

**ORDINANCE NO. OR06-26**

**AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ACCEPTING THE RECOMMENDATION OF THE TROTWOOD PLANNING COMMISSION TO REPEAL APPENDIX B “SCHEDULE OF PERMITTED AND CONDITIONAL USES BY DISTRICT” IN TITLE NINE “SUPPLEMENTAL ZONING REGULATIONS” OF THE TROTWOOD CODE OF ORDINANCES, AND ENACT A NEW APPENDIX B “SCHEDULE OF PERMITTED AND CONDITIONAL USES BY DISTRICT” TO UPDATE SPECIFIC USES IN EACH DISTRICT PERTAINING TO GROUP HOMES AND DAY CARES.**

**WHEREAS**, Appendix B “Schedule of Permitted and Conditional Uses by District” in Title Nine “Supplemental Zoning Regulations” of the Trotwood Code of Ordinances specifies uses in each district within the City of Trotwood; and

**WHEREAS**, City staff determined a need to update Appendix B in the Zoning Code to align with text updates to the Trotwood Code of Ordinances pertaining to group homes and day cares; and

**WHEREAS**, the Planning Commission reviewed the updated Appendix B, Case PL-2025-31, and voted on February 11, 2026 to recommend City Council adopt a new Appendix B “Schedule of Permitted and Conditional Uses” in Title Nine “Supplemental Zoning Regulations” of the Trotwood Code of Ordinances as set forth in Exhibit “A” attached hereto and incorporated herein; and

**WHEREAS**, City Council accepts the recommendation of the Planning Commission and will adopt a new Appendix B “Schedule of Permitted and Conditional Uses” in Title Nine “Supplemental Zoning Regulations” of the Trotwood Code of Ordinances.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROTWOOD, STATE OF OHIO:**

**SECTION I:** The current Appendix B “Schedule of Permitted and Conditional Uses by District” in Title Nine “Supplemental Zoning Regulations” of the Trotwood Code of Ordinances is hereby repealed in its entirety.

**SECTION II:** A new Appendix B “Schedule of Permitted and Conditional Uses” is hereby enacted as set forth in Exhibit “A” attached hereto and incorporated herein by reference.

TROTWOOD, OHIO 45426

3035 OLIVE ROAD

CITY OF TROTWOOD

**SECTION III:**

It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including but not limited to Section 121.22 of the Ohio Revised Code.

**SECTION IV:**

This Ordinance shall take effect at the earliest time allowed by law.

Passed this 4th day of May, 2026.

ATTEST:

APPROVED:

  
\_\_\_\_\_  
KARA B. LANDIS  
CLERK OF COUNCIL

  
\_\_\_\_\_  
YVETTE F. PAGE  
MAYOR

  
\_\_\_\_\_  
TYNA R. BROWN  
VICE-MAYOR

**CERTIFICATE OF RECORDING OFFICER**

I, the undersigned, hereby certify that the foregoing is a true and correct copy of Ordinance No. OR06-26 adopted by the Trotwood City Council at a regular scheduled meeting held on the 4th day of May, 2026, and that I am duly authorized to execute this certificate.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
CLERK OF COUNCIL

**Appendix B - Schedule of Permitted & Conditional Uses by District** (Page 1 of 3)

Residential Uses																			
Primary Land Use (P - Permitted Use) (C - Conditional Use)	Zoning District																		
	P/O-S	A	RE	RSF-L	RSF-M	RSF-H	R-TF	R-FF	RMF-L	RMF-H	OR	OT-B	N-B	G-B	R-B	B-P	B-I	L-I-1	L-I-2
Assisted Living Facility Campus			C						C	C	C								
Bed & Breakfast			C	C	C	C	C	C	C	C									
Boarding / Rooming House								C	C		C								
Dwelling, Multifamily									P	P									
Dwelling, Single-Family		P	P	P	P	P	P				C	P							
Dwelling, Three/Four-Family								P											
Dwelling, Two-Family							P	P	P	C	C								
Group Home, Foster Care			P*	P*	P*	P*													
Group Home, Supportive Care			P*	P*	P*	P*	P*	P*	P*	P*		P*							
Mobile Home / Manufactured Home Park																			
Nursing Home									C	C									
Protective Care Facility																C	C	C	
Transitional Housing																C	C	C	

Agriculture / Public & Semi-Public Uses																			
Primary Land Use (P - Permitted Use) (C - Conditional Use)	Zoning District																		
	P/O-S	A	RE	RSF-L	RSF-M	RSF-H	R-TF	R-FF	RMF-L	RMF-H	OR	OT-B	N-B	G-B	R-B	B-P	B-I	L-I-1	L-I-2
Agriculture	C	P	C																
Agriculture, Residential Horses (1189.19)		P	P	P	P														
Cemetery	C																		
Clinic												P	P	P	P				
Community Center											C			C	C				
Community Garden	P	P	P	C	C	C													
Correctional Facility																			
Event / Conference Center																			
Government Facility, Non-Office	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Government Facility, Office	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Hospital														C	C		C		
Library														P	P				
Museum														P	P				
Nature Preserve	P																		
Park / Playground	P		P	P	P	P	P	P	P	P	C	C	C	C	C				
Parking Lot /Garage (as a primary use)																			
Place of Worship				C	C	C	C	C	C	C		C							
School (Grades K through 12)				C	C	C	C	C	C	C		C	C						
Theater														P	P				
Trade or Business School													C	C	C				
University / College													C	C	C				

