



New Uses and Definitions for Appendix B

Below is a list of the new uses (in bold) listed in the proposed Appendix B, which are separated by use type, similar to the new Appendix B. Below those uses are the new definitions; below that as bullet points is a list of old uses in the current Appendix B which would now fall under the new use and definition.

Residential Uses

Assisted Living Facility Campus

A facility or campus of facilities designed for the care and housing of older adults. These facilities can be of various housing types but provide varying assistance to residents for daily activities such as dressing, grooming, bathing, etc.

Bed & Breakfast

A private owner-occupied residence with one to three guest rooms contained within that structure and operate so that guests reside at the home for a finite and temporary basis. No kitchen facilities may be provided for use by guests.

Boarding / Rooming House

Every dwelling, other than hotels and motels, kept, used or held out to be a place where sleeping or lodging rooms are offered for pay to three (3) or more persons.

Dwelling, Multi-Family

A structure designed for and occupied by 5 or more families, with the number of families in residence not exceeding the number of dwelling units provided. The term dwelling, multi-family also includes multiple single, two, and multi-family dwelling units located on a single lot, possibly organized as an apartment complex or under condominium ownership.

Dwelling, Single-Family

A structure designed for an occupied by 1 family, and therefore including no more than 1 dwelling unit.

Dwelling, Three/Four-Family

A structure designed for occupancy by 3 or 4 families and therefore including no more than 3 or 4 dwelling units. The term dwelling, three/four-family may also include two two-family dwellings located on a single lot.

Dwelling, Two-Family Dwelling

A structure designed for occupancy by 2 families and therefore including no more than 2 dwelling units. The term dwelling, two-family may also include two single-family dwellings located on a single lot.

Group Home

No change proposed at this time to current definition, due to moratorium in place.

Mobile Home / Manufactured Home Park

A parcel of land containing 2 or more dwelling sites, with required improvements and utilities, that are leased for long term placement of Mobile Home Dwellings and/or Manufactured Home Dwellings. A Manufactured Home Park does not involve sales of Mobile Home Dwellings or Manufactured Dwellings or storage areas in which unoccupied units are parked for inspection or sale.

Nursing Home

A facility designed for 24-hour per day care of the aged, infirm, or any other person in need of nursing care which does not contain equipment for surgical care or for treatment of disease or injury, and is not primarily designed for mental patients or alcoholics. Nursing home does include physical therapy equipment used in an on-going basis for the rehabilitation of patients.

Agriculture / Public & Semi-Public Uses**Agriculture**

Farming, including dairying, pasturage, apiculture, agriculture, horticulture, floriculture, viticulture, forestry and animal and poultry husbandry, and the necessary incidental uses, all of which are directly related to the production of food. The operation of any incidental uses shall be secondary to that of the normal agricultural activities.

Agriculture, Residential Horses

An accessory use to a single-family dwelling that allows the keeping of personal horses, consistent with TCO 1189.19.

Cemetery

Land used or dedicated to the permanent interment, entombment, inurnment of human and or domestic animal remains, possibly including crematoriums and mausoleums.

Clinic

A facility in which human patients are admitted for medical or dental study or treatment on an outpatient only basis.

Community Center

A building or group of buildings operated by a public or nonprofit group or agency and used for recreational, social, educational, or cultural activities.

Community Garden

A location where a government agency, neighborhood association, church group, or other entity offers seasonal garden plots or a common garden area for use by the public to grow fruits and vegetables for their individual household and/or community use. The term community garden includes associated parking areas, tool sheds, and water supplies, but not the sale of the items grown on site.

Correctional Facility

A publicly or privately operated facility housing persons awaiting trial and/or persons serving a sentence after being found guilty of a criminal offense. A correctional institution would include a jail, a prison, a work-release center, and any other similar facility. A correctional institution may also include the offices of a sheriff's department and other similar uses.

Event / Conference Center

A facility that is operated and staffed by a permanent business that holds scheduled events such as conferences, performances, guest speakers, or similar events. Such a venue shall be staffed by the permanent business during any events.

Government Facility, Non-Office

A building, group of buildings, and/or piece of property operated or occupied by the local governmental agency (Trotwood) to provide a governmental service to the public. Government facility, non-office includes the storage and servicing of vehicles and equipment, the storage of bulk supplies and materials, and specialized training facilities (such as a fire training facility).

