

**As Introduced**

**136th General Assembly**

**Regular Session**

**2025-2026**

**H. B. No. 997**

**Representative Lorenz**

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To enact section 5119.398 of the Revised Code  
regarding recovery housing residences and  
zoning.

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**BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF OHIO:**

**Section 1.** That section 5119.398 of the Revised Code be  
enacted to read as follows:

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**Sec. 5119.398.** (A) Any person or government entity may  
operate a recovery housing residence that is for one to five  
unrelated persons as a permitted use in any residential district  
or zone, including any single-family residential district or  
zone of any political subdivision. Such residences may be  
required to comply with area, height, yard, and architectural  
compatibility requirements that are uniformly imposed upon all  
single-family residences within the district or zone.

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(B) Any person or government entity may operate a recovery  
housing residence that is for six or more unrelated persons as a  
permitted use in any multiple-family residential district or  
zone of any political subdivision, except that a political  
subdivision that has enacted a zoning ordinance or resolution  
establishing planned-unit developments as defined in section  
519.021 of the Revised Code may exclude such residences from

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such districts, and a political subdivision that has enacted a 21  
zoning ordinance or resolution may regulate such residences in 22  
multiple-family residential districts or zones as a 23  
conditionally permitted use or special exception, in either 24  
case, under reasonable and specific standards and conditions set 25  
out in the zoning ordinance or resolution to do either or both 26  
of the following: 27

(1) Require the architectural design and site layout of 28  
the residence and the location, nature, and height of any walls, 29  
screens, and fences to be compatible with adjoining land uses 30  
and the residential character of the neighborhood; 31

(2) Require compliance with yard, parking, and sign 32  
regulation. 33

(C) Divisions (A) and (B) of this section do not affect 34  
any right of a political subdivision to permit a person or 35  
government entity to operate a recovery housing residence in a 36  
single-family residential district or zone under conditions 37  
established by the political subdivision. 38

(D) (1) Notwithstanding divisions (A) and (B) of this 39  
section and except as provided in division (D) (2) of this 40  
section, a political subdivision that has enacted a zoning 41  
ordinance or resolution may limit the excessive concentration of 42  
recovery housing residences. 43

(2) This section does not authorize a political 44  
subdivision to prevent or limit the continued existence and 45  
operation of recovery housing residences existing and operating 46  
on the effective date of this section. A political subdivision 47  
may consider the existence of such residences for the purpose of 48  
limiting the excessive concentration of such residences. 49