

**Date of Request.**

April 14, 2022

Logan-Union-Champaign Regional Planning Commission  
c/o Aaron Smith  
PO Box 219  
East Liberty, OH 43319  
[aaronsmith@lucplanning.com](mailto:aaronsmith@lucplanning.com)

**RE: Zoning Text Amendment Application, Urbana Township, Champaign County**  
Amendment topic: Reclassification of Zoning Map

Dear LUC Regional Planning Commission Committee Members:

The Urbana Township Zoning Commission met at 7:00 PM on April 14, 2022. During the meeting, amendments to the Zoning Resolution were initiated by motion of the Zoning Commission.

The amendments propose alterations to Zoning Map.

**Description of Zoning Parcel Amendments.**

The amendment proposes to reclassify to the zoning districts as depicted on the proposed map.

Included with this cover letter, you will find a copy of the existing zoning as it appears in the Zoning Resolution. Proposed changes are **bolded** and ~~struck~~. Please refer to these attachments for further information.

**Public Hearing.**

The Urbana Township Zoning Commission of Champaign County, Ohio, will hold a public hearing concerning the proposed amendments at 8:00 P.M on May 19, 2022, in the Urbana Township Hall.

**Point of Contact.**

Please consider me Urbana Township's point of contact for this matter. My contact information is below:

*Daniel Rooney*  
DK 937-484-3051

Sincerely,

*Daniel Rooney*

**Attachments.**

Proposed Zoning Resolution Parcel Amendment(s)



# Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

## Zoning Parcel Amendment Checklist

Date: 4/14/22 Township: Urbana

Amendment Title: Zoning Map Reclassification

**Notice:** Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (which is the second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township point of contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parcel Number(s)	n/a <input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Completed Zoning Amendment Application	n/a <input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Land Use	n/a <input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Land Use	n/a <input checked="" type="checkbox"/>	<input type="checkbox"/>
Acreage	n/a <input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other supporting documentation submitted by applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<input type="checkbox"/>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

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 East Liberty, Ohio 43319  
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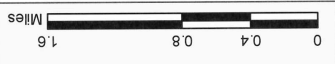


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Based on Official  
 Zoning Map  
 Created on: August 2007  
 Revised:

# Urban Township Champaign County Zoning Map



**Legend**

- State Roads
- Local Roads
- Zoning**
  - M-1
  - B-1
  - U-1
  - R-1
  - MD
  - M-2
- Urban



**URBANA TOWNSHIP  
CHAMPAIGN COUNTY, OHIO**

**ZONING RESOLUTION**

**ADOPTED: AUGUST 7, 2017**

## ARTICLE VIII – ESTABLISHMENT AND PURPOSE OF DISTRICTS

### **Section 800 Intent.**

The following zoning districts are hereby established for the township. For the interpretation of this Resolution, the zoning districts have been formulated to realize the general purposes as set forth in the Preamble of this Resolution. In addition, the specific purpose of each zoning district shall be as stated.

### **Section 810 Rural District (U-1).**

The purpose of the rural district is to provide land which is suitable or used for agriculture, conservation, very low density residential and public and quasi-public purpose. Very low density residential land use refers to farm housing units and isolated residential developments not requiring a major plat under the County's Subdivision Regulations. (A major plat consists of 6 or more lots). Some residential, commercial and industrial development may be permitted as conditional uses under Section 560.

Onsite water and sewer facilities are permitted provided such facilities comply with the County Health Department's regulations. Specific permitted and conditional uses are listed on the Official Schedule of District Regulations.

### **Section 811 Low Density Residential District (R-1).**

The purpose of the low-density residential district is to provide land for single family dwelling units not to exceed four dwelling units per acre with a central sewerage system. This district shall also include land that is subdivided which requires a major plat under the County's Subdivision Regulations. (A major plat consists of 6 or more lots). Specific permitted and conditional uses are listed on the Official Schedule of District Regulations.

