

**ORDINANCE NO. OR08-26**

**AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ACCEPTING THE RECOMMENDATION OF THE TROTWOOD PLANNING COMMISSION TO REPEAL CHAPTER 1171 "A AGRICULTURAL" OF THE TROTWOOD CODE OF ORDINANCES, AND ENACT A NEW CHAPTER 1171 "A AGRICULTURAL" TO REVISE REGULATIONS.**

**WHEREAS**, following a comprehensive review, City staff has determined that Chapter 1171 "A Agricultural" requires specific revisions to implement consistency with the strategic goals of the City as set forth in its Comprehensive Land Use Plan and to align with anticipated changes in its Zoning Code based on the ongoing Zoning Code audit and rewrite currently underway by Compass Point Planning, LLC; and

**WHEREAS**, the Planning Commission, on March 24, 2026, reviewed Chapter 1171 "A Agricultural," PL-2026-04, and voted to recommend City Council adopt a new Chapter 1171 "A Agricultural" 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 Chapter 1171 "A Agricultural" of the Trotwood Code of Ordinances to implement revised development standards that lower the barrier for residential construction in the A District, which can increase the local housing supply.

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

**SECTION I:** Chapter 1171 "A Agricultural" of the Trotwood Code of Ordinances is hereby repealed in its entirety.

**SECTION II:** A new Chapter 1171 "A Agricultural" is hereby enacted as set forth in Exhibit "A" attached hereto and incorporated herein by reference, with additions in **bold** and underscored and deletions in ~~strikethrough~~.

**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.

TROTWOOD, OHIO 45426

3035 OLIVE ROAD

CITY OF TROTWOOD

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**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. OR08-26 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

CHAPTER 1171  
A Agricultural

1171.01 PURPOSE.

It is the purpose of the "A" District to encourage the preservation of areas within the City for agricultural activities and related uses. It is further intended to protect and preserve areas of prime agricultural soils for continued agricultural and agriculturally related uses by discouraging small lot residential development.

1171.02 PRINCIPALLY PERMITTED USES.

Principally permitted uses shall be as follows: align with Appendix B "Schedule of Permitted and Conditional Uses by District."

- ~~(a) Agricultural uses.~~
- ~~(b) Single family dwellings.~~
- ~~(c) Uses similar to those indicated in this district; pursuant to Chapter 1135.~~
- ~~(d) [See Appendix B, Schedule of Permitted and Conditional Uses by District].~~

1171.03 PERMITTED ACCESSORY USES.

Permitted accessory uses shall be as follows:

- (a) Uses, buildings or structures customarily incidental to a principal permitted use or conditionally permitted use located on the same lot therewith.

1171.04 CONDITIONALLY PERMITTED USES.

Conditionally permitted uses shall be as follows: align with Appendix B "Schedule of Permitted and Conditional Uses by District."

- ~~(a) Uses similar to those indicated in this district; pursuant to Chapter 1135.~~
- ~~(b) [Pursuant to Chapter 1133, see Appendix B, Schedule of Permitted and Conditional Uses by District].~~

1171.05 MINIMUM LOT AREA AND WIDTH.

The minimum lot area and width for properties in the A District shall be as follows:

- (a) Agricultural uses shall have a minimum lot size of 5 acres and width of not less than 300 feet.
- (b) Single family uses shall have a minimum lot size of 20 acres and a width of not less than 600 feet at the front building line.
- (c) All other uses shall have a minimum lot size of 5 acres and a width of not less than 300 feet.

1171.06 MINIMUM LOT FRONTAGE.

The minimum lot frontage for properties in the A District shall be as follows:

- (a) Agricultural uses shall have a minimum lot frontage of 300 feet.
- (b) Single family uses shall have a minimum lot frontage of 600 feet.
- (c) All other uses shall have a minimum lot frontage of 300 feet.

1171.07 MINIMUM LOT DEPTH.

The minimum lot depth for properties in the A District shall be 300 feet.

1171.08 MINIMUM FRONT YARD SETBACK.

The minimum front yard setback for properties in the A District shall be 50 feet.

