



**Zoning Text Amendment Checklist**

Date: 3/17/2026 Township: Millcreek

Amendment Title: Chapter 6-Standard Zoning Districts & Definitions

**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 Text Amendment change must be received in our office along with a cover letter, explaining the proposed zoning text 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 (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 checked="" type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Description of Zoning Text Amendment Change (s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-LUC Member Fee, If applicable	<u>N/A</u>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

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

March 18, 2026

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, Millcreek Township, Union County**

Amendment topic: Chapter 6 - Standard Zoning Districts: Minimum Lot Width & Frontage and Lot Depth to Width Ratios

Dear LUC Regional Planning Commission Committee Members:

The Millcreek Township Zoning Commission met at 7:00 PM on Tuesday, March 17, 2026. During the meeting, amendments to the Zoning Resolution were initiated by motion of the Zoning Commission. The amendments propose alterations to the text of the Zoning Resolution.

**Description of Zoning Text Amendments.**

The proposal amends the resolution to: *Chapter 6 - Standard Zoning Districts; a) amend minimum lot width and frontage standards for U-1, R-1, B-2 to remove exceptions for lots developed on common access drives and add clarifying language; b) establish a minimum lot width and frontage for M-2 to be 250 feet; c) clarify lot depth to width ratios within definitions; d) clarify lot depth to width ratios for U-1 and R-1 districts; and e) add language for lot depth to width ratios for B-2 and M-2 districts; f) renumbering of subsequent sections in B-2 and M-2 after the additions in "e" so that the order of sections are consistent; Chapter 20 - Definitions to add g) battery storage system and data center; h) clarify Business, service and Public Service Facility; and i) as previously stated noted Lot Measurements definition*

Included with this cover letter, you will find a clean copy of the proposed Sections of Chapter 6 and Chapter 20 of the Zoning Resolution. Proposed changes are **bolded in red text** and ~~struck~~. Please refer to these attachments for further information.

**Public Hearing.**

The Millcreek Township Zoning Commission of Union County, Ohio, will hold a public hearing concerning the proposed amendments at **7:00 PM on Tuesday, April 21, 2026** in the Millcreek Township Hall.

**Point of Contact.**

Please consider me Joni Orders, or Zoning Administrator Ron Todd, to be the Township's point of contact for this matter. My contact information is below:

Joni Orders	<a href="mailto:joniorders@gmail.com">joniorders@gmail.com</a>	614-309-1158 (call / text)
Ron Todd	<a href="mailto:zoning@millcreektwpohio.us">zoning@millcreektwpohio.us</a>	937-644-3449

Sincerely,

*Joni Orders*

Joni Orders, Zoning Commission Chair

**Attachments.**

1. Proposed Zoning Resolution Text Amendments (text changes shown ~~removed~~ and **added**)
2. Clean Copy of Chapter 6

## **SECTION 6100 U-1 FARM / RESIDENTIAL DISTRICT**

### **Section 6101 – U-1 Farm / Residential District Purpose:**

Permit construction of low density single family residences and permit other non-urban types of residential and agricultural activities so that the basically rural character of these areas may be preserved and maintained. In addition, the development of these lands shall be in accordance with the ability of the land to support development without central sewerage disposal and / or central water facilities, to prevent pollution of such lands and aquifers by excessive development, and to protect the aquifer recharge areas.

### **Section 6110 – U-1 Farm / Residential District Permitted Uses:**

The following uses, developed in accordance with all other provisions of this Resolution shall be permitted:

- (A) Agricultural uses as defined by the Ohio Revised Code, including but not limited to:
  - (1) Wholesale and retail nurseries
  - (2) Farm markets provided that at least fifty (50%) percent of the gross income from the market is derived from sale of produce raised on farms owned and operated by the market operator in a normal crop year, and adequate area exists adjacent thereto for parking so as not to interfere with traffic on adjacent thoroughfares. All farm market structures must conform to the standards set forth in Article X of this Resolution.
  - (3) Facilities for the storage, sorting, preliminary processing or sale of agricultural products shall be permitted if such products are used in the production of other farm products, and if said storage, processing, sorting or sales is carried on incident to other farming operations by the owner/proprietor.
- (B) Single family dwellings
- (C) Home occupations as defined in Section 10023
- (D) Child day care provided in home for six (6) or fewer children who are not members of the immediate resident family, provided the day care is accessory to the use of the dwelling as the provider's residence and further provided that such day care qualifies as a Type B family day care home as defined in Ohio Revised Code Section 5104.01.
- (E) Accessory buildings and accessory uses including swimming pools and private garages provided they meet the standards outlined in this Resolution.

### **Section 6120 – U-1 Farm / Residential Conditional Uses:**

No conditional use shall be implemented without a conditional use permit issued by the Zoning Administrator.

