

STAFF REPORT

August 10, 2020

TO: Honorable Mayor Mary McDonald,
Members of Trotwood City Council

FROM: Jung-Han Chen,
Planning and Development Director

CASE #: **PC Case #20-04:** Add a new Chapter 1170, Titled L-I-2 (Light Industrial 2) District and its related development standards, City of Trotwood, Applicant

ZONING TEXT AMENDMENT

DESCRIPTION:

This application is to add a new chapter titled L-I-2 (light Industrial 2) District to the Trotwood Zoning Code.

DISCUSSION:

This is a companying piece to PC-20-03 to change the Trotwood industrial district by amending the existing L-I to L-I-1 and create a new chapter titled L-I-2, so there are two industrial districts in the Trotwood Zoning Code.

The City is generally divided into three categories: residential, commercial, and industrial districts, and there are several subcategories within each major categories. In Trotwood instances, there are 8(eight) residential districts, ranging from single-family to multi-family district. On the commercial sides, Trotwood has 6 (six) commercial districts, including C-R districts. On the contrary, there is only 1 (one) industrial district in Trotwood.

The idea behind the two districts is that manufacturing activities may be better for one district and other non-manufacturing type of industrial uses may be allowed in another industrial district. Furthermore, having more than one industrial district would provide additional flexibility to the Planning Commission, and/or developer to consider zoning map amendment.

There are different types of industrial uses and all could not fit into one district. For instance, junkyard and/or automobile dismantling wrecking yard is different from a manufacturing operation in the fabricating/assembling process not only in the proceeding but also the whereabouts of the end product. Therefore, it is essential to review the permitted uses and conditional use schedule to revise the table to consider those uses comprehensively.

Staff prepared the attached revised schedule B Permitted and Conditional Use in Districts to illustrate what type of uses are under the L-I-1 and what uses are permissible under L-I-2 for your information.

Any comments and questions are encouraged by the Planning Commission in those uses in each district. The Commission could also determine the certain uses would be better in a different district than the recommended list from staff.

STAFF RECOMMENDATION

Staff is recommending the Commission to consider creating a new Chapter 1170 titled L-I-2 (light Industrial 2) District to Council for legislative action.

PLANNING COMMISSION REVIEW AND APPROVAL ALTERNATIVES:

The Trotwood Planning Commission made a recommendation to City Council to approve this Zoning Text Amendment at its May 26, 2020 regular meeting.

CITY COUNCIL REVIEW AND APPROVAL ALTERNATIVES:

The City Council's action could be:

1. Move to make the specified findings under Chapter 1125 and **APPROVE** the request to create a new chapter 1170 titled L-I-2 (Light Industrial 2) District.
2. Move to **DENY** requested amendment.

Attachments: Trotwood Zoning Code Chapter 1125 Administration and Enforcement
Proposed Schedule of Permitted and Conditional Uses by District

1125.08 ZONING TEXT AND MAP AMENDMENTS.

(a) Amendment may be initiated by Council, the Planning Commission, Zoning Administrator, or by an application by one or more owners of property affected by the proposed amendment. The term “owner” shall mean the property owner or a person or other party holding a written option to purchase that property.

(b) An application for an amendment shall be accompanied by maps, drawings and data necessary to demonstrate the proposed amendment is in conformance with the Comprehensive Land Use Plan of the City, and that public necessity, convenience and general welfare require or permit the adoption of the proposed amendment.

(c) The Zoning Administrator shall make a thorough investigation and analysis of an application for a zoning amendment, and shall afterwards prepare a written report, along with recommendations for submission to the Planning Commission.

(d) Within forty-five days of the receipt of an application for a zoning amendment, the Planning Commission shall hold a public hearing. In addition, the Commission shall publish a notice of public hearing in a newspaper of general circulation in Trotwood not less than ten (10) days prior to the date of such hearing, and shall be responsible for notifying, by mail, at least ten days in advance of such hearing, all property owners within 300 feet of the property in question. Additionally, at least 10 days before Public Hearing, an information sign shall be posted on any property being considered for rezoning. Said sign shall be posted by the application and shall state: “An application has been filed for rezoning of this property. For Information, call 854-7221.” The signs may be borrowed from the Planning Department at Trotwood Government Center. Said sign must remain in place until the application has been approved or disapproved by City Council.

(e) Within forty-five days of holding the public hearing, the Planning Commission may recommend that the application be granted as requested, or it may recommend a modification of the zoning amendment request, or it may recommend that the application not be approved.

(f) The recommendation of the Planning Commission shall be submitted to the Council and shall be accompanied by a report of findings, summary of hearings, and all data submitted with the application.

