



**TROY CITY COUNCIL
COMMITTEE MEETING
COUNCIL CHAMBERS, CITY HALL
100 S. Market Street, Troy, Ohio**

MONDAY, MAY 13, 2024, 6:00 PM

Buildings & Utilities Committee

(Pierce [Chm.], Phillips, Snee)

1. Provide a recommendation to Council regarding increasing the authorization for the professional services agreement with Jones & Henry Engineers, Ltd. related to the Water Treatment Plant Chlorine Gas Conversion Project. The additional design would be at a cost not to exceed \$32,640, for a total agreement not to exceed \$259,070.

Finance Committee

(Severt [Chm.], Schilling, Westfall)

1. Provide a recommendation to Council regarding increasing the authorization for the Curbside Recycling Program based on the bid received for the program. Consideration of emergency legislation requested.

Law & Ordinance Committee

(Whidden [Chm.], Marshall, Twiss)

1. Provide a recommendation to Council regarding Ordinance No. O-18-2024, amendments to the Zoning Code related to the Downtown Riverfront-Overlay (DR-O) District, as recommended by the Troy Planning Commission.

Safety & Health Committee

(Twiss [Chm.], Severt, Whidden)

1. Provide a recommendation to Council regarding approval of the Miami County 9-1-1 Plan. Consideration of emergency legislation requested as the County is requesting notice of approval by May 24.

Streets & Sidewalks Committee

(Phillips [Chm.], Schilling, Westfall)

1. Provide a recommendation to Council regarding authorizing the Ordinance of Assessment for the 2023 Sidewalk Repair Program (Phase 15).

Other Committees/Items may be added.

5-10-2024

Cc: Council
Mayor
Mr. Titterington, Mr. Kerber
Mr. Frigge, Departments, Media

**BUILDINGS &
UTILITIES COMMITTEE**



Patrick E. J. Titterington
Director of Public Service & Safety
937-335-1725
Patrick.Titterington@troyohio.gov

MEMORANDUM

TO: Mr. Rozell, President of Council

FROM: Patrick E. J. Titterington, Director of Public Service and Safety 

DATE: May 8, 2024

SUBJECT: **AUTHORIZE AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH JONES & HENRY ENGINEERS, LTD. FOR ADDITIONAL DESIGN OF THE WATER TREATMENT PLANT CHLORINE GAS PROJECT**

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to enter into an amendment to the Professional Services Agreement with Jones & Henry Engineers, Ltd. of Cincinnati, Ohio to perform additional building code design for the Chlorine Gas Conversion Project at the Water Treatment Plant (WTP), at an additional cost not to exceed \$32,640, for a total agreement cost not to exceed \$259,070.

BACKGROUND:

The Chlorine Gas Conversion project is a project that will decrease risk, increase the resiliency of the WTP, and address anticipated future EPA regulatory changes by replacing chlorine gas with sodium hypochlorite. On May 15, 2023, Council enacted Resolution No. R-31-2023, which authorized the Director of Public Service and Safety to enter into a Professional Services Agreement with Jones & Henry Engineers, Ltd. of Cincinnati, Ohio, for the design of the project at a cost not to exceed \$226,430. As the design work has proceeded, there have been meetings that included the Troy Fire Department and the Miami County Building Department. From those meetings, Jones & Henry representatives were advised that additional design work is required to comply with the updated 2024 Building Code regulations, including an emergency egress code analysis and fire rating of the abutting wall between the new chlorine room and the remaining portion of the administration area to minimize the scope of potential fire sprinkling requirements. Jones & Henry provided a not to exceed cost of \$32,640 for the additional required design. Jones & Henry has completed the preliminary design and the final project design is approximately 60% complete.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and Safety to enter into an amendment to the Professional Services Agreement with Jones & Henry Engineers, Ltd. of Cincinnati, Ohio to perform the additional design related to the Chlorine Gas Conversion Project at the Water Treatment Plant at a cost not to exceed \$32,640, for a total agreement cost not to exceed \$259,070.



FINANCE COMMITTEE

MEMORANDUM

TO: Mr. William Rozell, President of Council

FROM: Patrick E. J. Titterington, Director of Public Service and Safety 

DATE: MAY 9, 2024

SUBJECT: **INCREASING BIDDING AUTHORIZATION – CURBSIDE RECYCLING PROGRAM**

RECOMMENDATION:

That Council increases the authorization for the Curbside Recycling Program.

BACKGROUND:

In April, Council approved legislation authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the curbside recycling program at a cost not to exceed \$535,000 per year for a contract based on three years, with two optional additional years. At that time, staff advised that the requested authorization was increased over Troy's expiring contract (\$425,000 annual), and that the recent bids received by neighboring municipalities for curbside recycling were substantially increased over expiring contracts.

The bid opening for the Curbside Recycling Program was held on May 8, with Rumpke of Ohio, Inc. submitting the only bid as follows:

Contract Year	2024-25	2025-26	2026-27	2027-28	2028-29
Base Bid	\$632,253.44	\$632,253.44	\$632,253.44	\$666,829.80	\$701,406.16
Alternate Bid	\$568,040.20	\$602,616.56	\$642,143.70	\$681,684.24	\$726,103.56

The three-year total on the base bid, which is based on a flat per-collection point cost, is \$1,896,760.32. The three-year total for the alternate bid, which is based on the per-collection point cost increasing each year, is \$1,812,789.16.

Staff has met to review the bids and to update the proforma related to the cost to bring this service in-house versus continuing to contract for the program. That analysis indicates that it continues to be more cost effective to contract for the service, and that the recycling fees continue to support the cost of the contract.

City staff is recommending that Council increase the authorization for the Curbside Recycling Program in an annual amount sufficient to cover the bid based on the Alternate Bid for the three-years plus the two optional one-year contract periods. The appropriation will be monitored through the year to determine if a reappropriation will be required.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council consideration of increasing the authorization for the Curbside Recycling Program as follows:

Contract Year	2024-25	2025-26	2026-27	2027-28	2028-29
Authorization	\$570,000	\$605,000	\$647,000	\$685,000	\$730,000

In that the current contract expires at the end of the month, consideration of emergency legislation is requested.



**LAW & ORDINANCE
COMMITTEE**

ORDINANCE No. 0-18-2024

Dayton Legal Blank, Inc.

**AN ORDINANCE AMENDING SECTIONS 1143.13, 1143.14, 1143.15,
AND 1143.18 OF THE ZONING CODE OF THE CITY OF TROY, OHIO**

WHEREAS, the Council of the City of Troy, Ohio finds it appropriate to amend the Zoning Code of the City of Troy, Ohio related to the Downtown Riverfront Overlay District.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio, as follows:

SECTION I: That Section 1143.13 of the Zoning Code of the City of Troy, Ohio, attached hereto and marked Exhibit "A" is hereby repealed.

SECTION II: That Section 1143.13 of the Zoning Code of the City of Troy, Ohio, as set forth below is enacted as follows:

"1143.13 B-1 LOCAL RETAIL DISTRICT

(a) **Purpose.** The "B-1" Local Retail District is intended to permit the development of retail sales and personal services required to meet the day-to-day needs of an adjacent residential neighborhood. Stores, businesses and offices in this zone should be useful to the majority of the neighborhood residents, should be economically supportable by nearby population, and should not draw community-wide patronage. A grocery store or grocery store/drugstore combination is favored as the principal tenant in a local retail district. In general, the "B-1" Local Retail District is intended for the grouping of a grocery store and small retail businesses and office uses which are relatively nuisance-free to surrounding residences and which do not detract from the residential purpose and character of the surrounding neighborhood. Residential uses may be permitted on the second story or above when located in a building in which the first floor is devoted to a permitted use.

(b) **Principal Permitted Uses.** Only those uses set forth below which continuously conform to all the requirements of divisions (e) through (g) of this section shall be permitted:

- Accountant's office.
- Apparel stores – retail sales.
- Architect's office.
- Art and school supplies – retail sales.
- Art galleries and museums.
- Artist, sculptor and composer studios.
- Attorney's office.
- Automobile fuel dispensing station.
- Automobile parking garages.
- Automobile parking lots.
- Banks and financial institutions.
- Barber and beauty shops.
- Bed and Breakfast.
- Bicycle sale, rental and repair.
- Books – retail sales.
- Business, civic, fraternal association and labor meeting rooms.
- Cameras and photo supplies – retail sales.
- Candy and confectionery – retail sales.
- Child day – care centers.
- Churches, chapels, temples, synagogues.
- Cigars, cigarettes, tobacco – retail sales.
- Drug stores – retail sales.
- Dry cleaning and laundromats.
- Eating place – carry out.
- Eating place - #1.
- Eating place - #2.
- Electrical appliance repair.
- Engineer's office.
- Florists.
- Food stores – retail sales.
- Gift shops.
- Government buildings, structures, or premises used exclusively be federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.
- Grocery, meat and fish – retail sales.
- Hardware – retail sales.
- Hobby shops – retail sales.
- Insurance agent's office.
- Jewelry – retail sales.
- Lawn mower sales, service and repair.
- Leather goods and luggage – retail sales.
- Libraries.

- Locksmiths.
- Medical and dental laboratories.
- Medical and dental office/clinic.
- Mortuaries and funeral parlors.
- Newsstand – retail sales.
- Office supplies and stationary – retail sales.
- Optical goods – retail sales.
- Package liquor, beer and wine – retail sales.
- Paint, glass and wallpaper – retail sales.
- Pet grooming, all day – no overnight.
- Pet sales and supplies – retail sales.
- Photo studios.
- Private clubs.
- Professional Offices not otherwise mentioned.
- Public parks, playgrounds and community centers.
- Public utility.
- Radio and television-sales, service and repair.
- Real estate broker's office.
- Repair part – retail sales.
- Residential use on second story or above.
- Retail and service uses.
- Schools – primary, intermediate and secondary – public or private.
- Seamstress and tailor.
- Shoe repair.
- Upholstery shop, not involving furniture manufacturing.
- Variety stores – retail sales.
- Veterinary office – no boarding.
- Watch, clock and jewelry repair.

(c) Principally Permitted Uses in the Downtown Riverfront Overlay District. Only the following uses that are located in the Downtown Riverfront Overlay District set forth below which continuously conform to all the requirements of divisions (e) through (g) of this section shall be permitted:

- Accountant's office.
 - Apparel stores – retail stores.
 - Architect's office.
 - Art and school supplies – retail sales.
 - Art galleries and museums.
 - Artist, sculptor and composer studios.
 - Attorney's office.
 - Automobile parking garages.
 - Automobile parking lots.
 - Banks and financial institutions.
 - Barber and beauty shops.
 - Bed and Breakfast.
 - Bicycle sale, rental and repair.
 - Books – retail sales.
 - Business, civic, fraternal association and labor meeting rooms.
 - Cameras and photo supplies – retail sales.
 - Candy and confectionery – retail sales.
 - Child day – care centers.
 - Churches, chapels, temples, synagogues.
 - Cigars, cigarettes, tobacco – retail sales.
 - Drug stores – retail sales.
 - Dry cleaning and laundromats.
 - Eating place – carry out.
 - Eating place - #1.
 - Eating place - #2.
 - Electrical appliance repair.
 - Engineer's office.
 - Florists.
 - Food stores – retail sales.
 - Gift shops.
 - Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.
 - Grocery, meat and fish – retail sales.
 - Hardware – retail sales.
 - Hobby shops – retail sales.
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- Insurance agent's office.
- Jewelry – retail sales.
- Leather goods and luggage – retail sales.
- Libraries.
- Locksmiths.
- Medical and dental laboratories.
- Medical and dental office/clinic.
- Mortuaries and funeral parlors.
- Newsstand – retail sales.
- Office supplies and stationary – retail sales.
- Optical goods – retail sales.
- Package liquor, beer and wine – retail sales.
- Paint, glass and wallpaper – retail sales.
- Pet grooming, all day – no overnight.
- Pet sales and supplies – retail sales.
- Photo studios.
- Private clubs.
- Professional Offices not otherwise mentioned.
- Public parks, playgrounds and community centers.
- Public utility.
- Radio and television-sales, service and repair.
- Real estate broker's office.
- Residential use on second story or above.
- Retail and service uses.
- Schools – primary, intermediate and secondary – public or private.
- Seamstress and tailor.
- Shoe repair.
- Upholstery shop, not involving furniture manufacturing.
- Variety stores – retail sales.
- Veterinary office – no boarding.
- Watch, clock and jewelry repair.

