

Troy Unified Development Code (UDC)

Planning Commission Meeting
June 18, 2026



AMERICAN
STRUCTUREPOINT
INC.

TROY

Agenda

- Comprehensive Plan
- Project Overview
 - Goals of a Unified Development Code
 - Review process
 - Process background
- UDC Structure and Content
 - Chapter Outline
 - Content Highlights
- Closing and Questions

Comprehensive Plan

The background image shows a group of people sitting around a table, working together. They are looking at a large map or document spread out on the table. One person is pointing at a specific area on the map. There is a calculator and a pen on the table. The image is overlaid with a semi-transparent blue filter.

Comprehensive Plan

- Policy document that lays out the plans for the City including Zoning. Specific zoning statements in your Comprehensive Plan
 - Close Knit Factor (page 32)
 - Align Future Land Use to Zoning (page 72)
 - Numerous strategies to implement this architectural standards
 - Micro-Units (page 122)
 - Parking reductions (page 122)
 - Accessory dwelling units where appropriate (page 122)

Comprehensive Plan– Critical Path Strategies (CPS)

- **CPS #1-** Develop standards that permit creative housing options in the traditional neighborhood character class in downtown or mixed-use areas with flexible zoning standards. (page 161)
- **CPS #2-** Refine zoning and building regulations and incentive policies, such as density bonuses and parking reduction requirements, to encourage Downtown micro-unit creation. (page 161)
- **CPS #5-** Continue to plan to use the City's former industrial areas near the Great Miami River and Downtown to create mixed-use and varied housing options. (page 161)

Comprehensive Plan



Project Overview

The background image shows a group of people sitting around a table, engaged in a collaborative work session. They are looking at and pointing to various documents, including what appears to be a map or a large-scale diagram. A calculator is visible on the table. The entire image is covered with a semi-transparent blue filter, which makes the text 'Project Overview' stand out in white.

Goals of the Unified Development Code (UDC)

- Consolidate land development codes into a single UDC
 - Zoning Ordinance
 - Subdivision Regulations
 - Sign Code
- Revise existing regulations to comply with state and federal law
- Ensure the code is user-friendly for both staff and public
 - Charts and graphics for clarification and ease of information
- Create/edit regulations to ensure that the code aligns with the Comprehensive Plan and future visions for growth and development

Review Process– Steps

- Advisory Committee
- City Staff
- Legal Counsel
- Planning Commission
- City Council

Advisory Committee Members

- Mike Brendel
- Jordan Emerick
- Chris Piper
- Paul Huelskamp
- Dan Seurdick
- Kennedy Coomes
- Jim McGarry
- Melissa Kleptz
- Jeff White
- Jordan Romberger
- Chris Piper
- Andrew Circle
- Frank Harlow

Process Background

Phase 1 of 3— Educate

- Zoning Applications and Exemption Requests Review
- Annotated Outline
- Legal Review
- Land Use Adjustment Table
- Zoning District Adjustment Table
- Stakeholder Interviews

Process Background

Phase 2 of 3– Drafting

- Draft Planning and Zoning Code Sections
 - Introductory Provisions, Zoning Districts, and Land Uses
 - Site and Subdivision Standards
 - Administration, Nonconformities, and Definitions

Process Background

Phase 3 of 3– Adoption

- Revision and Review of Code Draft
- Public Hearing Draft
- Final Code Presentation and Adoption

Code Audit

The background image is a blue-tinted photograph of a collaborative workspace. Several people's hands are visible, interacting with a large sheet of paper, likely a map or a technical drawing, spread across a table. One hand is pointing at a specific area on the paper. Another hand is holding a pen, ready to write. A calculator is placed on the paper near the center. In the upper left, a white disposable cup is visible. The overall scene suggests a team meeting or a focused work session.

Annotated Outline

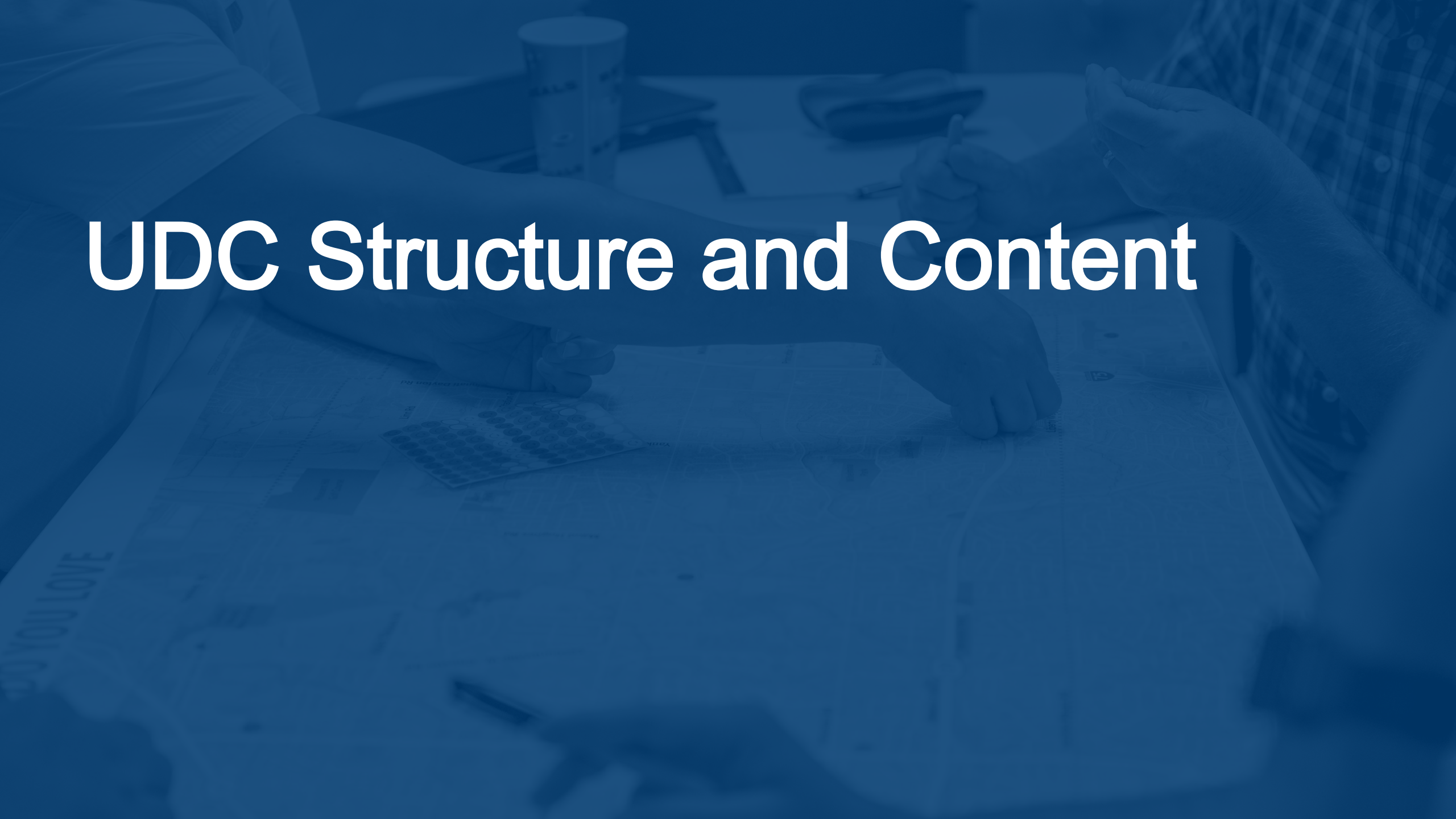
Sec. 1105-04, Landscaping, Buffering, and Screening	
Sec. 1105-04-A, Purpose and Applicability	NEW
Sec. 1105-04-B, Parking Lot Landscaping	1155.08 (j), Landscape Design
Sec. 1105-04-C, Subdivision Landscaping	1121.06, Landscaping Improvements
Sec. 1105-04-D, Bufferyards	1143, subsection [e] of each zoning district; 1149.11, Screening/Buffering
Sec. 1105-04-E, Materials	NEW
Sec. 1105-04-F, Screening	1149.10, Screening of Trash Storage Areas
Sec. 1105-04-G, Fencing	521.07, Fences
Sec. 1105-04-H, Installation and Maintenance	NEW

