

ORDINANCE NO. OR15-26

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ACCEPTING THE RECOMMENDATION OF THE TROTWOOD PLANNING COMMISSION TO REPEAL SECTION 1189.07 "COMMERCIAL, RECREATIONAL, CONSTRUCTION AND AGRICULTURAL VEHICLES" OF THE TROTWOOD CODE OF ORDINANCES, AND ENACT A NEW SECTION 1189.07 "COMMERCIAL, RECREATIONAL, CONSTRUCTION, AND AGRICULTURAL VEHICLES" TO UPDATE REGULATIONS.

WHEREAS, Section 1189.07 "Commercial, Recreational, Construction and Agricultural Vehicles" of the Trotwood Code of Ordinances regulates the parking of trucks and trailers in the City of Trotwood; and

WHEREAS, the Planning Commission, on July 28, 2026, reviewed Section 1189.07 "Commercial, Recreational, Construction and Agricultural Vehicles" of the Trotwood Code of Ordinances, Case No. PL-2026-11, and voted to recommend City Council adopt a new Section 1189.07 "Commercial, Recreational, Construction and Agricultural Vehicles" 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 1189.07 "Commercial, Recreational, Construction and Agricultural Vehicles" of the Trotwood Code of Ordinances to update regulations on the parking of trucks and trailers in the City of Trotwood.

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

SECTION I: Section 1189.07 "Commercial, Recreational, Construction and Agricultural Vehicles" of the Trotwood Code of Ordinances is hereby repealed in its entirety.

SECTION II: A new Section 1189.07 "Commercial, Recreational, Construction and Agricultural Vehicles" 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.

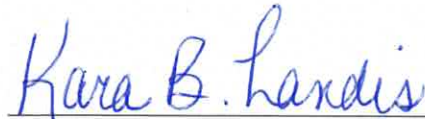
SECTION IV:

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

Passed this **5th** day of **October, 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. **OR15-26** adopted by the Trotwood City Council at a regular scheduled meeting held on the **5th** day of **October, 2026**, and that I am duly authorized to execute this certificate.

Signed this _____ day of _____, _____.

CLERK OF COUNCIL

1189.07 COMMERCIAL, RECREATIONAL, CONSTRUCTION, AND AGRICULTURAL VEHICLES.

Commercial, recreational, construction, and agricultural vehicles shall be ~~regulated~~ **defined** as follows:

(a) ~~A~~ "Small Commercial Vehicle" shall mean a vehicle which:

- (1) is designed primarily for carrying merchandise or freight;
- (2) does not exceed 8,000 pounds empty weight; and
- (3) does not contain provisions for refrigeration, cooking, water storage, or sleeping.

~~Such vehicles shall not be permitted to be parked overnight within any Residential or Office Zoning District.~~

(b) ~~Other commercial vehicles, which are not considered small commercial vehicles, may be parked periodically, as well as temporarily, but not overnight, in a residential zoning district only for the purpose of making service or delivery calls.~~ **"Utility and Service Trailer" shall mean any non-motorized vehicle designed to be pulled by a motor vehicle, including, but not limited to, flatbed trailers, enclosed utility trailers, landscape trailers, and equipment haulers. In no way shall this definition be construed to include storage containers, such as cargo containers or semi-truck trailers.**

(c) "Recreational Vehicle" shall mean all travel trailers, pickup trucks with slide-in campers, motorized homes, fold-tent trailers, boats, and boat trailers.

