

Date of Request.

February 2, 2026

Logan-Union-Champaign Regional Planning Commission
c/o Joseph Grove
PO Box 219
East Liberty, OH 43319
aaronsmith@lucplanning.com

RE: Zoning Text Amendment Application, Taylor Township, Union County

Amendment topic: Battery Energy Storage System, Small Off-Site; Data Center; Public Service Facility; Formatting Section 1077 Small Solar Energy Systems (Less Than 50 MW) B. Principal Solar Energy Production Facilities

Dear LUC Regional Planning Commission Committee Members:

The Taylor Township Zoning Commission met at 7:00 PM on February 2, 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 Article II Definitions by adding a definitions for "Battery Energy Storage System, Small Off-Site" and "Data Center". It also amends the definition of "Public Service Facility". Additionally, the amendment will adjust formatting in Section 1077 Small Solar Energy Systems (Less Than 50 MW) B. Principal Solar Energy Production Facilities.

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 Taylor Township Zoning Commission of Union County, Ohio, will hold a public hearing concerning the proposed amendments at 7:00 P M on Mon, March 2, 2026, in the Taylor Township Hall.

Point of Contact.

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

Rhonda Lehman
mali bu 1965-2@yehoo.com

Sincerely,

Rhonda Lehman
Zoning Secretary

Attachments.

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



Zoning Text Amendment Checklist

Date: 02-02-2020

Township: Taylor Twp (LU)

Amendment Title: Battery Energy Storage, Datacenter, Public Service Facility,
Formatting Section 1077 Small Solar

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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

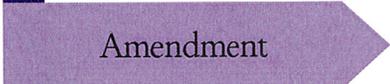
Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

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



Taylor Township Union County, Ohio

Zoning Resolution



Amendment

This version: Amended and restated to reflect amendments adopted prior to and including on ~~December 16, 2025~~2026.

2022

Amended: Article IX – District Regulations Chart – Add Agritourism
Created: Article II – Definitions – Agricultural Production; Agritourism; Agritourism Provider; Solar Energy Related Definitions
Article X – Supplementary District Regulations – Section 1042 – Agritourism and Section 1077 – Solar Energy Systems (Less than 50 MW); Added Signature Page

2023

Amended: Article II – Definitions – Solar energy related definitions
Section 1077 – Small Solar Energy Systems (Less than 50 MW)

2026

Restated: Amendments prior to 2025
Reflect: Amendments prior to 2025

Amended:	Article II	Definitions	Adult use cannabis <u>Battery Energy Storage System, Small Off-Site</u> <u>Data Center</u> <u>Medical marijuana</u> Family Lot Measurements <u>Medical marijuana</u> <u>Public Service Facility</u>
		Section 547	Notice of Public Hearing
		Section 548	Notice to Parties in Interest
		Section 566	Procedure for Hearing, Notice
		Section 600	Procedure for Amendment or District Changes
Created:		Section 606	Transmittal to Regional Planning Commission
Renumbered:		Section 607	Submission to Director of Transportation
Replaced:		Section 606	Recommendation by Zoning Commission
Removed:		Section 607	Public Hearing by Township Trustees
		Section 608	Notice of Public Hearing in Newspaper
		Section 610	Action by Township Trustees
		Section 611	Effective Date and Referendum
Amended:		Section 910	Official Schedule of District Regulations Frontage & Width Regulations
Reformat:		Section 1077	<u>Small Solar Energy Systems (Less Than 50 MW) B. Principal Solar Energy Production Facilities</u>
Created:		Section 1082	— <u>General Conditions for Adult Use Cannabis Operators</u>
Created:		Section 1083	— <u>General Conditions for Medical Marijuana Entities</u>

Alterations, Structural. Any change in the supporting members of a building such as bearing walls, columns, beams, or girders.

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

Battery 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).

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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 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.

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 and independent, individual factory erected building or module with two or more sides erected at the factory, for combination with other elements to form a building on the site.

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. Retail businesses 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 need 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.

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 service and clothing shops.

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

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.

Common Access Driveway. A driveway serving more than one dwelling.
[Effective 01/17/2002; Effective 03/20/2007]

Conditional Use. A use permitted within a district other than a principally permitted use, requiring a conditional use permit and approval of the Board of Zoning Appeals. Conditional uses permitted in each district are listed in the Official Schedule of District Regulations.

Conditional Use Permit. A permit issued by the Zoning Inspector upon approval by the Board of Zoning Appeals to allow a use other than a principally permitted use to be established within the district.

Data Center. An establishment engaging in the storage, management, processing, and/or transmission of digital data, and housing computer and/or network equipment, systems, servers, appliances, and other associated components related to digital data operations.

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

1. Gross Density. The number of dwelling units per acre of the total land to be developed.
2. Net Density. The number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses.