### **Section 812 High Density Residential District (R-3).**

The purpose of the R-3 District is to permit the establishment of high-density multi-family dwellings not to exceed 16 dwelling units per gross acre. Single-family and manufactured dwellings are also permitted in this district. Specific permitted and conditional uses are listed on the Official Schedule of District Regulations.

### **Section 813 Service Business District (B-1).**

The purpose of the B-1 District is to provide land for sales, service and repair establishments which require highway orientation or larger tracts of land not normally found in local business areas. A variety of convenience and shopping-type activities may be available in addition to service businesses. Specific permitted and conditional uses are listed on the Official Schedule of District Regulations.

### **Section 814 Light Manufacturing District (M-1).**

The purpose of the M-1 District is to provide land for manufacturing or industrial type facilities which are relatively clean, quiet and free of objectionable elements such as noise, odor, dust, smoke, etc.; operate mostly within closed structures; and do not generate as much traffic as would be found in the heavy manufacturing district. Specific permitted and conditional uses are listed on the Official Schedule of District Regulations.

### **Section 815 Heavy Manufacturing District (M-2).**

The purpose of the M-2 District is to provide land for major manufacturing, processing, storage, warehousing, mineral extraction, research and testing facilities, and similar operations. These activities usually require large sites, extensive community services, have large, open storage and service areas, generate greater industrial traffic than in the M-1 district, but create

no nuisances discernible beyond the district to any large extent. Specific permitted and conditional uses are listed on the Official Schedule of District Regulations.

**OFFICIAL SCHEDULE OF DISTRICT REGULATIONS**  
**Urbana Township,**  
**Champaign County**

ZONING DISTRICTS  (Symbols as used on the Official Zoning Map)	ACCESSORY BUILDINGS			MINIMUM (MANDATORY) OFF-STREET PARKING SPACE	MINIMUM (MANDATORY) OFF-STREET LOADING SPACE	SIGNS PERMITTED	OTHER PROVISIONS AND REQUIREMENTS (Supplementary regulations, prohibitions, notes, etc.)
	Maximum Height (feet)	Minimum Distance In Feet To					
		Side lot line	Rear lot line				
1	17	18	19	20	21	22	23
<b>U-1 RURAL DISTRICT</b>	20	10	10	SEE ARTICLE XI	SEE ARTICLE XI	SEE ARTICLE XII	*1,300 square feet for mobile dwelling.
<b>R-1 LOW DENSITY RESIDENTIAL DISTRICT</b>	15	10	(5) 10 (10)	SEE ARTICLE XI	See ARTICLE XI	SEE ARTICLE XII	*1,300 for Mobile Homes.
<b>MEDIUM DENSITY (MD/R-3) RESIDENTIAL DISTRICT</b>	15	2	5	SEE ARTICLE XI	SEE ARTICLE XI	SEE ARTICLE XII	*Refer to R-1 District Regulations.
<b>B-1 SERVICE BUSINESS</b>	20	none	none	SEE ARTICLE XI	SEE ARTICLE XI	SEE ARTICLE XII	*Refer to appropriate R district regulations. Non-residential use cannot be conducted closer than 40 feet to any lot line of a residential structure.
<b>M-1 LIGHT MANUFACTURING</b>	25	5	10	SEE ARTICLE XI	SEE ARTICLE XI	SEE ARTICLE XII	*Refer to R-1 District Regulations.
<b>M-2 HEAVY MANUFACTURING DISTRICT</b>	25	10	20	SEE ARTICLE XI	SEE ARTICLE XI	SEE ARTICLE XII	*Refer to R-1 District Regulations. **Non-residential use cannot be conducted closer than 40 feet to any lot line of a residential structure.



