



# City of Lakewood City Council

Council At Large  
**Sarah Kepple, President**  
Thomas R. Bullock III  
Angelina Hamilton Steiner

Ward Council  
Kyle Baker, Ward 1, Vice President  
Bryan Evans, Ward 2  
Cindy Strebig, Ward 3  
Matthew Bixenstine, Ward 4

Noticed 07/08/26

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## **PUBLIC NOTICE – HOUSING, PLANNING, & DEVELOPMENT COMMITTEE**

Housing, Planning, & Development Committee will meet Monday July 13, 2026 at 6:00 p.m. in the Auditorium at Lakewood City Hall, 12650 Detroit Ave. The meeting is open to the public.

The meeting will be livestreamed on the [City's website](#).

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### **The agenda is as follows:**

Approval of the minutes of the July 6, 2026 meeting of the Housing, Planning, & Development Committee.

Communication from Councilmember Bullock regarding resuming deliberations on proposed rules for Lakewood properties seeking to operate as short-term rentals. (*referred to HPD 7/6/26*)

**ORDINANCE 28-2026** - AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least two thirds of the members of Council, or otherwise to take effect and be in force after the earliest period allowed by law, clarifying that short-term rentals are a form of Bed and Breakfast Establishment pursuant to LCO 1161.03(c) and establishing additional criteria regulating this conditional use. (*1<sup>st</sup> read & referred to HPD 7/6/26*)

Bryan Evans, Chair

Kyle Baker, Tom Bullock; Members

**HOUSING, PLANNING, & DEVELOPMENT COMMITTEE**

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### **PUBLIC COMMENT PROTOCOL**

The public is invited to comment on agenda items by submitting a written comment in advance of the meeting using the [eComment platform](#). New users must create an eComment account. Committee Chairs may also accommodate in person public comment.

### **ADA PROTOCOL**

Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 or [michelle.nochta@lakewoodoh.gov](mailto:michelle.nochta@lakewoodoh.gov).



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Cindy Marx, Ward 4

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July 6, 2026

Lakewood City Council  
12650 Detroit Avenue  
Lakewood, Ohio 44107

## **Re: Resuming deliberations on proposed rules for Lakewood properties seeking to operate as short-term rentals**

Dear Mayor and Members of Council,

Please see attached a proposed ordinance to continue our consideration of potential rules to regulate Lakewood properties seeking to operate as “Airbnbs”, or short-term rentals. This proposal is a starting point intended to reinstate deliberation by Council (begun last year) and, via public input, the community at large.

Although it is not clear that short term rental operation in Lakewood is a legal and permitted use, the practice has exploded in recent years. While the City of Lakewood knows of several dozen such properties, an informal search on commercial short term rental websites [reveals several hundred](#) being made available for short term rental.

City Council and the City Hall have received an increasing number of complaints about the presence and operation of short term rentals in our neighborhoods, who are reported to result in a range of impacts ranging from middling to severe: altered neighborhood character, parking impacts, eroded perceptions of safety, greater pressure on housing affordability, and at times large and disruptive parties, chronic nuisance behavior, and outright crime.

I have also received feedback supporting short term rental operations as a convenient and cost-effective way to host out-of-town family and guests as an alternative to nearby hotels. Proponents of short term rental operation state that acutely problematic guest behaviors are infrequent.

A word about laws already on Lakewood’s books: since 2006, Lakewood has allowed “Bed and Breakfasts”, per LCO 1161.03(c), as conditionally permitted use “In any commercial district or multiple-family residential district” and provided that “the building in which a bed and breakfast establishment is located is a single-family dwelling which serves as the principal residence of the applicant and is recognized as architecturally, historically or culturally significant.” Lakewood’s existing laws also limit the number of days guests may stay, require off street parking, and prohibit rentals for “special gatherings...and parties”, among other regulations. To my knowledge, no property currently operating in Lakewood has been granted such a conditional use permit and may not even have applied. We also know that many short term rental properties are operating in Single Family and Single and Two Family districts. Reading this section reveals that a previous City Council put careful thought to commercial short term rental operation in a residential district—even when that use is anticipated to be orderly and law-abiding, free of chronic nuisance behaviors and crime. (Note: Lakewood’s law predates Airbnbs, which first arose as a practice in San Francisco in August 2008.)

