approved by the voters, such levy is to be placed upon the 2027 tax duplicate, for first collection in the calendar year 2028, and continue for five (5) years.

**SECTION IV.** The Clerk of Council is hereby directed to certify a copy of this Resolution, along with the attached Exhibit A, to the Board of Elections more than seventy-five (75) days prior to the election upon which it shall be voted, and shall notify said Board of Elections to cause notice of the question of levying said tax to be given as required by law.

**SECTION V.** This Resolution is declared to be an emergency resolution and a measure necessary for the immediate preservation of the public peace, health, safety, and general welfare, and shall go into effect forthwith. The reasons for said emergency are that the City must certify this resolution seventy-five (75) days prior to the election to be held on November 3, 2026, to consider said levy, and the amount of taxes which may be raised within the ten mill limitation.

**VOTE RECORD:**

Ms. Franzen	_____	Ms. Bowling	_____
Ms. Hoover	_____	Mr. Moore	_____
Mr. Provins	_____	Mr. Girton	_____
		Ms. Sullivan	_____

**PASSED** \_\_\_\_\_  
Date

\_\_\_\_\_  
Joseph S. Geers  
President of Council

**ATTEST:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this Resolution was passed at a regular/special meeting of the Norwood City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, in compliance with the rules of the Norwood City Council and the laws of the State of Ohio. The foregoing Resolution was submitted to the Mayor of the City of Norwood, Ohio, for his signature on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**APPROVED** \_\_\_\_\_  
Date

\_\_\_\_\_  
Victor Schneider  
Mayor

**CERTIFICATION OF PUBLICATION:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this resolution was published on the City of Norwood's website-news page at <https://norwoodohio.gov/news> and the City of Norwood's Facebook page at <https://www.facebook.com/NorwoodOhio.gov> on \_\_\_\_\_ and \_\_\_\_\_.

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Kelsi Goins  
Clerk of Council

The State of Ohio, Hamilton County, ss.

**CERTIFICATE**

The undersigned hereby certifies that the text of the foregoing resolution is taken and copied from the record of proceedings of a meeting of Council for the City of Norwood, Ohio, held on \_\_\_\_\_, 2026. The undersigned further certifies that the same has been compared by me with said record and it is a true and correct copy thereof, together with a true and correct copy of excerpts from the minutes of said meeting to the extent pertinent to the consideration and adoption of said resolution.

---

Kelsi Goins  
Clerk of Council

**CERTIFICATION OF PUBLICATION:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this resolution was published on the City of Norwood's website-news page at <https://norwoodohio.gov/news> and the City of Norwood's Facebook page at <https://www.facebook.com/NorwoodOhio.gov> on \_\_\_\_\_ and \_\_\_\_\_.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**1<sup>st</sup> Reading** \_\_\_\_\_  
**Date**

**2<sup>nd</sup> Reading** \_\_\_\_\_  
**Date**

**3<sup>rd</sup> Reading** \_\_\_\_\_  
**Date**

**All 3 Readings** \_\_\_\_\_  
**Date**

**Tabled** \_\_\_\_\_  
**Date**

**Vetoed** \_\_\_\_\_  
**Date**



**City of Norwood Request for Ordinance, Resolution, Amendment, or Repeal**

Date of Request: \_\_\_\_\_ Date Needed: \_\_\_\_\_

**\*\*\*(Request(s) should be submitted by the Wednesday, at noon, before date needed for Council, earlier if possible.)**

Name: \_\_\_\_\_

*(Name of person(s) requesting document, amendment, or repeal / Department / E-Mail / Telephone)*

Document Needed:  Ordinance     Resolution     Amendment     Repeal

Executive Summary of document needed:

**\*\*\*(If an amendment or repeal request, list existing Ordinance Number(s)/Section(s) of Ordinance to be amended or repealed, etc. (or attach documents and/or copies as appropriate)**

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***Check if emergency clause or suspension of rules for all three readings is needed (explain):***

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Special Notes/Instructions:

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Keith D Moore, Law Director  
[kmoore@norwood-ohio.com](mailto:kmoore@norwood-ohio.com)  
513-458-4585 / 513-258-5483

Tim Garry, Jr., Assistant Law Director  
[tgarry@norwood-ohio.com](mailto:tgarry@norwood-ohio.com)  
513-458-4588 / 513-312-1275 (rev. 01/09/2018)



# WILLOW LOPEZ

*Community Engagement Coordinator*

513-946-4048

*Willow.Lopez@auditor.Hamilton-co.org*

*138 E Court Street, Cincinnati, OH 45202*  
*513-946-4000 | www.hcauditor.org*



# Jessica E. Miranda

## HAMILTON COUNTY AUDITOR

138 E. Court St., Cincinnati, OH 45202  
[www.HCAuditor.org](http://www.HCAuditor.org)

**\*\*\*FOR IMMEDIATE RELEASE\*\*\***

**JUNE 15<sup>th</sup>, 2026**

Contact: Connor Moreton, 513-946-4007, [connor.moreton@auditor.hamilton-co.org](mailto:connor.moreton@auditor.hamilton-co.org)

### **RELIEF ON YOUR PROPERTY TAX BILL THROUGH NEW OHIO LAW**

(Hamilton County, Ohio) – State lawmakers passed House Bill 186, otherwise known as the Inflation Cap Credit, with the intent to provide homeowners with immediate property tax relief. Signed by Governor DeWine in December of last year, and effective statewide as of March 20, 2026, this legislation aims to address rising property tax burdens alongside sharp increases in property values by limiting the amount of revenue collected by school districts.