Land Use Adjustment Chart

Commercial Uses	
Retail Sales	Florists Gift shops Newsstand-retail sales Apparel stores – retail sales Drug stores – retail sales Jewelry – retail sales Retail and service uses Art and school supplies – retail sales Books – retail sales Cameras and photo supplies – retail sales Candy and confectionery – retail sales Hobby shops – retail sales Leather goods and luggage – retail sales Office supplies and stationary – retail sales Optical goods – retail sales Radio and television – sales, service and repair Variety stores – retail sales Auction sales Bakeries – retail sales Cigars, cigarettes, tobacco – retail sales Department stores Pet sales and supplies – retail sales Package liquor, beer and wine – retail sales

Land Use Adjustment Chart

Commercial Uses	
Grocery	Food stores – retail sales Grocery, meat, and fish – retail sales Food brokers – retail, wholesale and storage without processing
Hardware Store	Cabinet shops Carpentry shops Hardware – retail sales Paint, glass and wallpaper – retail sales Repair part – retail sales Building material sale and storage facilities Garden stores

The background image shows a group of people sitting around a table, engaged in a collaborative activity. They are looking at and pointing to documents or maps spread out on the table. A calculator is visible on the table. The entire image is covered with a semi-transparent blue overlay. The text 'UDC Structure and Content' is written in white, bold, sans-serif font across the middle of the image.

UDC Structure and Content

UDC Chapters

Ch 1101, Introductory Provisions

Ch 1102, Zoning Districts

Ch 1103, Primary Use Standards

Ch 1104, Accessory and
Temporary Use Regulations

Ch 1105, Site Standards

Ch 1106, Environmental
Management

Ch 1107, Subdivision Design
Regulations

Ch 1108, Administrative Bodies

Ch 1109, Permits and Procedures

Ch 1110, Nonconformities

Ch 1111, Enforcement

Ch 1112, Rules of Interpretation and
Definitions

Chapter 1101, Introductory Provisions

1. Title
2. Authority
3. Purpose
4. Effective Date
5. Jurisdiction
6. Repeal of Previous City Codes
7. Transitional Provisions

Chapter 1102, Zoning Districts

Table 1102-1, Base Zoning Districts	
Name of District	Abbreviation
Wellhead Operation	WO
Open Space / Conservation	OS
Agricultural Residential	AR
Low-Density Residential	LR
Traditional Residential	TR
Urban Residential	UR
Multi-Unit Residential	MR
Office – Residential	OR
Neighborhood Commercial	NC
Urban Core	UC
Mixed-Use	MU
General Commercial	GC
Highway Commercial	HC
Light Industrial	LI
Heavy Industrial	HI

Table 1102-2, Overlay and Special Zoning Districts	
Name of District	Abbreviation
Wellfield Protection Overlay	WP
Historic Preservation Overlay	HPO
Downtown/Riverfront Overlay	DRO
Flood Plain	FP
Gateway Overlay	GO

Table 1102-3, Planned Unit Developments	
Name of District	Abbreviation
Planned Unit Development – Residential	PUD-R
Planned Unit Development – Commercial	PUD-C
Planned Unit Development - Industrial	PUD-I

Chapter 1102, Zoning Districts

Zoning District Adjustment – Residential

Table 1102-4, Zoning District Adjustment		
Comprehensive Plan Character Classes	Previous Zoning Classification	Current UDC Zoning Classification
Open Space / Conservation	Wellhead Operation (WO)	Wellhead Operation (WO)
	N/A	Open Space / Conservation (OS)
Agricultural	Agricultural (A)	Agricultural Residential (AR)
	Agricultural Residential (A-R)	
Single-Unit Detached Residential	Single-Family Residential (R-1)	Low-Density Residential (LR)
	Single-Family Residential (R-2)	Traditional Residential (TR)
	Single-Family Residential (R-3)	
	Single-Family Residential (R-3-B)	
	Single-Family Residential (R-4)	Urban Residential (UR)
	Single-Family Residential (R-5)	
Single-Unit Attached Residential	Two-Family Residential (R-6)	Multi-Unit Residential (MR)
Multi-Unit Residential	Multiple-Family Residential (R-7)	

