



**TROY CITY COUNCIL
WORKSHOP – COUNCIL AS COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS, CITY HALL
100 S. Market Street, Troy, Ohio**

WEDNESDAY, DECEMBER 18, 2024, 6:00 PM

COMMITTEE OF THE WHOLE (Chaired by Council President Rozell)

1. Review of Ordinance Numbers O-59-2024 and O-60-2024

Encl. O-59-2024 and O-60-2024

Other Committees/Items may be added.

12-16-2024

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

ORDINANCE No. 0-59-2024

Dayton Legal Blank, Inc.

AN ORDINANCE AMENDING SECTIONS 1143.16 AND 1149.14 OF THE ZONING CODE OF THE CITY OF TROY, OHIO AND ENACTING SECTION 1149.15 OF THE ZONING CODE OF THE CITY OF TROY, OHIO

WHEREAS, the Council of the City of Troy, Ohio finds its appropriate to amend the Zoning Code of the City of Troy, Ohio.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio, at least three-fourths of the members elected thereto concurring as follows:

SECTION I. That Section 1143.16 (b) of the Zoning Code of the City of Troy, Ohio, attached hereto as Exhibit A is hereby repealed.

SECTION II. That Section 1143.16 (b) of the Zoning Code of the City of Troy, Ohio, as set forth below is hereby enacted and adopted.

(b) **"Principal Permitted Uses.** Only those uses set forth below which continuously conform to all the requirements of divisions (c) 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 studies.
- Attorney's office.
- Auction Sales.
- Automobile accessories – retail sales, including incidental installation.
- Automobile fuel dispensing station.
- Automobile laundries.
- Automobile parking garages.
- Automobile parking lots.
- Automobiles repair garages – no body work.
- Automobile rental.
- Automobile sales.
- Automobile service stations.
- Bakeries – retail sales.
- Banks and financial institutions.
- Barber and beauty schools.
- Bicycle sales, rental and repair.
- Blueprinting, photocopying, photo finishing services.
- Books – retail sales.
- Bowling lanes.
- Building material sales and storage facilities.
- Bus stations.
- 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.
- Carpentry shops.
- Catering services.
- Cigars, cigarettes, tobacco – retail sales.
- Coin-operated amusement centers.
- Commercial greenhouse and nurseries.
- Dance halls.
- Dancing schools.
- Department stores.
- Driver training schools (Automobile).
- Drug stores – retail sales.
- Dry cleaning and laundromats.
- Eating place – carry out.
- Food brokers – retail, wholesale and storage without processing.
- Food stores – retail sales.
- Frozen food lockers.
- 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.
- Lawn mower sales, service and repair.
- Leather goods and luggage – retail sales.
- Libraries.
- Locksmiths.
- Medical and dental laboratories.
- Medical and dental office/clinic.
- Medical marijuana dispensaries.
- Mortuaries and funeral parlors.
- Motorcycles sales and service.
- Newsstand – retail sales.
- Office supplies and stationery – 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 wallpapers – retail sales.
- Pet grooming – all day, no overnight.
- Pet sales and supplies – retail sales.
- Photo studios.
- 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.
- Retail and service uses.
- Sales offices and service centers.
- Seamstress and tailor.
- Shoe repair.
- Upholster shop, not involving furniture manufacturing.
- Variety stores – retail sales.
- Veterinary office – w/boarding.
- Watch, clock and jewelry repair.”

SECTION III: That Section 1149.14 of the Zoning Code of the City of Troy, Ohio, attached hereto as Exhibit B is hereby repealed.

SECTION IV: That Section 1149.14 of the Zoning Code of the City of Troy, Ohio, as set forth below is hereby enacted and adopted:

“1149.14 MEDICAL MARIJUANA DISPENSARY.

No more than one (1) medical marijuana dispensary, as defined by Chapter 3796 of the Ohio Revised Code, shall be established in the B-4 Highway Service Business District subject to the additional Standards of Zoning Code Chapters 1133 through 1159. No medical marijuana dispensary shall be permitted in any other Zoning District.”

