

TROTWOOD TOGETHER COMPREHENSIVE LAND USE PLAN

Future Industrial and Other 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 industrial uses, as well as other important land uses. Additional information and an expanded description of each category can be found on the project website at www.TrotwoodTogether.com.

Industrial and Commerce

The industrial and commerce category is a designation for areas that will contain employment-oriented land use types that are predominantly non-retail. These areas should continue to be focused on non-retail-oriented jobs. These developments should also be focused on light industrial uses, including clean manufacturing centers, technology/data centers, distribution centers, supporting offices, research facilities, and other similar uses where business activities take place indoors. Buffering and good site design will be necessary to accommodate heavier truck traffic and minimization of impacts on any adjacent neighborhoods.



Business and Commerce Flex-Space

The City of Trotwood has a number of areas that would benefit from redevelopment due to vacancy, blight, or underutilization where there is not necessarily one appropriate future land use. It is not the intent of this plan to dictate a singular land use that would be appropriate for these areas but to allow for flexibility to accommodate development based on market demands. However, there is a recognition that these business and commerce flex areas could contain a range of uses from low-intensity office and commercial to moderate scale industrial uses with operations that are entirely indoors. The focus of development in these areas should be on building appropriately scaled buildings with enhanced landscaping and screening.



Parks and Recreational

The parks and recreational category designates property currently used for public or private parks and recreational uses. This category includes, but is not limited to, city and county parks, playgrounds, open space, walking trails. While the future land use map only designates parks and recreational uses that existed at the time the plan was developed, such uses may also be appropriate in other areas of the city, regardless of the future land use category.



Public and Institutional

The public and institutional uses shown on the future land use plan only identify existing major public and institutional sites that include school campuses, hospitals, libraries, and larger city or institutional-owned properties. While the future land use plan only designates the larger, existing public and institutional uses, other public and institutional uses such as future schools, government uses, and churches may also be appropriate in other areas of the city, regardless of the future land use designation.



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