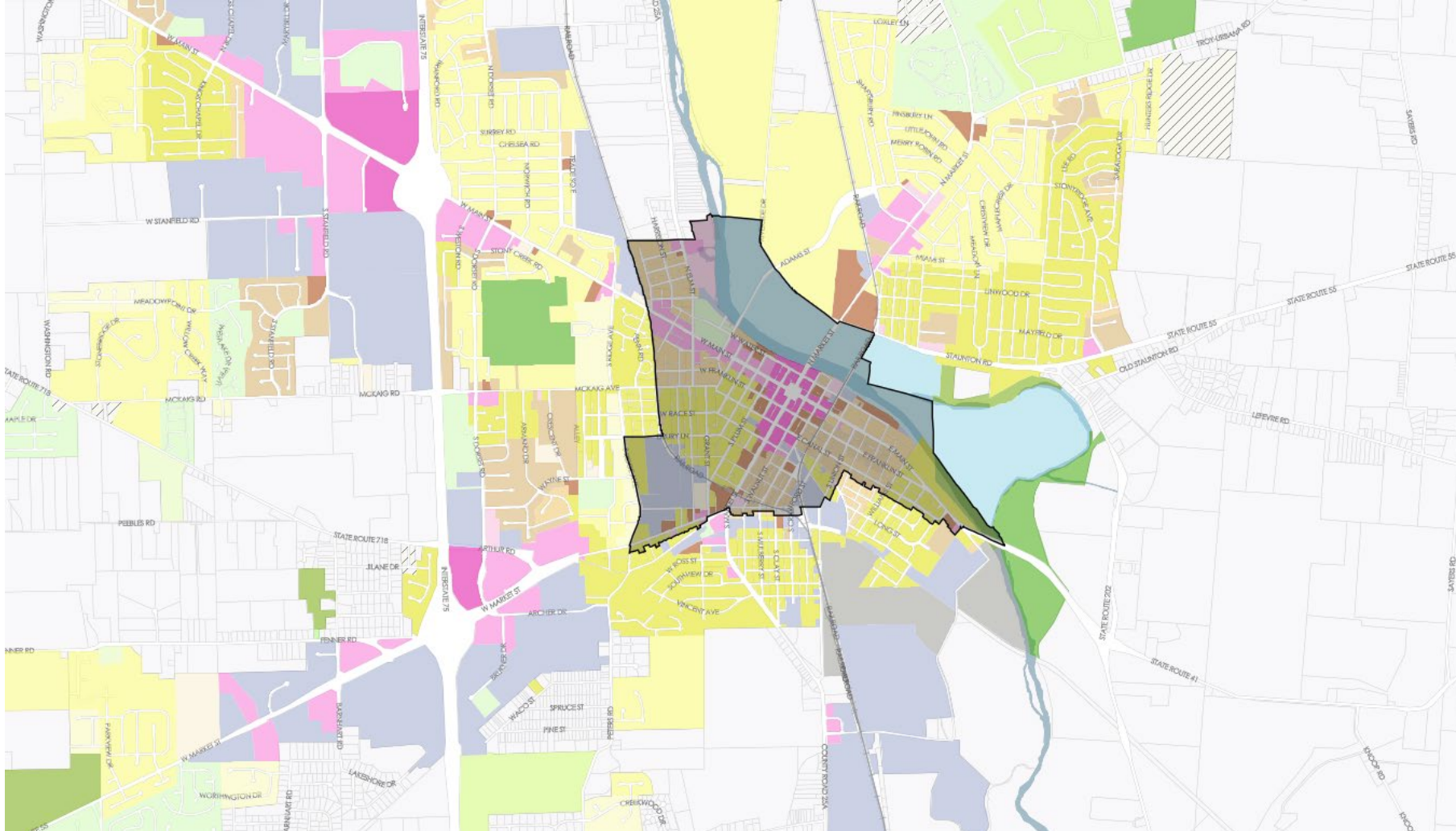
Chapter 1102, Zoning Districts

Zoning District Adjustment – Nonresidential

Table 1102-4, Zoning District Adjustment		
Comprehensive Plan Character Classes	Previous Zoning Classification	Current UDC Zoning Classification
Neighborhood Commercial	Office-Commercial (OC-1)	Neighborhood Commercial (NC)
	Local Retail (B-1)	
Downtown Mixed Use	Central Business District (B-3)	Urban Core (UC)
Mixed-Use	N/A	Mixed-Use (MU)
Regional Commercial	General Business (B-2)	General Commercial (GC)
	Highway Service Businesses (B-4)	Highway Commercial (HC)
Light Industrial	Planned Office/Industrial (M-1)	Light Industrial (LI)
	Light Industrial (M-2)	
General Industrial	General Industrial (M-3)	Heavy Industrial (HI)

Chapter 1102, Zoning Districts

Existing Zoning Map



Chapter 1102, Zoning Districts

Proposed Zoning Map

IN PROGRESS TO BE COMPLETED BY CITY STAFF

Chapter 1102, Zoning Districts

Zoning District Purpose Statements

Table 1102-5, Base Zoning Districts and Purposes	
District	The purpose of the district is to provide for:
Open Space / Conservation (OS)	Access to health equipment, sports facilities, nature, and community events. This land can be publicly or privately owned and is not intended to be intensely developed for residential, commercial, or industrial uses.
Multi-Unit Residential (MR)	High-density development of apartments and condos for both sale and rent. These districts should be established near commercial or mixed-use areas and have daily needs within walking distance.
Urban Core (UC)	A variety of land uses serving the downtown area of Troy. Developments in this district should be at a pedestrian scale. High-intensity development with compact blocks and multiple-story buildings are appropriate for this district.
Mixed-Use (MU)	Both residential and commercial uses that correlate in a way that creates a vibrant and walkable development. Most commonly, mixed-use districts allow for first-floor commercial space with upper-story residential or office uses. This district is suitable for areas of primarily commercial development with the potential to diversify and expand with additional residential development.
General Commercial (GC)	Locations within the City to be used primarily to for good and services. This district is more suited to larger-scale commercial businesses serving a wider range of customers. The district is not conducive to automobile-focused commercial land uses.

Chapter 1102, Zoning Districts

Land Use Matrix– Allowable Uses

Permitted Uses.

- A land use allowed without any additional use-specific standards and can be approved administratively by the Development Code Administrator.
- Permitted Uses are shown as a “P”

Use Standards.

- Additional standards that apply to a specific land use in specific zoning districts as specified by this UDC.
- Use Standards are shown as a “US”

Chapter 1102, Zoning Districts

Land Use Matrix: Residential

Table 1102-6, Land Use Matrix: Primary Residential Uses															
-- = Prohibited; P = Permitted; US = Use Standards															
Land Use	Open Space		Residential						Mixed Use / Commercial					Industrial	
	WO	OS	AR	LR	TR	UR	MR	OR	NC	UC	MU	GC	HC	LI	HI
Residential Land Uses	WO	OS	AR	LR	TR	UR	MR	OR	NC	UC	MU	GC	HC	LI	HI
Single Detached Dwelling	--	--	US	US	US	US	US	US	--	--	--	--	--	--	--
Duplex	--	--	--	--	--	--	US	US	--	--	--	--	--	--	--
Triplex	--	--	--	--	--	--	US	--	--	--	--	--	--	--	--
Townhouse	--	--	--	--	--	--	US	US	--	--	US	--	--	--	--
Multi-Dwelling Residential	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--
Group Home, Foster Care	--	--	US	US	US	US	US	US	--	--	--	--	--	--	--
Group Home, Supportive Care	--	--	US	US	US	US	US	US	--	--	--	--	--	--	--

Chapter 1102, Zoning Districts

Land Use Matrix: Nonresidential

Table 1102-7, Land Use Matrix: Primary Nonresidential Uses															
-- = Prohibited; P = Permitted; US = Use Standards															
Land Use	Open Space		Residential						Mixed Use / Commercial					Industrial	
	WO	OS	AR	LR	TR	UR	MR	OR	NC	UC	MU	GC	HC	LI	HI
Agricultural Uses	WO	OS	AR	LR	TR	UR	MR	OR	NC	UC	MU	GC	HC	LI	HI
Farm	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--
Nursery	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--
Automobile and Related Service Uses	WO	OS	AR	LR	TR	UR	MR	OR	NC	UC	MU	GC	HC	LI	HI
Automobile Parking (Primary Use)	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P
Automobile Repair, Major	--	--	--	--	--	--	--	--	--	--	--	--	--	--	US
Automobile Repair, Minor	--	--	--	--	--	--	--	--	--	--	--	US	US	--	US