- (A) Home Occupations as outlined in Section 10024
- (B) Veterinary Service or Boarding Kennels, provided that the building or structure dedicated to the use is located at least two hundred (200) feet from any lot line and is subject to the following conditions:
  - (1) No building or structure used for the purpose of an animal shelter shall be located closer than four hundred (400) feet from the lot line of any residence, church, school, or any institution of human care.
  - (2) Suitable fencing and/or screening shall be provided as approved by the Millcreek Township Board of Zoning Appeals.
  - (3) The minimum lot size is five (5) acres.
  - (4) Outside runs are not within 400 feet of adjoining properties.
- (C) Cemeteries provided the following standards are met:

- (1) Internment shall not be within 300' of a dwelling house, unless the owner of such dwelling house gives consent, or unless the entire tract appropriated is a necessary addition to or enlargement of a cemetery already in use, as further provided in ORC 1721.03.
  - (2) A mausoleum shall not be within 300' of any property line.
  - (3) A crematory shall not be permitted.
  - (4) Every cemetery company or association shall cause a plat of its grounds and of the lots laid out by it to be made and recorded or filed in the offices of the county recorder in accordance with ORC 1721.09.
- (D) Bed & Breakfast Lodging
- (1) Limited to four (4) rooms for hire
  - (2) Owner must live on premises
  - (3) Lodging-guest stays limited to no longer than seven (7) consecutive days
  - (4) Subject to Fire Department inspection and approval
- (E) Public uses as defined in Definitions of this Resolution
- (F) Quasi-public uses as defined in Definitions Article of this Resolution

**Section 6125 – U-1 Farm / Residential Prohibited Uses:**

Uses not specifically permitted, or conditionally permitted in this district shall be prohibited.

**Section 6130 – U-1 Farm / Residential District Development Standards:**

The use of land and structures within this district shall conform to the following standards.

**Section 6131 – U-1 Farm / Residential District Minimum Lot Area:**

Minimum lot size shall be five (5) acres.

**Section 6132 – U-1 Farm / Residential District Minimum Lot Width and Frontage:**

- (A) State highways: 250 feet; ~~80 feet if developed on a common access drive~~
- (B) Major collector: 250 feet; ~~80 feet if developed on a common access drive~~
- (C) Minor collector: 180 feet; ~~60 feet if developed on a common access drive~~
- (D) Local road: 150 feet; ~~60 feet if developed on a common access drive~~

For lots containing ten (10) acres or less in area, the actual distance between the side lot lines at any point along the lot depth cannot be less than eighty (80%) percent of the required Lot Width/Frontage.

Road classification shall be determined by the County Engineer.

**Section 6133 – U-1 Farm / Residential District Minimum Yard Setbacks:**

- (A) Front(depth): Fifty (50) feet as measured from the road right of way
- (B) Rear (depth): Sixty (60) feet as measured from the rear lot line. No accessory use or building shall be located closer than twenty (20) feet to the rear lot line.
- (C) Side (width): Thirty-five (35) feet on each side as measured from the side lot line. No accessory use or building shall be located closer than fifteen (15) feet to the side lot line.

**Section 6134 – U-1 Farm / Residential District Maximum Building Height:**

The maximum building height for non-farm structures is Thirty-five (35) feet

**Section 6135 – U-1 Farm / Residential District Minimum Living Space Requirements:**

For any residential dwelling unit (exclusive of the porch, basement and garage) - 1,400 square feet

**Section 6136 – U-1 Farm / Residential District Maximum Lot Coverage:**

Ground floor area – Twenty-five (25) percent

**Section 6137 – U-1 Farm / Residential District Lot Depth to Width Ratios:**

- (A) Minimum Depth – (1:1) No lot shall have a minimum depth of less than the required minimum lot frontage/width.
- (B) Maximum Depth – (3:1) - ~~Does not apply to lots above 10 acres or on lots developed on CAD~~ No lot containing ten (10) acres or less shall have a depth that is more than three (3) times its width measured at the road right-of-way line.

## **SECTION 6200 R-1 LOW DENSITY RESIDENTIAL**

### **Section 6201 – R-1 Low Density Residential District Purpose:**

The purpose of the Low Density Residential District (R-1) is to provide land for low density development. The majority of land in the Low Density Residential District does not have access to central water and wastewater service; therefore, development shall be in accordance with the ability of the land to wells and septic systems.

### **Section 6210 – R-1 Low Density Residential District Permitted Uses:**

The following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

- (A) Single family dwellings (major development to occur in planned districts per comp plan)
- (B) Home occupations as defined in Section 10023
- (C) Child day care provided in home for six (6) or fewer children who are not members of the immediate resident family, provided the day care is accessory to the use of the dwelling as the provider's residence and further provided that such day care qualifies as a Type B family day care home as defined in Ohio Revised Code Section 5104.01.
- (D) Roadside sales of agriculturally grown products shall be permitted in this district provided that at least fifty percent of the gross income from the market is derived from sale of produce raised on farms owned or operated by the market operator, and adequate area exists adjacent thereto for parking so as not to interfere with traffic on adjacent thoroughfares. No permanent buildings or structures shall be placed without permission of the Board of Zoning Appeals and issuance of a Conditional Use Permit.
- (E) Accessory buildings and accessory uses including swimming pools and private garages provided they meet the standards outlined in this Resolution.
  - (1) Accessory uses are limited to one accessory building or use, which may be in addition to a swimming pool.