**OFFICIAL SCHEDULE OF DISTRICT REGULATIONS**  
**Urbana Township,**  
**Champaign County**

<u>ZONING DISTRICTS</u>  (Symbols as used on the Official Zoning Map)  <b>1</b>	<u>PERMITTED USES</u>  (Accessory uses and essential services are included)  <b>2</b>	<u>CONDITIONAL USES</u>  (Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)  <b>3</b>
<b>U-1 RURAL DISTRICT</b>	Agriculture; Very low density residential; animal hospital; clinic; agricultural products processing & sales; public use; quasipublic use; Home Occupation;	Kennel; Public service facility; Low & medium density residential*; Commercial & Non-commercial recreation; Service business; Light & heavy manufacturing; Signs; Mobile homes, Mobile Home Park.
<b>R-1 LOW DENSITY RESIDENTIAL DISTRICT</b>	Single-family housing; Public & quasi-public uses	Agriculture; Commercial & noncommercial recreation; home occupation; light manufacturing; Service business; Personal Services; Offices; Multi-Family Housing; Mobile homes in accordance with Section 1300; telecommunication towers;
<b>MEDIUM DENSITY (MD/R-3) RESIDENTIAL DISTRICT</b>	Single-family Dwelling, Public and Quasi-public Use	Multi-family Dwelling, Non-commercial Recreation, Home Occupation, Mobile home Park, Mobile homes Individually in Accordance with Section 1300, service Business, Personal Services
<b>B-1 SERVICE BUSINESS</b>	Service business; Drive-in business; Eating & drinking estab.; Commercial recreation; Animal Hospital, clinic; Transient lodgings; Retail business; Offices; Personal services; Public & quasi-public uses; Single & multi-family dwellings*;	Wholesale & warehousing; Food processing; Printing & publishing; Transport terminals; Signs & advertising structures; Public & service facility; Adult Entertainment Facilities
<b>M-1 LIGHT MANUFACTURING</b>	Light manufacturing and related offices; Public and quasi-public uses; Very low residential*; Wholesale & warehousing; Mineral Extraction	Printing & publishing; Storage facilities; Transport terminals; Signs & advertising structures; Public Service facility;
<b>M-2 HEAVY MANUFACTURING DISTRICT</b>	Light & heavy manufacturing & related offices; Wholesale & warehousing; Printing & publishing; Transport terminals; Supply yards; Service business; Public & quasi-public uses; Very low residential*;	Signs & advertising structures; Mineral extraction; Junk storage & sales; Public service facility;

**OFFICIAL SCHEDULE OF DISTRICT REGULATIONS**  
**Urbana Township,**  
**Champaign County**

ZONING DISTRICTS  (Symbols as used on the Official Zoning Map)	MINIMUM LOT SIZE		MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED (Principal and Accessory Buildings)	MINIMUM FLOOR AREA (Square Feet)	MAXIMUM HEIGHT OF (PRINCIPAL) BUILDINGS		MINIMUM YARD DIMENSIONS (feet)				
	Square feet/household				Frontage (Width) (Feet)	Stories	Feet	Front	Side Yards		Rear
	With On-Site Sewage Treatment	With Group or Central Sewage Treatment							One Side Yard	Sum of Side Yards	
1	5	6	7	9	10	11	12	13	14	15	16
U-1 RURAL DISTRICT	43,560		150	25%	1,300	2 1/2	35	50	20	40	30
R-1 LOW DENSITY RESIDENTIAL DISTRICT	43,560	10,800	150 80	25%	1,300	2 1/2	35	50 (35)	20 (10)	40 (20)	30 (30)
MEDIUM DENSITY (MD/R-3) RESIDENTIAL DISTRICT	14,520	2,700	90	30%	575	3	40	25	8	20	30
B-1 SERVICE BUSINESS	43,560	15,000	150 100	50%	none	3	40	30	none	none	20
M-1 LIGHT MANUFACTURING	43,560	15,000	150* 100	40%	none	4	50	50	10	30	30
M-2 HEAVY MANUFACTURING DISTRICT	130,000	40,000	200 150	50%	none	4	60	80	20**	50**	40**