Chapter 1102, Zoning Districts

Land Use Matrix: Nonresidential

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-- = Prohibited; P = Permitted; US = Use Standards															
Land Use	Open Space		Residential						Mixed Use / Commercial					Industrial	
	WO	OS	AR	LR	TR	UR	MR	OR	NC	UC	MU	GC	HC	LI	HI
Industrial and Manufacturing Uses	WO	OS	AR	LR	TR	UR	MR	OR	NC	UC	MU	GC	HC	LI	HI
Contractor's Shop	--	--	--	--	--	--	--	--	--	--	--	--	--	US	US
Lumber Store and Yard	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--
Salvage Yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	US
Manufacturing, Heavy	--	--	--	--	--	--	--	--	--	--	--	--	--	--	US
Manufacturing, Light	--	--	--	--	--	--	--	--	--	--	--	--	--	US	US
Mineral Excavation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	US

Chapter 1102, Zoning Districts

Land Use Matrix: Nonresidential

Table 1102-7, Land Use Matrix: Primary Nonresidential Uses															
-- = Prohibited; P = Permitted; US = Use Standards															
Land Use	Open Space		Residential						Mixed Use / Commercial					Industrial	
	WO	OS	AR	LR	TR	UR	MR	OR	NC	UC	MU	GC	HC	LI	HI
Civic, Institutional, and Health Care Uses	WO	OS	AR	LR	TR	UR	MR	OR	NC	UC	MU	GC	HC	LI	HI
Adult Day Services	--	--	--	--	--	--	--	P	P	--	--	P	--	--	--
Cemetery	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--
Child Care Center	--	--	--	--	--	US	US	US	US	--	US	US	--	--	--
Correctional Institution	--	--	--	--	--	--	--	--	--	--	--	--	--	--	US
Government Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Chapter 1102, Zoning Districts

Automobile Fuel Dispensing Station

1. The primary retail use must consist of at least 50,000 square feet of enclosed floor area devoted to grocery or general merchandise sales.
2. The fuel station must be owned or operated by, or in direct partnership with, the grocery or general merchandise retailer located on the same lot or within the same commercial development.
3. *Location on Site.* The fuel station shall be located on the same parcel or within a unified development site as the principal grocery store or general merchandise retailer.
4. *Fuel Pump Limits.* No more than eight (8) fuel dispensing pumps (totaling a maximum of 16 fueling positions) shall be permitted.
5. *Accessory Structure Design.* Any canopies, kiosks, or related structures shall be architecturally integrated with the principal building and meet all applicable design standards of the district.
6. *No Standalone Signage.* Freestanding signage identifying the fuel station shall not be permitted separate from the signage of the primary grocery retailer.
7. *No Repair Services.* No vehicle repair, washing, or servicing shall be permitted in association with the accessory fuel station use.
8. Space for overnight parking, overnight accommodations, or the inclusion of showers within the building shall be prohibited.

Chapter 1102, Zoning Districts

Dimensional Standards

Table 2.8, Dimensional Standards								
Zoning District	Max. Height	Max. Lot Coverage	Min. Lot Width	Min. Lot Depth	Min. Lot Area	Min. Front Setback	Min. Side Setback	Min. Rear Setback
WO	65 ft.	30%	60 ft.	100 ft.	6,000 sq. ft.	25 ft.	10 ft.	30 ft.
OS	40 ft.	25%	50 ft.	100 ft.	5,000 sq. ft.	25 ft.	5 ft.	25 ft.
AR	50 ft.	25%	250 ft.	500 ft.	125,000 sq. ft.	50 ft.	40 ft.	50 ft.
LR	40 ft.	25%	150 ft.	250 ft.	37,500 sq. ft.	50 ft.	25 ft.	50 ft.
TR	40 ft.	40%	80 ft.	150 ft.	12,000 sq. ft.	30 ft.	10 ft.	35 ft.
UR	40 ft.	50%	50 ft.	120 ft.	6,000 sq. ft.	25 ft.	5 ft.	30 ft.
MR	40 ft.	50%	50 ft.	120 ft.	6,000 sq. ft. ¹	25 ft.	5 ft. ²	25 ft.
OR	40 ft.	50%	60 ft.	100 ft.	6,000 sq. ft. ¹	25 ft.	10 ft. ³	30 ft.
NC	40 ft.	60%	60 ft.	100 ft.	6,000 sq. ft.	25 ft.	5 ft.	25 ft.
UC	75 ft. ⁴	N/A	50 ft.	100 ft.	5,000 sq. ft.	N/A	N/A	N/A ⁵
MU	65 ft.	N/A	50 ft.	100 ft.	5,000 sq. ft.	N/A	N/A	N/A ⁵
GC	65 ft.	80%	70 ft.	100 ft.	7,000 sq. ft.	25 ft.	10 ft.	25 ft.
HC	65 ft.	80%	100 ft.	200 ft.	20,000 sq. ft.	25 ft.	10 ft.	25 ft.
LI	75 ft. ⁶	80%	100 ft.	200 ft.	20,000 sq. ft.	25 ft.	20 ft.	25 ft.
HI	75 ft. ⁶	80%	100 ft.	200 ft.	20,000 sq. ft.	25 ft.	20 ft.	25 ft.