### **Section 6220 – R-1 Low Density Residential District Conditional Uses:**

No conditional use shall be implemented until a conditional use permit is issued by the Zoning Administrator.

- (A) Home Occupations as outlined in Section 10024
- (B) Group homes or Residential Care Facilities in which not more than eight (8) persons are provided with room, board, specialized care, rehabilitative services and supervision in a family environment. All such facilities shall possess all approvals and/or licenses as required by state or local agencies. In addition to all other conditions deemed necessary, the following conditions shall be imposed by the Board of Zoning Appeals:
  - (1) The facility shall comply with all Development Standards contained in this Resolution
  - (2) No exterior alterations of the structure shall be made which depart from the residential character of the building.
    - All new structures shall be compatible in residential design with the surrounding neighborhood.
  - (3) No Group Home should be located within a one (1) mile radius of another such facility.

### **Section 6225 – R-1 Low Density Residential Prohibited Uses:**

Uses not specifically permitted, or conditionally permitted in this district shall be prohibited.

### **Section 6230 – R-1 Low Density Residential District Development Standards:**

The use of land and structures within the R-1 District shall conform to the following standards.

**Section 6231 – R-1 Low Density Residential District Minimum Lot Area:**

The minimum lot size shall be three (3) acres.

**Section 6232 – R-1 Low Density Residential District – Minimum Lot Width and Frontage:**

- (A) State highways: 180 feet; ~~80 feet if developed on a common access drive~~
- (B) Major collector: 180 feet; ~~80 feet if developed on a common access drive~~
- (C) Minor collector: 150 feet; ~~60 feet if developed on a common access drive~~
- (D) Local road: 100 feet; ~~60 feet if developed on a common access drive~~

For lots containing ten (10) acres or less in area, the actual distance between the side lot lines at any point along the lot depth cannot be less than eighty (80%) percent of the required Lot Width/Frontage.

Road classification shall be determined by the County Engineer.

**Section 6233 – R-1 Low Density Residential District Minimum Yard Setbacks:**

- (A) Front(depth): Fifty (50) feet as measured from the road right of way
- (B) Rear (depth): Sixty (60) feet as measured from the rear lot line. No accessory use or building shall be located closer than twenty (20) feet to the rear lot line.
- (C) Side (width): Thirty-five (35) feet on each side as measured from the side lot line. No accessory use or building shall be located closer than fifteen (15) feet to the side lot line.

**Section 6234 – R-1 Low Density Residential District Maximum Building Height:**

For any non-farm structure – Thirty-five (35) feet

**Section 6235 – R-1 Low Density Residential District Minimum Living Space Requirements:**

For any residential dwelling unit (exclusive of the porch, basement and garage) - 1,400 square feet

**Section 6236 – R-1 Low Density Residential District Maximum Lot Coverage:**

Ground floor area – Twenty-five percent (25%)

**Section 6237 – R-1 Low Density Residential District Lot Depth to Width Ratios:**

(A) Minimum Depth – (1:1) No lot shall have a minimum depth of less than the required minimum lot frontage/width.

(B) Maximum Depth – (3:1) ~~(Does not apply to lots above 10 acres or on lots developed on common access drives)~~  
No lot containing ten (10) acres or less shall have a depth that is more than three (3) times its width measured at the road right-of-way line.

## **SECTION 6500 B-2 NEIGHBORHOOD BUSINESS DISTRICT**

### **Section 6501 – B-2 Neighborhood Business District Purpose:**

It is the intent of Millcreek Township to create a commercial district that will provide the atmosphere and opportunities to develop shopping and office areas which will provide a range of services and products to the Township.

### **Section 6510 – B-2 Neighborhood Business District Permitted Uses:**

Within the Neighborhood Business District (B-2), the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted. All business and merchandise shall be contained totally within a building. The following are permitted uses in the B-2 District:

- (A) Retail uses under 10,000 square feet
- (B) Business offices
- (C) Hospitals, medical facilities, dental facilities,
- (D) Assisted living, nursing homes and convalescent homes
- (E) Child care facilities
- (F) Eating and drinking establishments
- (G) Hotel
- (H) Outdoor advertising / Billboards subject to the limitations set forth in Article XI herein.

### **Section 6520 – B-2 Neighborhood Business District Conditional Uses:**

No conditional use shall be implemented until a conditional use permit is issued by the Zoning Administrator.

- (A) Drive-in or drive-through facilities for restaurants, financial institutions, and other similar type businesses.
- (B) Automobile service stations, automobile repair shops, and automobile painting shops
- (C) Automobile washing establishments provided that surface water from such use shall not drain onto adjacent property, over a public sidewalk, over a public road, or into a natural waterway, and that adequate on site storage lanes and parking facilities shall be provided so that no public way shall be used for such purposes.
- (D) Retail uses over 10,000 sq. feet but less than 25,000 square feet.
- (E) Other businesses similar in nature or character as those listed as permitted uses, as determined by the Board of Zoning Appeals.