Government Facility, Office

An office space or facility occupied by a local governmental agency (Trotwood) that provides a governmental service to the public.

Hospital

An institution where sick or injured persons are given medical care and, during the course of that treatment, are housed overnight, fed, and provided nursing and related services. Related services include diagnostic facilities, laboratories, hospices, outpatient facilities, treatment facilities, and training facilities. Hospital does not include nursing homes, retirement facilities, shelters, or institutions for developmentally disabled/mentally ill.

Library

A public facility in which literary, musical, artistic, or reference materials are kept for use or loaning to patrons of the facility, but are not normally offered for sale.

Museum

A building having public significance by reason of its architecture or former use or occupancy, or a building housing a specific collection of natural, scientific, or literary materials, objects of interest, or works of art, and designed to be observed by the public with or without an admission charge. It may include as an accessory use the sale of goods to the public.

Nature Preserve

An area in which plants, animals, and topographic features are protected in their current, natural condition.

Park / Playground

Any public or private land and related structures, including athletic facilities, shelter houses, and maintenance facilities that are designed to provide recreational, educational, cultural, or aesthetic use to the community.

Parking Lot / Garage (as a primary use)

An open off-street area to be used for the storage of motor vehicles for limited periods of time and open to the general public. A parking lot includes all parking spaces, interior drives, and maneuvering areas.

Place of Worship

The use of a building and/or property by a non-profit group for the purpose of religious worship together with all incidental uses commonly associated with such a facility, such as day-care center or school. Worship facility includes synagogue, temple, mosque or any other like facility used primarily for worship and religious activities.

School (grades Pre-School through 12)

A public or private institution which offers instruction in any of the branches of learning and study comparable to that taught in the public schools under the Ohio School Laws, including pre-kindergarten, kindergarten, elementary school, and junior and senior high schools, but excluding trade, business, or commercial schools. As an accessory use, may also include dormitories for students to be housed. Dormitories provide sleeping quarters for students and communal spaces such as bathrooms and kitchens.

Theater

A facility for audio and visual productions and performing arts.

Trade / Business School

A specialized instructional establishment that provides onsite training of business, commercial, and/or trade skills such as accounting, data processing, and computer repair. Includes vocational schools and career centers.

University / College

An institution for post-secondary education, public or private, offering courses in general, technical, or religious education. It operates in buildings owned or leased by the institution for administrative and faculty offices, student and faculty housing, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, student and faculty centers, community rooms and facilities, athletic facilities, fraternities, and sororities. A university may include for-profit businesses and facilities that are incidental to the educational, cultural, and athletic functions and which lease space from the institution. A university shall not include trade schools operated for profit.

Commercial Uses

Adult Entertainment Establishments

No change proposed at this time to current definition.

Auto-Oriented Use, Light

Auto-oriented uses that are generally located within commercial areas and where there is a high turnover of customer traffic. Uses within this category shall not have any outdoor storage of vehicles or equipment, any outdoor work of vehicles, and shall not require any customer cars to be stored outdoors overnight. Examples include car washes, tire stores, and oil-change shops.

Auto-Oriented Use, Heavy

Auto-oriented uses that are generally located within industrial areas and where there is a low to medium turnover of customer traffic. Uses within this category typically require a customer to leave their vehicle for multiple days and may include outdoor storage or customer cars to be stored outdoors overnight, but outdoor work shall not occur. Examples include, but are not limited to, automobile repair including muffler shops, auto repair garages, wheel and brake shops, body and fender shops, and similar repair and service activities, but excludes dismantling or salvage.

Auto-Sales, New

Any property used for the display and sale of new consumer motor vehicles in operable condition. The minimum lot size required for a new auto sales use is 200,000 square feet.

Auto-Sales, Used

Any property used for the display and sale of used consumer motor vehicles in operable condition. The minimum lot size required for a used auto sales use is 100,000 square feet.

Auto Rental

Any property used for the display and rental of motor vehicles, motorcycles, recreational vehicles, and/or trucks in operable condition. Vehicle rental is the use of a motor vehicle for a temporary period of time at an agreed upon amount of money for the rental. This definition does not include the leasing of a vehicle.