Chapter 1102, Zoning Districts

Dimensional Standards

Figure 1102-03, Front Yard Setback Averaging

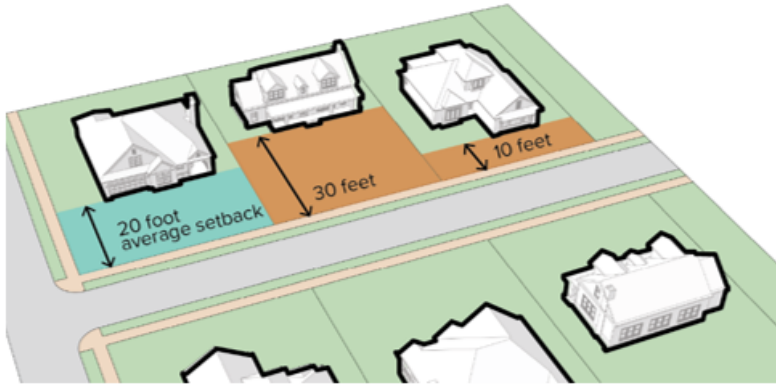


Figure 1102-5, General Commercial (GC) Dimensional Standards

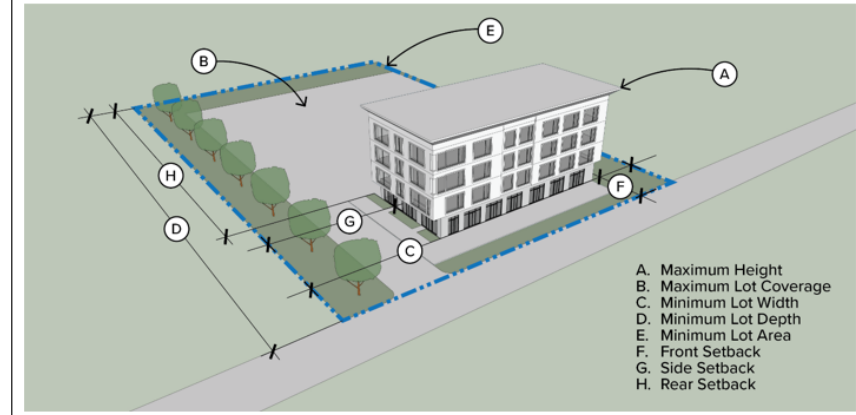
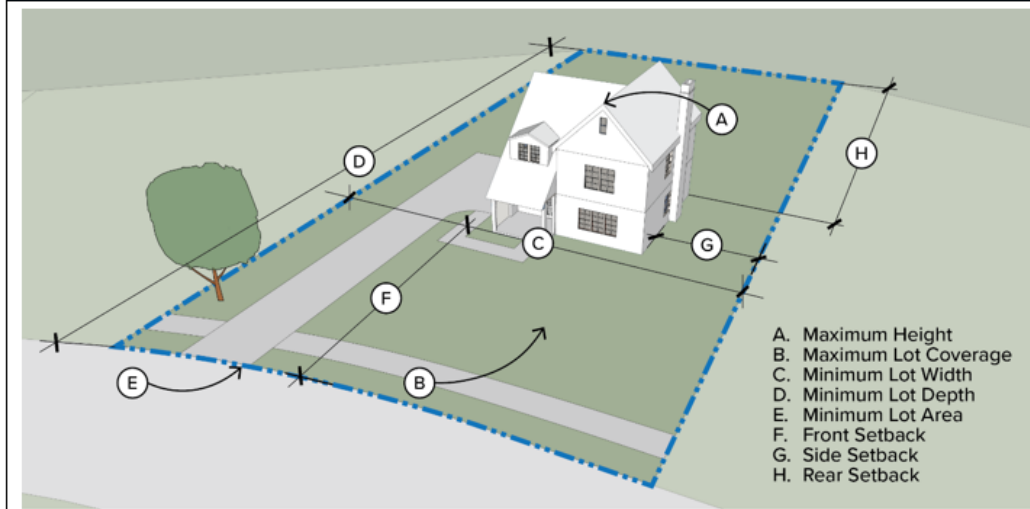


Figure 1102-4 Low-Density Residential (LR) Dimensional Standards



Chapter 1103, Primary Use Standards

Use Standard Example

Sec. 1103.03.R. Group Home, Supportive Care

1. Reasonable Accommodation
2. General Group Home Standards (Regardless of Group Home Type).
 - a. Group homes shall comply with the terms of licensing required by the State of Ohio.
 - b. The Development Code Administrator shall verify details of the home operator's license including:
 - a. Contact information for related state and county agencies issuing or involved with the home's license;
 - b. Any required operations plan, occupancy, and
 - c. Any required community engagement plan.

Chapter 1104, Accessory and Temporary Use Regulations

Accessory Use Matrix

Table 1104-2, Land Use Matrix: Accessory Uses and Structures													
-- = Prohibited; P = Permitted; US = Use Standards													
Land Use	WO OS	AR	LR TR	UR MR	OR	NC	UC MU	GC	HC	LI HI	Yards Permitted	Use Specific Standards	Certificate of Zoning compliance
Accessibility Ramps	US	US	US	US	US	US	US	US	US	US	Front Side Rear	Sec. 1104- 01.E.1.	Yes
Accessory Dwelling Unit, Attached	--	US	--	--	US	US	--	--	--	--	N/A	Sec. 1104- 01.E.2.	Yes
Accessory Dwelling Unit, Detached	--	-US	--	--	--	--	--	--	--	--	Rear	Sec. 1104- 01.E.3.	Yes
Alcohol Sales, On- Site Consumption	--	--	--	--	--	P	P	P	P	--	N/A	N/A	Yes
Alcohol Sales, Off- Site Consumption	--	--	--	--	--	--	P	P	P	--	N/A	N/A	Yes

Chapter 1104, Accessory and Temporary Use Regulations

Accessory Use Standards

Sec. 110401.E.7. Detached Storage/Utility Sheds, Gazebos, and other Similar Buildings.

- a. Size. The total size of all the detached uses combined in a single lot shall not exceed forty (40) percent of the principal building on said lot.
- b. Height. The maximum height of the accessory use shall not exceed seventy-five (75) percent of the principal building on said lot.
- c. Location of Use Prohibited on Easement. The location of said accessory use shall be prohibited from being placed on top of any easement.

Chapter 1104, Accessory and Temporary Use Regulations

Temporary Use Matrix

Table 1104-3, Land Use Matrix: Temporary Uses													
-- = Prohibited; P = Permitted; US = Use Standards													
Land Use	WO OS	AR	LR TR	UR MR	OR	NC	UC MU	GC	HC	LI HI	Yards Permitted	Use Specific Standards	Certificate of Zoning compliance
Construction Buildings and Structures	--	US	US	US	US	US	US	US	US	US	Front Side Rear	Sec. 1104- 02.D.1	Yes
Construction Dumpsters	--	US	US	US	US	US	US	US	US	US	Side Rear	Sec.1104- 02.D.2	Yes
Construction Yard	--	US	US	US	US	US	US	US	US	US	Front Side Rear	Sec. 1104- 02.D.3	Yes
Roadside Agricultural Produce Stands	--	P	--	--	--	--	--	--	--	--	Front Side Rear	N/A	Yes

Chapter 1104, Accessory and Temporary Use Regulations

Temporary Use Standards

Sec. 110402.D.2. Construction Dumpsters.

- a. The dumpster shall be set back at least ten (10) feet from all lot lines;
- b. The dumpster may not obstruct any required parking lot requirements;
- c. All refuse from the site shall be contained within the dumpster and screened appropriately to ensure that all refuse is not removed by either wind or wildlife; and
- d. The dumpster shall remain in its temporary location for no more than 30 days.

Chapter 1105, Site Standards

1. Close-Knit Factor Offsets
2. Architectural Standards
3. Parking, Loading, and Stacking
4. Landscaping, Buffering, and Screening
5. Signs
6. Lighting
7. Noise

Chapter 1105, Site Standards

Close-Knit Factor Offsets

Table 1105-1, Required Close-Knit Factor Offsets by Zoning District

Zoning Districts	Close-Knit Factor Number	Required Number of Offsets
OS	5	0
AR	1	0
LR	2	3
TR	2	3
UR	4	1
MR	3	2
OR	5	0
NC	4	1
UC	5	0
MU	4	1
GC	3	2
HC	2	3
LI	2	1
HI	1	1
PUD-R	2	3
PUD-C	3	2
PUD-I	2	1

Table 1105-2, Close-Knit Factor Offset Options

Zoning Districts	Offset Equivalency Factor	Close-Knit Factor Offset Options
Agricultural and Residential Districts (AR, LR, TR, UR, MR)	1	• Interconnecting bike trail system • Community Garden • Dog park • Creative alternative as approved by the Planning Commission
	2	• Neighborhood park • 10 feet wide public street frontage multi-purpose trail • Dedicated homeowner association-owned park space • Community clubhouse or pavilion • Develop five percent of new residential units as micro-units • Interconnecting bike trail system throughout the development • Creative alternative as approved by the Planning Commission
	3	• Install a new park amenity in a City-Owned Facility • Construct a three-mile portion of a proposed regional trail • Construct or complete street cross-section • Outdoor concert stage or venue • Creative alternative as approved by the Planning Commission

