

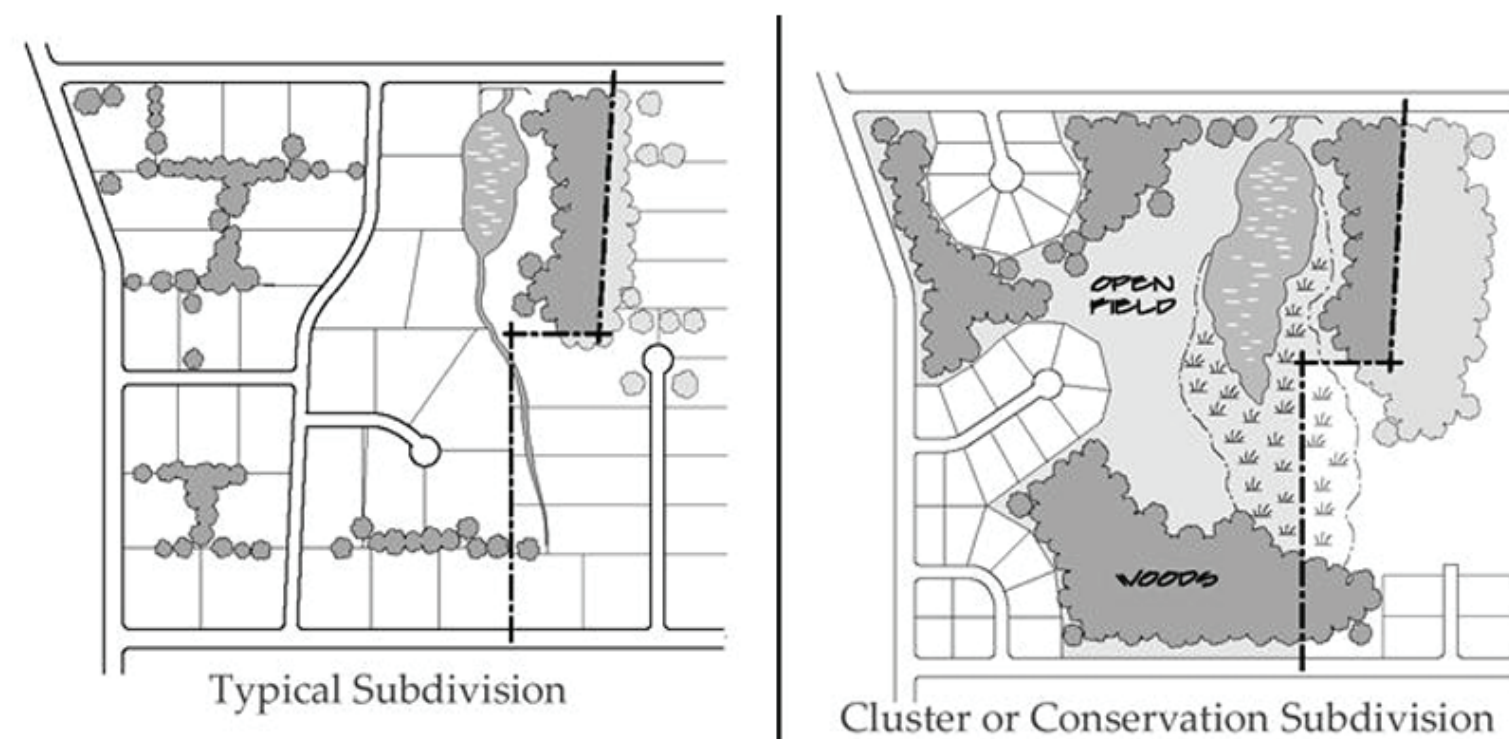
TROTWOOD TOGETHER COMPREHENSIVE LAND USE PLAN

Future Agricultural and Residential 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.

Rural Conservation

Trotwood still has an extensive amount of rural and agricultural areas that will likely remain rural in the long-term due to lack of sanitary sewer services, rural roads, and general distance from more intense development. It is the intent of this plan to protect these areas for rural and agricultural uses, which would also accommodate larger residential lots. These areas should not be targeted for substantial development; however, development options such as conservation subdivisions, limited commercial focused on agricultural uses, and low-impact industrial uses may be appropriate with property protection of surrounding farmlands.



Traditional Neighborhood

Trotwood has a mixture of neighborhood types that include older, core neighborhoods built around the grid street system, and several newer areas of development that reflect a suburban development pattern with primarily single-family homes in neighborhoods with curvilinear streets and cul-de-sacs. The traditional neighborhood areas should continue to be primarily single-family homes with a density of up to 4 units per acre or less with provisions for higher-density housing (up to 8 units per acre) if targeted for patio homes, senior living, or other low-intensity residential uses. Additionally, some limited commercial uses, and low-impact industrial may be appropriate in existing business areas.



Core Neighborhood

Many of Trotwood's eastern and southern neighborhoods are older neighborhoods that grew out of the expansion from the City of Dayton. These neighborhoods are those that reflect historic urban development patterns that are traditionally focused along a grid street pattern, with smaller homes at a higher density of development than other residential areas in the city. It is not uncommon to find two- and three-family dwellings, and some limited commercial uses mixed into the fabric of these neighborhoods, especially at major intersections and along collector and arterial corridors. This plan encourages the continuation of the neighborhoods, including the range of uses that are located throughout.



Low-Intensity Multi-Family

These areas of the city are where multiple dwelling units are attached to one another, located on a single parcel. This land use offers housing at a higher density than the single-family residential neighborhoods in the traditional and core neighborhoods. This category of multi-family, attached residential is considered low-intensity because of the scale of building, typically one to two floors, with up to eight units per structure, as compared to a large scale, apartment building. This land use category may include small apartment buildings, townhomes, duplexes, two-family homes, and other attached housing with a density of no more than 11 units per acre. These areas are encouraged to remain as key locations for a mixture of housing options.



For more information on this project, visit www.TrotwoodTogether.com.