(d) Permitted Accessory Uses. The following are permitted as accessory uses subject to the provisions of Section 1151.04 of this Zoning Code:

- (1) Refuse Dumpsters.
- (2) A structure for storage incidental to a permitted use.
- (3) Off-street parking and loading as regulated in Sections 1153 and 1155 of this Zoning Code.
- (4) Any use which is customarily found in conjunction with principal use as approved by the Planning Commission.

(e) Lot Size Requirements. Each separate zoning lot in the "B-1" Local Retail District shall:

- (1) Contain a minimum lot area of twenty thousand (20,000) square feet.
- (2) Have a minimum lot width of one hundred (100) feet.
- (3) Have a minimum lot depth of one hundred (100) feet.
- (4) Have a maximum lot depth to lot width ratio of 3:1 except on cul-de-sacs lots and other lots bearing unique topography.

(f) Buffer Strips. A buffer strip shall be established on the lot being developed in the "B-1" Local Retail District when it abuts the following zoning districts:

- (1) A, A-R, R-1 to R-7: A minimum of twenty-five (25) feet in width.

All buffer strips shall be developed in accordance with the standards outlined in Section 1149.11 of this Zoning Code.

(g) Bulk Regulations. All construction on any zoning lot in the "B-1" Local Retail District shall provide for:

- (1) Maximum building lot coverage of sixty (60) percent.
- (2) Maximum structure height of forty (40) feet.
- (3) Minimum front yard of twenty-five (25) feet.
- (4) Minimum side yard of five (5) feet.
- (5) Minimum rear yard of twenty-five (25) feet.

(h) Development Standards. All development in the "B-1" Local Retail Zoning District shall be subject to the applicable provisions of Sections 1147 through 1159 of this Zoning Code."

SECTION III: That Section 1143.14 of the Zoning Code of the City of Troy, Ohio, attached hereto and marked Exhibit "B" is hereby repealed.

SECTION IV: That Section 1143.14 of the Zoning Code of the City of Troy, Ohio, as set forth below is enacted as follows:

"1143.14 B-2 GENERAL BUSINESS DISTRICT

(a) Purpose. The "B-2" District is intended to provide for the development of major retail shopping areas and centers outside the downtown area. These districts include much of the strip commercial property existing along the major streets of the City. The uses permitted are intended to accommodate the general retail consumer.

(b) Principal Permitted Uses. Only those uses set forth below which continuously conform to all the requirements of divisions (e) through (g) of this section shall be permitted:

- Accountant's office.
- Agricultural implement sales and service.
- Apparel stores – retail sales.
- Architect's office.
- Art and school supplies – retail sales.
- Art galleries and museums.
- Artist, sculptor and composer studios.
- Attorney's office.
- Auction sales.
- Automobile accessories – retail sales, including incidental installation.
- Automobile fuel dispensing station.
- Automobile parking garages.
- Automobile parking lots.
- Automobile repair garages – no body work.
- Automobile service stations.
- Automobile Wash.
- Bakeries – retail sales.
- Banks and financial institutions.
- Barber and beauty schools.
- Barber and beauty shops.
- Bicycle sale, rental and repair.
- Blueprinting, photocopying, photo finishing services.
- Books – retail sales.
- Bowling lanes.
- Building material sale and storage facilities.
- Business, civic, fraternal association and labor meeting rooms.
- Business and technical schools.
- Cabinet shops.
- Cameras and photo supplies – retail sales.
- Candy and confectionery – retail sales.
- Catering services.
- Day-care centers.
- Churches, chapels, temples, synagogues.
- Cigars, cigarettes, tobacco – retail sales.
- Coin-operated amusement centers.
- Dance halls.
- Dancing schools.
- Department stores.
- Driver training schools (Automobile).
- Drug stores – retail sales.
- Dry cleaning and laundromats.
- Eating place – carry out.
- Eating place – Drive-in.
- Eating place - #1.
- Eating place - #2.
- Electrical appliance repair.
- Engineer's office.
- Equipment rental services, including cars, trucks and trailers.
- Exterminating services.
- Florists.
- Food brokers – retail, wholesale and storage without processing.
- Food stores – retail sales.
- Garden stores.
- Gift shops.

- Government buildings, structures, or premises used exclusively be federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.
- Grocery, meat and fish – retail sales.
- Gymnasiums.
- Hardware – retail sales.
- Health studios and clubs.
- Heating, A/C, electric and plumbing sales, service and repair.
- Hobby shops – retail sales.
- Hotels and motels.
- Insurance agent's office.
- Jewelry – retail sales.
- Kennel.
- Lawn mower sales, service and repair.
- Leather goods and luggage – retail sales.
- Libraries.
- Locksmiths.
- Medical and dental laboratories.
- Medical and dental office/clinic.
- Mortuaries and funeral parlors.
- Motorcycle sales and service.
- Newsstand – retail sales.
- Office supplies and stationary – retail sales.
- Optical goods – retail sales.
- Package liquor, beer and wine – retail sales – Drive- thru.
- Package liquor, beer and wine – retail sales.
- Paint, glass and wallpaper – retail sales.
- Pet grooming – all day, no overnight.
- Pet sales and supplies – retail sales.
- Photo studios.
- Private clubs.
- Professional Office not otherwise mentioned.
- Public parks, playgrounds and community centers.
- Public utility.
- Radio and television – sales, service and repair.
- Real estate broker's office.
- Repair part – retail sales.
- Residential use on second story or above.
- Retail and service uses.
- Sales offices and service centers.
- Schools – primary, intermediate and secondary – public or private.
- Seamstress and tailor.
- Shoe repair.
- Upholstery shop, not involving furniture manufacturing.
- Variety stores – retail sales.
- Veterinary office – w/boarding.
- Watch, clock and jewelry repair.

(c) Principally Permitted Uses in the Downtown Riverfront Overlay District. Only the following uses that are located in the Downtown Riverfront Overlay District set forth below which continuously conform to all the requirements of divisions (e) through (g) of this section shall be permitted:

- Accountant's office.
 - Apparel stores – retail sales.
 - Architect's office.
 - Art and school supplies – retail sales.
 - Art galleries and museums.
 - Artist, sculptor and composer studios.
 - Attorney's office.
 - Auction sales.
 - Automobiles accessories – retail sales, including incidental installation.
 - Automobile parking garages.
 - Automobile parking lots.
 - Bakeries – retail sales.
 - Banks and financial institutions.
 - Barber and beauty schools.
 - Barber and beauty shops.
 - Bicycle sale, rental and repair.
 - Blueprinting, photocopying, photo finishing services.
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- Books – retail sales.
 - Bowling lanes.
 - Business, civic, fraternal association and labor meeting rooms.
 - Business and technical schools.
 - Cabinet shops.
 - Cameras and photo supplies – retail sales.
 - Candy and confectionery – retail sales.
 - Catering services.
 - Day-care centers.
 - Churches, chapels, temples, synagogues.
 - Cigars, cigarettes, tobacco – retail sales.
 - Coin-operated amusement centers.
 - Dance halls.
 - Dancing schools.
 - Department stores.
 - Driver training schools (Automobile).
 - Drug stores – retail sales.
 - Eating place – carry out.
 - Eating place – Drive-in.
 - Eating place - #1.
 - Eating place - #2.
 - Electrical appliance repair.
 - Engineer's office.
 - Florists.
 - Food stores – retail sales.
 - Garden stores.
 - Gift shops.
 - Government buildings, structures, or premises used exclusively be federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.
 - Grocery, meat and fish – retail sales.
 - Gymnasiums.
 - Hardware – retail sales.
 - Health studios and clubs.
 - Hobby shops – retail sales.
 - Hotels and motels.
 - Insurance agent's office.
 - Jewelry – retail sales.
 - Kennel.
 - Leather goods and luggage – retail sales.
 - Libraries.
 - Locksmiths.
 - Medical and dental laboratories.
 - Medical and dental office/clinic.
 - Mortuaries and funeral parlors.
 - Newsstand – retail sales.
 - Office supplies and stationary – retail sales.
 - Optical goods – retail sales.
 - Package liquor, beer and wine – retail sales – without Drive Thru.
 - Paint, glass and wallpaper – retail sales.
 - Pet grooming – all day, no overnight.
 - Pet sales and supplies – retail sales.
 - Photo studios.
 - Private clubs.
 - Professional Office not otherwise mentioned.
 - Public parks, playgrounds and community centers.
 - Public utility.
 - Radio and television – sales, service and repair.
 - Real estate broker's office.
 - Repair part – retail sales.
 - Residential use on second story or above.
 - Retail and service uses.
 - Sales offices and service centers.
 - Schools – primary, intermediate and secondary – public or private.
 - Seamstress and tailor.
 - Shoe repair.
 - Upholstery shop, not involving furniture manufacturing.
 - Variety stores – retail sales.
 - Veterinary office – w/boarding.
 - Watch, clock and jewelry repair.
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(d) Permitted Accessory Uses. The following are permitted as accessory uses subject to the provisions of Section 1151.04 of this Zoning Code:

- (1) Refuse Dumpsters.
- (2) A structure for storage incidental to a permitted use.
- (3) Off-street parking and loading as regulated in Sections 1153 and 1155 of this Zoning Code.
- (4) Any use which is customarily found in conjunction with principal use as approved by the Planning Commission.

(e) Lot Size Requirements. Each separate zoning lot in the "B-2" General Business District shall:

- (1) Contain a minimum lot area of forty thousand (40,000) square feet.
- (2) Have a minimum lot width of one hundred-fifty (150) feet.
- (3) Have a minimum lot depth of one hundred (100) feet.
- (4) Have a maximum lot depth to lot width ratio of 3:1 except on cul-de-sacs lots and other lots bearing unique topography.

(f) Buffer Strips. A buffer strip shall be established on the lot being developed in the "B-2" General Business District when it abuts the following districts:

- (1) A, A-R, R-1 to R-7, OR-1, OC-1, B-1, WO: A minimum of twenty-five (25) feet in width.

(g) Bulk Regulations. All construction on any zoning lot in the "B-2" General Business District shall:

- (1) Maximum building lot coverage of eighty (80) percent.
- (2) Maximum structure height of sixty-five (65) feet.
- (3) Minimum front yard of twenty-five (25) feet.
- (4) Minimum side yard of ten (10) feet, or half the building height, whichever is greater.
- (5) Minimum rear yard of twenty-five (25) feet.

(h) Development Standards. All development in the "B-2" General Business Zoning District shall be subject to the applicable provisions of Sections 1147 through 1159 of this Zoning Code."

SECTION V: That Section 1143.15 of the Zoning Code of the City of Troy, Ohio, attached hereto and marked Exhibit "C" is hereby repealed.

SECTION VI: That Section 1143.15 of the Zoning Code of the City of Troy, Ohio, as set forth below is enacted as follows:

"1143.15 B-3 CENTRAL BUSINESS DISTRICT

(a) Purpose. The "B-3" Central Business District is intended to accommodate office concentrations and the great variety of retail stores and related activities which occupy the prime area within the central business district, and which serve the entire metropolitan area. High intensity and large bulk development characterize the central business district area. It is intended that this district not be mapped outside the downtown area.

(b) Principal Permitted Uses. Only those uses set forth below which continuously conform to all the requirements of divisions (d) through (f) of this section shall be permitted:

- Accountant's office.
- Apparel stores – retail sales.
- Architect's office.
- Art and school supplies – retail sales.
- Art galleries and museums.
- Artist, sculptor and composer studios.
- Attorney's office.
- Auction sales.
- Automobile accessories – retail sales, including incidental installation.
- Automobile parking garages.
- Automobile parking lots.
- Bakeries – retail sales.
- Banks and financial institutions.

