



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Text Amendment Checklist

Date: July 27, 2026 Township: Washington

Amendment Title: Battery Energy Storage, Data Center, Public Notices, Amendments

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	☐	☐

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

Date of Request.

July 27, 2026

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

RE: Zoning Text Amendment Application, Washington Township, Logan County

Amendment topic: Battery Energy Storage, Data Centers, Amendments, Public Notices, BZA Hearings

Dear LUC Regional Planning Commission Committee Members:

The Washington Township Zoning Commission met at 6:00 PM on July 27, 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 Section 400 Compliance with Regulations, Section 1014 Hearings, Appeals, Notice, Section 1018 Conditional Use, Article XI Amendments, and Article II Definitions.

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.

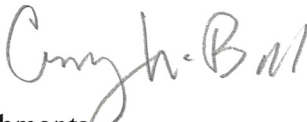
The Washington Township Zoning Commission of Logan County, Ohio, will hold a public hearing concerning the proposed amendments at 6:00 P M on August 31, 2026, in the Washington Township Hall.

Point of Contact.

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

GARY L. BIAS
937-539-1879
WASHINGTONZONING@gmail.com

Sincerely,



Attachments.

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

W A S H I N G T O N T O W N S H I P ,
L O G A N C O U N T Y
Z O N I N G R E S O L U T I O N

Prepared for:
Washington Township, Logan County, Ohio
By:
The Washington Township Zoning Commission

With the assistance of:
Logan-Union-Champaign (LUC) Regional Planning Commission

Last Updated ~~December 14, 2023~~ , 2026

Red Text Designates Latest Changes

Blue Text Designates Proposed Changes

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Section 400 Compliance with Regulations.

The regulations set by this Resolution within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

1. No building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.
2. No building or other structure shall hereafter be erected or altered:
 - a. To exceed the height or bulk.
 - b. To accommodate or house a greater number of families.
 - c. To occupy a greater percentage of lot area; or
 - d. To have narrower or smaller rear yards, front yards, side yards or other open spaces than herein required, or in any other manner contrary to the provisions of this Resolution.
3. No yard or lot existing at the time of passage of this Resolution shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Resolution shall meet at least the minimum requirements established by this Resolution.
- 3.4. Any use not defined by this Resolution shall be prohibited. No specific use which is defined by this Resolution shall be construed as being included within the definition of any other defined use.

Section 410 Schedule of District Regulations Adopted.

District regulations shall be as set forth in the Official Schedule of District Regulations hereby adopted by reference and declared to be a part of this Resolution, and in Article V of this Resolution, entitled, "Supplementary District Regulations."

Section 420 Identification of the Schedule of District Regulations.

The Official Schedule of District Regulations shall be identified by the signature of the Chairman of the Board of Township Trustees, attested by the Township Clerk, under the following words: "This is to certify that this is the Official Schedule of District Regulations referred to in Section 410 and Article IV of the Zoning Resolution of the Township of Washington, Logan County, Ohio", together with the date of the adoption or amendment of this Resolution.

development (Article VI) and manufactured or mobile home parks (Article VII), unless the site plan has been approved by the Zoning Commission and/or the Board of Zoning Appeals.

Section 1012 Board of Zoning Appeals Established.

A Board of Zoning Appeals is hereby established, which shall consist of five members to be appointed by the Board of Township Trustees each for a term of five years, except the initial appointments shall be one each for one, two-, three-, four- and five-year terms. Each member shall be a resident of the unincorporated area of Washington Township. Members of the Board of Zoning Appeals may be removed from office by the Board of Township Trustees for cause upon written charges and after public hearing. Vacancies shall be filled by resolution of the Board of Township Trustees for the unexpired term of the member affected.

Section 1013 Proceedings of the Board of Zoning Appeals.

The Board of Zoning Appeals shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this Resolution. Meetings shall be held at the call of the chairman, and at such other times as the Board of Zoning Appeals may determine. The chairman, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings shall be open to the public. The Board of Zoning Appeals shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be a public record and be immediately filed in the Board of Zoning Appeals.

Section 1014 Hearings, Appeals, Notice.