#### **THE INFLATION CAP CREDIT**

Public schools in Ohio are guaranteed a minimum amount of property tax revenue, known as the 20-mill floor. Vocational schools are similarly guaranteed revenue at a 2-mill floor. House Bill 186 caps inflation-driven property tax increases from unvoted levies that otherwise would be distributed to school districts at these millage floors.

For eligible property owners, the initial credit will account for inflation from tax years 2023 through 2025 and will be applied to 2026 second-half property tax bills. Moving forward, the credit will reflect inflation from only the previous tax year. For example, taxes payable in 2027 will reflect inflation from tax year 2026, and so forth. Consequently, the credit will likely be largest when it first appears on your 2026 second-half bill given the first installment covers a three-year period.

#### **How do I know if I am receiving the Inflation Cap Credit? How much will my credit be?**

Property owners are eligible for the credit depending on whether they live in an affected school district. Approximately 80% of parcels in Hamilton County are affected by this credit. The table below illustrates the estimated relief amount per \$100,000 in applicable market value, ranging from pennies to just over \$100. You can find the market value of any property within Hamilton County by utilizing the Property Search Tool at [HCAuditor.org](http://HCAuditor.org).

Any single property may be taxed within both an affected local school district and vocational school district, meaning the total credit received will be a sum of credits from both associated districts. For example, a qualifying property within both the Norwood City School District and



# Jessica E. Miranda HAMILTON COUNTY AUDITOR

138 E. Court St., Cincinnati, OH 45202  
www.HamiltonCountyAuditor.org

Great Oaks Vocational School District valued at \$200,000 in 2026, will receive approximately \$247.62 from this credit.

School District	Credit Amount per 100k Applicable Market Value*
Cincinnati CSD	\$73.19
Northwest LSD	\$37.95
Norwood CSD	\$113.76
Oak Hills LSD	\$92.74
St Bernard Elmwood Place CSD	\$77.53
Southwest LSD	\$68.81
Butler County JVSD – Class1	\$11.64
Butler County JVSD – Class2	\$0.10
Great Oaks JVSD	\$10.05

*\*Amounts are estimations and are subject to change.*

## **How is the credit calculated? Why is my credit amount different from my neighbor's?**

The Inflation Cap Credit is tied to assessed property values and the tax policy of specific taxing districts; therefore, amounts will vary. Even within the same neighborhood, factors such as differing levies or property values can result in different credit totals.

## **What are the risks associated with the Inflation Cap Credit?**

Opponents raise several concerns, including the impact on school funding and its lackluster effectiveness. The credit reduces the amount of property tax revenue flowing directly to school districts, potentially leading to funding shortages. Some argue the impact on the average homeowner will be minimal long-term and does not solve the broader property tax crisis.

## **THE ROLE OF THE HAMILTON COUNTY AUDITOR'S OFFICE**

The Hamilton County Auditor's Office plays an essential role in this process by identifying the specific school districts where the changes apply and, therefore, determining which properties will be affected. Once the scope is established, the necessary calculations are performed to ensure accuracy for each property. Following approval from the Ohio Department of Taxation Equalization, these calculations are prepared and formalized for the Treasurer's Office for property tax billing and collection. The Hamilton County Auditor's Office is committed to



# Jessica E. Miranda

## HAMILTON COUNTY AUDITOR

138 E. Court St., Cincinnati, OH 45202  
[www.HamiltonCountyAuditor.org](http://www.HamiltonCountyAuditor.org)

administering this credit with transparency and efficiency for the property owners across the county.

While this will provide some property tax relief for homeowners, more must be done to reduce the burden they carry. Through the County Auditors' Association of Ohio (CAAO), auditors are advocating for meaningful relief while holding the State accountable for its role in supporting Ohio's property owners and schools. The CAAO's four bi-partisan legislative solutions ask lawmakers to expand the Homestead Program, eliminate the Non-Business Credit and expand the Owner Occupancy Credit, limit the growth in revenue received by school districts due to reappraisal changes, and create a menu of targeted relief.

Property owners are encouraged to call their legislators and express support for comprehensive property tax reform in Ohio. To find the contact information for your legislator, visit <https://www.legislature.ohio.gov/>. For more information about the CAAO, please visit <https://caao.org/>.

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*The County Auditors' Association of Ohio was founded in 1867 for the express purpose of promoting and protecting the interests of taxpayers in the State of Ohio and improving the administration of county government. In addition to providing educational opportunities to County Auditors, the CAAO works closely with the Ohio General Assembly to offer legislative initiatives to assist County Auditors in carrying out their duties.*

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