The goals of a Lakewood short term rental policy today, whether adopted legislatively or administratively, might pursue any of several goals:

- to allow for operation in a manner that achieves quality, safety, and operator accountability;
- to protect against chronic nuisance behavior;
- to protect against crime and the risk of crime;
- to protect residential properties from significant alteration for commercial use;
- to prioritize the availability of Lakewood housing stock for long-term residence at prices as affordable as possible, rather than profit-maximizing;
- to protect character, parking access, and perception of safety in residential neighborhoods zoned for residential use;
- to design a set of oversight and enforcement rules that are time-efficient and practicable for City personnel to implement without significant strain, cost, or time;
- to protect impacted neighbors from the burden of reporting and pursuing enforcement for problems they didn't create;
- to ensure fees and taxes are collected by the City for short term rental commercial activity; and/or
- others not listed here.

The ordinance proposed here would:

- require a conditional use permit, clarifying that short term rentals are included in the definition of Bed and Breakfast Establishment;
- require owner occupancy;
- prohibit any short term rentals inside condominiums and other multi-family apartment buildings (three suites or larger);
- prohibit short term rentals within 1,500 feet of a school; and
- establish a requirements for compliance with safety, quality, and informational disclosure; and
- establish a means of accountability if conditions at and operation of the property fell short of the requirements.

In separate but directly related matters, City Council might review Lakewood's:

- chronic nuisance ordinance to assess whether it is strong enough to facilitate abatement of nuisance conditions at properties being used as short term rentals; and
- our tax laws, fee structure, and collections methods to ensure short term rental activity is paying taxes and fees on generated revenue to offset the cost of increased City oversight.

Please refer this communication and proposed ordinance to a committee of Council's choosing for further consideration.

Sincerely,



Tom Bullock  
Council at Large

Attachment: Letter from Lakewood resident outlining policy questions regarding short-term rentals for consideration by City of Lakewood

## Attachment: excerpt from letter from Lakewood resident, April 18, 2025

“...Fundamental considerations for whether to allow short-term rentals:

1. **Amenity to Residents:** In a town with only one hotel, having short term rentals in town is an asset to residents who might have family/guests visiting from out of town
2. **Tourism:** Short term rentals are desirable in vibrant City such as Lakewood where there are a lot of things to do. This brings in outside revenue to the City and it's businesses
3. **Zoning Concerns:** Are there concerns with mini-hotels being sprinkled throughout zoning districts where hotels would not otherwise be permitted?
4. **Alter the Character of Neighborhoods:** The transient nature of short-term rentals alters the essential character and fabric of our neighborhoods. For example, it will cause families with young children to second guess sending their children out into the yard to play unsupervised with a revolving door of individuals coming and going at a short term rental next door.
5. **Enforcement Challenges:** Enforcement of regulations of short term rentals is inherently difficult and consumes considerable staffing resources from Police, Housing, and Law.
6. **Impact on Housing Affordability:** Investors are increasingly seeing short term rentals as an extremely lucrative investment strategy. The monthly debt service often can be covered in just a single weekend rental. An increasing number of properties being eaten up by short term rentals, which further impacts housing affordability in terms of both rent and home prices. This effect disproportionately impacts lower-income renters. This impact has been well documented; here is one such article: <https://www.purdue.edu/research/features/stories/short-term-rentals-make-housing-less-affordable/>

**“Fundamental Question:** Based on the above, does the community want to allow short term rentals? **If yes,** below are some thoughts and considerations that need to be taken into account:

1. **Zoning:** Which districts should they be allowed? Are they appropriate across all zoning districts? How does this mesh with the City's new ordinances allowing accessory dwelling units?
2. **Should they be taxed?** Most major cities that regulate them have agreements with VRBO, AirBnB, etc, where those platforms collect the bed tax and disburse it to the City. This tax helps to offset the increased regulatory and enforcement costs that are inherent with this type of use.
3. **Enforcement** is absolutely key:
  1. **Registration:** Consider an annual registration requirement which does several things. First it allows you to collect valuable contact information. Second, it allows you to revoke a license if violations occur. Lastly, it also is another opportunity to collect fee revenue to offset costs of regulation/enforcement.
  2. **Local Agent:** Tied to the registration piece, should be a requirement for a local agent. This gives the police and others an immediate point of contact for when there are noise concerns, etc. It also gives you a person connected to the property for service in the event of prosecution. Although it is key that the local agent actually resides locally, and that they're not just using another address that they own, or a UPS store or post office box.
  3. **Criminal Nuisance Ordinance:** The City already has a criminal nuisance ordinance. It should be expanded to include revocation of a short term rental license if "x" number of violations occur within "x" number of months. This would effectively allow the city to shut down a short term rental where there are recurring noise disturbances, drugs, etc.
  4. **Regulatory Posting:** Consider requiring short term rentals display in a prominent location within the unit a fixed sign provided by the City that list rules/regulations for the occupants and emergency phone numbers. (noise ordinance, trash collection procedures, parking regulations, etc).
  5. **Inspections:** Properties should be inspected by the City on a regular schedule. Inspection should be interior/exterior and include anything that affects life safety of the occupants (i.e. smoke/CO alarms, peeling paint), is a blighting influence on the neighborhood, materially impacts the value of the home, or, if left unabated would cause the structure to deteriorate further (i.e. roof leaks).”

AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least two thirds of the members of Council, or otherwise to take effect and be in force after the earliest period allowed by law, clarifying that short-term rentals are a form of Bed and Breakfast Establishment pursuant to LCO 1161.03(c) and establishing additional criteria regulating this conditional use.

WHEREAS, the City of Lakewood has experienced a notable increase in the operation of short-term rental properties through online platforms such as Airbnb and Vrbo; and

WHEREAS, while short-term rentals can provide economic benefits and flexible lodging options, their proliferation may negatively impact the availability of long-term housing, neighborhood stability, and public safety; and

WHEREAS, it is the intent of this Council to preserve housing affordability, protect the character of residential neighborhoods, protect public safety, prevent chronic nuisances, ensure health and safety, and enhance quality of life for Lakewood residents; and

WHEREAS, as set forth in Section 2.12 of the Third Amended Charter of the City of Lakewood, this Council by a vote of at least two thirds of its members determines that this ordinance is an emergency measure and that it shall take effect immediately, and that it is necessary for the immediate preservation of the public property, health, and safety and to provide for the usual daily operation of municipal departments; now, therefore,

BE IT ORDAINED BY THE CITY OF LAKEWOOD, OHIO:

Section 1. LCO 1161.03(c), currently reading as follows:

“(c) Bed and Breakfast Establishment. In any commercial district or multiple-family residential district, a bed and breakfast establishment may be permitted as a conditionally permitted use subject to all or any of the following:

- (1) The building in which a bed and breakfast establishment is located is a single-family dwelling which serves as the principal residence of the applicant and is recognized as architecturally, historically or culturally significant;
- (2) The owner/operator of a bed and breakfast establishment shall live full-time on the premises. Such owner/operator shall be the record owner of no less than fifty percent (50%) interest of the property in question;
- (3) The architectural integrity of the structure, and arrangement of existing interior space must be maintained;
- (4) Only minimal outward modification is allowed and only if compatible with neighboring structures;
- (5) There shall be no more than three (3) guest rooms within a single-family dwelling that are utilized by bed and breakfast guest(s). A guest room shall contain no less than 100 square feet of living space, not including closets, for two (2) guests and thirty square feet for each additional guest up to a total of four (4) guests per room;
- (6) Bedrooms shall be an existing part of the primary residential structure and not specifically constructed or remodeled for rental purposes;
- (7) Each paying guest may stay at a bed and breakfast establishment for not more than three (3) consecutive nights at any single visit or more than a total of fourteen (14) nights in any given calendar year;
- (8) Parking for all vehicles, including vehicles owned by the owner/operator shall be in the garage or rear yard on an approved surface improved with concrete or asphalt;
- (9) There shall be at least one (1) off-street parking space for each guest room;
- (10) Only one (1) meal shall be served to each guest of the bed and breakfast establishment and that meal shall be breakfast. The sale or service of alcoholic beverages to paying guests is prohibited in a bed and breakfast establishment;
- (11) Only one (1) kitchen facility shall be permitted per structure for which a conditional use permit is granted to operate a bed and breakfast establishment. No cooking facilities shall be permitted in individual guest rooms nor shall guests have access to kitchen facilities for the purpose of preparing meals;
- (12) A minimum of one (1) full bathroom, including tub/shower, toilet and sink, shall be required for every two (2) guest rooms to be available for the exclusive use of bed and breakfast paying guest(s);
- (13) Rental of the bed and breakfast establishment for special gatherings such as wedding receptions and parties shall be prohibited;

(14) One (1) on-premise sign shall be permitted for each bed and breakfast establishment not to exceed two (2) square feet in area. The sign shall not be internally illuminated. Such sign(s) shall be limited to three (3) colors. The applicable standards of Chapter 1329 of the Building Code shall apply unless otherwise superseded by this section;

(15) No individual(s) who are nonresidents of the dwelling may be employed in the operation of a bed and breakfast establishment;

(16) The Bed and Breakfast establishment, shall within three (3) months of commencing operation, be listed with the Ohio Bed and Breakfast Association or similar recognized listing agency;

(17) The building complies with all state and local laws, including but not limited to *City* Fire, Health, and Housing Codes and the Ohio Building Code regulations for R-1 Use Group Structures;

(18) A Conditional Use Permit issued pursuant to this Section 1161.03(c) shall expire thirty-six (36) months after the date of issuance.