### **Section 6525 – B-2 Neighborhood Business District Prohibited Uses:**

Uses not specifically permitted, or conditionally permitted in this district shall be prohibited.

### **Section 6530 – B-2 Neighborhood Business District Development Standards:**

The use of land and structures within the B-2 General Business District shall conform to the following standards.

### **Section 6531 – B-2 Neighborhood Business District Minimum Lot Size:**

No minimum lot size is required. However, lot size shall be adequate to provide the yard space required by these development standards and if central water and wastewater service is not available, the lot must be of adequate size to secure the proper permits from the Ohio Environmental Protection Agency.

### **Section 6532 – B-2 Neighborhood Business District Lot Width and Frontage:**

No minimum lot width is required, however, all lots shall ~~abut a street~~ have frontage on an improved public street or an approved private street, and have adequate width to provide the yard space required by these development standards. For lots containing ten (10) acres or less in area, the actual distance between the side lot lines at any point along the lot depth cannot be less than eighty (80%) percent of the width of the lot measured at the right-of-way line.

**Section 6533 – B-2 Neighborhood Business District Front Yard Setback:**

A front yard setback of fifty (50) feet shall be required.

**Section 6534 – B-2 Neighborhood Business District Yard Requirement & Setbacks:**

- (A) Side yards – A side yard of fifteen (15) feet on each side shall be required. If the use is adjacent to any zoning district with residential use, such side yards shall be one hundred (100) feet from the shared lot line.
- (B) Rear yard setback – A rear yard setback of fifty (50) feet shall be required. If the use is adjacent to any zoning district with residential use, the rear yard setback shall be one hundred (100) feet. A use to be serviced from the rear shall have a service court, alleyway or combination thereof not less than forty (40) feet wide.

**Section 6535 – B-2 Neighborhood Business District Building Size:**

Maximum = Twenty-five thousand square feet (25,000 s.f.)

**Section 6536 – B-2 Neighborhood Business District Maximum Percentage of Lot Coverage:**

- (A) Principal & Accessory Buildings = Fifty percent (50%)
- (B) Maximum coverage of all impervious surfaces = Seventy-five percent (75%)

**Section 6537 – B-2 Neighborhood Business District Lot Depth to Width Ratios:**

(A) Minimum Depth – (1:1) No lot shall have a minimum depth of less than the required minimum lot frontage/width.

(B) Maximum Depth – (3:1) No lot containing ten (10) acres or less shall have a depth that is more than three (3) times its width measured at the road right-of-way line.

**Section ~~6537-6538~~ – B-2 Neighborhood Business District Maximum Height of Principal Buildings:**

Forty (40) feet

**Section ~~6538-6539~~ – B-2 Neighborhood Business District Accessory Buildings:**

- (A) Must be located behind the principal structure
- (B) Maximum height of fifteen (15) feet
- (C) May not be located closer than five (5) feet to any non-residential property line; may not be located closer than fifty (50) feet to any residential property line.

**Section ~~6539-6540~~ – B-2 Neighborhood Business District Standards:**

- (A) Landscaping - Shall comply with Chapter 13.
- (B) Parking – Off-street parking facilities shall be provided per the requirements of Chapter 12..
- (C) Loading – Off-street loading facilities shall be provided per the requirements of Chapter 12.
- (D) Signs – All signs shall comply with the requirements of Chapter 11.

## **SECTION 6750 M-2 MANUFACTURING DISTRICT**

### **Section 6751 – M-2 Manufacturing District Purpose:**

The Manufacturing District is intended to accommodate low impact industrial and business developments in order to provide a balance of land uses within the Township and maintain the fiscal diversity of the Township. The Township recognizes that a well-planned and balanced community must provide its residents with employment, goods and services, as well as to provide a balanced economy within the Township. It is the intention to provide reasonable conditions by which desirable business enterprises may operate so that the health and safety of the residents of the Township may be preserved. To that end, this district is intended to provide and encourage unified, clean manufacturing use and office areas usually under single ownership and control, or clustered together in planned out lots, where use and layout are known.

### **Section 6752 – M-2 Manufacturing District Permitted Uses:**

Within the Manufacturing District (M-2), only the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted.

(A) Rebuilding of existing homes or other buildings

(B) Manufacturing and assembly of:

- (1) Apparel
- (2) Appliances and associated components
- (3) Electrical equipment
- (4) Footwear
- (5) Vehicles
- (6) Robotics
- (7) Cabinetry and millwork
- (8) Plastics products
- (9) Glass & glass products
- (10) Architectural & structural metals
- (11) Machine development
- (12) Computer & electronic products
- (13) Motor vehicle specialty parts
- (14) Aerospace product and parts
- (15) Pharmaceutical
- (16) Spring & wire product
- (17) Fabricated metal products
- (18) Industrial and commercial machinery
- (19) Measuring and analyzing instruments
- (20) Transportation equipment

(C) Research & development, research laboratories, research assembly services, research testing facilities.