Appeals to the Board of Zoning Appeals concerning interpretation or administration of this Resolution may be taken by any person aggrieved or by any officer or bureau of the governing body of the Township affected by any decision of the Zoning Inspector. Such appeals shall be taken within a reasonable time, not to exceed ~~sixty-fourty (60)~~ forty (40) days or such lesser period as may be provided by the rules of the Board of Zoning Appeals, by filing with the Zoning Inspector and with the Board of Zoning Appeals a notice of appeal specifying the grounds thereof. The Zoning Inspector shall forthwith transmit to the Board of Zoning Appeals all papers constituting the record upon which the action appealed from was taken. The Board of Zoning Appeals shall ~~fix a reasonable time for the hearing of appeal~~ hold a public hearing within forty (40) days after the receipt of an application for appeal or variance, give public notice thereof as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing, any party may appear in person or by agent or attorney.

Section 1015 Stay of Proceedings.

An appeal stays all proceedings in furtherance of the action appealed from, unless the zoning inspector from whom the appeal is taken certifies to the Board of Zoning Appeals after the notice of appeal is filed with him or her that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril of life and property. In such case proceedings shall not be stayed other than by a restraining order which may be granted by the Board of Zoning Appeals, or by a court of record on application on notice to the Zoning Inspector from whom the appeal is taken and on due cause shown.

Section 1016 Powers and Duties of the Board of Zoning Appeals.

The Board of Zoning Appeals shall have the powers and duties set forth in Section 1017 to 1027, inclusive.

Section 1017 Administrative Review.

The Board of Zoning Appeals shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Inspector in the enforcement of this Resolution.

Section 1018 Conditional Uses.

The Board of Zoning Appeals shall hear and decide only such conditional uses as the Board of Zoning Appeals is specifically authorized to pass by the terms of this Resolution; decide such questions as are involved in determining whether conditional uses should be granted; and grant conditional uses with such conditions and safeguards as are appropriate under this Resolution, or deny conditional uses when not in harmony with the purpose and intent of this Resolution. A conditional use shall not be granted by the Board of Zoning Appeals unless and until:

1. A written application for a conditional use is submitted indicating the section of this Resolution under which the conditional use is sought and stating the grounds on which it is requested.
2. Notice shall be given at least ten (10) days before the date of the public hearing and shall set forth the date, time, and the place location of the public hearing, and the nature of the proposed appeal. Notice of such hearing shall be given in one newspaper of general circulation in the Township accordance with ORC 519.15 as amended from time to time. Written notice of such hearing shall be mailed by the Township and by first class mail to all parties of interest, including property owners within, contiguous to, and directly across the road (street) from the property concerned. The owner of the property for which the appeal is sought or his agent shall be notified by certified mail. Notice of such hearings shall be posted at the Township Hall and in one other public place.
3. The public hearing shall be held. Any party may appear in person, or by agent or attorney.
4. The Board of Zoning Appeals shall make a finding that it is empowered under the section of this Resolution described in the application to grant the conditional use and that the granting of the conditional use will not adversely affect the public interest.
5. Before any conditional use shall be issued, the Board of Zoning Appeals shall make written findings certifying compliance with the specific rules governing individual conditional uses and that satisfactory provisions and arrangement has been made concerning the following, where applicable:
 - a. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience,

ARTICLE XI AMENDMENTS

Section 1100 General Requirements.

This Resolution may be amended utilizing the procedures specified in ORC 519.12 as amended from time to time. Whenever the public necessity, convenience, general welfare or good zoning practices require, the Board of Township Trustees may by Resolution and—after receipt of recommendation thereon from the Zoning Commission and subject to the procedures provided by law—amend, supplement, change or repeal the regulations, restrictions and boundaries or classification of property. It shall be the duty of the Zoning Commission to submit its recommendations regarding all applications or proposals for amendments to the Board of Township Trustees.

Section 1101 Procedure for Change in Zoning Districts.

Applications for any change of district boundaries or classifications of property as shown on the Official Zoning Map shall be submitted to the Zoning Commission at its public office upon such forms, and shall be accompanied by such data and information as may be prescribed for that purpose by the Zoning Commission so as to assure the fullest practicable presentation of facts for the permanent record. Each proposal for a zone change shall be accompanied by a reproducible vicinity map at a scale approved by the Zoning Inspector showing the property lines and streets of existing and proposed zoning. Each such application shall be verified by at least one of the owners or lessees of property within the area proposed to be reclassified attesting to the truth and correctness of all facts and information presented with the applications. Applications for amendments initiated by the Zoning Commission or Board of Trustees shall be accompanied by ~~its~~ the motion or resolution pertaining to such proposed amendment. The procedure for amendment of the Zoning Resolution shall follow the Ohio Revised Code, Chapter 519. 12 as amended from time to time.

Section 1102 Application Fees.