SECTION V: That Section 1149.15 of the Zoning Code of the City of Troy, Ohio, as set forth below is hereby enacted and adopted:

“1149.15 PROHIBITION OF ADULT USE OPERATORS.

No person or entity shall establish or maintain land, buildings, or premises for use as an adult use operator. For purposes of this section, “adult use operator” shall be defined as set forth in Chapter 3780 of the Ohio Revised Code as amended from time to time.”

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

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor

Exhibit

Section 1143.16 (b)

(b) Principal Permitted Uses. Only those uses set forth below which continuously conform to all the requirements of divisions

(c) 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 fuel dispensing station.
- Automobile laundries.
- Automobile parking garages.
- Automobile parking lots.
- Automobile repair garages – no body work.
- Automobile rental.
- Automobile sales.
- Automobile service stations.
- Bakeries – retail sales.
- Banks and financial institutions.
- Barber and beauty schools.
- Bicycle sales, rental and repair.
- Blueprinting, photocopying, photo finishing services.
- Books – retail sales.
- Bowling lanes.
- Building material sales and storage facilities.
- Bus stations.
- Business, civic, fraternal association and labor meeting rooms.
- Business and technical schools.
- Cabinet shops.
- Cameras and photo supplies – retail sales.
- Candy and confectionary – retail sales.
- Carpentry shops.
- Catering services.
- Cigars, cigarettes, tobacco – retail sales.
- Coin-operated amusement centers.
- Commercial greenhouse and nurseries.
- 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.
- Frozen food lockers.
- 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.
- 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.
- 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.
- Retail and service uses.
- Sales offices and service centers.
- Seamstress and tailor.
- Shoe repair.
- Upholstery shop, not involving furniture manufacturing.
- Variety stores – retail sales.
- Veterinary office – w/boarding.
- Watch, clock and jewelry repair

Exhibit B

SECTION 1149.14

1149.14 PROHIBITION OF MEDICAL MARIJUANA DISPENSARIES.

No person or entity shall establish or maintain land, buildings, or premises for use as a medical marijuana dispensary. For the purposes of this section, "medical marijuana dispensary" shall be defined as set forth in Chapter 3796 of the Ohio Revised Code as amended from time to time

ORDINANCE No. 0-60-2024

Dayton Legal Blank, Inc.

AN ORDINANCE AMENDING SECTION 1143.16 OF THE ZONING CODE OF THE CITY OF TROY, OHIO AND ENACTING SECTIONS 1149.16 AND 1149.17 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.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio, at least three-fourths of the members elected thereto concurring as follows:

SECTION I: That Section 1143.16 (b) of the Zoning Code of the City of Troy, Ohio, attached hereto as Exhibit "A" is hereby repealed.

SECTION II: That Section 1143.16 (b) of the Zoning Code of the City of Troy, Ohio, as set forth below is hereby enacted and adopted.

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

- Accountant's office.
- Adult Use Cannabis Dispensary as defined by Chapter 3780 of the Ohio Revised Code.
- 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 laundries.
- Automobile parking garages.
- Automobile parking lots.
- Automobile repair garages – no body work.
- Automobile rental.
- Automobile sales.
- Automobile service stations.
- Bakeries – retail sales.
- Banks and financial institutions.
- Barber and beauty schools.
- Bicycle sales, rental and repair.
- Blueprinting, photocopying; photo finishing services.
- Books – retail sales.
- Bowling lanes.
- Building material sales and storage facilities.
- Bus stations.
- 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.
- Carpentry shops.
- Catering services.
- Cigars, cigarettes, tobacco – retail sales.
- Coin-operated amusement centers.
- Commercial greenhouse and nurseries.
- 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.
- Frozen food lockers
- 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.
- 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.
- 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.
- Retail and service uses.
- Sales offices and service centers.
- Seamstress and tailor.
- Shoe repair.
- Upholstery shop, not involving furniture manufacturing.
- Variety stores – retail sales.
- Veterinary office – w/boarding.
- Watch, clock and jewelry repair. "

SECTION III: That Section 1149.16 of the Zoning Code of the City of Troy, Ohio, as set forth below is hereby enacted and adopted:

"1149.16 PROHIBITION OF ADULT USE CULTIVATORS AND ADULT USE PROCESSORS.