Dwelling. Any building or structure which is wholly or partly used or intended to be used for living or sleeping by one or more human occupants.

Dwelling Unit. Space, within a dwelling, comprising living, dining, sleeping room or rooms, storage closets, as well as space and equipment for cooking, bathing, and toilet facilities, all used by only one family and its household employees.

Dwelling, Single Family. A dwelling, except (Housing) Manufactured, consisting of single dwelling unit only, separated from other dwelling units by open space.

Dwelling, Multi-Family. A dwelling, except (Housing) Manufactured, consisting of two or more dwelling units including condominiums with varying arrangements of entrances and party walls.

Dwelling, (Housing) Manufactured. A manufactured building or portion of a building designed for long-term residential use. This category includes the following:

- (a) Modular Unit. A factory-fabricated transportable building designed to be used by itself or to be incorporated with similar units at a building site. The term is intended to apply to major assemblies and does not include prefabricated panels, trusses, plumbing trees, and other prefabricated sub-elements which are to be incorporated into a structure at the site.

Offices. Quasi-commercial uses which may often be transitional between retail business and/or manufacturing and residential uses. Office business generally accommodates such occupations as administrative, executive, professional, accounting, clerical, drafting, etc. Institutional offices of a charitable, philanthropic, financial or religious or educational nature are also included in this classification.

Open Space. An area substantially open to the sky which may be on the same lot with a building. The area may include, along with the natural environmental features, water areas, swimming pools and tennis courts any other recreational facilities that the zoning commission deems permissive. Streets, parking areas, structures for habitation, and the like shall not be included.

Orchards. An area of land devoted to the cultivation and sale of fruit trees and the sale of the fruit therefrom.

Parking Space, Off-Street. For the purpose of this Resolution, an off-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room, but shall be located totally outside of any street or alley right-of-way.

Personal Services. Any enterprise conducted for gain which primarily offers services to the general public such as shoe repair, watch and clock repair, barber shops, beauty shops and similar activities.

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.

Public Service Facility. The erection, construction, alteration, operation or maintenance of buildings, power plants, substations, water treatment plant or pumping station, sewage disposal plant or pump station, communications facilities and/or equipment, electrical, gas, water and sewerage service and other similar public service structures or facilities whether publicly or privately owned, but excluding [data centers, small off-site battery energy storage systems, principal solar energy production facilities, sanitary landfills, 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.

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

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, tourist attractions, etc.

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

Recreational Vehicle. A vehicle primarily designed as temporary living quarters for recreational, camping, or travel use only, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper, and motor home.

4. The project's owner, within 30 days of permanently ceasing any component's operation, shall provide written notice of such to the Zoning Inspector.
5. Terminated wind power project components may stand no longer than 6 months.
6. All costs associated with the demolition of a wind power project or removal of any of its components shall be borne by the project owner. Demolition requires removal of all components, devices, supports, ancillary structures, foundation assemblies above ground level, and other items associated with the project.

II. Permits:

- A. A Conditional Use Permit (CUP) shall be required before construction can commence on a wind power project.
- B. In addition to the items already required when applying for a CUP, a wind power project application shall also consist of the following:
 1. Location of all public and private airports within 10 miles of the location of the wind power project and whether FAA height restrictions are applicable.
 2. A technical report showing:
 - a. The total size and height of the structures associated with the project.
 - b. Electrical capacity of all generators involved in the project.
 - c. The total size and depth of the subsurface foundation structures, if any, as well as a licensed, civil engineer's report or affidavit indicating compatibility of said foundation design(s) with the local soil and bedrock.
 - d. A chart of the maximum decibel level expected to be produced by the project throughout the human hearing range as determined at a 6-foot height above local ground level.
 3. A site drawing showing the location of project components in relation to existing structures on the property, roads and other public right-of-ways, and neighboring property lines to demonstrate evidence of clear fall zone setbacks.
 4. A listing or description of all safety measures that will be utilized in the project including anti-climbing devices, grounding devices, lightning protection, braking systems, guy wires, and ground anchors.
 5. The component manufacturers' recommended maintenance schedules.
 6. A plan narrative generally outlining how free-standing structures and generating units will be installed, maintained, removed, and demolished.
- C. Approved wind power projects shall obtain a zoning permit from Taylor Township.
- D. Approved wind power projects shall obtain applicable building permits from the Union County Engineer's Office.

[Effective 01/12/2012]

Section 1077 Small Solar Energy Systems (Less Than 50 MW).

A. Accessory Solar Energy Systems

It is the purpose of this regulation to promote the safe, effective, and efficient use of accessory solar energy systems installed to reduce the on-site consumption of utility-supplied electricity. An accessory solar energy system shall be considered a permitted accessory use in any district provided all requirements and regulations as set forth below are met.

No person shall cause, allow or maintain the use of an accessory solar energy system without first having obtained a zoning permit from the zoning inspector.