Chapter 1105, Site Standards

Close-Knit Factor Offsets– Example Standards

- **Multi-Purpose Trail Along Public Frontage** A minimum ten (10) foot wide paved multi-purpose trail shall be constructed within or immediately adjacent to the public right-of-way only along those portions of the development site that directly abut an existing or planned public street, conforming to the following minimum requirements:
 - 1) The trail shall be required only along the public street frontage of the subdivision; and
 - 2) Shall not be required along internal private streets or interior lot lines.
- **Alley-Loaded Housing.** A minimum of fifty percent (50%) of residential units shall be served by rear alleys.
- **Regional Trail Construction.** Construction of three (3) linear miles of a proposed regional trail identified in the adopted City of Troy Comprehensive Plan. The trail shall remain publicly accessible.

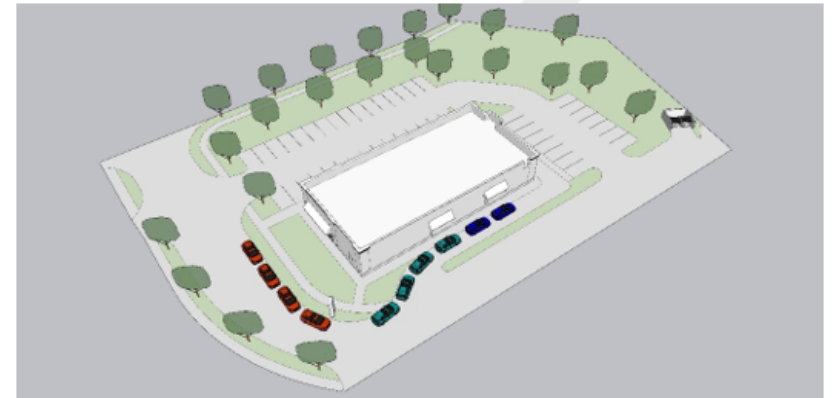
Chapter 1105, Site Standards

Parking, Loading, and Stacking

Table 1105-3, Off-Street Parking Requirements

Land Use	Parking Spaces Required
PRIMARY RESIDENTIAL USES	
Residential – Primary	
Single Detached Dwelling	One (1) spaces per DU
Duplex	One (1) spaces per DU
Triplex	One (1) spaces per DU
Townhouse	One (1) spaces per DU
Multi-Dwelling Residential	Three-quarters (.75) spaces per DU
Group Home, Foster Care	Parking standard based on unit type above + 1 space per employee
Group Home, Supportive Care	Parking standard based on unit type above + 1 space per employee

Figure 1105-2, Stacking Requirements



Chapter 1105, Site Standards

Landscape, Buffering, and Screening

Figure 1105-3, Parking Lot Landscaping

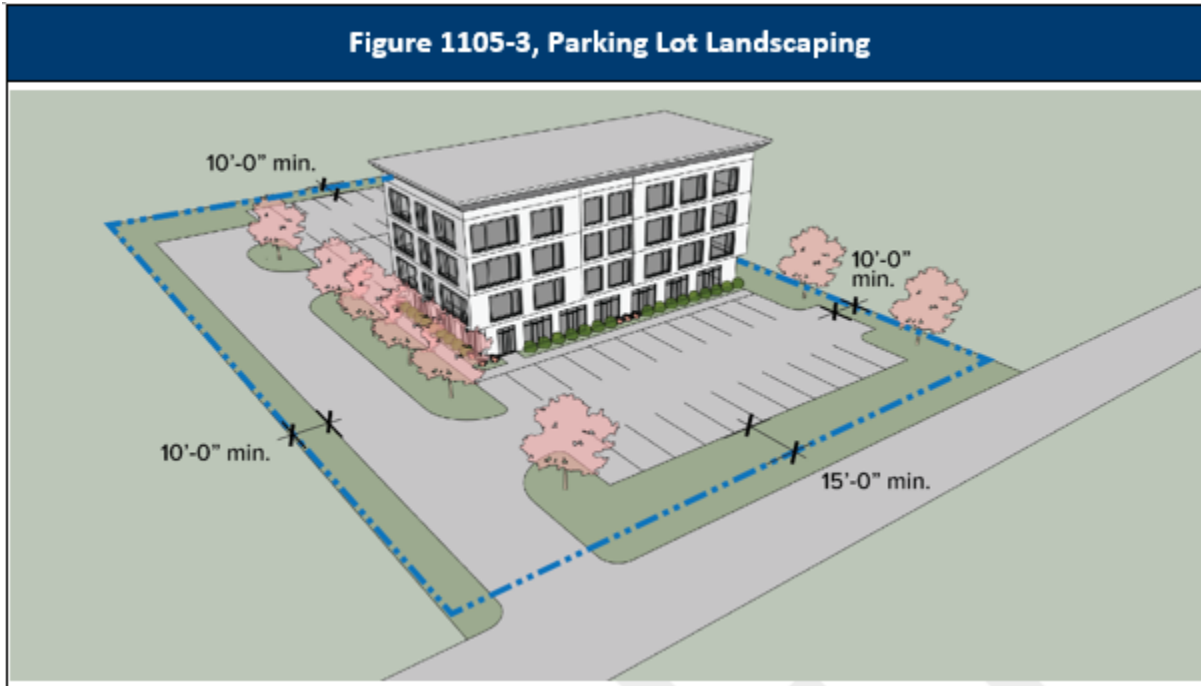
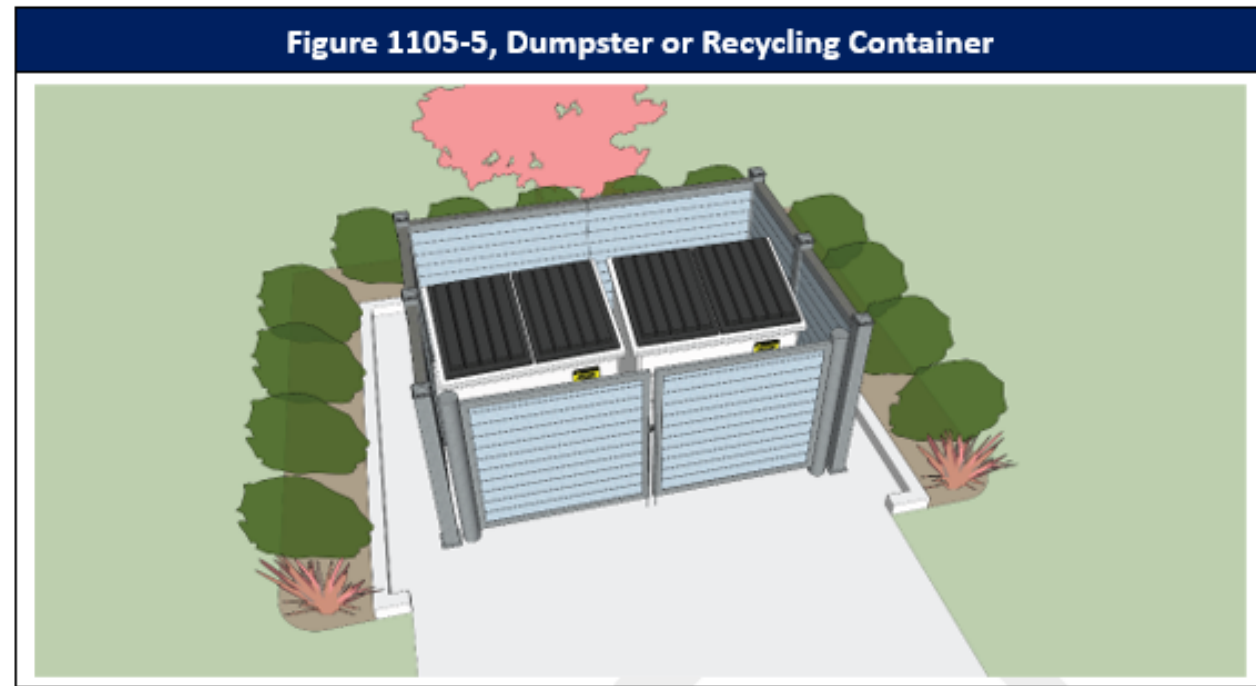