- ~~(1) Such vehicles shall not be permitted to be permanently parked within any required front yard of any zoning district.~~
- ~~(2) Such vehicles may be parked in a required front yard of a residential zoning district for the purpose of loading or unloading not to exceed forty eight (48) hours within any seven (7) day period of time.~~
- ~~(3) Such vehicles may be parked for storage purposes in any side yard or rear yard, provided a permanent hard, impermeable dustless surfaced area not less than the overall dimensions of the vehicle is constructed and a permanent, dustless, hard surfaced driveway to the vehicle is provided and maintained. Stored vehicles shall be screened from view from adjacent properties with a fence or landscaping materials.~~
- ~~(4) None of the above types of vehicles shall be used for living, sleeping or housekeeping purposes when parked or stored on any lot within the City. Travel trailers, pickup trucks with slide in campers and motorized homes shall not be used for onsite construction offices and twenty-four (24) hour security offices on construction sites.~~
- ~~(5) No person shall permanently remove the wheels or similar transporting devices of any habitable vehicle parked in a residential zoning district, nor shall such vehicle be otherwise fixed to the ground by any person in any manner that would prevent the ready removal of such habitable vehicle.~~
- ~~(6) Parked or stored recreational vehicles shall not be connected to electricity, water, gas or sanitary sewer facilities; and at no time shall this equipment be used for living or housekeeping purposes while on the premises. Furthermore, all parked or stored~~

~~recreational vehicles shall be solely for the personal use of the occupants of the residence on which the vehicles are located.~~

~~(7) All commercial and recreational vehicles, whether used for transportation or storage purposes, shall be required to have current State license plates and/or tags.~~

(d) "Agricultural Vehicle" shall mean any vehicle, trailer, machine, attachment, or tool designed, manufactured, and primarily used for agricultural, horticultural, or livestock operations, including, but not limited to, land clearing, soil preparation, planting, harvesting, cultivating, chemical application, or the transport of agricultural products and materials. This shall not include lawn mowers typically used for lawn maintenance or landscaping.

(e) "Construction Vehicle" shall mean any heavy-duty motorized vehicle, specialized machine, attachment, or towing apparatus designed, manufactured, and primarily used for industrial, commercial, or residential construction, earthmoving, excavation, demolition, paving, site preparation, or specialized utility work.

Commercial, recreational, construction, and agricultural vehicles shall be regulated as follows:

- (a) Small Commercial Vehicles shall not be permitted to be parked overnight within any Residential or Office Zoning District.
- (b) Other commercial vehicles, which are not considered Small Commercial Vehicles, may be parked periodically, as well as temporarily, but not overnight, in a Residential Zoning District only for the purpose of making service or delivery calls.
- (c) Agricultural Vehicles shall be permitted in the Agricultural Zoning District when associated with an agricultural use.
- (d) Construction Vehicles shall not be permitted to be parked overnight within any zoning district unless associated with an approved zoning application for either a construction business or temporary construction work.
- (e) Storage containers, such as cargo containers, semi-truck trailers, and others, are not permitted to be stored within Residential or Commercial Zoning Districts unless associated with an approved temporary use permit. Such containers may be permitted in Industrial Districts when associated with an approved and permitted use that customarily involves containers, such as a shipping facility.
- (f) Recreational Vehicles and Utility and Service Trailers that meet the following standards shall be permitted to be stored in Agricultural, Residential, or Office Zoning Districts:
 - (1) There shall be a maximum of two (2) such vehicles per property.
 - (2) All such vehicles shall be located on a permanent, hard, impermeable dustless surfaced area, such as concrete or asphalt.
 - (3) Such vehicles shall not be permitted to be parked in a front yard or in any driveway located in a front yard. Utility and Service Trailers shall be exempt from this requirement.

- (4) Parked or stored recreational vehicles shall not be connected to electricity, water, gas, or sanitary sewer facilities.
- (5) None of the above types of vehicles shall be used for living, sleeping, or housekeeping purposes when parked or stored on any lot within the City. Travel trailers, pickup trucks with slide-in campers and motorized homes shall not be used for onsite construction offices and twenty-four (24) hour security offices on construction sites.
- (6) No person shall permanently remove the wheels or similar transporting devices of any habitable vehicle parked in a Residential Zoning District, nor shall such vehicle be otherwise fixed to the ground by any person in any manner that would prevent the ready removal of such habitable vehicle.
- (7) Utility and Service Trailers shall not be used for the extended storage of goods, materials, or any type of waste for more than twenty-four (24) hours.
- (8) All parked or stored Recreational Vehicles or trailers shall be solely for the personal use of the occupants of the residence on which the vehicles are located.
- (9) All trailers, commercial, and recreational vehicles, whether used for transportation or storage purposes, shall be required to be in operable condition and have current state license plates and/or registration.



