

Date of Request  
September 16, 2025

Logan-Union-Champaign Regional 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: Freight Containers, Accessory Building Height, Fences & Walls

Dear LUC Regional Planning Commission Committee Members:

The Urbana Township Trustees met at 5:00 PM on September 15, 2025. During the meeting, amendments to the Zoning Resolution were initiated by resolution of the Township Trustees. It was certified to the Zoning Commission on September 16, 2025. The amendments propose alterations to the text of the Zoning Resolution.

**Description of Zoning Text Amendments.**

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).

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 PM on October 16, 2025**, 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:

Name: Sean Tullis

Email: [zoning@urbanatownship.com](mailto:zoning@urbanatownship.com)

Address: 2564 St. Rt. 54

Phone: 937-484-4148

Urbana, OH 43078

Sincerely,

  
Sean Tullis

Urbana TWP Zoning

**Attachments.**

1. Proposed Zoning Resolution Text Amendments (text changes shown removed and added)

**Urbana Township, Champaign County**  
Zoning Text Amendment – Freight Containers  
Initiated by resolution of the Board of Township Trustees – 8/18/2025

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**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 an office 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.

**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	<del>15</del> 20	10	(5) 10 (10)	SEE ARTICLE XI	See ARTICLE XI	SEE ARTICLE XII	*1,300 for Mobile Homes.



**Urbana Township, Champaign County**  
Zoning Text Amendment – Accessory Building Height  
Initiated by resolution of the Board of Township Trustees – 8/18/2025

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**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.

CERTIFICATION OF A RESOLUTION TO INITIATE A PROPOSED AMENDMENT  
TO THE URBANA TOWNSHIP ZONING RESOLUTION  
TO URBANA TOWNSHIP ZONING COMMISSION

I, Sandra B. Perry, Fiscal Officer of Urbana Township,  
Champaign County, Ohio, do hereby certify that the resolution attached hereto, made  
September 15, 2025, is taken and copied from the record of proceedings of the Board of  
Township Trustees of Urbana Township, Champaign County, Ohio; that the same has  
been compared by me with the resolution contained in said record and that it is a true  
and accurate copy thereof.

Witness my signature, this 15<sup>th</sup> day of September, 2025.

Sign: Sandra B. Perry

Print: Sandra B. Perry

Township Fiscal Officer

Received by Urbana Township Zoning Commission, 16 day of  
SEPTEMBER, 2025.

Sign: Daniel Rooney

Print: Daniel Rooney

Township Zoning Commission

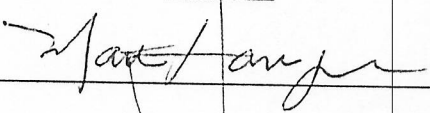

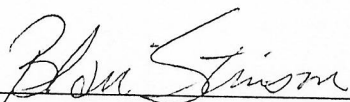
Resolution No. 2025-004-W

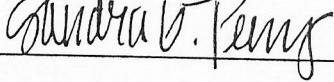
A RESOLUTION TO INITIATE AN AMENDMENT  
TO THE URBANA TOWNSHIP ZONING RESOLUTION.

Mr. Koerner moved the adoption of the following resolution:

That an amendment to the Urbana Township Zoning Resolution, identified as Exhibit A and attached hereto, be hereby initiated by the Urbana Township Board of Trustees this <sup>15th</sup> ~~18th~~ day of ~~August~~ <sup>September</sup>, 2025.

Mr. Stinson seconded said motion. Upon the roll being called, the vote of the members of the Board of Township Trustees was as follows:

	<u>Trustee</u>	<u>Yes or No</u>
Sign:	<u></u>	<u>Y</u>
Print:	<u>MATT HATZIGEORGIDIS</u>	
Sign:	<u></u>	<u>Y</u>
Print:	<u>ROGER KOERNER</u>	
Sign:	<u></u>	<u>Y</u>
Print:	<u>BLAIR STINSON</u>	

Attested to by Township Fiscal Officer: Sign:   
Print: Sandra B. Perry  
Date: 9/15/2025