No person or entity shall establish or maintain land, buildings, or premises for use as an adult use processor or adult use cultivator. For purposes of this section, "adult use cultivator" and "adult use processor" shall be defined as set forth in Chapter 3780 of the Ohio Revised Code as amended from time to time."

SECTION IV: That Section 1149.17 of the Zoning Code of the City of Troy, Ohio, as set forth below hereby is enacted and adopted:

"1149.17 ADULT USE CANNABIS DISPENSARY.

No more than one (1) Adult Use Cannabis Dispensary shall be established in the B-4 Highway Service Business District subject to the additional standards of Zoning Code Chapters 1133 through 1159. No additional Adult Use Cannabis Dispensaries shall be permitted in any other Zoning District. For the purposes of this section, "adult use cannabis dispensary" shall be defined as set forth in Chapter 3780 of the Ohio Revised Code as amended from time to time."

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

Adopted:	_____	_____
		President of Council
Approved:	_____	
Attest:	_____	_____
	Clerk of Council	Mayor

(B) Principal Permitted Uses. Only those uses set forth below which continuously conform to all the requirements of divisions (c) 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 fuel dispensing station.
- Automobile lundries.
- Automobile parking garages.
- Automobile racing pits.
- Automobile repair garages - no body work.
- Automobile retail.
- Automobile sales.
- Automobile service stations.
- Bakeries - retail sales.
- Banks and financial institutions.
- Barber and beauty schools.
- Bicycle sales, rental and repair.
- Blueprinting, photocopying, photo finishing services.
- Books - retail sales.
- Bowling lanes.
- Building materials sales and storage facilities.
- Bus stations.
- Business, civic, fraternal association and labor meeting rooms.
- Business and technical schools.
- Cabined shops.
- Camera and photo supplies - retail sales.
- Candy and confectionery - retail sales.
- Carpentry shops.
- Childring services.
- Cigars, cigarettes, tobacco - retail sales.
- Coin-operated amusement centers.
- Commercial greenhouse and nurseries.
- Dance halls.
- Daycare schools.
- Daycare centers.
- Driver training schools (Automobile).
- Drug stores - retail sales.
- Dry cleaning and laundromats.
- Eating places - carry out.
- Eating places - drive-in.
- Eating places - sit.
- Eating places - sit.
- Electrical appliances repair.
- Engineer's office.
- Equipment rental services, including cars, trucks and trailers.
- Extreming services.
- Florists.
- Food brokers - retail, wholesale and storage without processing.

- Food stores - retail sales.
- Frozen food lockers.
- 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, warehouses, 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.
- Lawn mower sales, service and repair.
- Leather goods and luggage - retail sales.
- Lobbies.
- Locomotives.
- Medical and dental laboratories.
- Medical and dental offices/clinics.
- Mortuaries and funeral parlors.
- Motorcycle sales and service.
- Newsstand - retail sales.
- Office supplies and stationery - retail sales.
- Optical goods - retail sales.
- Package liquor, beer and wine - retail sales - drive-thru.
- Paint, glass and wallpaper - retail sales.
- Pet grooming - all day, no overnight.
- Pet sales and supplies - retail sales.
- Photo studios.
- 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.
- Retail and service uses.
- Sales offices and service centers.
- Seamstress and tailor.
- Shoe repair.
- Upholstery shops, not involving furniture manufacturing.
- Variety stores - retail sales.
- Veterinary office - x-ray/boarding.
- Watch, clock and jewelry repair.