- Barber and beauty shops.
- Bicycle sale, rental and repair.
- Blueprinting, photocopying, photo finishing services.
- Books – retail sales.
- Business, civic, fraternal association and labor meeting rooms.
- Cabinet shops.
- Cameras and photo supplies – retail sales.
- Candy and confectionery – retail sales.
- Churches, chapels, temples, synagogues.
- Cigars, cigarettes, tobacco – retail sales.
- Dancing schools.
- Department stores.
- Drug stores – retail sales.
- Dry cleaning and laundromats.
- Eating place – carry out.
- Eating place - #1.
- Eating place - #2.
- Electrical appliance repair.
- Engineer's office.
- Florists.
- Food stores – retail sales.
- Gift shops.
- Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.
- Grocery, meat and fish – retail sales.
- Gymnasiums.
- Hardware – retail sales.
- Health studios and clubs.
- Hobby shops – retail sales.
- Hotels and motels.
- Insurance agent's office.
- Jewelry – retail sales.
- Leather goods and luggage – retail sales.
- Libraries.
- Locksmiths.
- Medical and dental laboratories.
- Medical and dental office/clinic.
- Mortuaries and funeral parlors.
- Newsstand – retail sales.
- Nursing homes.
- Office supplies and stationary – retail sales.
- Optical goods – retail sales.
- Paint, glass and wallpaper – retail sales.
- Pet sales and supplies – retail sales.
- Photo studios.
- Private clubs.
- Professional Offices not otherwise mentioned.
- Public parks, playgrounds and community centers.
- Public utility.
- Radio and television – sales, service and repair.
- Railroad stations – passenger.
- Real estate broker's office.
- Repair part – retail sales.
- Rescue missions.
- Residential use on second story or above.
- Retail and service uses.
- Rooming houses.
- Sales offices and service centers.
- Schools – primary, intermediate and secondary – public or private.
- Seamstress and tailor.
- Shoe repair.
- Upholstery shop, not involving furniture manufacturing.
- Variety stores – retail sales.
- Watch, clock and jewelry repair.

(c) Permitted Accessory Uses. The following are permitted as accessory uses subject to the provisions of Section 1151.04 of this Zoning Code:

- (1) Refuse Dumpsters.
 - (2) A structure for storage incidental to a permitted use.
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- (3) Off-street parking and loading as regulated in Sections 1153 and 1155 of this Zoning Code.
- (4) Any use which is customarily found in conjunction with principal use as approved by the Planning Commission.

(d) Lot Size Requirements. Each separate zoning lot in the "B-3" Central Business District shall:

- (1) No minimum lot size requirement.
- (2) Have a minimum lot width of one hundred (100) feet.
- (3) Have a minimum lot depth of one hundred (100) feet.
- (4) Have a maximum lot depth to lot width ratio of 3:1 except on cul-de-sacs lots and other lots bearing unique topography.

(e) Buffer Strips. A buffer strip shall be established on the lot being developed in the "B-3" Central Business District when it abuts the following zoning districts:

- (1) A, A-R, R-1 to R-7: A minimum of twenty-five (25) feet in width.

All buffer strips shall be developed in accordance with the standards outlined in Section 1149.11 of this Zoning Code.

(f) Bulk Regulations. All construction on any zoning lot in the "B-3" Central Business District shall provide for:

- (1) Maximum structure height of thirty-five (35) feet.
- (2) Minimum rear yard of twenty-five (25) feet when adjoining a residential zoning district.

(g) Development Standards. All development in the "B-3" Central Business Zoning district shall be subject to the applicable provisions of Sections 1147 through 1159 of this Zoning Code."

SECTION VII: That Section 1143.18 of the Zoning Code of the City of Troy, Ohio, attached hereto and marked Exhibit "D" is hereby repealed.

SECTION VIII: That Section 1143.18 of the Zoning Code of the City of Troy, Ohio, as set forth below is enacted as follows:

"1143.18 M-2 LIGHT INDUSTRIAL DISTRICT

(a) Purpose. The "M-2" Light Industrial District is designed to provide for industrial uses, which can be operated in such a manner as to conform to the applicable performance standards specified in the district. These performance standards regulate such uses in order to prohibit congestion and for the protection of adjacent residential and business activities.

(b) Principal Permitted Uses. Only those uses set forth below which continuously conform to all the requirements of divisions (e) through (g) of this section shall be permitted:

- Agricultural implement sales and service.
- Agricultural uses.
- Auction sales.
- Automobile fuel dispensing station.
- Automobile parking garages.
- Automobile parking lots.
- Automobile repair garages – including body work.
- Bakeries – wholesale sales.
- Beverage distributors and bottling plants.
- Bone, canvas, cellophane, clay, cloth, cork, feathers, felt – manufacturing, assembling, compounding, or treatment (or any combination of these processes).
- Building material sales and storage facilities.
- Carpentry shops.
- Cash advance businesses.
- Cement block and formed products manufacturing.
- Cold storage plants.
- Commercial greenhouses and nurseries.
- Contractor sales, storage and equipment yards.
- Crematoriums (pet and human).
- Dairy and food product processing and packaging.
- Driver training schools (trucks).
- Dry cleaning – commercial.

- Electrical and electronic products, components and equipment – manufacturing, assembling or repair.
 - Equipment rental services, including cars, trucks and trailers.
 - Exterminating services.
 - Fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious stone or metal, sheet metal, shell, textiles, tobacco, wax, wire and wood, but not including as a principal operation, the manufacture of such substances.
 - Food brokers – retail, wholesale and storage without processing.
 - Frozen food lockers.
 - Garden stores.
 - Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.
 - Government buildings, structures, or premises used exclusively by federal, state, county, township or municipal governments for public purposes, provided open storage areas are screened.
 - Heating, A/C, electric and plumbing sales, service and repair.
 - Liquid fuel, petroleum products, petroleum, and volatile oils – bulk storage stations in accordance with Section 1143.18(g) hereof.
 - Machine shops, tool and die shops.
 - Machinery and heavy equipment rental, sales and storage.
 - Manufacturing, assembling or repair of medical, dental, optical and similar precision instruments or appliances.
 - Manufacturing training facility.
 - Meat processing and packaging, exclusive of slaughtering.
 - Medical and dental laboratories.
 - Metal products, excluding structural steel and foundry products or product from previously prepared materials – manufacturing, compounding, assembling or treatment (or any combination of these processes).
 - Moving and storage companies.
 - Musical instruments – manufacturing, assembling or repair.
 - Novelties, toys and rubber products – manufacturing, assembling or repair.
 - Pawn shops.
 - Pharmaceutical products, including cosmetics, toiletries and perfumes, but excluding the manufacture of soap from raw materials or products previously prepared – manufacturing, compounding, assembling, or treatment (or any combination of these processes).
 - Pool Halls.
 - Printing, publishing, binding and typesetting plants.
 - Private clubs.
 - Public utility.
 - Railroad stations, depots, train yards, classification yards and team tracks.
 - Research and engineering laboratories.
 - Sales offices and service centers.
 - Sawing and planning mills.
 - Self-Storage Facility
 - Sexually oriented business.
 - Sign painting and manufacture.
 - Stone products processing and manufacturing.
 - Tattoo parlors.
 - Truck fuel dispensing stations.
 - Truck repair facility.
 - Truck sales and service.
 - Truck washing facility.
 - Trucking and motor freight terminals.
 - Watches and clocks, including clock operated devices – manufacturing, assembling or repair.
 - Water filtration plants and pumping stations.
 - Wholesale houses, warehouse and other storage facilities.
 - Wholesale, but not retail warehouses.
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(c) Principally Permitted Uses in the Downtown Riverfront Overlay. Only the following uses that are located in the Downtown Riverfront Overlay District set forth below which continuously conform to all the requirements of divisions (e) through (g) of this section shall be permitted:

- Bakeries – wholesale sales.
- Beverage distributors and bottling plants.
- Carpentry shops.
- Cash advance businesses.
- Dry cleaning – commercial.
- Garden stores.
- Government buildings, structures, or premises used exclusively be federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.
- Government buildings, structures, or premises used exclusively by federal, state, county, township or municipal governments for public purposes, provided open storage areas are screened.
- Heating, A/C, electric and plumbing sales, service and repair.
- Manufacturing, assembling or repair of medical, dental, optical and similar precision instruments or appliances.
- Manufacturing training facility.
- Medical and dental laboratories.
- Musical instruments – manufacturing, assembling or repair.
- Pool Halls.
- Private clubs.
- Public utility.
- Railroad stations, depots, train yards, classification yards and team tracks.
- Research and engineering laboratories.
- Sales offices and service centers.
- Sign painting and manufacture.
- Watches and clocks, including clock operated devices – manufacturing, assembling or repair.
- Water filtration plants and pumping stations.
- Wholesale houses, warehouse and other storage facilities.
- Wholesale, but not retail warehouses.

(d) Permitted Accessory Uses. The following are permitted as accessory uses subject to the provisions of Section 1151.04 of this Zoning Code:

- (1) Refuse Dumpsters.
- (2) A structure or outdoor hard surface area for storage incidental to a permitted use, provided that the outdoor hard surface area for storage does not exceed 10% of the area of the lot. All outdoor storage shall be on a hard surface.
- (3) Off-street parking and loading as regulated in Sections 1153 and 1155 of this Zoning Code.
- (4) Any use which is customarily found in conjunction with principal use as approved by the Planning Commission.

(e) Lot Size Requirements. Each separate zoning lot in the "M-2" Light Industrial District shall:

- (1) Contain a minimum lot area of twenty thousand (20,000) square feet.
- (2) Have a minimum lot width of one hundred (100) feet.
- (3) Have a minimum lot depth of two hundred (200) feet.
- (4) Have a maximum lot depth to lot width ratio of 3:1 except on cul-de-sacs lots and other lots bearing unique topography.

(f) Buffer Strips. A buffer strip shall be established on the lot being developed in the "M-2" Light Industrial District when it abuts the following zoning districts:

- (1) A, A-R, R-1 to R-7: A minimum of twenty-five (25) feet in width.

(g) Bulk Regulations. All construction on any zoning lot in the "M-2" Light Industrial District shall provide for:

- (1) Maximum building lot coverage of eighty (80) percent.
- (2) Maximum structure height of seventy-five (75) feet, but not more than the horizontal distance of the closest part of the structure from the nearest lot line. The Planning Commission may allow for a higher structure upon review of the specific circumstances and proximity to non-industrial neighboring uses.
- (3) Minimum front yard of twenty-five (25) feet.
- (4) Minimum side yard of ten (10) feet or half the building height, whichever is greater.
- (5) Minimum rear yard of twenty-five (25) feet or half the building height, whichever is greater.
- (6) Minimum transitional yards as follows:
 - A. Where a side lot line coincides with a side or rear lot line in an adjacent residence district, then a side yard shall be provided along the side lot line that is equal in width to one-half ($\frac{1}{2}$) of the building height.
 - B. Where a rear lot line coincides with a side or rear lot line in a residence district, then a rear yard shall be provided along the rear lot line that is equal in width to one-half ($\frac{1}{2}$) the building height. When separated by an alley, one-half ($\frac{1}{2}$) the alley width may be used as part of the required yard.
 - C. Where a side lot line lies across the street from the front yard of residential structures located in a residence district, then a side yard shall be provided along the side lot line that is not less than twenty-five (25) feet in depth.
 - D. Where the extension of a front or side lot line coincides with a front line of an adjacent lot located in a residence district on the same block, then a front or side yard equal in depth to the minimum front yard required by this Zoning Code in the adjacent residence district shall be provided along the front or side lot line for the remainder of the block, including the width of any intervening alley.
 - E. Where a front lot line lies across the street from a side lot line in a residential district, then a front yard shall be provided along the front lot line that is not less than twenty-five (25) feet in depth.
 - F. Where a front lot line lies across the street from a side lot line in a residential district, then a front yard shall be provided along the front lot line which is not less than the required front yard for the residential lot.
 - G. Where the extension of a front or side lot line coincides with a side lot line of an adjacent lot in a residence district on the same block, then a yard equal in depth to the minimum side yard required by this Zoning Code in the adjacent residence district shall be provided along the front or side lot line for the remainder of the block, including the width of any intervening alley.

