

November 17, 2025

Urbana Township Trustees
c/o Fiscal Officer, Sandi Perry
2564 St. 54
Urbana, OH 43078

**RE: Zoning Text Amendments, Urbana Township, Champaign County
Recommendations from Zoning Commission & LUC Regional Planning Commission**

Dear Honorable Urbana Township Trustees:

On September 15, 2025, the Trustees held a public meeting. The Trustees passed a Resolution to amend the text of the Zoning Resolution. The Resolution was certified to the Zoning Commission September 16, 2025. The proposal amends Article II Definitions by adding a definition of "Freight Container" and "Fence or Wall" and amends the definition of "Semitrailer/Intermodal Container". It also adds Section 1013 Fences & Walls, and Section 1067 Mobile Trailers. Last, it amends the Official Schedule of District Regulations by increasing the accessory building maximum height from 15 ft to 20 ft in the low Density Residential District (R-1).

On October 9, 2025 the LUC Regional Planning Commission considered the Urbana Township Zoning Text Amendments. LUC Regional Planning Commission recommended approval. Please see the attached recommendation letter for more information.

On October 16, 2025 and November 6, 2025, the Zoning Commission held a public hearing. The Zoning Commission considered the LUC Regional Planning Commission recommendation. After consideration, the Zoning Commission chose to recommend approval with modifications. The modifications are to specify that Freight containers are for unattached accessory buildings only and the size is limited to 8' x 20' or 160 sq ft. and to add the set of model diagrams.

Upon receipt of this recommendation, the ORC requires you to hold a public hearing thirty (30) days from the date of receipt. Notice must be given by one (1) publication in at least one (1) newspaper of general circulation at least ten (10) days before the date of the hearing. The notice must include specific information, which is listed in ORC 519.12 (F)/(G).

Sincerely, *Mike Pluta* 11/6/25

Attachments.

1. Proposed Zoning Resolution Text Amendments
2. Recommendation from LUC Regional Planning Commission
3. Sample public hearing notice (for your hearing)
4. Sample agenda (for your hearing)
5. Sample sign-in sheet (for your hearing)
6. General Process

Urbana Township, Champaign County

Zoning Text Amendment – Freight Containers

Initiated by resolution of the Board of Township Trustees – 8/18/2025

Amend Article II Definitions by adding the following:

Freight Container. A standardized, reusable shipping vessel, of a permanent character, accordingly strong enough for repeated use, used in the transportation of freight and capable of being mounted and moved on a rail car, mounted on a chassis or bogie for movement by truck, trailer, and/or loaded on a ship. Note: This term does not include semitrailers, van boxes, rail cars, or other similarly constructed vessels originally intended to be affixed with wheels and axles.

Amend Article II Definitions by amending the following:

Semitrailer/Intermodal Containers. A vehicle designed or used for carrying persons or property with another and separate motor vehicle, so that in operation, a part of its own weight or that of its load, or both, rests upon and is carried by another vehicle; also portable storage containers. A semitrailer/intermodal container shall not be used for storage, advertising, business, and residence. Portable storage containers shall only be permitted for 90 days.

Amend Article X Supplemental District Regulations by adding the following:

Section 1067 Mobile Trailers. The use of a mobile home, tractor trailer, box car, freight container, or other similar type trailer, container or structure shall not be permitted as a dwelling or business structure, storage facility, dwelling, or sign structure except as stated in this Section and in Section 1004.

A freight container may be permitted as an accessory building subject to the following conditions:

1. It shall not be located further forward than the front edge of the principal building or structure.
2. It shall be placed on a dry and durable surface.
3. The freight container shall only be used for an unattached accessory building.
4. The size of the container is limited to a size of 8 feet by 20 feet in area, of 160 square feet ~~maximum~~.

Urbana Township, Champaign County

Zoning Text Amendment – Accessory Building Height

Initiated by resolution of the Board of Township Trustees – 8/18/2025

Amend Article II Definitions by adding the following:

Fence or Wall. A "fence" is a barrier used as a boundary, separation, means of protection, or means of controlling access, screening, confinement, or decoration. Materials commonly used include wood, wire, iron, etc. A "wall" is a solid fence or is the solid portion of a fence. A "wall" is a barrier constructed so that the vertical surface is closed, thus preventing the passage of light, air, and vision in a horizontal plane. Materials commonly used include masonry, brick, metal, wood, etc.

