Date of Request.
October 5, 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: Minimum Frontage & Width

Dear LUC Regional Planning Commission Committee Members:

The Taylor Township Zoning Commission met at 7:00PM on October 5, 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 minimum Frontage & Width required in the Official Schedule of District Regulations in Article IX District Regulations. The change increases the minimum required of lots with on-site sewage treatment from 150' to 200' in all zoning districts.

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 PM on November 12, 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, Zoning Secretary
937-645-5975
Malibu1965_2@yahoo.com

Sincerely,

Rhonda Lehman

Attachments.

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

Logan-Union-Champaign
regional planning commission

Director: Bradley J. Bodenmiller

Zoning Text Amendment Checklist

Date: 10-05-2026 Township: Taylor

Amendment Title: minimum frontage ; width

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	☑	☐
Date of Request (stated in cover letter)	☑	☐
Description of Zoning Text Amendment Change (s)	☑	☐
Date of Public Hearing (stated in cover letter)	☑	☐
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	☑	☐
Attachment of Zoning Text Amendment with changes highlighted or bolded	☑	☐
Copy of current zoning regulation, or section to be modified for comparison	☑	☐
Non-LUC Member Fee, If applicable	N/A	N/A

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

10820 St Rt 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

Taylor Township
Union County, Ohio

Zoning Resolution

Amendment

DRAFT 10-06-2025

This version: Amended and restated to reflect amendments adopted ~~April 21, 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
			Battery Energy Storage System, Small Off-Site
			Data Center
			Family
			Lot Measurements
			Medical marijuana
			Public Service Facility
	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 900	Compliance with Regulations	
	Section 910	Official Schedule of District Regulations	
			Frontage & Width Regulations
			Minimum Frontage & Width Required
Reformat:	Section 1077	Small Solar Energy Systems (Less Than 50 MW) B. Principal Solar Energy Production Facilities	
Created:	Section 1082	General Conditions for Adult Use Cannabis Operators	
Created:	Section 1083	General Conditions for Medical Marijuana Entities	

OFFICIAL SCHEDULE OF DISTRICT REGULATIONS

	MINIMUM LOT SIZE (square feet per household)		Frontage & Width (Feet)	MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED (Principal and Accessory Buildings)	MINIMUM FLOOR AREA (Square Feet)	MAXIMUM HEIGHT OF (Principal Buildings)		MINIMUM YARD DIMENSIONS (Ft.)			
								Front	Side Yards		Rear
	With On-Site Sewage Treatment	With Group or Central Sewage Treatment				Stories	Feet		One Side Yard	Sum of Side Yards	
	4	5	6	7	8	9	10	11	12	13	14
U-1	65,340 [Effective 01/17/2002]	----------	~~150~~200 [Effective / /]	25	1,000*	2 ½	35	50	20	40	30
R-1	65,340 [Effective 01/17/2002]	----------	~~150~~200 [Effective / /]	25	1,200	2 ½	35	50	20	40	30
		10,000	80	80				(35)	(10)	(20)	(30)
R-2	FOR NEW LOTS										
	65,340** [Effective 01/17/2002]	----------	~~150~~200 [Effective / /]	25	850* (single)	2 ½	35	25	4	10	30
		5,400 (single)	60								
		2,700 (multi)	70		580 (multi)						
B-2	65,340 [Effective 01/17/2002]	----------	~~150~~200 Effective / /]	100	none	3	40	0	**	**	0
		15,000	100								
M-1	65,340 [Effective 01/17/2002	----------	~~150~~200 Effective / /]	50	none	4	50	50	10*	30*	30*
		15,000	100								

[Effective 01/17/2002; Effective 01/15/2026; Effective __/__/____]

This Resolution is hereby adopted on ~~April 21, 2026~~_____, ____.

_____
Chair, Taylor Township Board of Trustees

_____
Member, Taylor Township Board of Trustees

_____
Member, Taylor Township Board of Trustees

_____
Attest, Taylor Township Fiscal Officer

DRAFT - 10-03-2025