

ORDINANCE NO. OR11-26

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ACCEPTING THE RECOMMENDATION OF THE TROTWOOD PLANNING COMMISSION TO REPEAL CHAPTER 1145 “RSF-H RESIDENTIAL SINGLE FAMILY-HIGH DENSITY” OF THE TROTWOOD CODE OF ORDINANCES, AND ENACT A NEW CHAPTER 1145 “RSF-H RESIDENTIAL SINGLE FAMILY-HIGH DENSITY” TO REVISE REGULATIONS.

WHEREAS, following a comprehensive review, City staff has determined that Chapter 1145 “RSF-H Residential Single Family-High Density” 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 1145 “RSF-H Residential Single Family-High Density,” PL-2026-08, and voted to recommend City Council adopt a new Chapter 1145 “RSF-H Residential Single Family-High Density” 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 1145 “RSF-H Residential Single Family-High Density” of the Trotwood Code of Ordinances to implement revised development standards that lower the barrier for residential construction in the RSF-H 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SECTION I: Chapter 1145 “RSF-H Residential Single Family-High Density” of the Trotwood Code of Ordinances is hereby repealed in its entirety.

SECTION II: A new Chapter 1145 “RSF-H Residential Single Family-High Density” 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.

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. OR11-26 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 1145
RSF-H Residential Single Family – High Density District

1145.01 PURPOSE.

It is the purpose of the "RSF-H" District to encourage the establishment and retention of residential neighborhoods consisting of single-family dwellings on smaller sized lots while preserving the undeveloped lands within this district for similar types of residential uses.

1145.02 PRINCIPALLY PERMITTED USES.

Principally permitted uses shall ~~be single-family dwellings.~~ **align with Appendix B "Schedule of Permitted and Conditional Uses by District."**

1145.03 PERMITTED ACCESSORY USES

Permitted accessory uses shall be as follows:

- ~~(a) An attached two-car garage shall be required.~~
- ~~(b)~~ **(a)** Home occupations; pursuant to Section 1189.05.
- ~~(c)~~ **(b)** Uses, buildings or structures customarily incidental to a principally permitted use or conditionally permitted use located on the same lot therewith.

1145.04 CONDITIONALLY PERMITTED USES.

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

- ~~(a) Bed and Breakfast.~~
- ~~(b) Educational institutions; provided that they are located on a major thoroughfare.~~
- ~~(c) Out of home respite care centers.~~
- ~~(d) Religious places of worship; provided that they are located on a major thoroughfare.~~
- ~~(e) Uses similar to those indicated in this district; pursuant to Chapter 1135.~~
- ~~(f) [Pursuant to Chapter 1133, see Appendix B, Schedule of Permitted and Conditional Uses by District].~~

1145.05 MINIMUM LOT AREA AND WIDTH.

Properties in the RSF-H District shall have a minimum lot area of 10,000 square feet and shall have a width of not less than 75 feet at the front building line.

1145.06 MINIMUM LOT FRONTAGE.

The minimum lot frontage for properties in the RSF-H District shall be as follows:

- (a) Single family dwellings shall have a minimum lot frontage of 75 feet.
- (b) Single family dwellings on cul-de-sacs or on the outside of a curved portion of a street shall have a minimum lot frontage of 60 feet.

1145.07 MINIMUM FRONT YARD SETBACK.

The minimum front yard setback for properties in the RSF-H District shall be as follows:

- (a) Single family dwellings shall have a minimum front yard setback of 25 feet.

1145.08 MINIMUM SIDE YARD SETBACK.

The minimum front yard setback for properties in the RSF-H District shall be as follows:

- (a) Single family dwellings shall have a total minimum side yard setback of ~~15~~ **10** feet with a minimum side yard setback of ~~6~~ **4** feet each side.
- (b) All other uses shall have a minimum side yard setback of 20 feet each side.

1145.09 MINIMUM REAR YARD SETBACK.

The minimum rear yard setback for properties in the RSF-H District shall be 40 feet.

1145.10 MAXIMUM HEIGHT REGULATIONS.

The maximum height for buildings and structures in the RSF-H District shall be as follows:

- (a) No principal structure shall exceed 35 feet in height unless otherwise specified in this Code.
- (b) No accessory structure shall exceed 15 feet in height.

1145.11 MINIMUM DWELLING SIZE.

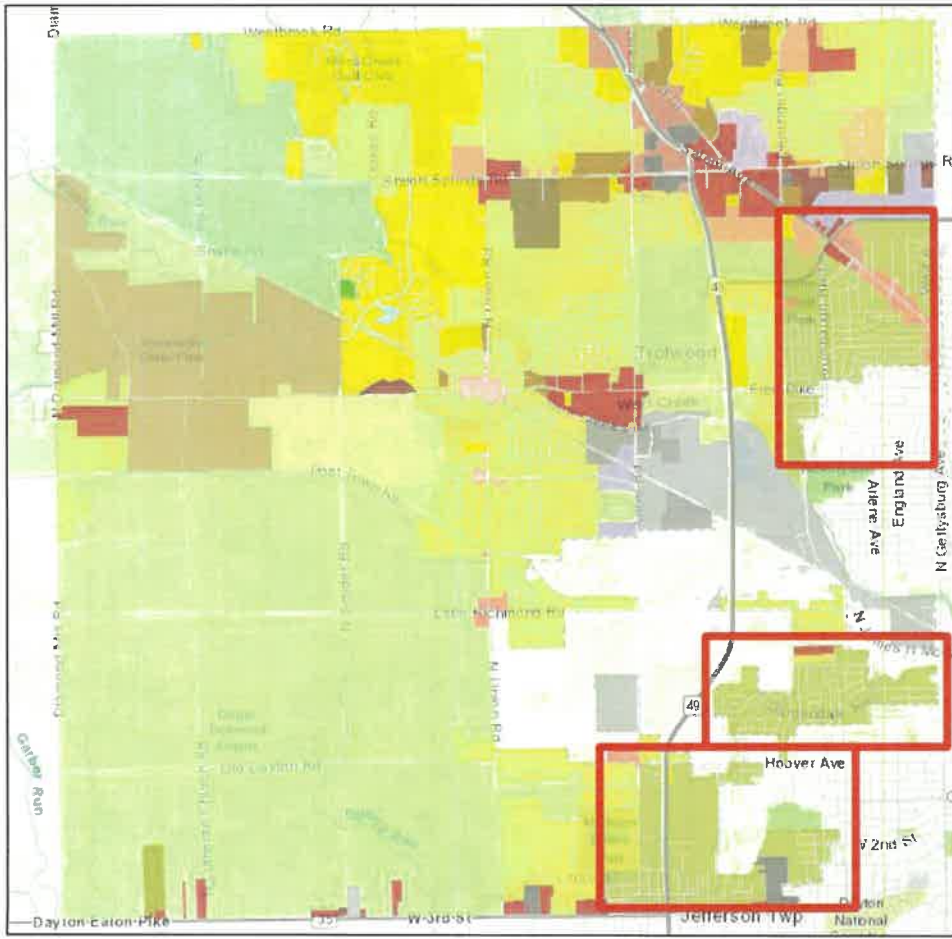
The minimum size for dwellings in the RSF-L District shall be ~~1,200~~ **800** square feet.

1145.12 OFF-STREET PARKING AND LOADING.

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

RSF-H Zoning District and Example Areas

OR11-26
Map



- Townview
- Salem Village
- Drexel
- Crown Point