Amend Article X Supplementary District Regulations by adding the following:

Section 1013 Fences & Walls

Fences and walls are permitted in all districts, subject to the following conditions:

1. Location.
 - a. Fences shall be permitted in any yard.
 - b. Walls shall be permitted in any yard.
 - c. If no structure exists on said residential property, no fence or wall may project past the front building line of the average of the adjacent properties or the minimum front yard setback, whichever is greater.
 - d. No fence or wall shall be closer than three feet (3) to any right-of-way line.
2. Height.
 - a. Fences shall not exceed four (4) feet in the front yard or six (6) in height for other yards for residential uses.
 - b. Fences shall not exceed eight (8) feet in height for non-residential uses.
 - c. Walls shall not exceed four (4) feet in the front yard or six (6) feet in height for other yards for residential uses.
 - d. Walls shall not exceed six (6) in height for non-residential uses.
3. Sight Distance Requirements.
 - a. No fence or wall shall violate the sight distance requirements found in Section 1012 Visibility at Intersections.
4. Zoning Permit.
 - a. Unless otherwise stated in this Resolution, a zoning permit is required for the erection or installation of a fence or wall.

Urbana Township, Champaign County

Zoning Text Amendment – Accessory Building Height
Initiated by resolution of the Board of Township Trustees – 8/18/2025

Amend 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				
U-1 RURAL DISTRICT	20	10	10	SEE ARTICLE XI	SEE ARTICLE XI	SEE ARTICLE XII	'1,300 square feet for mobile dwelling				
R-1 LOW DENSITY RESIDENTIAL DISTRICT	-15- 20	10	(5)	10 (10)	SEE ARTICLE XI	See ARTICLE XI	SEE ARTICLE XII '1,300 for Mobile Homes				



Logan-Champaign-Champaign regional planning commission

Director: Bradley J. Bodenmiller

October 16, 2025

Urbana Township Zoning Commission & Trustees
c/o Sean Tullis, Zoning Inspector* **
2564 St. Rt. 54
Urbana, OH 43078

RE: Urbana Township Zoning Text Amendment – Freight Container, Fences & Walls, Accessory Building Height
Champaign County, Ohio

Dear Urbana Township Zoning Commission & Trustees:

The Executive Committee of the Logan-Champaign-Champaign Regional Planning Commission met in formal session on October 9, 2025, and reviewed a proposed Zoning Text Amendment, initiated by the Township Trustees, to amend Article II Definitions by adding a definition of "Freight Container" and "Fence or Wall" and amend the definition of "Semitrailer/Intermodal Container". It also adds Section 1013 Fences & Walls, and Section 1067 Mobile Trailers. Last, it amends the Official Schedule of District Regulations by increasing the accessory building maximum height from 15 ft to 20 ft in the Low Density Residential District (R-1).

The LUC Executive Committee moved a motion to accept the recommendation of **APPROVAL WITH MODIFICATIONS** of the Urbana Township Zoning Text Amendment. Member Blair Stinson recused himself and left the room and did not participate or vote on this matter.

Staff recommended APPROVAL WITH MODIFICATIONS of the proposed zoning text amendment. The modifications are:

- Change "tractor trailer" to "semitrailer" in Section 1067, as "semitrailer" is a term defined by the Resolution.
- That the Township consider specifying that the use of freight containers is restricted to unattached accessory buildings.
- Include a set of diagrams at the end of the Resolution that includes a visual depiction of how to measure building heights. LUC Staff can provide a copy of the standard diagrams that many Townships use in the region.

A copy of the LUC Staff Report is enclosed for your review. Please call our office if you have any questions or concerns. If you would like a staff member from LUC to attend a hearing related to this, please let us know as soon as possible. Thank you for your time.

