

ORDINANCE NO. 40-23

BY: M. Diddy

**AN ORDINANCE EXTENDING A MORATORIUM FOR A PERIOD OF AN  
ADDITIONAL NINETY DAYS ON THE ACCEPTANCE OF APPLICATIONS  
AND THE GRANTING OF PERMITS FOR NEW SELF-STORAGE  
FACILITIES WITHIN THE CITY OF TIPP CITY, OHIO**

**WHEREAS**, the City of Tipp City, Ohio desires to coordinate regulations regarding the location and operation of businesses within the City; and

**WHEREAS**, the Council of the City of Tipp City, Ohio desires to have City Staff conduct a comprehensive evaluation regarding appropriate land use regulations related to Self-Storage Facilities and provide a report regarding any amendments to be recommended to the Tipp City Planning Board and the Council of the City of Tipp City; and

**WHEREAS**, for the purposes of this Ordinance, a "Self-Storage Facility" shall be defined as structure containing separate, individual, and private storage spaces of varying sizes which are leased or rented on an individual basis for varying periods of time and whose tenants have access to such space for the purpose of storing and removing personal property. This is not construed to prevent warehouses that are defined as a business establishment primarily engaged in the storage of merchandise, goods, and materials, not including self-storage facilities; and

**WHEREAS**, said comprehensive evaluation and report will require additional time for Staff to perform functions including the research of the ordinances and regulations of Ohio communities; to consult with those communities, as well; and for the consultation and review of the Director of Law; and

**WHEREAS**, it is recommended that the City Staff review and make recommendations on this issue to conform to the City's goals of providing adequate regulations; and

**WHEREAS**, a moratorium on the acceptance of such applications and granting of permits for new Self-Storage Facilities within the City of Tipp City will allow the City to accomplish these goals; and

**NOW, THEREFORE, THE MUNICIPALITY OF TIPP CITY HEREBY ORDAINS THAT:**

**SECTION 1.** That the City Council of the City of Tipp City, Ohio seeks a moratorium on the acceptance of applications and the issuance of permits for new Self-Storage Facilities within the City of Tipp City to preserve the public peace, health, safety, and welfare of the citizens of Tipp City, Ohio.

**SECTION 2.** That the City Council of the City of Tipp City, Ohio hereby imposes an extension of the existing moratorium on the issuance of permits for new Self-Storage Facilities within the

City of Tipp City, Ohio, with said moratorium to be extended for an additional period of ninety (90) days.

**SECTION 3.** That the City Council further finds that an extension of the existing moratorium for an additional ninety (90) days is reasonable and will allow for the Planning Board and City Council to conduct additional discussion, review the proposed code modifications, and move through the public hearing process.

**SECTION 4.** That this Ordinance shall be in full force and effect from and after the earliest period allowed by law.

PASSED:

December 18, 23

[Signature]  
President of Council

ATTEST:

[Signature]  
Clerk of Council

APPROVED:

[Signature]  
Director of Law

# **Self-Storage Moratorium Timeline & Recommended Extension**

## **Existing Moratorium - Timeline**

06-19-2023 City Council – Miscellaneous Discussion Item  
07-17-2023 City Council Study Session  
08-07-2023 Council Introduces Ordinance  
08-21-2023 2nd Reading and Public Hearing on Ordinance Approving 6-Month Moratorium  
09-20-2023 Ordinance Effective – 180-Day Moratorium Effective  
03-18-2024 Moratorium Expires

## **Planning Board Timeline – New Self-Storage Regulations**

09-12-2023 Planning Board Pre-Meeting Study Session  
10-10-2023 Planning Board Pre-Meeting Study Session  
11-14-2023 Planning Board Public Hearing & Recommendation to Council

## **City Council Timeline – New Self-Storage Regulations**

01-16-2024 City Council Study Session  
02-05-2024 Council Introduces Ordinance  
02-20-2024 2<sup>nd</sup> Reading and Public Hearing on Ordinance New Regulations  
03-21-2024 Ordinance effective (3 days after expiration of existing moratorium)

## **City Council – Extension of Moratorium**

Recommend 90-day Extension of Moratorium

- Covers apparent three-day gap between end of existing moratorium and effective date of new regulations
- Allows time for differences between Planning Board recommendations and City Council's desires for the new regulations to be resolved
- Allows time for scheduling modifications due to unforeseen issues or circumstances

## **Proposed Moratorium Extension Timeline**

12-04-2023 Study Session  
12-04-2023 Council Introduces Ordinance Extending Moratorium 03-19-24 thru 06-17-2024  
12-18-2024 2nd Reading and Public Hearing on Ordinance  
01-17-2024 Ordinance effective