(h) Development Standards. All development in the "M-2" Light Industrial Zoning District shall be subject to the applicable provisions of Sections 1147 through 1159 of this Zoning Code and the following standards:

- A. Any use constructed, established, altered or enlarged in the "M-2" Light Industrial District shall be operated so as to comply with the approved development plan and with the following standards. No use already established shall be altered or modified so as to conflict with, or further conflict with, the applicable standards established hereinafter for the "M-2" Light Industrial District.
 - B. Noise from any operation conducted on the premises, other than that emanating from vehicular traffic, either continuous or intermittent, shall be subject to the provisions of Section 1157 of this Zoning Code.
 - C. No emission of toxic or noxious matter, which is injurious to human health, comfort, or enjoyment of life and property or to animal or plant life, shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the industry involved shall be taken.
 - D. Vibrations, which can be detected without the use of instruments at or beyond the lot lines, are prohibited.
 - E. Exterior lighting shall be in accordance with the provisions of Section 1157 of this Zoning Code. All fixtures shall be shielded so that no direct light is cast upon any property located in a residential zoning district.
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- F. No building or structure shall be used for residential purposes except that a watchman or custodian may reside on the premises.
- G. All premises shall be furnished with all-weather hard surfaced walks of a material such as bituminous or Portland cement, concrete, wood, tile, terrazzo, or similar material, and except for parking areas, the grounds shall be planted and landscaped.
- H. The storage, utilization, or manufacture of solid, liquid, and gaseous chemicals and other materials shall be permitted subject to the following conditions:
 - 1. The storage, utilization, or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted, but only if these materials or products are stored, utilized, or manufactured within completely enclosed buildings meeting applicable building codes.
 - 2. All activities involving the use and/or storage and/or disposal of flammable liquids or materials which produce flammable or explosive vapors or gases shall be provided with adequate safety and protective devices against hazards or fire and explosion, as required by applicable building codes.
 - 3. The storage, utilization, or manufacture of pyrophoric and explosive powders and dusts, and of materials and products, which decompose by detonation, is prohibited. The storage of limited amounts of such materials may be permitted if permitted by applicable building codes.
 - 4. The manufacture of flammable liquids or materials, which produce flammable or explosive vapors or gases, is prohibited.
 - 5. The storage and utilization of flammable liquids or materials that produce flammable or explosive vapors or gases shall be permitted on any lot in strict conformance with the applicable regulations set forth in the "Ohio Rules and Regulations of the Division of the State Fire Marshal for the Manufacture, Storage, Handling, Sale and Transportation of Flammable and Combustible Liquids".
- I. The handling of radioactive materials, the discharge of such materials into the air and water and the disposal of radioactive wastes shall be in strict conformance with:
 - 1. The applicable regulations of the Atomic Energy Commission and/or the Environmental Protection Agency.
 - 2. The applicable regulations of any instrumentality of the state.
- J. Sexually Oriented Business
 - 1. No sexually oriented business shall be established or operated within seven hundred and fifty (750) feet of any of the following:
 - I. A church, synagogue, mosque, temple, or building which is used primarily for religious worship and related religious activities;
 - II. A public or private educational facility including, but not limited to, child day care facilities, nursery schools, preschools, kindergartens, elementary schools, private schools, junior high schools, middle schools, high schools, vocational schools, secondary schools, continuation schools, special education schools, junior colleges and universities. "School" includes the school grounds, but does not include facilities used primarily for another purpose and incidentally as a school;
 - III. A boundary of a residence district as defined in the Troy Zoning Code;
 - IV. A public park or recreational area which has been designated for park or recreational activities including, but not limited to, a park, a playground, nature trails, swimming pool, reservoir, athletic field, basketball or tennis courts, pedestrian/bicycle paths, wilderness areas, or other similar public land within the City which is under the control, operation, or management of the City park and recreation authorities;
 - V. An entertainment business which is oriented primarily towards children or family entertainment; or

- VI. The right-of-way of any divided, limited access highway including Interstate Route 75.
2. No sexually oriented business shall be established within a radius of one thousand (1,000) feet of any other sexually oriented business or within a radius of one thousand (1,000) feet of any two (2) of the following establishments:
 - I. Cabarets, clubs, or other establishments which feature topless or bottomless dancers, go-go dancers, exotic dancers, strippers, male or female impersonators, or similar entertainers.
 - II. Establishments for the sale of beer or intoxicating liquor for consumption on the premises.
 - III. Pawn shops.
 - IV. Pool or billiard halls.
 - V. Coin operated amusement centers.
 - VI. Dance halls and discotheques.
 - VII. Massage parlors.
3. Signs for sexually oriented businesses shall be regulated as follows:
 - I. Wall signs:
 - (i) Shall only contain the name of the business establishment.
 - (ii) May be illuminated.
 - (iii) Shall not exceed twenty-four (24) square feet.
 - (iv) Shall not be animated or flashing.
 - II. Window or door signs:
 - (i) Shall not be illuminated.
 - (ii) Shall not exceed five (5) per cent of the surface area upon which such sign is attached.
 - III. Electronically changeable copy signs are prohibited.
 - IV. Exterior lighting shall not be colored and shall be restricted to shades of white.
 - V. Exterior lights shall not be flashing, or changing in color or intensity.
 - VI. Neon stripes or similar illuminated architectural ornamentations are prohibited.
 - VII. Searchlights or similar promotional devices are prohibited.
 - VIII. Pennants, streamers, banners, hot air or cold-air inflated structures or figures, balloons and similar architectural ornamentations and/or decorations, which direct attention of passerby to the premises, are prohibited. These shall include, but not be limited to abstract paint schemes, multi-colored stripes, murals, steeples, sculptures, and topiary landscaping.
 - IX. All other signs are prohibited."

SECTION IX: That this Ordinance shall be effective at the earliest date allowed by law.

SECTION X: That upon the effective date of this Ordinance, the moratorium imposed by Ordinance No. O-7-2024 shall expire and be of no further effect.

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor

(b) Purpose. The "B-1" Local Retail District is intended to permit the development of retail sales and personal services required to meet the day-to-day needs of an adjacent residential neighborhood. Stores, businesses and offices in this zone should be useful to the majority of the neighborhood residents, should be economically supportable by nearby population, and should not draw community-wide patronage. A grocery store or grocery store/drugstore combination is favored as the principal tenant in a local retail district. In general, the "B-1" Local Retail District is intended for the grouping of a grocery store and small retail businesses and office uses which are relatively nuisance-free to surrounding residences and which do not detract from the residential purpose and character of the surrounding neighborhood. Residential uses may be permitted on the second story or above when located in a building in which the first floor is devoted to a permitted use.

(c) Principal Permitted Uses. Only those uses set forth below which continuously conform to all the requirements of divisions (d) through (f) of this section shall be permitted:

- * Accountant's office.
- * Apparel stores – retail sales.
- * Architect's office.
- * Art and school supplies – retail sales.
- * Art galleries and museums.
- * Artist, sculptor and composer studios.
- * Attorney's office.
- * Automobile fuel dispensing station.
- * Automobile parking garages.
- * Automobile parking lots.
- * Banks and financial institutions.
- * Barber and beauty shops.
- * Bed and breakfasts.
- * Bicycle sale, rental and repair.
- * Books – retail sales.
- * Business, civic, fraternal association and labor meeting rooms.
- * Cameras and photo supplies – retail sales.
- * Candy and confectionery – retail sales.
- * Child day – care centers.
- * Churches, chapels, temples, synagogues.
- * Cigars, cigarettes, tobacco – retail sales.
- * Drug stores – retail sales.
- * Dry cleaning and laundromats.
- * Eating place – carryout.
- * Eating place - #1.
- * Eating place - #2.
- * Electrical appliance repair.
- * Engineer's office.
- * Florists.
- * Food stores – retail sales.
- * Gift shops.
- * Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.
- * Grocery, meat and fish – retail sales.
- * Hardware – retail sales.
- * Hobby shops – retail sales.
- * Insurance agent's office.
- * Jewelry – retail sales.
- * Lawn mower sales, service and repair.
- * Leather goods and luggage – retail sales.
- * Libraries.
- * Locksmiths.
- * Medical and dental laboratories.
- * Medical and dental office/clinic.
- * Mortuaries and funeral parlors.
- * Newsstand – retail sales.
- * Office supplies and stationery – retail sales.
- * Optical goods – retail sales.
- * Package liquor, beer and wine – retail sales.
- * Paint, glass and wallpaper – retail sales.

- * Pet grooming, all day – no overnight.
- * Pet sales and supplies – retail sales.
- * Photo studios.
- * Private clubs.
- * Professional Offices not otherwise mentioned.
- * Public parks, playgrounds and community centers.
- * Public utility.
- * Radio and television sales, service and repair.
- * Real estate broker's office.
- * Repair part – retail sales.
- * Residential use on second story or above.
- * Retail and service uses.
- * Schools – primary, intermediate and secondary – public or private.
- * Seamstress and tailor.
- * Shoe repair.
- * Upholstery shop, not involving furniture manufacturing.
- * Variety stores – retail sales.
- * Veterinary office – no boarding.
- * Watch, clock and jewelry repair.

(d) Permitted Accessory Uses. The following are permitted as accessory uses subject to the provisions of Section 1151.04 of this Zoning Code:

- (1) Refuse Dumpsters.
- (2) A structure for storage incidental to a permitted use.
- (3) Off-street parking and loading as regulated in Sections 1153 and 1155 of this Zoning Code.
- (4) Any use which is customarily found in conjunction with principal use as approved by the Planning Commission.

(e) Lot Size Requirements. Each separate zoning lot in the "B-1" Local Retail District shall:

- (1) Contain a minimum lot area of twenty thousand (20,000) square feet.
- (2) Have a minimum lot width of one hundred (100) feet.
- (3) Have a minimum lot depth of one hundred (100) feet.
- (4) Have a maximum lot depth to lot width ratio of 3:1 except on cul-de-sacs lots and other lots bearing unique topography.

(f) Buffer Strips. A buffer strip shall be established on the lot being developed in the "OC-1" Office-Commercial District when it abuts the following zoning districts:

- (1) A, A-R, R-1 to R-7: A minimum of twenty-five (25) feet in width.

All buffer strips shall be developed in accordance with the standards outlined in Section 1149.11 of this Zoning Code.

(g) Bulk Regulations. All construction on any zoning lot in the "B-1" Local Retail District shall provide for:

- (1) Maximum building lot coverage of sixty (60) percent.
- (2) Maximum structure height of forty (40) feet.
- (3) Minimum front yard of twenty-five (25) feet.
- (4) Minimum side yard of five (5) feet.
- (5) Minimum rear yard of twenty-five (25) feet.

(h) Development Standards. All development in the "B-1" Local Retail Zoning District shall be subject to the applicable provisions of Sections 1147 through 1159 of this Zoning Code.

Exhibit "B"

1143.14

B-2 GENERAL BUSINESS DISTRICT

- (4) **Purpose.** The "B-2" District is intended to provide for the development of major retail shopping areas and centers outside the downtown area. These districts include much of the strip commercial property existing along the major streets of the City. The uses permitted are intended to accommodate the general retail consumer.

- (9) **Principal Permitted Uses.** Only those uses set forth below which continuously conform to all the requirements of divisions (d) through (f) of this section shall be permitted:

- Accountant's office.
- Agricultural implement sales and service.
- Apparel stores – retail sales.
- Architect's office.
- Art and school supplies – retail sales.
- Art galleries and museums.
- Artist, sculptor and composer studios.
- Attorney's office.
- Auction sales.
- Automobile accessories – retail sales, including incidental installation.
- Automobile fuel dispensing station.
- Automobile parking garages.
- Automobile parking lots.
- Automobile repair garages – no body work.
- Automobile service stations.
- Automobile Wash.
- Bakeries – retail sales.
- Banks and financial institutions.
- Barber and beauty schools.
- Barber and beauty shops.
- Bicycle sale, rental and repair.
- Blueprinting, photocopying, photo finishing services.
- Books – retail sales.
- Bowling lanes.
- Building material sale and storage facilities.
- Business, civic, fraternal association and labor meeting rooms.
- Business and technical schools.
- Cabinet shops.
- Cameras and photo supplies – retail sales.
- Candy and confectionery – retail sales.
- Catering services.
- Day-care centers.
- Churches, chapels, temples, synagogues.
- Cigars, cigarettes, tobacco – retail sales.
- Coin-operated amusement centers.
- Dance halls.
- Dancing schools.
- Department stores.
- Driver training schools (Automobile).
- Drug stores – retail sales.
- Dry cleaning and laundromats.
- Eating place – carry out.
- Eating place – Drive-in.
- Eating place – #1.
- Eating place – #2.
- Electrical appliance repair.
- Engineer's office.
- Equipment rental services, including cars, trucks and trailers.
- Extenuating services.
- Florists.
- Food brokers – retail, wholesale and storage without processing.
- Food stores – retail sales.
- Garden stores.
- Gift shops.

- Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.
- Grocery, meat and fish – retail sales.
- Gymnasiums.
- Hardware – retail sales.
- Health studios and clubs.
- Heating, A/C, electric and plumbing sales, service and repair.
- Hobby shops – retail sales.
- Hotels and motels.
- Insurance agent's office.
- Jewelry – retail sales.
- Kennel.
- Lawn mower sales, service and repair.
- Leather goods and luggage – retail sales.
- Libraries.
- Locksmiths.
- Medical and dental laboratories.
- Medical and dental office/clinic.
- Mortuaries and funeral parlors.
- Motorcycle sales and service.
- Newsstand – retail sales.
- Office supplies and stationary – retail sales.
- Optical goods – retail sales.
- Package liquor, beer and wine – retail sales – Drive-thru.
- Package liquor, beer and wine – retail sales.
- Paint, glass and wallpaper – retail sales.
- Pet grooming – all day, no overnight.
- Pet sales and supplies – retail sales.
- Photo studios.
- Private clubs.
- Professional Office not otherwise mentioned.
- Public parks, playgrounds and community centers.
- Public utility.
- Radio and television – sales, service and repair.
- Real estate broker's office.
- Repair part – retail sales.
- Residential use on second story or above.
- Retail and service uses.
- Sales offices and service centers.
- Schools – primary, intermediate and secondary – public or private.
- Seamstress and tailor.
- Shoe repair.
- Upholstery shop, not involving furniture manufacturing.
- Variety stores – retail sales.
- Veterinary office – w/boarding.
- Watch, clock and jewelry repair.

- (e) **Permitted Accessory Uses.** The following are permitted as accessory uses subject to the provisions of Section 1151.04 of this Zoning Code:

- (1) Refuse Dumpsters.
- (2) A structure for storage incidental to a permitted use.
- (3) Off-street parking and loading as regulated in Sections 1153 and 1155 of this Zoning Code.
- (4) Any use which is customarily found in conjunction with principal use as approved by the Planning Commission.

- (f) **Lot Size Requirements.** Each separate zoning lot in the "B-2" General Business District shall:

- (1) Contain a minimum lot area of forty thousand (40,000) square feet.
- (2) Have a minimum lot width of one hundred-fifty (150) feet.
- (3) Have a minimum lot depth of one hundred (100) feet.
- (4) Have a maximum lot depth to lot width ratio of 3:1 except on cul-de-sacs lots and other lots bearing unique topography.

- (g) **Buffer Strips.** A buffer strip shall be established on the lot being developed in the "B-2" General Business District when it abuts the following districts:

- (1) A, A-R, R-1 to R-7, OR-1, OC-1, B-1, WO: A minimum of twenty-five (25) feet in width.

- (h) **Bulk Regulations.** All construction on any zoning lot in the "B-2" General Business District shall:

- 1) Maximum building lot coverage of eighty (80) percent.
- 2) Maximum structure height of sixty-five (65) feet.
- 3) Minimum front yard of twenty-five (25) feet.
- 4) Minimum side yard of ten (10) feet, or half the building height, whichever is greater.
- 5) Minimum rear yard of twenty-five (25) feet.

- (i) **Development Standards.** All development in the "B-2" General Business Zoning District shall be subject to the applicable provisions of Sections 1147 through 1159 of this Zoning Code.

B-3 CENTRAL BUSINESS DISTRICT

- (a) **Purpose.** The "B-3" Central Business District is intended to accommodate office concentrations and the great variety of retail stores and related activities which occupy the prime area within the central business district, and which serve the entire metropolitan area. High intensity and large bulk development characterize the central business district area. It is intended that this district not be mapped outside the downtown area.

- (b) **Principal Permitted Uses.** Only those uses set forth below which continuously conform to all the requirements of divisions (d) through (f) of this section shall be permitted:

- * Accountant's office.
- * Apparel stores – retail sales.
- * Architect's office.
- * Art and school supplies – retail sales.
- * Art galleries and museums.
- * Artist, sculptor and composer studios.
- * Attorney's office.
- * Auction sales.
- * Automobile accessories – retail sales, including incidental installation.
- * Automobile parking garages.
- * Automobile parking lots.
- * Bakeries – retail sales.
- * Banks and financial institutions.
- * Barber and beauty shops.
- * Bicycle sale, rental and repair.
- * Blueprinting, photocopying, photo finishing services.
- * Books – retail sales.
- * Business, civic, fraternal association and labor meeting rooms.
- * Cabinet shops.
- * Cameras and photo supplies – retail sales.
- * Candy and confectionery – retail sales.
- * Churches, chapels, temples, synagogues.
- * Cigars, cigarettes, tobacco – retail sales.
- * Dancing schools.
- * Department stores.
- * Drug stores – retail sales.
- * Dry cleaning and laundromats.
- * Eating place – carry out.
- * Eating place - #1.
- * Eating place - #2.
- * Electrical appliance repair.
- * Engineer's office.
- * Florists.
- * Food stores – retail sales.
- * Gift shops.
- * Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.
- * Grocery, meat and fish – retail sales.
- * Gymnasiums.
- * Hardware – retail sales.
- * Health studios and clubs.
- * Hobby shops – retail sales.
- * Hotels and motels.
- * Insurance agent's office.
- * Jewelry – retail sales.
- * Leather goods and luggage – retail sales.
- * Libraries.
- * Locksmiths.
- * Medical and dental laboratories.
- * Medical and dental office/clinic.
- * Mortuaries and funeral parlors.
- * Newsstand – retail sales.

- * Nursing homes.
- * Office supplies and stationary – retail sales.
- * Optical goods – retail sales.
- * Paint, glass and wallpaper – retail sales.
- * Pet sales and supplies – retail sales.
- * Photo studios.
- * Private clubs.
- * Professional Offices not otherwise mentioned.
- * Public parks, playgrounds and community centers.
- * Public utility.
- * Radio and television – sales, service and repair.
- * Railroad stations – passenger.
- * Real estate broker's office.
- * Repair part – retail sales.
- * Rescue missions.
- * Residential use on second story or above.
- * Retail and service uses.
- * Rooming houses.
- * Sales offices and service centers.
- * Schools – primary, intermediate and secondary – public or private.
- * Seamstress and tailor.
- * Shoe repair.
- * Upholstery shop, not involving furniture manufacturing.
- * Variety stores – retail sales.
- * Watch, clock and jewelry repair.

- (c) **Permitted Accessory Uses.** The following are permitted as accessory uses subject to the provisions of Section 1151.04 of this Zoning Code:

- (1) Refuse Dumpsters.
- (2) A structure for storage incidental to a permitted use.
- (3) Off-street parking and loading as regulated in Sections 1153 and 1155 of this Zoning Code.
- (4) Any use which is customarily found in conjunction with principal use as approved by the Planning Commission.

- (d) **Lot Size Requirements.** Each separate zoning lot in the "B-3" Central Business District shall:

- (1) No minimum lot size requirement.
- (2) Have a minimum lot width of one hundred (100) feet.
- (3) Have a minimum lot depth of one hundred (100) feet.
- (4) Have a maximum lot depth to lot width ratio of 3:1 except on cul-de-sacs lots and other lots bearing unique topography.

- (e) **Buffer Strips.** A buffer strip shall be established on the lot being developed in the "B-3" Central Business District when it abuts the following zoning districts:

- (1) A, A-R, R-1 to R-7: A minimum of twenty-five (25) feet in width.

All buffer strips shall be developed in accordance with the standards outlined in Section 1149.11 of this Zoning Code.

- (f) **Bulk Regulations.** All construction on any zoning lot in the "B-3" Central Business District shall provide for:

- (1) Maximum structure height of thirty-five (35) feet.
- (2) Minimum rear yard of twenty-five (25) feet when adjoining a residential zoning district.

- (g) **Development Standards.** All development in the "B-3" Central Business Zoning district shall be subject to the applicable provisions of Sections 1147 through 1159 of this Zoning Code.

1143.18

M-2 LIGHT INDUSTRIAL DISTRICT

(4) **Purpose.** The "M-2" Light Industrial District is designed to provide for industrial uses, which can be operated in such a manner as to conform to the applicable performance standards specified in the district. These performance standards regulate such uses in order to prohibit congestion and for the protection of adjacent residential and business activities.

(5) **Principal Permitted Uses.** only those uses set forth below which continuously conform to all the requirements of divisions (d) through (f) of this section shall be permitted:

- Agricultural implement sales and service.
- Agricultural uses.
- Auction sales.
- Automobile fuel dispensing station.
- Automobile parking garages.
- Automobile parking lots.
- Automobile repair garages – including body work.
- Bakeries – wholesale sales.
- Beverage distributors and bottling plants.
- Bone, canvas, cellophane, clay, cloth, cork, feathers, felt – manufacturing, assembling, compounding, or treatment (or any combination of these processes).
- Building material sales and storage facilities.
- Carpentry shops.
- Cash advance businesses.
- Cement block and formed products manufacturing.
- Cold storage plants.
- Commercial greenhouses and nurseries.
- Contractor sales, storage and equipment yards.
- Crematoriums (pet and human).
- Dairy and food product processing and packaging.
- Driver training schools (trucks).
- Dry cleaning – commercial.
- Electrical and electronic products, components and equipment – manufacturing, assembling or repair.
- Equipment rental services, including cars, trucks and trailers.
- Exterminating services.
- Fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious stone or metal, sheet metal, shell, textiles, tobacco, wax, wire and wood, but not including as a principal operation, the manufacture of such substances.
- Food brokers – retail, wholesale and storage without processing.
- Frozen food lockers.
- Garden stores.
- Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.
- Government buildings, structures, or premises used exclusively by federal, state, county, township or municipal governments for public purposes, provided open storage areas are screened.
- Heating, A/C, electric and plumbing sales, service and repair.
- Liquid fuel, petroleum products, petroleum, and volatile oils – bulk storage stations in accordance with Section 1143.18(g) hereof.
- Machine shops, tool and die shops.
- Machinery and heavy equipment rental, sales and storage.
- Manufacturing, assembling or repair of medical, dental, optical and similar precision instruments or appliances.
- Manufacturing training facility.
- Meat processing and packaging, exclusive of slaughtering.
- Medical and dental laboratories.
- Metal products, excluding structural steel and foundry products or product from previously prepared materials – manufacturing, compounding, assembling or treatment (or any combination of these processes).
- Moving and storage companies.
- Musical instruments – manufacturing, assembling or repair.
- Novelties, toys and rubber products – manufacturing, assembling or repair.
- Pawn shops.
- Pharmaceutical products, including cosmetics, toiletries and perfumes, but excluding the

- manufacture of soap from raw materials or products previously prepared – manufacturing, compounding, assembling, or treatment (or any combination of these processes).
- Pool Halls.
- Printing, publishing, binding and typesetting plants.
- Private clubs.
- Public utility.
- Railroad stations, depots, train yards, classification yards and team tracks.
- Research and engineering laboratories.
- Sales offices and service centers.
- Sawing and planning mills.
- Self-Storage Facility.
- Sexually oriented business.
- Sign painting and manufacture.
- Stone products processing and manufacturing.
- Tattoo parlors.
- Truck fuel dispensing stations.
- Truck repair facility.
- Truck sales and service.
- Truck washing facility.
- Trucking and motor freight terminals.
- Watches and clocks, including clock operated devices – manufacturing, assembling or repair.
- Water filtration plants and pumping stations.
- Wholesale, but not retail warehouses.

(6) **Permitted Accessory Uses.** The following are permitted as accessory uses subject to the provisions of Section 1151.04 of this Zoning Code:

- (1) Refuse Dumpsters.
- (2) A structure or outdoor hard surface area for storage incidental to a permitted use, provided that the outdoor hard surface area for storage does not exceed 10% of the area of the lot. All outdoor storage shall be on a hard surface.
- (3) Off-street parking and loading as regulated in Sections 1153 and 1155 of this Zoning Code.
- (4) Any use which is customarily found in conjunction with principal use as approved by the Planning Commission.

(7) **Lot Size Requirements.** Each separate zoning lot in the "M-2" Light Industrial District shall:

- (1) Contain a minimum lot area of twenty thousand (20,000) square feet.
- (2) Have a minimum lot width of one hundred (100) feet.
- (3) Have a minimum lot depth of two hundred (200) feet.
- (4) Have a maximum lot depth to lot width ratio of 3:1 except on cul-de-sacs lots and other lots bearing unique topography.