Banquet Hall

An establishment providing a meeting space for social gatherings, including but not limited to wedding receptions, graduations parties and business or retirement functions. These gatherings should be one day events and should not be open to the general public but rather a group that has booked in advance; in no instance shall this definition be used to allow a bar / lounge.

Bar / Lounge / Nightclub

Bars, nightclubs, lounges or dance halls serving alcoholic beverages for consumption on the premises as a primary use and including on-site service of alcohol, including beer, wine and mixed drinks.

Boat / RV Storage (Outdoors)

An outdoor structure or area designed for the storage of unoccupied boats or recreation vehicles (RV). This definition shall not include junk yards or storage of inoperable vehicles.

Brewery

A restaurant-brewery with a production capacity of not more than 15,000 barrels (~465,000 gallons) of malt beverages per calendar year that brews primarily for sale in the restaurant, with 25% or more of malt beverages produced on site also sold on-site. A brewpub shall hold a class A-1A and A1-C liquor permit and may also hold any of the following: A-2, A-4, D-6 [Ohio Revised Code Title 43 Chapter 4303].

Convenience Store

A small retail establishment that offers for sale a limited line of groceries, convenience goods, tobacco products, alcohol, and other household products. A convenience store may hold up to a Class C-1 Ohio liquor permit.

Daycare Center, Adult or Child

A business operated by a person, society, agency, corporation, institution, or any other group for the purpose of providing care, protection, and guidance for adults or children during only part of a 24-hour day.

Daycare Home, Adult or Child

A business operated by a person from their primary residence for the purpose of providing care, protections, and guidance for adults or children during only part of a 24-hour day. Any employees must reside within the residence.

Dry Cleaning / Laundromat

An establishment that cleans fabrics, textiles, wearing apparel, or articles of any sort by immersion and agitation in volatile solvents, and all related processes. Retail cleaners serve individuals on a walk-in basis, generally with patrons dropping off, and picking up their clothing.

Equipment Sales & Rental

Establishments primarily engaged in the sale or rental of tools, construction equipment, agricultural implements, and similar agricultural equipment.

Farmer's Market (as a permanent use)

A commercial operation and/or facility through which one or more farms offer seasonal products for sale. A farmers' market includes only those sales operations which occur in a pre-designated location and in which the vendors are the same entities which have raised the products for sale.

A farmers' market occurs off-site from the location where the products have been raised. A farmers' market may include products in which items raised on the farm are the primary ingredients (such as pies, jams, jellies, etc.)

Financial Institution

Any establishment wherein the primary use is concerned with such federal or state-regulated business as banking, savings and loans, loan companies, and investment companies.

Fitness Center

A place or building where passive or active exercises and related activities are performed for the purpose of education, physical fitness, improved circulation or flexibility, and/or weight control.

Fueling Station

Any facility designed and constructed primarily for the use of supplying individual vehicles oil, gasoline, diesel, electricity or other sources of power. A convenience store attached to a fueling station shall be considered a fueling station for the purposes of this Ordinance.

Funeral Home

A facility used for the preparation or cremation of the deceased for display and burial and the conducting of rituals and rites associated with burial or cremation.

Garden Store / Plant Shop

A retail establishment that primarily sells garden implements, plants, landscaping materials, and related accessories. Shall not include businesses that sell and store large quantities of item such as mulch for wholesale.

Grocery Store

A facility specializing in the retail sales of food, typically specializing in fresh produce and / or meat products.

Hotel

A building in which lodging is provided and offered to the public for compensation, and in which egress and ingress from all rooms is made through an inside lobby or office. "Bed and Breakfast" facilities are not included under this definition.

Kennel

Any building or property which is used, in whole or part, for the breeding and subsequent boarding of typical household animals (cats, dogs, rabbits, etc.) with the intention of selling the aforementioned animals as a commercial good.

Liquor Store

A store that offers retail and/or wholesale liquor, including wine and beer and where the consumption of those items does not occur on-site.

Marijuana Dispensary

A facility who has a certificate of operation to operate a dispensary under Chapter 3796 of the Revised Code and Chapter 3796 of the Administrative Code or under Chapter 3780.01 of the Revised Code, this chapter and any rules promulgated there under, to sell adult use cannabis as authorized.

Manufactured Home Sales

The sale and incidental storage of single-family detached housing that includes mobile homes and manufactured homes.

