

ORDINANCE NO. OR14-20

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ACCEPTING THE RECOMMENDATION FROM THE TROTWOOD PLANNING COMMISSION TO REPEAL OLD CHAPTER 1169 “L-I INDUSTRIAL” OF THE TROTWOOD ZONING CODE AND ENACT A NEW CHAPTER 1169 “L-I-1 LIGHT INDUSTRIAL 1” AND REPEALING THE OLD “APPENDIX B SCHEDULE OF PERMITTED AND CONDITIONAL USES” AND ENACTING A NEW “APPENDIX B SCHEDULE OF PERMITTED AND CONDITIONAL USES.”

WHEREAS, City Council hereby finds that the Planning Commission held a public hearing on May 26 2020, in accordance with Section 1125.08 of the Codified Ordinances of the City of Trotwood on the application of the City of Trotwood to amend the Trotwood Zoning Code by repealing old Chapter 1169 “L-I Industrial” of the Trotwood Zoning Code and enacting a new Chapter 1169 “L-I-1 Light Industrial 1”; and

WHEREAS, the public hearing described above was conducted after due notice of the time and place of the hearing had been given as required by law; and

WHEREAS, the City of Trotwood’s Zoning Code currently has only one category (“L-I Light Industrial”) for industrial districts in the City of Trotwood, and having only one industrial district for the entire City provides less options for the City in terms of development and less options for industries contemplating doing business in the City; and

WHEREAS, the City has a responsibility to delineate individual districts for certain uses, and the City has the authority to create different zoning districts to address the potential impacts of different permitted and conditional uses in each district, which helps safeguard residential properties situated in the City of Trotwood; and

WHEREAS, creating two different categories for industrial districts in the City of Trotwood provides specific districts for like and similar industrial and manufacturing establishments, as well as flexibility for the Trotwood Planning Commission and/or the developer; and

WHEREAS, Trotwood City Council has determined that it is in the best interest of the City to amend the Trotwood Zoning Code by repealing the old Chapter 1169 “L-I Light Industrial” and enacting a new Chapter 1169 “L-I-1 Light Industrial 1”, to foster and encourage business growth and development in the City; and

WHEREAS, Trotwood City Council will, by separate legislation, create a second industrial district in the City of Trotwood, which district shall be known as the “L-I-2 Light Industrial 2”; and

WHEREAS, the old “Appendix B Schedule of Permitted and Conditional Uses” must be repealed and a new “Appendix B Schedule of Permitted and Conditional Uses” must be enacted to comport with the changes being made to the Trotwood Zoning Code as set forth herein.

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

SECTION I: The old Chapter 1169 “L-I Light Industrial” of Title Seven (“Zoning Districts and Regulations”) of the Codified Ordinances of the City of Trotwood, Ohio, be and is hereby repealed.

SECTION II: A new Chapter 1169 “L-I-1 Light Industrial 1” of Title Seven (“Zoning Districts and Regulations”) of the Codified Ordinances of the City of Trotwood, Ohio, be and hereby is enacted to read as set forth in Exhibit A, which is attached hereto and incorporated herein by reference, with additions in **bold** and underlined and deletions in ~~strikethrough~~.

SECTION III: The old “Appendix B Schedule of Permitted and Conditional Uses” is hereby repealed and the new “Appendix B Schedule of Permitted and Conditional Uses” attached hereto and incorporated herein as Exhibit B is hereby enacted. The additions to “Appendix B Schedule of Permitted and Conditional Uses” are in bold and highlighted.

SECTION IV: It is hereby found and determined that all any and all deliberations and formal actions of the Trotwood City Council concerning and relating to this Ordinance were conducted in an open meeting of Council in compliance with all legal requirements, including but not limited to Section 121.22 of the Ohio Revised Code.

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

Passed this _____ day of _____, 2020.

ATTEST:

APPROVED:

KARA B. LANDIS
CLERK OF COUNCIL

MARY A. MCDONALD
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 Resolution No. **OR14-20** adopted by the Trotwood City Council at a regular scheduled meeting held on the **5th** day of **October, 2020**, and that I am duly authorized to execute this certificate.

Signed this _____ day of _____, 2020.

KARA B. LANDIS
CLERK OF COUNCIL