City of Trotwood
Planning and Development Department
3035 Olive Road – Trotwood, Ohio 45426

Trotwood City Council
Director's Report

TO: Mayor Page and Members of City Council
Quincy Pope, City Manager

FROM: Tyler S. Hauck, AICP

DATE: September 21, 2026

RE: PC Case: PL-2026-11

On Tuesday, July 28, 2026, the Trotwood Planning Commission held a Public Hearing on PC Case PL-2026-11.

PL-2026-11 (Truck and Trailers Update): The Trotwood Planning Commission will review proposed updates to TCO 1189.07 Commercial, recreational, construction and agricultural vehicles.

The Planning Commission voted 4-0 to recommend approval of the application to City Council with the following conditions:

Some of the noteworthy changes are bulleted below:

- Better define types of vehicles, such as commercial agricultural, recreational vehicles, and trailers.
- Limit each property to a maximum of 2 recreational vehicles and/or trailers.
- Allow utility trailers to be parked in a front yard (on a paved surface).
- Prohibit recreational vehicles such as motorhomes, campers, and boats from parking in the front yard or any part of the driveway within the front yard.
- Utility trailers are not be used for the extended or permanent storage of materials.

Staff recommends approval of these zoning text amendments. In developing these regulations, the Planning Commission carefully evaluated feedback from the zoning code rewrite community survey to align proposed standards with citizen priorities regarding recreational vehicles and trailers. Staff and the Planning Commission recognized that many residents currently own these types of vehicles and developed a balanced framework that supports responsible vehicle storage while preserving community appearance and property values.



City of Trotwood
Planning and Development Department
3035 Olive Road – Trotwood, Ohio 45426

Recreational Vehicle Survey Question - Results

Below is the summary for the survey question pertaining to storage of recreational vehicles and trailers along with written responses.

Out of 64 participants, 7 skipped this question. Please note that participants could select multiple answers. For example, a participant who felt recreational vehicles should be permitted in both the front and side yard could select “Yes” for both options.

“Tell us how you would like to see the city regulate the parking and storage of different sizes of vehicles. These questions are related to vehicles used for personal use, and not related to commercial vehicles.”

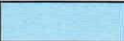
	Large-scale recreational vehicles	Medium-sized recreational trailers	A boat, jet skis, or small-scale RV	Utility trailer	Total Respondents
May be parked on a driveway in the front yard any time	21	26	19	31	38
May be parked on driveway in front BUT only for limited timing to load and unload	15	12	12	19	29
May be parked on a hard surface ONLY in the side or rear yard	25	24	22	25	34
May be parked on a hard surface ONLY in the rear yard	9	11	12	17	21
Only allow when parked inside of a garage or in off-site storage facilities	7	6	10	8	12

Written responses and additional comments from participants are provided on the following page.

- If owner lives at the residence where stowed.
- I think people should be able to park their trailers/recreational vehicles wherever, provided it's on their property and not a safety hazard.
- You should be allowed to park your vehicle or trailer anywhere on your property.
- If the vehicle has proper tags, isn't causing issues for other cars to pass , and isn't an eye sore. I don't have a problem with vehicles being parked in front of their owners home.
- None
- None because people love to put alot of junk in there yard already
- As long as its not on the street and on someone's private property that has or will add a driveway then they should be allowed.
- I support allowing front yard parking only for short-term loading and unloading. For longer-term storage, vehicles should be kept on a hard surface in the side or rear yard. To maintain neighborhood character, I recommend that any side or rear yard storage be screened with fencing or landscaping. If this requirement cannot be met, parking inside a garage or in off-site storage facilities should be used, especially for large-scale recreational vehicles.
- Vehicles should be allowed on the property provided they do not obstruct traffic or create a visual nuisance, while also ensuring that neighbor concerns are taken into consideration and addressed.
- Again, not an HOA. If the property owner wants to park their belongings on the property they own and it is not blocking a side walk or right of way or a true safety hazard stay out of it.
- If it's even on a gravel area, if it's not in a plat area, that wouldn't be to bad...
- If none of the above is approved maybe create a lot that is city owned that residents can use to store recreational vehicles. Charge a monthly or yearly fee.
- For the recreational vehicles and trailers, the only objective is to ensure they are not being used as a permanent residence in place of an ADU.
- Offsite Storage of RVs and such does create an additional expense for homeowners
- Allow them on a paved surface and put a maximum number per lot. likely 2
- The city shouldn't have a say what or where anything is parked on private property as long as it is legally registered.
- People should be aloud to keep their own vehicles of any type on their own property.
- If it is totally in their driveway, for what we pay in taxes. Let them have it in their driveway.