Mixed Use, Low Intensity

A building in which multiple uses are located, with commercial or service uses being located on the ground floor with residential uses above. Any proposed commercial to be located in the building must be either a permitted or conditional use within the zoning district the property is located in. Low intensity mixed-use development shall not exceed a FAR (Floor Area Ratio) of 0.5 and a density of 8 units/acre for upper floor residential.

Mixed Use, High Intensity

A building in which multiple uses are located, with commercial or service uses being located on the ground floor with residential uses above. Any proposed commercial to be located in the building must be either a permitted or conditional use within the zoning district the property is located in. High intensity mixed-use development shall not exceed a FAR (Floor Area Ratio) of 0.75 and a density of 30 units/acre for upper floor residential.

Motel

An establishment consisting of a group of attached or detached living or sleeping accommodations with bathroom and closet space but not including an oven, located on a single lot, and designed for use by transient automobile tourists for the purpose of temporary lodging. A motel furnishes customary services such as maid service and laundering of linen, telephone, secretarial, or desk service, and the use and upkeep of furniture.

Office

Administrative, executive, professional, research, or similar organizations, as well as laboratories having only limited contact with the public, with no merchandise or merchandising services sold on the premises. Outdoor storage is not permitted in association with any use defined as an office.

Personal Care Services

An establishment or place of business primarily engaged in the provision of frequent and recurrent services of a personal nature, such as a beauty or barber shop, or tanning salon.

Pet Boarding Facility

An establishment operating that keeps, houses, and maintains dogs solely for the purpose of providing shelter, care, and feeding of the dogs on a temporary basis.

Recreation, Indoors

Recreational uses that tend to serve a community-wide area and where the activities are completed entirely indoors. Examples of indoor recreational uses include but are not limited to arcades, bowling alleys, skating rinks, and indoor athletic facilities. In no instance shall this definition be used for adult entertainment, bars, lounges, nightclubs, brewpubs, or microbreweries / artisan distilleries.

Recreation, Outdoors

Recreational uses that tend to serve a community-wide area and where the activities are completed primarily outdoors but may have indoor components that are accessory to the outdoor activity. Examples of outdoor recreational uses include but are not limited to golf courses, driving ranges, outdoor swimming pools, tennis courts, baseball fields, and outdoor athletic facilities.

Restaurant, Sit Down

A structure in which the principal use is the preparation and sale of food and non-alcoholic beverages.

Restaurant, Fast Food / Drive-Through

A structure in which the principal use is the preparation and sale of food and non-alcoholic beverages, with sales taking place both inside the restaurant and by means of a drive-up window.

Retail, General

Commercial enterprises that provide goods and/or services directly to the consumer, where such goods are available for immediate purchase and removal from the business. These businesses typically serve a community-wide area.

Retail, Small-Scale

Retail uses that tend to serve a local area and include establishments such as delicatessens, bakeries, gift shops, and ice cream shops.

Retail, Wholesale

An establishment or place of business primarily engaged in selling and/or distributing merchandise to retailers, to industrial, commercial, institutional, or professional business users, or to other wholesalers.

Shooting Range

Any non-residential or commercial establishment at which firearms are discharged for the purpose of recreation and/or entertainment.

Smoke Lounge

A smoking establishment whose business operation, whether as its primary use or as an ancillary use, is devoted to on-premise smoking. This also includes uses such as a hookah bar, which includes but is not limited to establishments variously known as hookah parlors, hookah cafes, and hookah lounges.

Smoke Shop

A retail establishment that specializes in the sale of smoking products and accessories. Examples of this may include, but are not limited to, cigarettes, cigars, vapes, pipes, hookahs, and others. This definition shall not include the sale of recreational or medical marijuana, consistent with Ohio Revised Code 3780.01

Social Club

A facility owned and/or operated by a 501(C)3 non-profit group for the purposes of social engagement and for which membership is required for participation.

Truck & Trailer Sales & Service

Any establishment that sells and / or services semi-tractor trailers, grain trucks, consumer trailers, and other vehicles similar in size. Inoperable trucks may be stored on a temporary basis, and only if they are to be serviced.

Veterinarian Office, No Outdoor Kennels

An establishment for the care, observation, or treatment of domestic animals. A veterinarian's office can include, as an accessory use, the boarding, training, or grooming of animals provided that no outdoor runs or kennels are present and all business activity is conducted indoors.