(D) Business offices.

(E) Outdoor advertising / billboards subject to the limitations set forth in Chapter 11 herein.

(F) Printing and publishing facilities, except for paper manufacturing

(G) Agricultural sales and services

- (H) Service or repair facilities provided all business-related activities are performed entirely within an enclosed or screened structure, including the parking and storage of customer and business-owned equipment. Also see Section 6763 Manufacturing District Design Standards.
- (I) Public service uses
- (J) Public and quasi-public uses

**Section 6753 – M-2 Manufacturing District Desired Characteristics:**

The Manufacturing District is intended to provide locations for industrial and manufacturing uses in areas where they will have the necessary services and facilities and be located in such a manner as to minimize obtrusions of adjoining uses and districts. This district should be located near rail lines and have direct access to interstate highway interchanges for ease of transportation of goods.

These centers have all necessary utility services and roads comprehensively provided. Buildings within this District are to be architecturally attractive and compatible with surrounding uses. The tract is to be well landscaped in accordance with Article XIII of the Millcreek Zoning Resolution. Parking and loading areas shall be screened and pedestrian-vehicular separation achieved. The relationship among individual establishments is to be harmonious. The principal tenant and the size of the center have much to do with its physical character, relationship to the community and economic success, so these factors should be of concern in considering a Manufacturing District. It is intended that the Manufacturing District and the area surrounding it be protected from the intrusion of dissimilar land uses, except those clearly complimentary, supplementary and physically compatible with the development of the center and the vicinity.

**Section 6754 – M-2 Manufacturing District Conditional Uses:**

No conditional use shall be implemented until the Millcreek Township Board of Zoning Appeals issues a conditional use permit. The following uses are Conditional Uses:

- (A) Food and kindred uses.
- (B) Accessory commercial uses provided they do not occupy more than twenty (20%) percent of the total floor area of the principal use or industrial park.
- (C) Adult entertainment facilities per the requirements of this Zoning Resolution.
- (D) General contractors such as building and remedial construction activities provided all business equipment is stored within an enclosed structure or fully screened with landscape features.
- (E) Structural clay product manufacturing (excluding concrete plants and associated products).
- (F) Any use not prohibited that requires an air quality permit.
- (G) Other businesses similar in nature or character as those listed in permitted uses, as determined by the Board of Zoning Appeals.

**Section 6755 – M-2 Manufacturing District Prohibited Uses:**

Uses not specifically permitted, or conditionally permitted in this district shall be prohibited. Below is a list of expressly prohibited uses. This section should also be referenced when considering a conditional use request to ensure such use is not similar in nature to one of these items.

- (A) Petroleum processing or handling of any type, including propane and associated products or services.
- (B) Truck stop, trucking hub, depot or redistribution hub/warehouse.
- (C) Warehouse or storage business (as a primary use).

- (D) Landfill and/ or Solid waste transfer stations.
- (E) Steel plants, chemical plants, manufacture of raw plastic, paper mills, other US EPA Title V-type operations.
- (F) Manufacturing of treated lumber products.
- (G) Construction & Demolition debris transfer station.

**Section 6756 - M-2 Manufacturing District Development Standards:**

The use of land and structures within the M-2 Manufacturing District shall conform to the following standards.  
Maximum building size = 50,000 square feet

**Section 6757 – M-2 Manufacturing District Minimum Lot Size (Square Feet):**

- (A) Without central water and sewer: Three (3) acres.
- (B) With central water and sewer: One (1) acre.

**Section 6758 – M-2 Manufacturing District Minimum Lot Width and Frontage:**

~~Shall follow the Union County Engineer's Access Management Regulations~~

(A) 250 feet

For lots containing ten (10) acres or less in area, the actual distance between the side lot lines at any point along the lot depth cannot be less than eighty (80%) percent of the required Lot Width/Frontage.

**Section 6759 – M-2 Manufacturing District Lot Requirements and Setbacks:**

- (A) A front setback of ninety (90) feet from centerline of the road shall be required.
- (B) Side setbacks of twenty-five (25) feet shall be required. If the use is adjacent to a residential zoning district or a planned conservation residential district or planned residential district, such side lots shall be one hundred (100) feet from the shared lot line. Where the side lot abuts a road the side lot setback will be ninety (90) feet from the centerline of the road.
- (C) A rear setback of fifty (50) feet shall be required. If the use is adjacent to a residential zoning district or a planned conservation residential district or planned residential district, the rear lot setback shall be one hundred (100) feet from the shared lot line. Where the rear lot abuts a road the rear lot setback will be ninety (90) feet from the centerline of the road.