At the time that an application for a change of zoning districts is filed with the Zoning Commission, as provided herein, a fee shall be paid to the Zoning Inspector, who shall deliver same to the Township Clerk, for investigation, legal notices, and other expenses incidental to the determination of the zoning change. . Such sums so deposited shall be credited to the general fund of the Township. Refer to the Washington Township Zoning Permit Fee Schedule for these fees.

Section 1103 Transmittal to Regional Planning Commission.

Within five days after the adoption of such motion, the certification of such resolution, or the filing of such application for amendment, the Zoning Commission shall transmit a copy of the proposed amendment together with text and map pertaining to the proposed amendment to the Regional Planning Commission. The Regional Planning Commission shall recommend approval or denial of the proposed amendment or some modification of it. The recommendation shall be considered at the public hearing held by the Zoning Commission on the proposed amendment.

Section 1104 Submission to Director of Transportation.

Before any zoning amendment is approved effecting any land within three hundred (300) feet of the centerline of a proposed new highway or highway for which changes are proposed as described in the certification to local officials by the Director of Transportation, or within a

radius of five hundred (500) feet from the point of intersection of said centerline with any public road or highway, the Commission shall give notice by registered mail or certified mail to the Director of Transportation. The Commission may proceed as required by law, however, the Township Trustees shall not approve the amendment for one hundred twenty (120) days from the date the notice is received by the Director of Transportation. If the Director of Transportation notifies the Trustees that he shall proceed to acquire the land needed, then the Trustees shall refuse to approve the rezoning. If the Director of Transportation notifies the Trustees that acquisition at this time is not in the public interest or upon the expiration of the one hundred twenty (120) day period or any extension thereof agreed upon by the Director of Transportation and the property owner, the Trustees shall proceed as required by law.

Animal Feed Lot. Means a paved animal feeding or holding area or other lot, pen, yard, or other feeding or holding area where grass or other suitable vegetative cover is not maintained.

Automotive Repair. The repair, rebuilding or reconditioning of motor vehicles or parts thereof, including collision services, painting, and steam cleaning of vehicles.

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).

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

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.

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 not 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 service to the public or to other commercial or industrial enterprises. Some retail sales may be involved in connection with the services rendered.

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 Line. See setback line.

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

Building, Service. Any profit-making activity which renders primarily services to the public or to other commercial or industrial enterprises or which services and repairs appliances

and machines used in the homes and businesses. Some retail sales may be involved in connection with the service rendered.

Building, 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.

Channel. A natural or artificial watercourse of perceptible extent with bed and banks to confine and conduct continuously or periodically flowing water.

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.

Comprehensive Development Plan. A plan or any portion thereof, adopted by the Regional Planning Commission and the Board of County Commissioners showing the general location and extent of present and proposed physical facilities, including housing, industrial and commercial uses, major thoroughfares, parks, schools and other community facilities. This plan established the goals, objectives, and policies of the community.

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.

Corner, Lot. See Lot Types.

Cul-de-Sac. See Thoroughfare.

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.](#)

Dead-end Street. See Thoroughfare.

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.

Performance Bond or Surety Bond. An agreement by a subdivider or developer with the Board of County Commissioners for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the subdivider's agreement.

Personal Services. Any enterprise conducted for gain which primarily offers services to the general public such as shoe repair, watch repair, barber shops, florists, beauty parlors, 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, or substations, water treatment plants or pumping stations, sewage disposal or pumping plants and other similar public service structures by a public utility, by a railroad, whether publicly or privately owned, or by a [municipal or other governmental agency](#), including the furnishing of electrical, gas, rail transport, communication, public or private water and sewage services. [This definition excludes small off-site battery energy storage systems, principal solar energy production facilities, and 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.

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.

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, ball parks, etc.

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

Recreational Vehicle Park. A parcel of land upon which two or more recreational vehicle sites are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

7. Section 1011 Issuance of Zoning Permits for Projects Requiring Site Plan review
8. Section 1018 Conditional Uses
9. Article XII Definitions

Revised September 12, 2022, to include:

1. Official Schedule of District regulations changes for: U-1, B-1, M-1, M-2
2. Adding Section 571 Solar Energy Systems & Section 572 Medical Marijuana General Conditions and their associated definitions to Article XII

Revised December 14, 2022, to include:

1. Official Schedule of District regulations changes for: M-2
2. Modify Section 290 to add service business text
3. Modify Article XII Definitions for the service business definition

Revised _____, 2026 to include

1.

Chairman, Board of Township Trustees

Member, Board of Township Trustees

Member, Board of Township Trustees

Attest, Clerk Township Trustees