Veterinarian Office, Outdoor Kennels

An establishment for the care, observation, or treatment of domestic animals. A veterinarian's office can include, as an accessory use, the boarding, training, or grooming of animals that may occur outdoors.

Industrial Uses**Commercial Cleaning**

A commercial facility dedicated to the cleaning of fabrics including but not limited to carpeting, rugs, uniforms, or other clothing.

Concrete / Asphalt Production Facility

A facility where raw materials are processed into concrete or asphalt for sale and/or immediate use. Facilities typically include all necessary equipment for both transport and application of the finished product.

Contractor's Office

A location at which a construction contractor maintains an office, a workshop, and/or a facility for the storage of construction equipment and other materials customarily used in the trade carried on by the contractor. No outdoor storage is permitted and all business activities are required to be conducted within a structure.

Contractor's Yard

A location at which a construction contractor maintains an office, a workshop, and/or a facility for the storage of construction equipment and other materials customarily used in the trade carried on by the contractor. Outdoor storage of materials are permitted and business activity is permitted to be conducted outside a structure.

Distribution Facility

A use where goods are received and/or stored for delivery to the final consumer at off-site locations.

Food & Beverage Production

The large-scale processing of raw ingredients and materials to create finished or unfinished food and beverages. In no instance shall this term be interpreted as including any type of Brewery or Microbrewery / Artisan Distillery.

General Industrial Production

Industrial production involving manufacturing, fabrication, and related processes.

Hazardous Materials Production & Storage

All structures, other appurtenances, and any improvement to the land used for treating, storing, processing, or disposing of hazardous materials.

Light Industrial Assembly & Distribution

Assembly and distribution of materials and products from processed or previously manufactured materials. Light industry is capable of operation in such a manner as to control the external effect of processing such as smoke, noise, odor, etc.

Marijuana Cultivation Facility

Removed the term “medical”

Marijuana Processor Facility

Removed the term “medical”

Microbrewery / Artisan Distillery

A facility for the production and packaging of malt beverages and/or distilled spirits for distribution, retail, or wholesale, on or off-premise, with a production capacity of not more than 15,000 barrels of malt beverage or 10,000 gallons of distilled spirits per calendar year, and less than 25% of its products sold onsite. The facility may include tastings, a restaurant, a bar, and/or event space. A microbrewery / artisan distillery shall hold at least one of the following liquor permits: A-1C, A-2, or A-3.

Mineral Extraction

Any operation where soil, topsoil, water, loam, sand, gravel, clay, rock, peat, or other mined material is removed from its natural location or where it is handled for use off-site, including incidental uses and activities such as processing facilities, access roads, structures, offices, parking areas, and stockpiles.

Mini Self-Storage Facility

A storage structure containing separate storage spaces of varying sizes, each for individual purchase or rental for the storage of goods.

Power Generation Facility

A commercial facility that produces usable electricity by harnessing any array of resources including fossil fuels, water, wind, and solar sources.

Recycling Center

A facility where recyclable materials are sorted and temporarily stored prior to shipment for remanufacturing into new materials. All activities related to this facility shall take place in principal or accessory buildings. This definition shall not include junk yards or waste disposal facilities.

Research & Development

A structure or group of structures used primarily for applied and developmental research where product testing is an integral part of the operation and goods or products used in the testing may be manufactured and stored.

Truck Stop / Travel Center

A facility designed and used to provide services to the trucking industry including, but not limited to, fuel stations, repair shops, truck washes, restaurants, convenience stores, weight scales, and shower facilities, all as part of a unified facility. To be considered a truck stop / travel center, a facility shall include at least four of the components listed above.

Truck Terminal

A premises which is used for loading or unloading trucks upon which storage of cargo is incidental to the primary function of motor freight shipment or shipment point, and which is designed to accommodate the simultaneous loading or unloading of two or more trucks.

Warehouse

A building where raw materials or manufactured goods may be stored before their export or distribution of sale.

Waste Disposal Facility

Any facility that functions to store or dispose of waste including incinerators, junk metal yard, sanitary landfills, refuse dumps, and inoperable vehicle storage.

Wastewater Treatment Facility

Any facility designed for the treatment of wastewater that serves an entire community, region, or specific geographic area.