

ORDINANCE NO. OR12-26

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ACCEPTING THE RECOMMENDATION OF THE TROTWOOD PLANNING COMMISSION TO REPEAL SECTION 1189.18 “ARCHITECTURAL DESIGN STANDARDS” OF THE TROTWOOD CODE OF ORDINANCES, AND ENACT A NEW SECTION 1189.18 “ARCHITECTURAL DESIGN STANDARDS” TO REVISE REGULATIONS.

WHEREAS, following a comprehensive review, City staff has determined that Section 1189.18 “Architectural Design Standards” 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 Section 1189.18 “Architectural Design Standards,” PL-2026-09, and voted to recommend City Council adopt a new Section 1189.18 “Architectural Design Standards” 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 Section 1189.18 “Architectural Design Standards” of the Trotwood Code of Ordinances to implement revised development standards that lower the barrier for residential construction, 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SECTION I: Section 1189.18 “Architectural Design Standards” of the Trotwood Code of Ordinances is hereby repealed in its entirety.

SECTION II: A new Section 1189.18 “Architectural Design Standards” is hereby enacted as set forth in Exhibit “A” attached hereto and incorporated herein by reference, with additions in **bold** and underscoring 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


TYNAR. BROWN
VICE-MAYOR

CERTIFICATE OF RECORDING OFFICER

I, the undersigned, hereby certify that the foregoing is a true and correct copy of Ordinance No. OR12-26 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

1189.18 ARCHITECTURAL DESIGN STANDARDS.

- (a) Purpose and Intent. The exterior appearance of any building within the City has an effect upon the desirability of the immediate area and of neighboring areas for business, residential, and other purposes. Maintenance of an attractive, compatible, and pleasing exterior appearance of such buildings will prevent a deterioration in the stability of residential neighborhoods and areas of business development, preserve the value of real property, and prevent the deterioration of conditions affecting the general welfare of residents and business owners in the City.

(b) Definitions.

- (1) **Greenfield Development: Development that occurs outside an existing neighborhood. This type of development typically involves a major subdivision, minor subdivision, or requires the extension of public utilities.**
- (2) **Infill Development: Development that occurs within an existing neighborhood. Infill development shall not require the extension of public utilities beyond connection to existing systems.**

(c) Building Design.

- (1) Architectural style is not restricted. Evaluation of the appearance of a project will be based on the quality of its design and relationship to surroundings.
- (2) Buildings shall be of similar scale and in harmonious conformance with permanent neighboring development.
- (3) Building materials **for residential uses in any single-family or two-family residential district** shall be of durable quality. A minimum of fifty percent (50%) brick, stone, or other permanent natural material shall be used in the construction of any single-family residence. **meet the following requirement based on the type of development proposed. The Zoning Administrator will determine the type of development proposed based upon definitions in 1189.18(b).**
- A. Greenfield Development: A minimum of 50% of the front façade shall be constructed of brick, brick veneer, stone, stone veneer, cementitious board, wood, or other durable material approved by the Zoning Administrator.**
- B. Infill Development: Any proposed infill development shall be consistent with the surrounding neighborhood. The required building materials shall be determined by identifying the most common material present. "Most common" shall mean the material used on the greatest number of primary structures (homes) within 500 feet of each side of the subject property, along the same side of the street, or 10 homes on the same side of the street, whichever is greater.**
- 1. In cases where multiple materials occur in equal frequency, the development shall utilize the higher quality material.**
- (4) **Building materials for residential uses in any four-family or multi-family residential district shall be constructed of 100% brick.**

- (5) Vinyl siding used in the construction of any residential use shall be of a thickness of no less than 0.046" or 46 mil.**
- (6)** ~~(4)~~–Building components such as windows, doors, and eaves shall have good proportions and relationships to one other.
- (7)** ~~(5)~~–Mechanical equipment or other utility hardware on the roof, ground, or buildings including antennae; satellite discs; and heating, ventilation, and cooling equipment shall be screened from public view with materials that are architecturally compatible with the building or they shall be located so as not to be visible from public roads.
- (8)** ~~(6)~~–Exterior lighting shall be included in the architectural concept and shall be designed and installed so as to eliminate glare and be non-intrusive or disruptive to neighboring properties and passers-by.
- (9)** ~~(7)~~–Building colors shall include subtle, neutral, earth tone colors and shall be similar and consistent with the colors of the home in the immediate neighborhood. The use of high intensity, metallic or fluorescent colors in any residential zoning district shall be prohibited.
- (10)** ~~(8)~~–Protective barriers such as bars, cages, and other barricades placed on doors and windows of any commercial building shall not be readily visible from the exterior of the building. Such devices shall be placed only in the interior of the structure
- e- **(d) Approval Standards.** The Appearance, color, texture, and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
- d- **(e) Procedure.** The Zoning Administrator shall be authorized to determine compliance of any application for a Zoning Permit with Section 1189.18. The Zoning Administrator may forward any application for review and determination by the Trotwood ~~Design Review Board~~ **Planning Commission**.