Figure 1105-5, Dumpster or Recycling Container



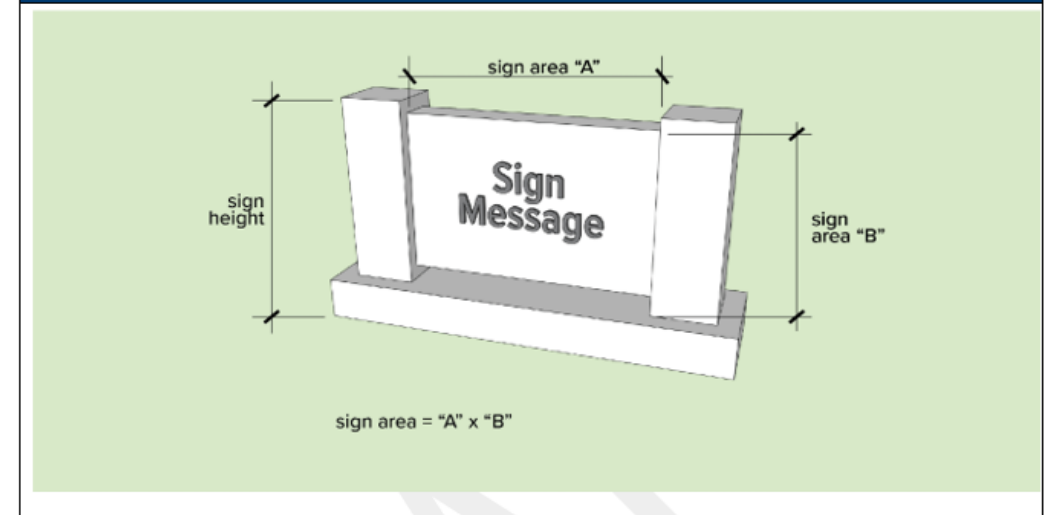
Chapter 1105, Site Standards Signs

- A. Purpose
- B. Applicability
- C. General Regulations
- D. Computation of Sign Area and Sign Height
- E. Prohibited Signage
- F. Exempt Signs
- G. Murals
- H. Maintenance of Signs
- I. Permitted Signs by Zoning District
- J. Canopy Signs
- K. Directional Signs
- L. Projecting Signs
- M. Monument Signs
- N. Freeway-Oriented Signs
- O. Wall Signs
- P. Window Signs
- Q. Fuel Pump Signs
- R. Subdivision Identification Signs
- S. Menu Board Signs
- T. Master Sign Program
- U. Temporary Signs
- V. Maintenance
- W. Sign Construction
- X. Illumination
- Y. Architectural Review

Chapter 1105, Site Standards Signs

Table 1105-13, Permitted Permanent Sign Matrix															
Sign Type	Zoning District														
	WO	OS	AR	LR	TR	UR	MR	OR	NC	UC ¹	MU	GC	HC	LI	HI
Canopy Signs	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P
Directional Signs	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P
Projecting Signs ¹	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P
Monument Signs	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P
Freeway-Oriented Signs	--	--	--	--	--	--	--	--	P	P	P	P	P	--	--
Wall Signs	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P
Window Signs ¹	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P
Fuel Dispensing Equipment Signs	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
Subdivision Identification Sign	--	--	P	P	P	P	P	P	--	--	--	--	--	--	--
Menu Board Signs	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--

Figure 1105-9, Illustration of Sign Area and Height Computation for a Monument Sign



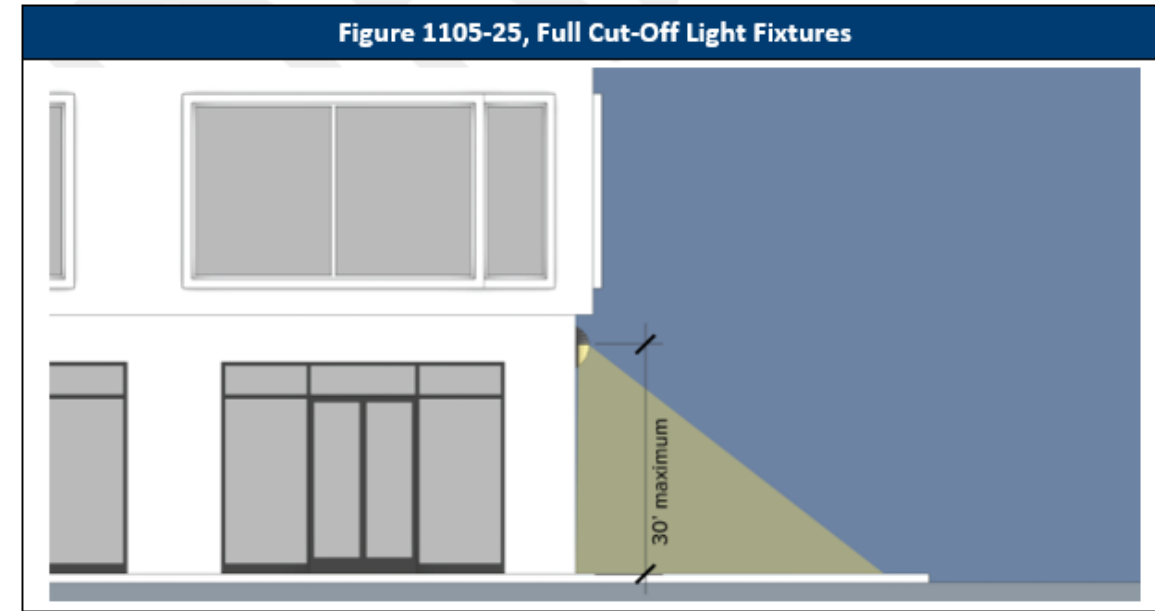
Chapter 1105, Site Standards

Lighting

Table 1105-29, Exterior Lighting Standards

Cutoff and Angle	Residential Properties		Non-residential Properties	
	Max Height	Max Illumination	Max Height	Max Illumination
Luminaires with No Cutoff	15 feet	0.2 foot-candle	20 feet	0.3 foot-candle
Luminaires with Total Cutoff Angle Greater than 90 Degrees	20 feet	0.5 foot-candle	40 feet	2 foot-candle
Luminaires with Total Cutoff Angle Less than 90 Degrees	25 feet	1 foot-candle	50 feet	4 foot-candle