**Section 6760 – M-2 Manufacturing District Maximum Lot Coverage:**

- (A) Parcels 10 acres or less
  - (1) Principal and accessory buildings – Fifty percent (50%)
  - (2) Buildings plus parking and loading areas – Seventy-five percent (75%)
- (B) Parcels greater than 10 acres
  - (1) Principal and accessory buildings – Forty percent (40%)
  - (2) Building plus parking and loading areas – Sixty percent (60%)

**Section 6761 – M-2 Low Density Residential District Lot Depth to Width Ratios:**

(A) Minimum Depth – (1:1) No lot shall have a minimum depth of less than the required minimum lot frontage/width.

(B) Maximum Depth – (3:1) No lot containing ten (10) acres or less shall have a depth that is more than three (3) times its width measured at the road right-of-way line.

**Section ~~6761-6762~~ – M-2 Manufacturing District Maximum Building Height of Principal Building:**

(A) Principal buildings: Fifty (50) feet

**Section ~~6762-6763~~ – M-2 Manufacturing District Accessory Buildings:**

- (A) Must be located behind the principal structure.
- (B) Maximum of height of thirty-five (35) feet.
- (C) May not be located closer than twenty-five (25) feet to any non-residential property line; may not be located closer than one hundred (100) feet to any residential property line.

**Section ~~6763-6764~~ – M-2 Manufacturing District Design Standards:**

- (A) Landscaping shall comply with Article Chapter 13.
- (B) Mounding, screening and landscaping are required of products and materials that are stored outside where permitted. Outside storage is permitted behind the principal building only (behind the building).
- (C) Off-street parking facilities shall be provided per the requirements of Chapter 12
- (D) Off-street loading areas shall be provided per the requirements of Chapter 12.
- (E) All signs shall comply with the requirements of Chapter 11.



Basement – A story all or partly underground but having a least one-half of its height below the average level of the adjoining ground.

Battery Energy Storage System, Small Off-Site - A principal use that is designed and built to connect into the distribution or transmission grid with a nameplate capacity less than 50 megawatts (MW). This type of system is capable of absorbing, storing, and/or discharging electrical energy from/to the grid or a power plant(s).

Bed and Breakfast Inn – A single family, private residence that provides overnight accommodations and a morning meal to transients for compensation. The owner/operator of the bed and breakfast must live full time on the inn's premises. B & B inns shall contain no more than six (6) separate guest rooms.

Billboard – A sign directing attention to a specific business, product, service, entertainment, or other activity sold, offered or conducted elsewhere than upon the lot on which the sign is located or for public service and information for political advertising.

Board of Zoning Appeals (BZA) – The Board of Zoning Appeals of Millcreek Township, Union County, Ohio

Breezeway – A roofed structure, with or without enclosing walls, connecting an accessory structure to the principal building.

Buffer – A strip of land, fence, or border of trees between one use and another that may or may not have trees and shrubs planted for screening purposes, designed to set apart one use area from another.

Building – Any structure designed or intended for the support, enclosure, shelter, or protection of persons, animals, chattels, or property.

Building, Accessory – A subordinate building detached from, but located on the same lot as the principal building, the use of which is incidental and accessory to that of the main building or use.

Building, Height – 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 roof, 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.

Building Bay – Any of a number of principal divisions of a wall, roof, or other part of a building marked off by vertical or crosswise supports.

Block Face – The properties abutting on one side of a block.

Building Line – See setback line

Building Mass – The three-dimensional bulk of a building: height, width, and depth.

Building Manufactured – A manufactured building has the following features or characteristics: It is (1) mass produced in a factory; (2) designed and constructed for transportation to site with or without a chassis for installation and use when connected to required utilities; (3) either an independent, individual factory erected building or a module with two or more sides erected at the factory, for combination with other elements to form a building on the site.

Building Scale – The relationship of a particular building, in terms of building mass, to other nearby and adjacent buildings

Building Principal – A building in which is conducted the main or principal use of the lot on which said building is situated

Business, Convenience - Type Retail – A retail business whose market area is the neighborhood or part of the community, which provides convenience-type goods and personal services for the daily needs of the people within the residential area. Uses include, but are not be limited to, drugstores, beauty salons, barber shops, carry-outs, dry cleaning and laundry facilities, supermarkets, etc.

Business, Drive-in – Any business, structure or premise which is designed primarily to serve occupants of motor vehicles without the occupants having to leave the vehicle

Business, Service – Any profit making activity which renders primarily services to the public or to other commercial or industrial enterprises. Some retail sales may be involved in connection with the service rendered. [This definition excludes those uses defined separately herein.](#)

Business, Shopping - Type Retail – A retail or service business which supplies a wide variety of comparison goods and services to consumers in a market area that includes the community or an area greater than a community. Examples of shopping-type businesses are furniture stores, automobile sales and services and clothing shops.

Business Operations – Business operations are any activities that take place in connection with the day-to-day operation of or activities associated with an ongoing business concern, whether for profit or in kind payment. For enforcement purposes, this definition shall include the employment of one or more employees, or the lack thereof. The lack of a visiting customer base or clientele shall not exempt a property owner from the definition of business operations.