Note: Please remember to file any adopted and effective amendment with the Recorder and LUC Regional Planning Commission. ORC 519.12 reads, "Within five working days after an amendment's effective date, the board of township trustees shall file the text and maps of the amendment in the office of the county recorder and with the county or regional planning commission."

10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •

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Staff Report – Urbana Township (C) Zoning Amendment

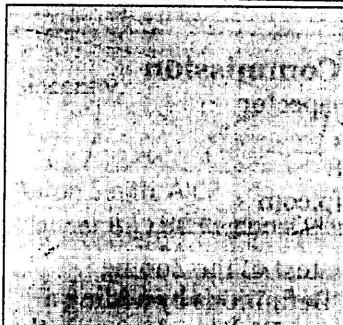
Jurisdiction:	Urbana Township Zoning Commission c/o Sean Tullis, Zoning Inspector 2564 St. Rt. 54 Urbana, OH 43078 zoning@urbanatownship.com
Request:	The Trustees initiated an amendment to the text of the Zoning Resolution. The proposal amends Article II Definitions by adding a definition of "Freight Container" and "Fence or Wall" and amends the definition of "Semitrailer/Intermodal Container". It also adds Section 1013 Fences & Walls, and Section 1067 Mobile Trailers. Last, it amends the Official Schedule of District Regulations by increasing the accessory building maximum height from 15 ft to 20 ft in the Low Density Residential District (R-1).
Location:	Urbana Township is in south-central Champaign County and contains a portion of the City of Urbana.

Staff Analysis:	<p>Freight Containers The Township is proposing to add a definition of "Freight Container", amend the definition of "Semitrailer/Intermodal Container", and add Section 1067 Mobile Trailers. This change allows for freight containers to be used as accessory structures, subject to certain conditions, but still prohibits other mobile trailers from being used as structures. This proposed change is identical to the text that Goshen Twp (C) adopted in 2024.</p> <ul style="list-style-type: none">○ Staff recommends changing "tractor trailer" to "semitrailer" in Section 1067, as "semitrailer" is a term defined by the Resolution.○ Staff recommends that the Township consider specifying that the use of freight containers is restricted to unattached accessory buildings. <p>Accessory Building Height in the R-1 District The Township is proposing to increase the maximum height of accessory buildings in the R-1 District, going from 15 feet to 20 feet. Based on the definition, building height is determined by: "The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between eaves and ridge for gable, hip and gambrel roofs. Where a building is located on sloping terrain, the height may be measured from the average ground level of the grade at the building wall."</p> <ul style="list-style-type: none">○ Staff recommends including a set of diagrams at the end of the Resolution that includes a visual depiction of how to
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Logan-Union-Champaign regional planning commission

Staff Report – Urbana Township (C) Zoning Amendment



measure building heights. LUC Staff can provide a copy of the standard diagrams that many Townships use in the region.

Fences & Walls

The Township is proposing to add standards for fences and walls. While not technically LUC "model text", the language comes from text developed by LUC Staff for Washington Twp (U) with input from the Union County Prosecutor's Office in 2024, and has since been used by other Townships.

Staff Recommendations:

Staff recommends **APPROVAL WITH MODIFICATIONS** of the proposed zoning text amendment. The modifications are:

- Change "tractor trailer" to "semitrailer" in Section 1067, as "semitrailer" is a term defined by the Resolution.
- That the Township consider specifying that the use of freight containers is restricted to unattached accessory buildings.
- Include a set of diagrams at the end of the Resolution that includes a visual depiction of how to measure building heights. LUC Staff can provide a copy of the standard diagrams that many Townships use in the region.

Z&S Committee Recommendations:

The Zoning & Subdivision Committee recommends approval with modifications of the proposed zoning text amendment. The modifications are:

- Change "tractor trailer" to "semitrailer" in Section 1067, as "semitrailer" is a term defined by the Resolution.
- That the Township consider specifying that the use of freight containers is restricted to unattached accessory buildings.
- Include a set of diagrams at the end of the Resolution that includes a visual depiction of how to measure building heights. LUC Staff can provide a copy of the standard diagrams that many Townships use in the region.