

TROTWOOD, OHIO 45426

3035 OLIVE ROAD

CITY OF TROTWOOD

**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**SECTION I:** Chapter 1145 “RSF-H Residential Single Family-High Density” of the Trotwood Code of Ordinances is hereby repealed in its entirety.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