(8) **Buffer Strips.** A buffer strip shall be established on the lot being developed in the "M-2" Light Industrial District when it abuts the following zoning districts:

- (1) A, A-R, R-1 to R-7: A minimum of twenty-five (25) feet in width.

(9) **Bulk Regulations.** All construction on any zoning lot in the "M-2" Light Industrial District shall provide for:

- (1) Maximum building lot coverage of eighty (80) percent.
- (2) Maximum structure height of seventy-five (75) feet, but not more than the horizontal distance of the closest part of the structure from the nearest lot line. The Planning Commission may allow for a higher structure upon review of the specific circumstances and proximity to non-industrial neighboring uses.
- (3) Minimum front yard of twenty-five (25) feet.
- (4) Minimum side yard of ten (10) feet or half the building height, whichever is greater.
- (5) Minimum rear yard of twenty-five (25) feet or half the building height, whichever is greater.
- (6) Minimum transitional yards as follows:

- A. Where a side lot line coincides with a side or rear lot line in an adjacent residence district, then a side yard shall be provided along the side lot line that is equal in width to one-half (½) of the building height.
- B. Where a rear lot line coincides with a side or rear lot line in a residence district, then a rear yard shall be provided along the rear lot line that is equal in width to one-half (½) the building height. When separated by an alley, one-half (½) the alley width may be used as part of the required yard.
- C. Where a side lot line lies across the street from the front yard of residential structures located in a residence district, then a side yard shall be provided along the side lot line that is not less than twenty-five (25) feet in depth.
- D. Where the extension of a front or side lot line coincides with a front line of an adjacent lot located in a residence district on the same block, then a front or side yard equal in depth to the minimum front yard required by this Zoning Code in the adjacent residence district shall be provided along the front or side lot line for the remainder of the block, including the width of any intervening alley.
- E. Where a front lot line lies across the street from a side lot line in a residential district, then a front yard shall be provided along the front lot line that is not less than twenty-five (25) feet in depth.
- F. Where a front lot line lies across the street from a side lot line in a residential district, then a front yard shall be provided along the front lot line which is not less than the required front yard for the residential lot.
- G. Where the extension of a front or side lot line coincides with a side lot line of an adjacent lot in a residence district on the same block, then a yard equal in depth to the minimum side yard required by this Zoning Code in the adjacent residence district shall be provided along the front or side lot line for the remainder of the block, including the width of any intervening alley.

(10) **Development Standards.** All development in the "M-2" Light Industrial Zoning District shall be subject to the applicable provisions of Sections 1147 through 1159 of this Zoning Code and the following standards:

- A. Any use constructed, established, altered or enlarged in the "M-2" Light Industrial District shall be operated so as to comply with the approved development plan and with the following standards. No use already established shall be altered or modified so as to conflict with, or further conflict with, the applicable standards established hereinafter for the "M-2" Light Industrial District.
- B. Noise from any operation conducted on the premises, other than that emanating from vehicular traffic, either continuous or intermittent, shall be subject to the provisions of Section 1157 of this Zoning Code.
- C. No emission of toxic or noxious matter, which is injurious to human health, comfort, or enjoyment of life and property or to animal or plant life, shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the industry involved shall be taken.
- D. Vibrations, which can be detected without the use of instruments at or beyond the lot lines, are prohibited.
- E. Exterior lighting shall be in accordance with the provisions of Section 1157 of this Zoning Code. All fixtures shall be shielded so that no direct light is cast upon any property located in a residential zoning district.
- F. No building or structure shall be used for residential purposes except that a watchman or custodian may reside on the premises.
- G. All premises shall be furnished with all-weather hard surfaced walks of a material such as bituminous or Portland cement, concrete, wood, tile, terrazzo, or similar material, and except for parking areas, the grounds shall be planted and landscaped.
- H. The storage, utilization, or manufacture of solid, liquid, and gaseous chemicals and other materials shall be permitted subject to the following conditions:
 1. The storage, utilization, or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted, but only if these materials or products are stored, utilized, or manufactured within completely enclosed buildings meeting applicable building codes.
 2. All activities involving the use and/or storage and/or disposal of flammable liquids or materials which produce flammable or explosive vapors or gases shall be provided with adequate safety and protective devices against hazards or fire and explosion, as required by applicable building codes.
 3. The storage, utilization, or manufacture of pyrophoric and explosive powders and dusts, and of materials and products, which decompose by detonation, is

- prohibited. The storage of limited amounts of such materials may be permitted if permitted by applicable building codes.
4. The manufacture of flammable liquids or materials, which produce flammable or explosive vapors or gases, is prohibited.
 5. The storage and utilization of flammable liquids or materials that produce flammable or explosive vapors or gases shall be permitted on any lot in strict conformance with the applicable regulations set forth in the "Ohio Rules and Regulations of the Division of the State Fire Marshal for the Manufacture, Storage, Handling, Sale and Transportation of Flammable and Combustible Liquids".
- I. The handling of radioactive materials, the discharge of such materials into the air and water and the disposal of radioactive wastes shall be in strict conformance with:
1. The applicable regulations of the Atomic Energy Commission and/or the Environmental Protection Agency.
 2. The applicable regulations of any instrumentality of the state.
- I. Sexually Oriented Business
1. No sexually oriented business shall be established or operated within seven hundred and fifty (750) feet of any of the following:
 - I. A church, synagogue, mosque, temple, or building which is used primarily for religious worship and related religious activities;
 - II. A public or private educational facility including, but not limited to, child day care facilities, nursery schools, preschools, kindergartens, elementary schools, private schools, junior high schools, middle schools, high schools, vocational schools, secondary schools, continuation schools, special education schools, junior colleges and universities. "School" includes the school grounds, but does not include facilities used primarily for another purpose and incidentally as a school;
 - III. A boundary of a residence district as defined in the Troy Zoning Code;
 - IV. A public park or recreational area which has been designated for park or recreational activities including, but not limited to, a park, a playground, nature trails, swimming pool, reservoir, athletic field, basketball or tennis courts, pedestrian/bicycle paths, wilderness areas, or other similar public land within the City which is under the control, operation, or management of the City park and recreation authorities;
 - V. An entertainment business which is oriented primarily towards children or family entertainment; or
 - VI. The right-of-way of any divided, limited access highway including Interstate Route 75.
 2. No sexually oriented business shall be established within a radius of one thousand (1,000) feet of any other sexually oriented business or within a radius of one thousand (1,000) feet of any two (2) of the following establishments:
 - I. Cabarets, clubs, or other establishments which feature topless or bottomless dancers, go-go dancers, exotic dancers, strippers, male or female impersonators, or similar entertainers.
 - II. Establishments for the sale of beer or intoxicating liquor for consumption on the premises.
 - III. Pawn shops.
 - IV. Pool or billiard halls.
 - V. Coin operated amusement centers.
 - VI. Dance halls and discotheques.
 - VII. Massage parlors.

3. Signs for sexually oriented businesses shall be regulated as follows:

- I. Wall signs:
 - (i) Shall only contain the name of the business establishment.
 - (ii) May be illuminated.
 - (iii) Shall not exceed twenty- four (24) square feet.
 - (iv) Shall not be animated or flashing.
- II. Window or door signs:
 - (i) Shall not be illuminated.
 - (ii) Shall not exceed five (5) per cent of the surface area upon which such sign is attached.
- III. Electronically changeable copy signs are prohibited.
- IV. Exterior lighting shall not be colored and shall be restricted to shades of white.
- V. Exterior lights shall not be flashing, or changing in color or intensity.
- VI. Neon stripes or similar illuminated architectural ornamentations are prohibited.
- VII. Searchlights or similar promotional devices are prohibited.
- VIII. Pennants, streamers, banners, hot air or cold-air inflated structures or figures, balloons and similar architectural ornamentations and/or decorations, which direct attention of passersby to the premises, are prohibited. These shall include, but not be limited to abstract paint schemes, multi-colored stripes, murals, steeples, sculptures, and topiary landscaping.
- IX. All other signs are prohibited.



MEMORANDUM

TO: Mr. Rozell, President of Council

FROM: Sue Knight for the Troy Planning Commission

DATE: April 6, 2024

SUBJECT: REPORT OF THE PLANNING COMMISSION – RECOMMENDED AMENDMENTS TO THE ZONING CODE PERMITTED USES IN THE UNDERLYING ZONING DISTRICTS IN THE DOWNTOWN RIVERFRONT OVERLAY (DR-O) DISTRICT

At the March 13, 2024 meeting of the Troy Planning Commission, the Commission reviewed the attached memo of staff recommending amendments to the Zoning Code regarding permitted uses in the underlying zoning districts in the Downtown Riverfront Overlay (DR-O) District. Troy City Council has enacted legislation establishing a moratorium on the acceptance of applications for specific uses within the DR-O boundary so that City staff could propose these amendments to the Troy Planning Commission, and the Commission provide a recommendation to Council.

Staff advised the Troy Planning Commission that the proposed amendments better meet the intent of the Downtown Riverfront-Overlay (DR-O) District to permit alteration and adaptive reuse of existing buildings, and redevelopment of vacant lands, in accordance with a coordinated plan which can be designed with greater flexibility, and consequently, more creative and imaginative redevelopment of this closely built and oldest area of Troy. Uses are to also meet today's design standards of the Historic Preservation Overlay as well as safe maneuverability of vehicles per the Construction Standards. Amendments further remove uses that may be contradicting other sections of the Code or do not otherwise meet the stated intent of the Comprehensive Plan and underlying districts. Proposed amendments:

Amend Sections 1143.13, 1143.14, and 1143.18 to amend the permitted uses list for properties that are located in the Downtown Riverfront-Overlay District (DR-O) with the underlying zoning of B-1 Local Retail District, B-2 General Business District, and the M-2 Light Industrial District and amend Section 1143.15(B), B-3 Central Business District permitted uses.

By unanimous vote, the Troy Planning Commission is recommending that Council adopt the amendments to the Zoning Code as recommended by staff and discussed in the attached memorandum.

Amendments to the Zoning Code require a public hearing, which has been set for the May 6 meeting of Troy City Council.

This recommendation is forwarded herewith for consideration of Troy City Council.

Encl.

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: February 28, 2024

SUBJECT: Changes to the Zoning Code.

BACKGROUND:

City Council adopted a moratorium on specific uses in the Downtown Riverfront Overlay (DR-O) as per O-44-2023 to allow staff to perform analysis on the uses in the DR-O. The DR-O encompasses twelve (12) zoning districts; the PD Planned Development District, Wellhead Operation District, A-R Agricultural Residential District, R-5 Single Family Residential District, the R-6 Two Family Residential District, the R-7 Multiple Family Residential District, OR-1 Office Residence District, OC-1 Office Commercial District, B-1 Local Retail District, B-2 General Business District, B-3 Central Business District, and the M-2 Light Industrial District.

PROPOSAL:

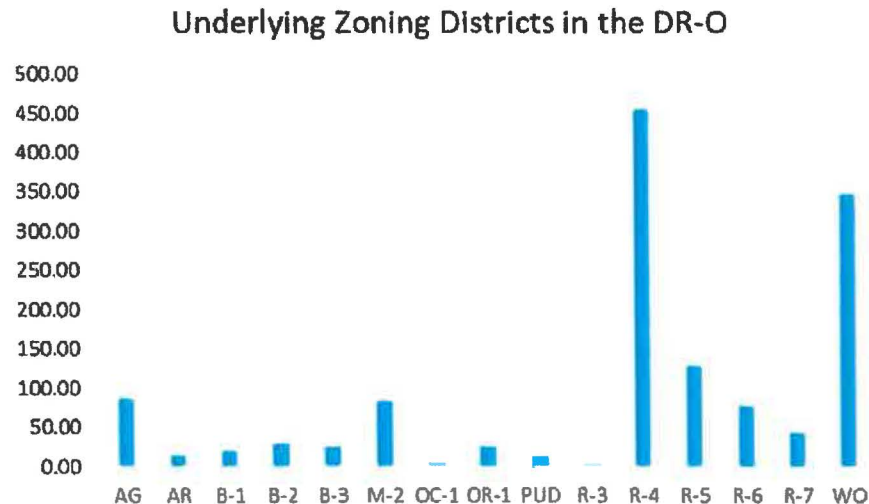
Staff Analysis: When analyzing the twelve (12) zoning districts as a whole, it was determined that there are undesirable uses that are currently permitted by right in the DR-O. The B-1 Local Retail District and the B-2 General Business District represent only 3.8% or about 52.58 acres of the entire acreage of the DR-O and reflect one of the main business support areas to the downtown. The intent of the DR-O is intended to permit alteration and adaptive reuse of existing buildings, and redevelopment of vacant lands, in accordance with a coordinated plan which can be designed with greater flexibility, and consequently, more creative and imaginative redevelopment of this closely built and oldest area of Troy. Many of the permitted uses in the underlying districts do not support the stated intent of the DR-O. Additionally, these uses do not meet today's design standards of the Historic Preservation Overlay as well as safe maneuverability of vehicles per the Construction Standards.

