

ORDINANCE NO. OR17-26

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 INCLUDE DATA CENTER.

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 recognize that rapid advancements in technology are driving high regional and national demand for the development, construction, and operation of data centers; and

WHEREAS, City staff has determined there is a need to incorporate the term and land-use classification "Data Center" into the Trotwood Code of Ordinances; and

WHEREAS, the Planning Commission, on July 28, 2026, reviewed Appendix B "Schedule of Permitted and Conditional Uses" in Title Nine "Supplemental Zoning Regulations" of the Trotwood Code of Ordinances, Case PL-2026-14, and voted to recommend City Council adopt a new Appendix B "Schedule of Permitted and Conditional Uses" 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 add the term and land-use classification Data Centers.

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

SECTION I: 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Uses by District" in Title Nine "Supplemental Zoning Regulations" of the Trotwood Code of Ordinances is hereby repealed in its entirety.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.

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.

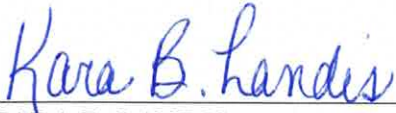
SECTION IV:

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

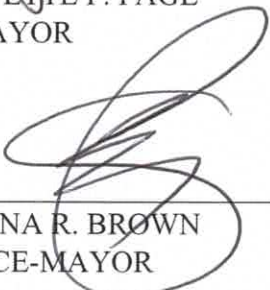
Passed this 5th day of October, 2026.

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. **OR17-26** 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

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*		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				

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
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		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
Restaurant, Fast Food / Drive-Through													C	P	P	C		C	C
Retail, General														P	P				

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
Data Center																			
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																			

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



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-2026-14

On Tuesday, July 28, 2026, the Trotwood Planning Commission held a Public Hearing on PC Case PL-2026-14.

PL-2026-14: The Trotwood Planning Commission will be reviewing updates to the Appendix B – Schedule of Permitted and Conditional Uses by District. Specifically, the proposed definition of Data Center will be added to the aforementioned table.

The Planning Commission voted 4-0 to recommend approval of the zoning text amendment to City Council.

Staff recommends approval of the zoning text amendment to Appendix B. While the city would define a data center, it would not be permitted within the City of Trotwood. This is a precautionary measure to prevent data centers while more information becomes available regarding their impacts on communities.

If, at a later date, the City Council felt it appropriate for data centers to be located in certain zoning districts within the city, another change could be made at that time.