All accessory solar energy systems shall meet the following requirements:

1. An accessory solar energy system is permitted in all zoning districts as an accessory to a principal use.
2. An accessory solar energy system shall not be used for the generation of power for the sale or donation of energy to other users, although this provision shall not be interpreted to prohibit the sale or donation of excess power generated from time to time to the local utility company or the sale or donation of power as part of a net metering or similar arrangement. Net metering or similar arrangements are those where electricity produced by the accessory solar energy system displaces electricity that would otherwise be purchased from an electric utility or supplier for the lot where the accessory system is located. Net metering or similar arrangements shall be incidental and secondary to the production for on-site use.
3. Accessory solar energy systems with a generation output of five hundred (500) watts or less, or a combination of accessory solar energy systems with an aggregate generation output of five hundred (500) watts or less, shall not require a permit and shall be exempt from the requirements of this section, provided that the system is independent and disconnected from the electrical service(s) supplied to the lot on which the accessory solar energy system is located.
4. Roof/Building mounted solar energy systems:
 - a. Shall not extend beyond the perimeter (or edge of roof) of the building on which it is located.
 - b. May be mounted to a principal or accessory building.
 - c. The height of the solar energy system and building to which it is mounted may not exceed the ridgeline of the roof for hip, gable, and gambrel roofs.
5. Ground/Pole mounted solar energy systems:
 - a. Shall be no taller than seventy-five percent (75%) of the maximum building height allowed in the zoning district for accessory buildings.
 - b. Shall be permitted in the rear or side yard only.
 - c. Shall be erected within an established clear fall zone.
 - d. The minimum setback distance from the property lines for structures comprising solar energy systems and all related equipment shall be at least one hundred ten percent (110%) of the height of any structure or at least twenty feet (20') from the nearest property line, whichever is greater.
6. Other structure mounted accessory solar energy systems:
 - a. Shall be no taller than seventy-five percent (75%) of the maximum building height allowed in that zoning district for accessory buildings.
 - b. Shall be permitted in the rear or side yard only.
 - c. Shall be erected within an established clear fall zone.
 - d. The minimum setback distance from the property lines for structures comprising solar energy systems and all related equipment shall be at least one hundred ten (110%) percent of the height of any structure or at least twenty feet (20') from the nearest property line, whichever is greater.
7. Accessory solar energy systems shall be designed and located in order to prevent reflective glare toward any inhabited structure on adjacent properties as well as adjacent street right of ways.

8. Accessory solar energy systems and all solar energy equipment that are no longer functioning shall be completely removed from the property within six (6) months from the date they are no longer producing electricity, become damaged, discontinued or broken. Any earth disturbance as a result of the removal of the accessory solar energy system shall be graded and reseeded within thirty (30) days of removal.
9. In addition to the site plan required for any zoning permit or conditional use permit, the following shall also be submitted at the time of the application and shall include:
 - a. Height of the proposed solar energy system(s) at maximum tilt.
 - b. Evidence of established setbacks of 1.1 times the height of any ground/pole mounted or other structure mounted solar energy system and “clear fall zone”.
 - c. Proof of notice to the electric utility company, Soil and Water Conservation District (for drainage impact purposes), and County Health Department/District (for on-site sewage treatment impacts) regarding the proposal.

~~10.~~ **B. Principal Solar Energy Production Facilities**

No Principal Solar Energy Production Facility shall be located in a zoning district where such facilities are not explicitly listed as a permitted or conditionally permitted use.

It is not the purpose of this regulation to regulate a major utility facility as defined by the Ohio Revised Code, which is regulated by the Ohio Power Siting Board (50 MW or greater).

Principal Solar Energy Production Facilities are prohibited in any district.

[Effective 05/18/2022; Effective 11/16/2023]

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Section 1080 General Conditions for Adult Entertainment Use.

Adult Entertainment Facilities are conditionally permitted within the M-1 and B-2 districts only, and subject to conditions set forth in Paragraphs 1-9 below.

1. No adult entertainment facility shall be established within one thousand (1,000) feet of any areas zoned for residential use.
2. No adult entertainment facility shall be established within a radius of one thousand five hundred (1,500) feet of any school, library, or teaching facility, whether public or private, governmental or commercial which school, library, or teaching facility is attended by persons under eighteen (18) years of age.
3. No adult entertainment facility shall be established within a radius of one thousand five hundred (1,500) feet of any park or recreational facility attended by persons under eighteen (18) years of age.
4. No adult entertainment facility shall be established within a radius of two thousand (2,000) feet of any other adult entertainment facility.
5. No adult entertainment facility shall be established within a radius of one thousand five hundred (1,500) feet of an established church, synagogue, mosque, or other permanently established place of religious services that is attended by persons under eighteen (18) years of age.