Alteration #1: Changes to 1143.13, 1143.14, and 1143.18

Planning Staff are proposing to add an additional permitted uses list for properties that are located in the DR-O with the underlying zoning of B-1 Local Retail District, B-2, General Business District, and the M-2 Light Industrial District. Additionally, Staff is proposing to modify the B-3 Central Business District permitted uses. Please see Exhibit A for a principally permitted uses table for a comparison of the existing and proposed uses in the DR-O.

These proposed changes would not affect the majority of the districts that represent the DR-O with no changes being proposed in the residential districts that make up 52% or about 711.5 acres of the DR-O. A full breakdown of the Zoning District acreage in the DR-O can be seen below:

Zoning Districts	Acreage
AG	87.67
AR	14.79
B-1	21.48
B-2	31.17
B-3	25.45
M-2	85.11
OC-1	4.67
OR-1	25.81
PUD	11.96
R-3	3.16
R-4	456.68
R-5	129.00
R-6	78.61
R-7	43.93
WO	348.29
Grand Total	1367.75



The B-1 District has about 21.48 acres in the DR-O. Outside the DR-O, the B-1 District has an additional 13.75 acres located outside of the DR-O. The B-2 district has about 31.17 acres inside the DR-O with about 333 acres located outside the DR-O. The M-2 District has 85.11 acres inside the DR-O with an additional 1,544 acres located outside of the DR-O.

Alteration #2: Changes to 1143.15 (b) Principal Permitted Uses

Planning Staff is proposing to remove the following uses from the B-3 Central Business District:

1. Automobile accessories – retail sales, including incidental installation.
2. Dry cleaning and laundromats.
3. Electrical appliance repair.
4. Nursing homes.
5. Paint, glass and wallpaper – retail sales.
6. Railroad Stations – Passenger
7. Repair Part – Retail Sales
8. Rescue Missions
9. Rooming Houses

Staff Analysis: Many of the above listed uses are not clearly defined by section 1133.02 Definitions of the Zoning Code and are similar to other listed permitted uses in the district. Please see exhibit B for a full list of permitted uses in the B-3 Central Business District.

RECOMMENDATION: Staff Recommends that the Planning Commission provide a positive recommendation to City Council for the proposed Zoning Code Changes as a result of the analysis of undesirable uses in the DR-O.

Current B-1 Permitted Uses	Proposed B-1 Permitted Uses in the DR-O	Current B-2 Permitted Uses	Proposed B-2 Permitted Uses in the DR-O	Current M-2 Permitted Uses	Proposed M-2 Permitted Uses in the DR-O
Accountant's office.	Accountant's office.	Accountant's office.	Accountant's office.	Agricultural implement sales and service.	Bakeries – wholesale sales.
Apparel stores – retail sales.	Apparel stores – retail sales.	Agricultural implement sales and service.	Apparel stores – retail sales.	Agricultural uses.	Beverage distributors and bottling plants.
Architect's office.	Architect's office.	Apparel stores – retail sales.	Architect's office.	Auction sales.	Cash advance businesses.
Art and school supplies – retail sales.	Art and school supplies – retail sales.	Architect's office.	Art and school supplies – retail sales.	Automobile fuel dispensing station.	Dry cleaning – commercial.
Art galleries and museums.	Art galleries and museums.	Art and school supplies – retail sales.	Art galleries and museums.	Automobile parking garages.	Garden stores.
Artist, sculptor and composer studios.	Artist, sculptor and composer studios.	Art galleries and museums.	Artist, sculptor and composer studios.	Automobile parking lots.	Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.
Attorney's office.	Attorney's office.	Artist, sculptor and composer studios.	Attorney's office.	Automobile repair garages – including body work.	Government buildings, structures, or premises used exclusively by federal, state, county, township or municipal governments for public purposes, provided open storage areas are screened.
Automobile fuel dispensing station.	Automobile parking garages.	Attorney's office.	Auction sales.	Bakeries – wholesale sales.	Heating, A/C, electric and plumbing sales, service and repair.
Automobile parking garages.	Automobile parking lots.	Auction sales.	Automobile parking garages.	Beverage distributors and bottling plants.	Manufacturing, assembling or repair of medical, dental, optical and similar precision instruments or appliances.
Automobile parking lots.	Banks and financial institutions.	Automobile accessories – retail sales, including incidental installation.	Automobile parking lots.	Bone, canvas, cellophane, clay, cloth, cork, feathers, felt – manufacturing, assembling, compounding, or treatment (or any combination of these processes).	Manufacturing training facility.
Banks and financial institutions.	Barber and beauty shops.	Automobile fuel dispensing station.	Bakeries – retail sales.	Building material sales and storage facilities.	Medical and dental laboratories.
Barber and beauty shops.	Bed and Breakfast.	Automobile parking garages.	Banks and financial institutions.	Carpentry shops.	Musical instruments – manufacturing, assembling or repair.
Bed and Breakfast.	Bicycle sale, rental and repair.	Automobile parking lots.	Barber and beauty schools.	Cash advance businesses.	Pool halls.
Bicycle sale, rental and repair.	Books – retail sales.	Automobile repair garages – no body work.	Barber and beauty shops.	Cement block and framed products manufacturing.	Private clubs.
Books – retail sales.	Business, civic, fraternal association and labor meeting rooms.	Automobile service stations.	Bicycle sale, rental and repair.	Cold storage plants.	Public utility.
Business, civic, fraternal association and labor meeting rooms.	Cameras and photo supplies – retail sales.	Automobile Wash.	Blueprinting, photocopying, photo finishing services.	Commercial greenhouses and nurseries.	Railroad stations, depots, train yards, classification yards and team tracks.
Cameras and photo supplies – retail sales.	Candy and confectionery – retail sales.	Bakeries – retail sales.	Books – retail sales.	Contractor sales, storage and equipment yards.	Research and engineering laboratories.
Candy and confectionery – retail sales.	Child day – care centers.	Banks and financial institutions.	Bowling lanes.	Crematoriums (pet and human).	Sales offices and service centers.
Child day – care centers.	Churches, chapels, temples, synagogues.	Barber and beauty schools.	Business, civic, fraternal association and labor meeting rooms.	Dairy and food product processing and packaging.	Sign painting and manufacture.
Churches, chapels, temples, synagogues.	Church, cigarettes, tobacco – retail sales.	Barber and beauty shops.	Business and technical schools.	Driver training schools (trucks).	Watches and clocks, including clock operated devices – manufacturing, assembling or repair.
Cigars, cigarettes, tobacco – retail sales.	Drug stores – retail sales.	Bicycle sale, rental and repair.	Cabinet shops.	Dry cleaning – commercial.	Water filtration plants and pumping stations.
Drug stores – retail sales.	Dry cleaning and laundromats.	Blueprinting, photocopying, photo finishing services.	Cameras and photo supplies – retail sales.	Electrical and electronic products, components and equipment – manufacturing, assembling or repair.	Wholesale houses, warehouse and other storage facilities.
Dry cleaning and laundromats.	Eating place – carry out.	Books – retail sales.	Candy and confectionery – retail sales.	Equipment rental services, including cars, trucks and trailers.	Wholesale, but not retail warehouses.
Eating place – carry out.	Eating place – #1.	Bowling lanes.	Cash advance services.	Exterminating services.	
Eating place – #1.	Eating place – #2.	Building material sale and storage facilities.	Day-care centers.	Fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious stone or metal, sheet metal, shell, textiles, tobacco, wax, wire and wood, but not including as a principal operation, the manufacture of such substances.	
Eating place – #2.	Electrical appliance repair.	Business, civic, fraternal association and labor meeting rooms.	Churches, chapels, temples, synagogues.	Food brokers – retail, wholesale and storage without processing.	
Electrical appliance repair.	Engineer's office.	Business and technical schools.	Cigar stores.	Frozen food lockers.	
Engineer's office.	Florists.	Cabinet shops.	Commercial amusement centers.	Garden stores.	
Florists.	Food stores – retail sales.	Cameras and photo supplies – retail sales.	Dance halls.	Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.	
Food stores – retail sales.	Gift shops.	Candy and confectionery – retail sales.	Dancing schools.	Government buildings, structures, or premises used exclusively by federal, state, county, township or municipal governments for public purposes, provided open storage areas are screened.	
Gift shops.	Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.	Catering services.	Department stores.	Heating, A/C, electric and plumbing sales, service and repair.	
Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.	Grocery, meat and fish – retail sales.	Day-care centers.	Driver training schools (Automobile).	Liquid fuel, petroleum products, petroleum, and volatile oils – bulk storage stations in accordance with Section 1143.18(a) hereof.	
Grocery, meat and fish – retail sales.	Hardware – retail sales.	Churches, chapels, temples, synagogues.	Drug stores – retail sales.	Machine shops, tool and die shops.	
Hardware – retail sales.	Hobby shops – retail sales.	Cigars, cigarettes, tobacco – retail sales.	Eating place – carry out.	Machinery and heavy equipment rental, sales and storage.	
Hobby shops – retail sales.	Insurance agent's office.	Coin-operated amusement centers.	Eating place – Drive-in.	Manufacturing, assembling or repair of medical, dental, optical and similar precision instruments or appliances.	
Insurance agent's office.	Jewelry – retail sales.	Dance halls.	Eating place – #1.	Manufacturing training facility.	

