

# TROTWOOD TOGETHER COMPREHENSIVE LAND USE PLAN

## *Future Commercial and Mixed-Use Land Uses*

The core element of the plan is related to the future land use map and related categories. The following are summary descriptions of the future agricultural and residential uses. Additional information and an expanded description of each category can be found on the project website at [www.TrotwoodTogether.com](http://www.TrotwoodTogether.com).

### Neighborhood Mixed-Use

The City of Trotwood has a several clusters and corridors of small-scale commercial and office uses that are of a size and nature that are compatible with surrounding residential uses and often provide services to those local residents. This small-scale commercial and office mix should continue with a focus on maintaining a strong aesthetic with small-scale development connected to surrounding neighborhoods. Neighborhood mixed use business areas should be allowed under the following considerations:

- Uses should include commercial retail, office, and service uses. Live/work units and small mixed-use buildings (apartments on the second floor) should also be allowed.
  - Buildings should be limited in size
- Pedestrian connections to adjacent neighborhoods, as well as landscaped buffering is important.



### Olde Town Trotwood

Olde Town Trotwood is the central core, or central business area, and is the historic center of the community that formed when Trotwood was originally incorporated as a village in 1901. Like many other villages, this central hub of activity contained the whole range of land uses in a tight hamlet setting with access to the rail line. Today, that history remains evident with the older buildings and continued mixture of land uses. This area should continue to serve as a central mixed-use area for Trotwood with allowances for the existing industrial uses to continue, and the mixture of commercial and residential uses. New infill development should be in keeping with historic development patterns where buildings are often built closer to the street, on smaller lots, to retain a compact development form.



### Mixed-Use Core

The area of Salem Avenue from Shiloh Springs Road to Olive Road has long been a regional commercial center within Trotwood. However, with the demolition of Salem Mall, nearby Hara Arena, and the loss of many commercial tenants, this area has become a mix of commercial activity and underutilized properties. Development in these areas could include the continued development of regional commercial activities but mixed-use development with apartments and commercial uses designed around public amenities and open spaces should also be allowed. For this area, density incentives should be provided in exchange for mixed use development that contains commercial or office uses in addition to residential as well as community amenities, such as improved parks and gathering spaces.



**For more information on this project, visit [www.TrotwoodTogether.com](http://www.TrotwoodTogether.com).**