

ORDINANCE NO. 66-26

**AN ORDINANCE EXTENDING THE TEMPORARY MORATORIUM ON THE
ISSUANCE AND PROCESSING OF ANY SPECIAL USE PERMITS FOR
ASSISTED LIVING FACILITIES, NURSING HOMES AND INDEPENDENT
LIVING ESTABLISHMENTS FOR SENIORS AS ADDRESSED IN
PART 12 OF THE CITY OF AVON CODIFIED ORDINANCES
AND DECLARING AN EMERGENCY**

WHEREAS, the City of Avon is a chartered municipal corporation validly organized and existing under the Constitution and laws of the state of Ohio, and as such may regulate the location and operation of structures within the City, including assisted living facilities, nursing homes and independent living establishments for seniors, more fully defined as Congregate Care Facilities in Avon Codified Ordinance Section 1222.02(b)(19); and

WHEREAS, the City currently regulates land uses for Congregate Care Facilities within its limits in accordance with various provisions within Part 12 of the City's Planning and Zoning Code; and

WHEREAS, Council passed Ordinance No. 56-25 on June 23, 2025 imposing a one-year Temporary Moratorium on the issuance and processing of any Special Use Permits for Assisted Living Facilities, Nursing Homes and Independent Living Establishments for Seniors within the City of Avon; and

WHEREAS, upon the recommendation of the Administration, this Council has determined it to be in the best interest of the community and its health, safety, and welfare to grant an additional one-hundred eighty (180) day extension to the moratorium until approximately December 23, 2026, to provide additional time for the City to study the safety issues and land development concerns associated with adding additional Congregate Care Facilities, including assisted living facilities, rehabilitation centers, memory care units, nursing homes and independent living establishments for seniors, and the impact these facilities have on our safety forces, in furtherance of the public health, safety, and general welfare of the community; and

WHEREAS, this Council believes that an extension of the temporary moratorium on the acceptance and processing of applications for Special Use permits for Congregate Care Facilities, will not deny property owners economically viable use of their property and will afford City officials and this Council the necessary time to put into place reasonable amendments to the City's Planning and Zoning Code or other regulations and to evaluate whether there is adequate safety forces and other infrastructure in place to respond to Congregate Care Facilities in furtherance of the aforesaid purposes.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
AVON, LORAIN COUNTY, OHIO:**

Section 1 - That Council hereby extends the temporary moratorium for a period of approximately one-hundred eighty (180) days, from the effective date of this Ordinance, or until December 23, 2026, whichever is later, and during such time the City shall not accept or process any applications for General or Final Development plans or Special Use permits for any Congregate Care Facilities including assisted living facilities, rehabilitation centers, memory care units, nursing homes and independent living establishments for seniors, and further shall not issue any such approvals during said one-hundred eighty (180) day period, in order to allow the City's Administration, Council and the Planning Commission time to collect data, study, review and make recommendations on planning, zoning, land use, other regulatory controls and the feasibility of additional safety forces and/or facilities that may be deemed necessary and specifically applicable to Congregate Care Facilities in the City.

Section 2- That no General or Final Development plans or Special Use Permits shall be considered, approved, authorized or granted to any person or entity during the period of this moratorium. This moratorium suspends and tolls any time periods, prescribed by law, within which City Council, any City Board or Commission is required to act upon an application for a General or Final Development plan or Special Use permit related to Congregate Care Facilities.

Section 3 - That wherever the provisions of this Ordinance conflict with any other ordinance or any provision of the Codified Ordinances of the City, the provisions of this Ordinance shall control.

Section 4 - That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 5 - That this Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, and welfare of the citizens of the City of Avon, Ohio; the immediate emergency being the necessity to extend the temporary moratorium for a period of approximately one-hundred eighty (180) days, from the effective date of this Ordinance, or until December 23, 2026, whichever is later, for planning and emergency response purposes and to further the orderly development of the City with respect to the establishment and operation of Congregate Care Facilities, to adopt well thought-out and contemporary zoning and business regulations, address the feasibility of providing additional emergency response operations to the Congregate Care Facilities for the City and to protect the public interest and rights of property owners; therefore, this Ordinance shall take effect and be in full force immediately upon its passage and approval by the Mayor.

PASSED: _____ DATE SIGNED: _____

By: _____
Brian Fischer, Council President

DATE APPROVED BY THE MAYOR: _____

Bryan K. Jensen, Mayor

APPROVED AS TO FORM:

John A. Gasior, Law Director

ATTEST:

Barbara Brooks, Clerk of Council

Posted: _____
Electronically and at City Hall as
Provided by Council

Prepared By:
John A. Gasior, Esq.
Law Director