Current B-1 Permitted Uses	Proposed B-1 Permitted Uses in the DR-O	Current B-2 Permitted Uses	Proposed B-2 Permitted Uses in the DR-O	Current M-2 Permitted Uses	Proposed M-2 Permitted Uses in the DR-O
Jewelry – retail sales.	Leather goods and luggage – retail sales.	Dancing schools.	Eating place - #2.	Meat processing and packaging, exclusive of slaughtering.	
Lawn mower sales, service and repair.	Libraries.	Destruction stores.	Employer's office.	Medical and dental laboratories.	
Leather goods and luggage – retail sales.	Locksmiths.	Driver training schools (Automobile).	Florists.	Metal products, excluding structural steel and foundry products or product from previously prepared materials – manufacturing, compounding, assembling or treatment for any combination of these processes.	
Libraries.	Medical and dental laboratories.	Drug stores – retail sales.	Food stores – retail sales.	Moving and storage companies.	
Locksmiths.	Medical and dental office/clinic.	Dry cleaning and laundromats.	Garden stores.	Musical instruments – manufacturing, assembling or repair.	
Medical and dental laboratories.	Mortuaries and funeral parlors.	Eating place – carry out.	Gift shops.	Novelties, toys and rubber products – manufacturing, assembling or repair.	
Medical and dental office/clinic.	Newsstand – retail sales.	Eating place – Drive-in.	Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.	Pawn shops.	
Mortuaries and funeral parlors.	Office supplies and stationary – retail sales.	Eating place - #1.	Grocery, meat and fish – retail sales.	Pharmaceutical products, including cosmetics, toiletries and perfumes, but excluding the manufacture of soap from raw materials or products previously prepared – manufacturing, compounding, assembling, or treatment for any combination of these processes.	
Newsstand – retail sales.	Package liquor, beer and wine – retail sales.	Eating place - #2.	Manufacturers.	Pool Halls.	
Office supplies and stationary – retail sales.	Paint, glass and wallpaper – retail sales.	Electrical appliance repair.	Hardware – retail sales.	Printing, publishing, binding, and offsetting plants.	
Optical goods – retail sales.	Pet grooming, all day – no overnight.	Employer's office.	Health studios and clubs.	Private clubs.	
Package liquor, beer and wine – retail sales.	Pet sales and supplies – retail sales.	Equipment rental services, including cars, trucks and trailers.	Hobby shops – retail sales.	Public utility.	
Paint, glass and wallpaper – retail sales.	Photo studios.	Exterminating services.	Hotels and motels.	Railroad stations, depots, train yards, classification yards and team tracks.	
Pet grooming, all day – no overnight.	Private clubs.	Florists.	Insurance agent's office.	Research and engineering laboratories.	
Pet sales and supplies – retail sales.	Professional Offices not otherwise mentioned.	Food brokers – retail, wholesale and storage without processing.	Jewelry – retail sales.	Sales offices and service centers.	
Photo studios.	Public parks, playgrounds and community centers.	Food stores – retail sales.	Kennel.	Sawing and planing mills.	
Private clubs.	Public utility.	Garden stores.	Leather goods and luggage – retail sales.	Self-Storage Facility.	
Professional Offices not otherwise mentioned.		Gift shops.	Libraries.	Sexually oriented business.	
Public parks, playgrounds and community centers.	Radio and television sales, service and repair.	Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.	Locksmiths.	Sign painting and manufacture.	
Public utility.	Real estate broker's office.	Grocery, meat and fish – retail sales.	Medical and dental laboratories.	Stone products processing and manufacturing.	
Radio and television sales, service and repair.	Residential use on second story or above.	Manufacturers.	Medical and dental office/clinic.	Tattoo parlors.	
Real estate broker's office.	Retail and service uses.	Hardware – retail sales.	Mortuaries and funeral parlors.	Truck fuel dispensing stations.	
Repair part – retail sales.	Schools – primary, intermediate and secondary – public or private.	Health studios and clubs.	Newsstand – retail sales.	Truck repair facility.	
Residential use on second story or above.	Seamstress and tailor.	Heating, A/C, electric and plumbing sales, service and repair.	Office supplies and stationary – retail sales.	Truck sales and service.	
Retail and service uses.	Shoe repair.	Hobby shops – retail sales.	Optical goods – retail sales.	Truck washing facility.	
Schools – primary, intermediate and secondary – public or private.	Upholstery shop, not involving furniture manufacturing.	Hotels and motels.	Package liquor, beer and wine – retail sales – without Drive Thru.	Trucking and motor freight terminals.	
Seamstress and tailor.	Variety stores – retail sales.	Insurance agent's office.	Pet grooming – all day, no overnight.	Watches and clocks, including clock operated devices – manufacturing, assembling or repair.	
Shoe repair.	Veterinary office – no boarding.	Jewelry – retail sales.	Pet sales and supplies – retail sales.	Water filtration plants and pumping stations.	
Upholstery shop, not involving furniture manufacturing.	Watch, clock and jewelry repair.	Kennel.	Photo studios.	Wholesale houses, warehouse and other storage facilities.	
Variety stores – retail sales.		Lawn mower sales, service and repair.	Private clubs.	Wholesale, but not retail warehouses.	
Veterinary office – no boarding.		Leather goods and luggage – retail sales.	Professional Office not otherwise mentioned.		
Watch, clock and jewelry repair.		Libraries.	Public parks, playgrounds and community centers.		
		Locksmiths.	Public utility.		
		Medical and dental laboratories.	Radio and television – sales, service and repair.		
		Medical and dental office/clinic.	Real estate broker's office.		
		Mortuaries and funeral parlors.	Residential use on second story or above.		
		Mortuaries and funeral parlors.	Sales offices and service centers.		
		Newsstand – retail sales.	Schools – primary, intermediate and secondary – public or private.		
		Office supplies and stationary – retail sales.	Seamstress and tailor.		
		Optical goods – retail sales.	Shoe repair.		
		Package liquor, beer and wine – retail sales – Drive thru.	Upholstery shop, not involving furniture manufacturing.		
		Package liquor, beer and wine – retail sales.	Variety stores – retail sales.		
		Paint, glass and wallpaper – retail sales.	Veterinary office – no boarding.		
		Pet grooming – all day, no overnight.	Watch, clock and jewelry repair.		
		Pet sales and supplies – retail sales.			
		Photo studios.			
		Private clubs.			
		Professional Office not otherwise mentioned.			

Current B-1 Permitted Uses	Proposed B-1 Permitted Uses in the DR-O	Current B-1 Permitted Uses	Proposed B-1 Permitted Uses in the DR-O	Current M-1 Permitted Uses	Proposed M-1 Permitted Uses in the DR-O
		Public parks, playgrounds and community centers.			
		Public utility.			
		Radio and television – sales, service and repair.			
		Real estate broker's office.			
		Repair shop – retail sales.			
		Residential use on second story or above.			
		Retail and service uses.			
		Sales offices and service centers.			
		Schools – primary, intermediate and secondary – public or private.			
		Seamstress and tailor.			
		Shoe repair.			
		Wholesale shop, not involving furniture manufacturing.			
		Variety stores – retail sales.			
		Veterinary office – boarding.			
		Watch, clock and jewelry repair.			

(f) **Bulk Regulations.** All construction on any zoning lot in the "B-2" General Business District shall:

- 1) Maximum building lot coverage of eighty (80) percent.
- 2) Maximum structure height of sixty-five (65) feet.
- 3) Minimum front yard of twenty-five (25) feet.
- 4) Minimum side yard of ten (10) feet, or half the building height, whichever is greater.
- 5) Minimum rear yard of twenty-five (25) feet.

(g) **Development Standards.** All development in the "B-2" General Business Zoning District shall be subject to the applicable provisions of Sections 1147 through 1159 of this Zoning Code.

1143.15 B-3 CENTRAL BUSINESS DISTRICT

(a) **Purpose.** The "B-3" Central Business District is intended to accommodate office concentrations and the great variety of retail stores and related activities which occupy the prime area within the central business district, and which serve the entire metropolitan area. High intensity and large bulk development characterize the central business district area. It is intended that this district not be mapped outside the downtown area.

(b) **Principal Permitted Uses.** Only those uses set forth below which continuously conform to all the requirements of divisions (d) through (f) of this section shall be permitted:

- Accountant's office.
- Apparel stores – retail sales.
- Architect's office.
- Art and school supplies – retail sales.
- Art galleries and museums.
- Artist, sculptor and composer studios.
- Attorney's office.
- Auction sales.
- Automobile accessories – retail sales, including incidental installation.
- Automobile parking garages.
- Automobile parking lots.
- Bakeries – retail sales.
- Banks and financial institutions.
- Barber and beauty shops.
- Bicycle sale, rental and repair.
- Blueprinting, photocopying, photo finishing services.

- Books – retail sales.
- Business, civic, fraternal association and labor meeting rooms.
- Cabinet shops.
- Cameras and photo supplies – retail sales.
- Candy and confectionery – retail sales.
- Churches, chapels, temples, synagogues.
- Cigars, cigarettes, tobacco – retail sales.
- Dancing schools.
- Department stores.
- Drug stores – retail sales.
- Dry cleaning and laundromats.
- Eating place – carry out.
- Eating place - #1.
- Eating place - #2.
- Electrical appliance repair.
- Engineer's office.
- Florists.
- Food stores – retail sales.
- Gift shops.
- Government buildings, structures, or premises used exclusively be federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.
- Grocery, meat and fish – retail sales.
- Gymnasiums.
- Hardware – retail sales.
- Health studios and clubs.
- Hobby shops – retail sales.
- Hotels and motels.
- Insurance agent's office.
- Jewelry – retail sales.
- Leather goods and luggage – retail sales.
- Libraries.
- Locksmiths.
- Medical and dental laboratories.
- Medical and dental office/clinic.
- Mortuaries and funeral parlors.
- Newsstand – retail sales.
- Nursing homes.
- Office supplies and stationary – retail sales.
- Optical goods – retail sales.
- Paint, glass and wallpaper – retail sales.
- Pet sales and supplies – retail sales.
- Photo studios.

- Private clubs.
- Professional Offices not otherwise mentioned.
- Public parks, playgrounds and community centers.
- Public utility.
- Radio and television – sales, service and repair.
- Railroad stations – passenger.
- Real estate broker's office.
- Repair part – retail sales.
- Rescue missions.
- Residential use on second story or above.
- Retail and service uses.
- Rooming houses.
- Sales offices and service centers.
- Schools – primary, intermediate and secondary – public or private.
- Seamstress and tailor.
- Shoe repair.
- Upholstery shop, not involving furniture manufacturing.
- Variety stores – retail sales.
- Watch, clock and jewelry repair.

(c) Permitted Accessory Uses. The following are permitted as accessory uses subject to the provisions of Section 1151.04 of this Zoning Code:

- (1) Refuse Dumpsters.
- (2) A structure for storage incidental to a permitted use.
- (3) Off-street parking and loading as regulated in Sections 1153 and 1155 of this Zoning Code.
- (4) Any use which is customarily found in conjunction with principal use as approved by the Planning Commission.

(d) Lot Size Requirements. Each separate zoning lot in the "B-3" Central Business District shall:

- (1) No minimum lot size requirement.
- (2) Have a minimum lot width of one hundred (100) feet.
- (3) Have a minimum lot depth of one hundred (100) feet.
- (4) Have a maximum lot depth to lot width ratio of 3:1 except on cul-de-sacs lots and other lots bearing unique topography.

(e) Buffer Strips. A buffer strip shall be established on the lot being developed in the "B-3" Central Business District when it abuts the following zoning districts:

SAFETY & HEALTH COMMITTEE



Patrick E. J. Titterington
Director of Public Service & Safety
937-335-1725
Patrick.titterington@troyohio.gov

S + H

MEMORANDUM

TO: Mr. Rozell, President of Council
FROM: Patrick E. J. Titterington, Director of Public Service and Safety
DATE: May 3, 2024
SUBJECT: APPROVAL OF THE MIAMI COUNTY 9-1-1 FINAL PLAN

A handwritten signature in black ink, appearing to read "PATRICK E. J. TITTERINGTON".

RECOMMENDATION:

That Council approves the Miami County 9-1-1 Final Plan.

BACKGROUND:

As required by Section 128 of the Ohio Revised Code (ORC), the Miami County 9-1-1 Plan has been reviewed, updated, and approved by the Miami County Board of Commissioners. The Miami County plan was basically transitioned into a state provided template, with no other changes made from the 2006 plan. Nothing will change in the services provided by the Miami County Communication Center. Fire Chief Simmons and I are members of the 911 Board and participated in the review and update of the plan.

The next step is for each city, township, or village covered by the plan to formally approve the final plan. As the County has requested that an indication of approval or disapproval be provided by May 24, consideration of emergency legislation is requested.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council approval of the Miami County 9-1-1 Final Plan. As noted above, consideration of emergency legislation is requested.



STREETS & SIDEWALKS COMMITTEE



S & S

Patrick E. J. Titterington
Director of Public Service & Safety
937-335-1725
Patrick.titterington@troyohio.gov

MEMORANDUM

TO: Mr. Rozell, President of Council
FROM: Patrick E. J. Titterington, Director of Public Service and Safety 
DATE: May 8, 2024
SUBJECT: ORDINANCE OF ASSESSMENT – 2023 SIDEWALK REPAIR PROGRAM (PHASE 15)

RECOMMENDATION:

That Council enacts the Ordinance of Assessment for the 2023 Sidewalk Repair Program (Phase 15).

BACKGROUND:

The 2023 Sidewalk Repair Program (Phase 15) generally included the subdivision of Kings Chapel. The streets included are St. Andrews Drive, Glasgow Drive, Aberdeen Court, Kings Chapel Drive, New Castle Drive, Glenmore Court, Galway Court, Inverness Court, Thornhill Drive, Foxchase Court W, Foxchase Court E, Westhaven Drive, Waterford Drive, and Highland Court.

For the properties where the City contracted the work of the 2023 Sidewalk Repair Program (Phase 15), the legal advertisement was published advising of the completion of the project and availability of final assessments for review. That notice provided for objections to be filed. No objections were filed.

The next step is for Council to enact the Ordinance of Assessment. The property owner will then be given written notice to make payment within a 30-day period. Assessments not paid will be certified to the County Auditor for collection with property taxes over a five-year period. The unpaid assessments would be certified for collections to start in 2025.

The legislation will enable the City to recover approximately \$153,065.29 invested in infrastructure rehabilitation in the public right-of-way.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council consideration of the Ordinance of Assessment for the 2023 Sidewalk Repair Program (Phase 15).

