



To: Trotwood City Council
From: Tyler Hauck
Subject: Appendix B & Definition Update Packet
Date: April 23, 2025

Staff Report – Appendix B and Definitions

As the next step after the adoption of our new plan, the Planning Department is taking a wholistic look at our zoning code. In the next year, we will likely be updating the entire code. However, in the meantime there are a few things that we need to address before that time. The biggest concern staff has is the existing Appendix B and associated Definitions. The Appendix B indicates all uses in the City of Trotwood and in what zoning districts they are permitted. There are many issues with the current appendix that causes confusion among developers, residents, and staff. These issues can also be harmful to the city in allowing uses that might not otherwise be permitted in these districts to “slip through the cracks”. With this update, staff is hoping to fill those cracks. The largest issues are below:

- The current Appendix B has a large amount of uses, many of which are similar.
- Many of the uses do not have definitions. This makes it impossible to determine if a proposed use fits that definition.
 - Of the 186 uses in the current Appendix B, 116 do not have definitions (62%).
- The current uses can be hyper specific, with some uses being allowed where similar ones cannot.
 - In the current code, a deli shop cannot be located in the same zoning districts as a bakery or ice cream shop (as one example).

Staff has created a new Appendix B, condensing many of the uses into broader categories. At the same time, we have also defined each definition. This should allow us to provide greater clarity when identifying new uses as applicants submit them to us. It should also close loopholes and provide increased consistency from a zoning perspective. An important item to note, staff did not change where any uses are permitted to go. We changed the uses and definitions, but we used the existing definitions to remain consistent with where these uses are currently permitted. A next step down the road will be to take a look at these uses and review where they are appropriate.



The Planning Commission had a similar discussion and reviewed these changes at their March 25th meeting. At that meeting they recommended approval of the Appendix B.

It was noted by staff that while the Planning Commission discussed the definitions, no formal motion was made to recommend the definitions at the March meeting, only the updated Appendix B. As such, at their April 22nd meeting, the Planning Commission made a new motion to recommend approval of the updated Appendix B and updated Definitions (Chapter 1123.02).

Attached to this staff report is the following information:

1. New Uses and Definitions for Appendix B
 - a. This item details each new use, new definition, and indicates what old uses fall under that category.
2. New Appendix B
 - a. This is the new Appendix B and is broken down by types of uses. Each use is on the left, and at the top are the zoning districts, which are color coded. A (P) indicates a use is permitted, which requires a permit from our office. A (C) indicates the use is conditional, which requires a public hearing and the Board of Zoning Appeals to Approval the request. If it is blank, that use is not permitted in that zoning district.
3. Redlined Definitions
 - a. This document shows all definitions in Chapter 1123.02 and details the changes being proposed. Items being removed are in red, items being added are in blue. This information is the same information in #1, but just shows more specifically which areas are changing.
4. Existing Appendix B
 - a. This is the existing Appendix B document for reference.

Overall, these changes will greatly benefit the City of Trotwood, residents, and developers by providing clear definitions for each use. This provides improved clarity and increased safety from potential loopholes.

As always, if you have any questions feel free to reach out to the City Manager who will then direct the questions to our office.