Any use listed as permitted or conditional will require a zoning permit from the City of Trotwood Development Department. Visit our website to apply: <https://trotwood.org/planning-development/zoning-permits-applications/>  
P\* indicates permitted by right as further regulated by Section 1189.21

**Appendix B - Schedule of Permitted & Conditional Uses by District** (Page 2 of 3)

Primary Land Use (P - Permitted Use) (C - Conditional Use)	Commercial Uses																		
	Zoning District																		
	P/O-S	A	RE	RSF-L	RSF-M	RSF-H	R-TF	R-FF	RMF-L	RMF-H	OR	OT-B	N-B	G-B	R-B	B-P	B-I	L-I-1	L-I-2
Adult Entertainment Establishments																			C
Auto-Oriented Use, Light											C	C	P	P					
Auto-Oriented Use, Heavy											C				C				C
Auto Sales, New															C				
Auto Sales, Used															C				
Auto Rental															C				
Banquet Hall																			
Bar / Lounge / Nightclub														C	C				
Boat / RV Storage (Outdoors)																			
Brewery											P	C	P	P	C	P	C	C	C
Convenience Store											P	C	P	P					
Daycare Center, Adult or Child										P	P		P						
Daycare Home, Adult or Child				P	P	P	P	P	P		P								
Dry Cleaning / Laundromats											P	C	P	P					
Equipment Sales & Rental													P	P					
Farmer's Market (as a permanent use)	C	C	C																
Financial Institutions											P	P	P	P					
Fitness Center													P	P					
Fueling Station												C	C	C					
Funeral Home											C		P	P					
Garden Store / Plant Shop													P	P					
Grocery Store											C	C	P	P					
Hotel														P	C				
Kennel																			
Liquor Store													C	C					
Marijuana Dispensary																			
Manufactured Home Sales															C				
Mixed Use, Low Intensity																			
Mixed Use, High Intensity																			
Motel															P	C			
Office											C	P	P	P	C	C			
Outdoor Equipment Sales																			
Personal Care Services												P	P	P	P				
Pet Boarding Facility		P	C																
Recreation, Indoors														P	P				
Recreation, Outdoors	C		C											P	P				
Restaurant, Sit-Down											P	C	P	P	C	P	C	C	C
Restaurant, Fast Food / Drive-Through												C	P	P	P	C		C	C
Retail, General														P	P				

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**Appendix B - Schedule of Permitted & Conditional Uses by District** (Page 3 of 3)

Commercial Uses																			
Primary Land Use (P - Permitted Use) (C - Conditional Use)	Zoning District																		
	P/O-S	A	RE	RSF-L	RSF-M	RSF-H	R-TF	R-FF	RMF-L	RMF-H	OR	OT-B	N-B	G-B	R-B	B-P	B-I	L-I-1	L-I-2
Retail, Small-Scale												P		P	P				
Retail, Wholesale														C	P	C			
Shooting Range																			
Smoke Lounge																			
Smoke Shop																			
Social Club														P	P				
Truck & Trailer Sales & Service																			
Veterinarian Office, No Outdoor Kennels														P	P				
Veterinarian Office, Outdoor Kennels														C	C				

Industrial Uses																			
Primary Land Use (P - Permitted Use) (C - Conditional Use)	Zoning District																		
	P/O-S	A	RE	RSF-L	RSF-M	RSF-H	R-TF	R-FF	RMF-L	RMF-H	OR	OT-B	N-B	G-B	R-B	B-P	B-I	L-I-1	L-I-2
Commercial Cleaning																		C	P
Concrete / Asphalt Production Facility																			C
Contractor's Office														C	C			P	P
Contractor's Yard																		C	P
Distribution Facility																C	C	C	P
Food & Beverage Production															P			P	P
General Industrial Production																		P	P
Hazardous Materials Production & Storage																			C
Light Industrial Assembly & Distribution																C	P	P	P
Marijuana Cultivation Facility																			
Marijuana Processor Facility																			
Microbrewery / Artisan Distillery																P	P	P	P
Mineral Extraction																			C
Mini Self-Storage Facility																			
Power Generation Facility																			
Recycling Center																			
Research & Development														P	P	P	P	P	P
Truck Stop / Travel Center																			
Truck Terminal																		C	P
Warehouse																		C	P
Waste Disposal Facility																			C
Wastewater Treatment Facility																			

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