1171.09 MINIMUM SIDE YARD SETBACK.

The minimum side yard setback for properties in the A District shall be a total of 60 feet with a minimum side yard setback of 30 feet each side.

1171.10 MINIMUM REAR YARD SETBACK.

The minimum rear yard setback for properties in the A District shall be 50 feet.

1171.11 MAXIMUM HEIGHT REGULATIONS.

The minimum height for buildings and structures in the A District shall be as follows:

- (a) No principal structure shall exceed 40 feet in height unless otherwise specified in this Code.
- (b) No accessory structure shall exceed 25 feet in height.

1171.12 MINIMUM DWELLING SIZE.

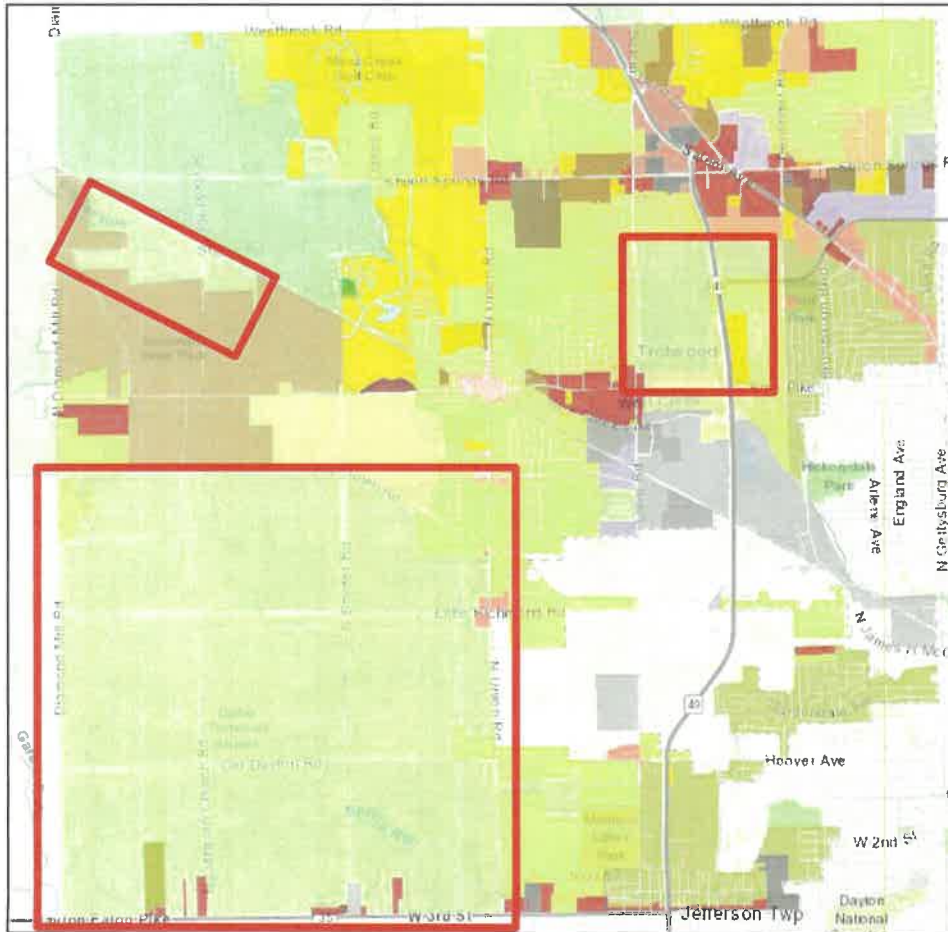
The minimum size for dwellings in the A District shall be ~~4,600~~1,400 square feet.

1171.13 OFF-STREET PARKING AND LOADING.

Off-street parking and loading shall be required as specified in Chapter 1181 "Off-Street Parking and Loading."

# Agriculture Zoning District and Example Areas

OR08-26  
Map



- N. Snyder Rd.
- Diamond Mill Rd.
- Old Dayton Rd.