Figure 1105-25, Full Cut-Off Light Fixtures



Chapter 1105, Site Standards

Noise

Table 1105-30, Maximum Permissible Noise Levels				
Noise Source	Receiving Property			
	WO, OS, AR, LR, TR, UR, & MR	OR & NC	UC, MU, GC, & HC	LI & HI
Daytime (7:00 A.M. to 10:00 P.M.)				
Non-Residential Property	60 dBA	60 dBA	65 dBA	65 dBA
Residential Property	60 dBA	60 dBA	65 dBA	70 dBA
Nighttime (10:00 P.M. to 7:00 A.M.)				
Non-Residential Property	50 dBA	50 dBA	65 dBA	65 dBA
Residential Property	50 dBA	50 dBA	65 dBA	70 dBA



Chapter 1106, Environmental Management

1. Stormwater Management
2. Flood Control Standards
3. Utility Standards

Chapter 1107, Subdivision Design Regulations

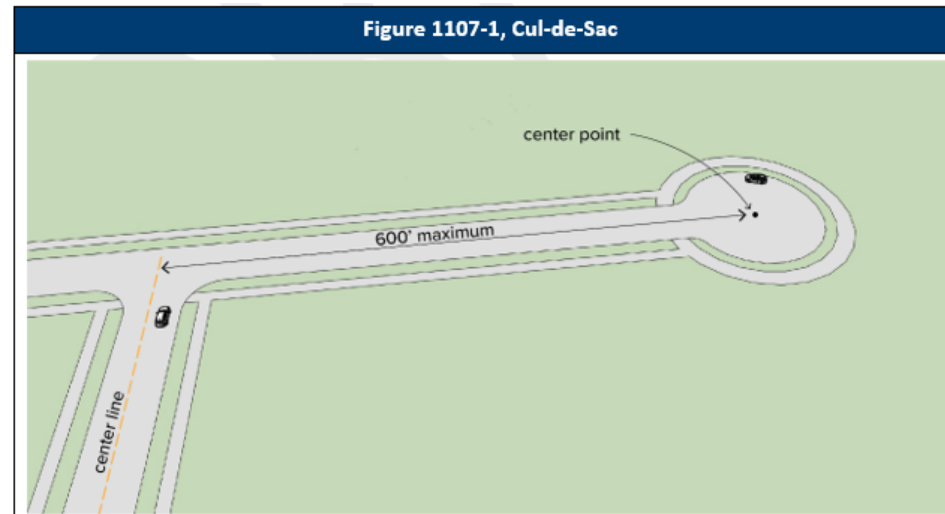
1. Purpose and Application
2. General Design Standards
3. Lots
4. Blocks
5. Cul-De-Sacs, Dead Ends, and Fire Apparatus Access Roads
6. Street Lighting
7. Traffic Impact Studies
8. General Street Design
9. Street Names, Signs, Numbering
10. Marginal Access Streets
11. Angle of Intersection
12. Rounding of Property Corners
13. Private Streets and Reserve Strips
14. Private Streets in PUDs
15. Street Types

Chapter 1107, Subdivision Design Regulations

- 16. Dedicated Sidewalks,
Walkways, and/or Shared Use
Paths
- 17. Landscaping and Berms
- 18. Common Open Space and
Parkland, and Fee-in-Lieu
- 19. Utilities
- 20. Stormwater Management
- 21. Homeowners or Property
Owners Associations

Chapter 1107, Subdivision Design Regulations

Table 1107-01 Minimum Street Right-of-Way Widths	
Street Type*	Minimum Right-of-Way Width*
Arterial	80-100 Feet
Collector	60 Feet
Residential (Local)	50 Feet
Cul-de-sac	50 Feet
Cul-de-sac terminus ¹	48 Feet Pavement Radius
Crosswalk	10 Feet
For detailed design, see City Construction Standards page 300-2	
¹ Reference Appendix D of the 2011 Ohio Fire Code	





Chapter 1108, Administrative Bodies

1. Stormwater Management
2. Flood Control Standards
3. Utility Standards

Chapter 1109, Permits and Procedures

1. Purpose and Application
2. Table of Permits and Approvals
3. Review and Referral
4. Administrative Applications
5. City Engineer
6. Legislative Applications
7. Quasi-Judicial Applications
8. Subdivision Applications

Chapter 1109, Permits and Procedures

Table 1109-1 Table of Permits and Approvals					
Permit/Plan	Required For	Timing	Exceptions	Decision Responsibility	Cross-Reference
Administrative Applications					
Certificate of Zoning Compliance	All site improvements and modifications. Additionally, any change in use, new use established, or change in business name,	Prior to Site or Construction Work or Change in Use	N/A	Development Code Administrator	Sec. 1109-04-A 
Zoning Occupancy Permit	Using/Occupying a Structure for the First Time, Change of Use in the Building, Modifications to Layouts in Previously Used Buildings	Prior to Opening/Start of Operations See <u>Sec. 1109-04-B</u>	N/A	Miami County Building Department <u>Development Code Administrator</u>	Sec. 1109-04-B 

Chapter 1110, Nonconformities

1. Purpose
2. Applicability
3. Types of Nonconformities
4. Nonconforming Uses
5. Nonconforming Lots
6. Nonconforming Signs
7. Nonconforming Site Standards
8. Nonconforming Structures

Chapter 1111, Enforcement

1. Enforcement
2. Stop-Work Order
3. Notice of Violation
4. Civil Citations (*Cross-Reference to City Code*)
5. Criminal Offenses
6. Sign Violations
7. Zoning Violations
8. Planned Unit Developments
9. Demolition by Neglect
10. Stormwater and Drainage
11. Remedies and Penalties

Chapter 1112, Rules of Interpretation and Definitions

1. Rules of Interpretation

- A. Provisions are Minimum Requirements
- B. Measurement of Distance
- C. Conflicting Provisions
- D. Administration
- E. Other Requirements
- F. Statutory Changes
- G. Severability
- H. Defined Terms
- I. Additional Rules of Interpretation

2. Definitions



Next Steps

- Recommend a Public Hearing
- Planning Commission—
Comment Period
- Creation of “Redline”
version of draft based on
feedback received

Thank You!

Please don't hesitate to reach out with any questions!

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