(g) Within forty-five days following receipt of a recommendation from the Planning Commission, Council shall schedule a public hearing. In doing so, Council shall publish a notice of public hearing in a newspaper of general circulation in Trotwood not less than ten days prior to the date of such hearing, and shall be responsible for notifying, by mail, at least ten days in advance of such hearing, all property owners within 300 feet of the property in question.

CHAPTER 1170
L-I-2 (Light Industrial 2) District

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| <p>1169.01 Purpose.</p> <p>1169.02 Principally permitted uses.</p> <p>1169.03 Permitted accessory uses.</p> <p>1169.04 Conditionally permitted uses.</p> <p>1169.05 Minimum lot area and width</p> <p>1169.06 Minimum lot frontage.</p> <p>1169.07 Minimum lot depth.</p> <p>1169.08 Minimum front yard setback.</p> | <p>1169.09 Minimum side yard setback.</p> <p>1169.10 Minimum rear yard setback.</p> <p>1169.11 Maximum height regulations.</p> <p>1169.12 Off-street parking and loading.</p> <p>1169.13 Open space.</p> <p>1169.14 Underground utilities.</p> <p>1169.15 Access control requirements.</p> |
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CROSS REFERENCES

Bufferyards and landscaping - see P. & Z. Ch. 1175
Off-street parking and loading - see P. & Z. Ch. 1181
Signs - see P. & Z. Ch. 1185
Supplemental regulations - see P. & Z. Ch. 1189
Wireless communications facilities - see P. & Z. Ch. 1191

1169.01 PURPOSE.

It is the purpose of the “L-I-2” (Light Industrial 2) District to encourage development of areas within the City that may allow industrial and manufacturing activities that would require large outdoor storage area and in a twenty-hour ongoing operation, or create noise, smok and potentially objectionable features that can need to be mitigated with the best practice design.

1169.02 PRINCIPALLY PERMITTED USES.

Principally permitted uses shall be as follows:

- (a) Uses similar to those indicated in this district; pursuant to Chapter 1135.
- (b)[See Appendix B, Schedule of Permitted and Conditional Uses by District]

1169.03 PERMITTED ACCESSORY USES.

Permitted accessory uses shall be as follows:

- (a) Uses, buildings or structures customarily incidental to a principal permitted uses or conditionally permitted use located on the same lot therewith.

1169.04 CONDITIONALLY PERMITTED USES.

Conditionally permitted uses shall be as follows:

- (a) Use similar to those indicated in this district; pursuant to Chapter 1153.
- (b) See Appendix B, Schedule of Permitted and Conditional Uses by District.

1169.05 MINIMUM LOT AREA AND WIDTH.

The minimum lot area and width for properties in the L-I-2 District shall be ten (10) acre and a width of not less than 500 feet.

1169.06 MINIMUM LOT FRONTAGE.

The minimum lot frontage for properties in L-I-2 District shall be 500 feet.

1169.07 MINIMUM LOT DEPTH.

The minimum lot depth for properties in the L-I-2 District shall be 500 feet.

1169.08 MAXIMUM FRONT YARD SETBACK.

The **maximum** front yard setback for properties in the L-I-2 District shall be 50 feet.

1169.09 INIMUM SIDE YARD SETBACK.

The minimum side yard setback for properties in the L-I-2 District shall be a total of 50 feet with a minimum side yard setback of 30 feet each side.

1169.10 MINIMUM REAR YARD SETBACK.

The minimum rear yard setback for properties in the L-I-2 District shall be 50 feet.

1169.11 MAXIMUM HEIGHT REGULATIONS.

The maximum height for buildings and structures in the L-I-2 District shall be as follows:

- (a) No principal structure shall exceed 35 feet in height unless otherwise specified in this Code.
- (b) No accessory structure shall exceed 25 feet in height.

1169.12 OFF-STREET PARKING AND LOADING.

Off-street parking and loading shall be required as specified in Chapter 1181, Off-Street Parking and Loading.

1169.13 OPEN SPACE.

Developments in the L-I-2 District shall provide a minimum 25% open space, excluding those required setbacks.

1169.14 UNDERGROUND UTILITIES.

All electric power lines (not including transformers or enclosures containing electric equipment which may be pad mounted), telephone, gas distribution, and cable television lines shall be placed underground in accordance with the specifications and policies of the respective utility service providers.

1169.15 ACCESS CONTROL REQUIREMENTS.

Traffic studies may be required as recommended by the Director of Public Works/City Engineer. The Planning Commission will require access and other traffic related improvements shown to be necessary by the Director of Public Works.