Campground, Commercial or Private – An area of land proving space for or containing two (2) or more recreational vehicles, cabins, camping tents, or other similar type of shelter designed for the seasonal, recreational use of transients.

Cemetery – Land used or intended to be used for the burial of animal or human dead and dedicated for cemetery purposes including crematories, mausoleums, and mortuaries if operated in connection with and within the boundaries of such cemetery.

Character – Those attributes, qualities, and features that make up, distinguish a development project, and give such project a sense of purpose, function, definition, and uniqueness.

Chassis – The steel undercarriage, supporting framework to which a dwelling is permanently attached.

Clean fill – Soil brought in to fill low areas or other depressions in the earth. Clean fill is free from hazardous substances, large stones, metals, plastics, asphalt, concrete and other debris, waste or junk.

Clear Fall Zone – An area surrounding the wind turbine unit into which the turbine and -or turbine components might fall due to inclement weather, poor maintenance, faulty construction methods, or any other condition causing turbine failure that shall remain unobstructed and confined within the property lines of the primary parcel where the turbine is located. The purpose of the zone being that if the turbine should fall or otherwise become damaged, the falling structure will be confined to the primary parcel.

Clinic – A place used for the care, diagnosis and treatment of sick, ailing, infirm, or injured persons, and those who are in need of medical and surgical attention, but who are not provided with board or room or kept overnight on the premises.

Club – A building or portion thereof or premises owned or operated by a person for a social, literary, political, educational, fraternal or recreational purpose primarily for the exclusive use of members and their guests.

Commercial Grade Equipment – Playground and / or picnic / barbeque equipment used and intended for installation in high use areas or public settings, such as parks, or other recreational facilities

Connectivity – The ability to be linked between areas, through vehicular and pedestrian transportation systems, including adjacent and proposed residential neighborhoods and schools, parks, trails, shopping and employment areas.

Corner Lot – See Lot Types

Cornice – A continuous, molded projection that crowns a wall or other construction, or divides it horizontally.

Cowling – A streamlined removable cover that encloses the turbine's nacelle.

Crushed fines – Crushed granite or other similar types of crushed rock, used for the surface of trails.

Data Center - Real and personal property consisting of buildings or structures specifically designed or modified to house networked computers and data and transaction processing equipment and related infrastructure support equipment, including, without limitation, power and cooling equipment, used primarily to provide, as a service to persons other than the company operating the data center, data and transaction processing services, outsource information technology services and computer equipment colocation services, or, used primarily to provide, to a single user, including the user's affiliates, customers, lessees, vendors and other persons authorized by the user, data and transaction processing services.

Daytime – Denotes the local time of day between the hours of 7:00 a.m. and 9:00 p.m. on weekdays and between the hours of 9:00 a.m. and 9:00 p.m. on Saturdays, Sundays and local legal holidays.

DBA – "Decibel-A-Weighted" – Sound pressure level as measured on the "A" scale of a sound level meter manufactured in accordance with the specifications of the American National Standards Institute, Inc. (ANSI), Type 2, ANSI-S1.4(1971), calibrated within two (2) hours of being used for measurement. Unless otherwise noted, measurements shall be made in the slow response mode of the meter.

DBH – Base Diameter at a height of 18 inches above the soil line.

Deed Restriction – A legal restriction, not enforceable by zoning, on the use of land, contained in the deed to the property.

Density – A unit of measurement; the number of dwelling units per acre of land.

Density, Gross – The number of dwelling units per acre of the total land to be developed.

Density, Net – the number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses. Net density calculations exclude rights-of-way of publicly dedicated streets, private streets, water retention and detention areas, open space provided as a part of the development, associated recreation facilities, etc.

Decibel (dB) – A unit of sound pressure, equal to twenty (20) times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals (20 micro-newtons per square meter).

Display publicly – The act of exposing, placing, posting, exhibiting, or in any fashion displaying in any location, whether public or private, an item in such a manner that it may be readily seen and its content or character distinguished by normal unaided vision viewing it from a street, highway, or public sidewalk, or from the property of others, or from any portion of the premises where items and material other than hard core material are on display to the public.

Distinguished or characterized by their emphasis upon – The dominant or principal character and theme of the object described by this phrase. For instance, when the phrase refers to films "that are distinguished or characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas," the films so described

Such lot shall have frontage on an improved public street, or on an approved private street, and may consist of: a single lot of record; a portion of a lot of record; a combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record.

Lot Coverage – The ratio of enclosed ground floor area of all buildings on a lot to the horizontally projected area of the lot, expressed as a percentage.

Lot Frontage – The front of a lot shall be construed to be the portion at the street or road right-of way line. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets or road right-of way lines shall be considered frontage, and yards shall be provided as indicated under “Yard” in this section. (Also see Lot Measurement, Width)

Lot, Minimum Area of – The area of a lot is computed exclusive of any portion of the right-of-way of any public or private street.