Trailer and Recreational Vehicle Regulations

City	Parking Surface	Maximum Number	Maximum Size	Parking Location	Screening	Loading / Unloading	Recreational Vehicles	Utility Trailers	Commercial Vehicles / Trailers	Additional Regs
Clayton	Paved			Side or Rear Yard		48 Hours	Permitted	Permitted	Not Permitted over 1 Ton	
Englewood	Paved	2 Rec Vehicles / Trailer		Side or Rear Yard		48 Hours	Permitted		Not Permitted to be stored outside	Owner must live on-site, current on licensing.
Dayton	Paved	5 Vehicles Max, 1 Rec Vehicle / Trailer	30 ft. length	Rear Yard		48 Hours	Permitted	Permitted	Not Permitted over 1 Ton	Operable and current on licensing
Harrison Township	Paved			Side or Rear Yard	6 foot privacy fence	48 Hours	Permitted	Permitted		6 foot privacy fence between camper and street.
Vandalia	Paved	2 Rec Vehicles / Trailer	35 ft. length	Side or Rear Yard		48 Hours	Permitted	Permitted	Light Duty Truck, Class 1, Class 2 FHA Permitted	Operable and current on licensing
Huber Heights	Paved	2 Rec Vehicles / Trailer		Side or Rear Yard Front Yard with Exceptions		24 Hours	Permitted	Permitted	Not Permitted over 1 Ton	Operable and current on licensing. Cannot be used for storage of goods, materials or equipment other than those items considered to be a part of the vehicle.
Beavercreek	Paved	2 Rec Vehicles / Trailer					Permitted	Permitted	Not Permitted	Not applicable to properties classified as "Agricultural" under Greene County Auditor
Kettering	Paved		7.9 feet or less length	Side or Rear Yard	8 ft. evergreen hedge 6 ft privacy fence		Under 8 ft.	Under 8 ft.	Not Permitted	8 feet or longer, inside only
Moraine							Permitted	Permitted	Permitted	Operable and current on licensing Ground under free of weeds, debris, etc..
Miamisburg	Paved	2 Rec Vehicles / Trailer		Side or Rear Yard			Permitted	Permitted		Operable and current on licensing Ground under free of weeds, debris, etc..
Centerville	Paved	1 Rec Vehicle / Trailer	8 ft. wide, 12 ft. tall, 30 ft. length	Side Yard	Shrubs, Evergreens, and/or Fencing	72 Hours per calendar week	Permitted	Permitted	Not Permitted	
Fairborn	Paved			Rear Yard		48 Hours	Permitted	Permitted		
Brookville	Gravel Permitted			Side or Rear Yard		72 Hours per calendar week	Permitted	Permitted		Owner must live on-site, current on licensing.
Trotwood	Paved	2 Rec Vehicles / Trailer	None	Front, Side or Rear Yard	None	48 Hours per calendar week	Permitted	Permitted	Not Permitted	Owner must live on-site, current on licensing. Cannot be used for storage of goods, materials or any type of waste.

 - No Regulation was identified.
 - Indicates staff recommendations for regulations.