Notwithstanding anything in this Chapter or this Section to the contrary, where the Commissioner determines, after compliance with the requirements of Section 1173.02, that a permit holder seeking renewal of a permit issued pursuant to this Section remains in compliance with the conditions of said permit, the Commissioner may issue such renewal.”

...is hereby repealed.

Section 2. New LCO 1161.03(c) is hereby established as follows:

(c) Bed and Breakfast Establishment. In any commercial district or multiple-family residential district, a bed and breakfast establishment, including a “short term rental” hereby defined as any rental unit that is not classified as a motel or hotel use and is rented for a period of 30 days or less, provided that it is located not within 1,500 feet of any school as defined by section 2925.01 of the Ohio Revised Code, may be permitted as a conditionally permitted use subject to all or any of the following:

(1) The building in which a bed and breakfast establishment is located is a single-family or two-family dwelling which serves as the principal residence of the applicant;

(2) The owner/operator of a bed and breakfast establishment shall live full-time on the premises. Such owner/operator shall be the record owner of no less than fifty percent (50%) interest of the property in question;

(3) The architectural integrity of the structure, and arrangement of existing interior space must be maintained;

(4) Only minimal outward modification is allowed and only if compatible with neighboring structures;

(5) There shall be no more than three (3) guest rooms within a single-family dwelling that are utilized by bed and breakfast guest(s). A guest room shall contain no less than 100 square feet of living space, not including closets, for two (2) guests and thirty square feet for each additional guest up to a total of four (4) guests per room;

(6) Bedrooms shall be an existing part of the primary residential structure and not specifically constructed or remodeled for rental purposes;

(7) Each paying guest may stay at a bed and breakfast establishment for not more than three (3) consecutive nights at any single visit or more than a total of fourteen (14) nights in any given calendar year;

(8) Parking for all vehicles, including vehicles owned by the owner/operator shall be in the garage or rear yard on an approved surface improved with concrete or asphalt;

(9) There shall be at least one (1) off-street parking space for each guest room;

(10) Only one (1) meal shall be served to each guest of the bed and breakfast establishment and that meal shall be breakfast. The sale or service of alcoholic beverages to paying guests is prohibited in a bed and breakfast establishment;

(11) Only one (1) kitchen facility shall be permitted per structure for which a conditional use permit is granted to operate a bed and breakfast establishment. No cooking facilities shall be permitted in individual guest rooms nor shall guests have access to kitchen facilities for the purpose of preparing meals;

(12) A minimum of one (1) full bathroom, including tub/shower, toilet and sink, shall be required for every two (2) guest rooms to be available for the exclusive use of bed and breakfast paying guest(s);

(13) Rental of the bed and breakfast establishment for special gatherings such as wedding receptions and parties shall be prohibited;

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(15) No individual(s) who are nonresidents of the dwelling may be employed in the operation of a bed and breakfast establishment;

(16) The Bed and Breakfast establishment, shall immediately register with the Building Commissioner and, within three (3) months of commencing operation, be listed with the Ohio Bed and Breakfast Association or similar recognized listing agency;

(17) The building complies with all state and local laws, including but not limited to City Fire, Health, and Housing Codes and the Ohio Building Code regulations for R-1 Use Group Structures;

(18) A Conditional Use Permit issued pursuant to this Section 1161.03(c) shall expire thirty-six (36) months after the date of issuance.

Notwithstanding anything in this Chapter or this Section to the contrary, where the Commissioner determines, after compliance with the requirements of Section 1173.02, that a permit holder seeking renewal of a permit issued pursuant to this Section remains in compliance with the conditions of said permit, the Commissioner may issue such renewal.

Section 3. 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 such deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare in the City and for the usual daily operation of the City for the reasons set forth and defined in the preamble to this ordinance, and provided it receives the affirmative vote of at least two thirds of the members of Council, this ordinance shall take effect and be in force immediately upon its adoption by the Council and approval by the Mayor, or otherwise it shall take effect and be in force after the earliest period allowed by law.

Adopted: \_\_\_\_\_

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Sarah Kepple, President of Council

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Maureen M. Bach, Clerk of Council

Approved: \_\_\_\_\_

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Meghan F. George, Mayor