Lot Measurements – A lot shall be measured as follows:

- (A) Lot Depth – The distance between the mid-points of straight lines connecting the foremost points of the side lot lines in front and rear most points of the ~~side lot lines in the rear~~. When applicable, depth is measured at the street (road) right-of-way line. No lot containing ten (10) acres or less shall have an average depth that is more than three (3) times its width measured at the road right-of-way line.
- (B) Lot Width – The distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the street or road right of way line, except on cul-de-sac streets where it is measured at the setback line. (Also see Lot Frontage) For lots containing ten (10) acres or less in area, the actual distance between the side lot lines at any point along the lot depth cannot be less than eighty (80%) percent of the required Lot Width/Frontage. ~~For lots containing more than ten (10) acres, said lot shall comply with road frontage requirements.~~

Lot of Record – A lot which is part of a subdivision recorded in the office of the County Recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

Lot Types – Terminology used in this Resolution with reference to corner lot, interior lots and through lots is as follows:

- (A) Corner Lot – A lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred thirty-five (135) degrees.
- (B) Interior Lot – A lot with only one frontage on a street
- (C) Through Lot – A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.
- (D) Reversed Frontage Lot – A lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.

Major Thoroughfare Plan – The portion of the comprehensive plan adopted by the Board of County Commissioners indicating the general location recommended for arterial, collector, and the local thoroughfares within the appropriate jurisdiction.

Manufacturing, Heavy – Manufacturing, processing, assembling, storing, testing and similar industrial uses which are generally major operations and extensive in character; require large sites, open storage and service areas, extensive services and facilities, ready access to regional transportation; and normally generate some nuisances such as smoke, noise, dust, glare, air pollution, odor, but not beyond the district boundary to any large extent.

Printing and Publishing – Any business which is engaged in the printing and/or publishing of newspapers, magazines, brochures, business cards and similar activities either for profit or non-profit.

Professional Engineer – A qualified individual who is licensed as a Professional Engineer in the State of Ohio.

Prostitute – A male or female who promiscuously engages in sexual activity for hire, regardless of whether the hire is paid to the prostitute or to another.

Public Service Facility – The erection, construction, alteration, operation, or maintenance of buildings, power plants, or substations, water treatment plants or pump stations, sewage disposal ~~plant~~ or pumping ~~station~~plants, and other similar public service structures whether publicly or privately owned, or by a governmental agency, including the furnishing of electrical, gas, rail transport, communications facilities and/or equipment, electrical, gas, and public or private water and sewage services, sanitary landfills and other similar public service structures or facilities whether publicly or privately owned. This definition excludes small off-site battery energy storage systems, principal solar energy production facilities, sanitary landfill, wind power projects, and other uses defined separately herein.

Public Uses – Public parks, schools, administrative and cultural buildings and structures, not including public land or buildings devoted solely to the storage and maintenance of equipment and materials and public service facilities.

Public Way – An alley, bridge, channel, ditch, easement, expressway, freeway, highway, land, road, sidewalk, street, walk, bicycle path, or other ways in which the general public or a public entity have a right, or which are dedicated, whether improved or not.

Quasi-public Use – Churches and other facilities of an educational, religious, charitable, philanthropic, or non-profit nature

Real Property Boundary – An imaginary line along the ground surface, and its vertical extension, which separates the real property owned by one person from that owned by another person, but it does not include intra-building real property division.

Recreation, Commercial – Any business which is operated as a recreational enterprise, either publicly or privately owned, for profit. Examples include, but are not limited to: golf courses, bowling alleys, swimming pools, hunt clubs, campgrounds, tourist attractions, etc.

Recreation, Non-commercial – Any business which is operated as a recreational enterprise, either publicly or privately owned, non-profit. Examples include, but are not limited to: fishing areas, parks, archery ranges, etc.

Recreational Vehicle – A vehicular portable structure that is designed to be used as a temporary dwelling for travel, recreation, and vacation and may be classed as follows. This list is for example only and not meant to be all inclusive:

- (A) Travel trailer – A non-self-propelled recreational vehicle that does not exceed an overall length of 35 feet, exclusive of bumper and tongue or coupling, and contains less than 320 square feet of space when erected on site. “Travel Trailer” includes a tent type fold out camping trailer as defined in section 4517.01 of the ORC.
- (B) Motor Home – A self-propelled recreational vehicle that is constructed with permanently installed facilities for cold storage, cooking and consuming of food, and for sleep.
- (C) Truck Camper – A non-self-propelled recreational vehicle that does not have wheels for road use and is designed to be placed upon and attached to a motor vehicle. “Truck camper” does not include truck covers that consist of walls and a roof, but do not have floors and enables them to be used as a dwelling.
- (D) Fifth Wheel Trailer – A vehicle that is of such size and weight as to be moveable without a special highway permit, that has a gross trailer area of 400 sq. feet or less, that is constructed with a raised forward section that allows a bi-level floor