



Zoning Text Amendment Checklist

Date: 2/24/26 Township: Paris

Amendment Title: Data Centers, 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	<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 type="checkbox"/> n/a	<input type="checkbox"/> 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

Date of Request.

February 24, 2026

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

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

Amendment topic: Public Notices, Amendments, Data Centers, Small Off-Site Battery Energy Storage Systems

Dear LUC Regional Planning Commission Committee Members:

The Paris Township Zoning Commission met at 6:00 PM on February 24, 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 V Administration by removing the requirement that public notices must be published in a newspaper and instead references the ORC for notice requirements (Section 547, 548, 566), it also removes much of the zoning amendment process and instead references ORC 519.12 for amendment process requirements, leaving in place and adding detail to the beginning of the process. The proposal also adds a definition of "Small Off-Site Battery Energy Storage System", "Data Center", and amends the definition of "Public Service Facility".

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 Paris Township Zoning Commission of Union County, Ohio, will hold a public hearing concerning the proposed amendments at 6:00 P M on March 19, 2026 in the Paris Township Hall.

Point of Contact.

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

Name: ANDREW CLARRIDGE Phone: 937.243.1884

Address: 16862 PAVER BARNES Email: adclarridge@yahoo.com

Sincerely,

x 

Attachments.

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

A variance shall not be granted unless the Board makes specific findings of fact based directly on the particular evidence presented to it, which support conclusions that the standards and conditions imposed by subsection 4 of this section have been met by the applicant.

Section 545 Supplementary Conditions and Safeguards:

Under no circumstances shall the Board of Zoning Appeals grant an appeal or variance to allow a use not permissible under the terms of this Resolution in the District involved, or any use expressly or by implication prohibited by the terms of this Resolution in said district. In granting any appeal or variance, the Board of Zoning Appeals may prescribe appropriate conditions and safeguards as a part of the terms under which the appeal or variance is granted.

Section 546 Public Hearing by the Board of Zoning Appeals:

The Board of Zoning Appeals shall hold a public hearing within a reasonable time after the receipt of an application for an appeal or variance from the Zoning Inspector or an applicant.

Section 547 Notice of Public Hearing ~~in Newspaper:~~

Before holding the public hearing required in Section 546, notice of such hearing shall be given ~~in one newspaper of general circulation in the township~~ at least ten (10) days before the date of said hearing in accordance with ORC 519.15 as amended. The notice shall set forth the date, time, and place-location of the public hearing, and the nature of the proposed appeal or variance.

Section 548 Notice to Parties in Interest:

Before holding the public hearing required in Section 546, written notice of such hearing shall be mailed by the Chairman of the Board of Zoning Appeals or such other entity as the Chairman may designate, by first class mail, at least ten (10) days before the day of the hearing to all parties in interest. Parties in interest shall include, but not be limited to, property owners contiguous to and directly across the road (street) from the property concerned. The notice shall contain the same information as required of notices published ~~in newspapers~~ as specified in Section 547.

Section 549 Action by Board of Zoning Appeals: Within a reasonable time after the public hearing required in Section 547, the Board of Zoning Appeals shall, in writing either approve, approve with supplementary conditions as specified in Section 545, or disapprove the request for appeal or variance. If approved, the Board of Zoning Appeals shall further make a finding that the reasons set forth in the application justify the granting of the variance that will make possible a reasonable use of the land, building, or structure. Appeals from Board decisions shall be made in the manner specified in Section 530.

Section 560 Procedure and Requirements for Approval of Conditional Use Permits:

Conditional uses shall conform to the procedures and requirements of Section 561-568 inclusive, of this Resolution.

Section 561 General:

It is recognized that an increasing number of new kinds of uses are appearing daily, and that many of these and some other more conventional uses possess characteristics of such unique and special nature relative to location, design, size and method of operation, circulation, and public

6. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, or odors;
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
8. No permit shall be issued for a conditional use for a property where there is an existing violation of this Resolution.

Section 564 General Conditions Applicable to All Conditional Uses:

The Zoning Inspector can review a conditional use at any time. The Board of Zoning Appeals may modify a current Conditional Use Permit to account for changes in the activity granted under the Conditional Use Permit. This modification may occur as a consequence of the Zoning Inspector's review or at the request of the entity holding the Conditional Use Permit.

Section 565 Supplementary Conditions and Safeguards:

In granting any conditional use, the Board may prescribe appropriate conditions and safeguards in conformity with this Resolution. Violations of such conditions and safeguards, when made a part of the terms under which the conditional use is granted, shall be deemed a violation of this Resolution and punishable under Section 350 of this Resolution.

Section 566 Procedure for Hearing, Notice:

Upon filing of the application for a Conditional Use Permit as specified in Section 562, the Board shall give written notice to all parties in interest, publish notice ~~in a newspaper~~, and hold a public hearing, all according to the procedures specified in Section 546 through 548.

Section 567 Action by the Board of Zoning Appeals:

Within a reasonable time after the public hearing required in Section 566, the Board shall in writing either approve, approve with supplementary conditions as specified in Section 565, or disapprove the application as presented. If the application is approved or approved with modifications, the Board shall direct the Zoning Inspector to issue a conditional use permit listing the specific conditions specified by the Board for approval. If the application is disapproved by the Board, the applicant may seek relief through the Court of Common Pleas. Appeals from Board decisions shall be made in the manner specified in Section 530.

Section 568 Expiration of Conditional Use Permit:

A conditional use permit shall be deemed to authorize only one particular conditional use and said permit shall automatically expire if, for any reason, the conditional use shall cease for more than one (1) year.

Section 569 Filing Effective and Permit Effective:

Any application for variance filed pursuant to § 544 of this Resolution or any application for conditional use filed pursuant to § 562 of this resolution shall not be deemed filed until such time as the appropriate fee is paid to the Township Clerk and the application is received and time stamped by the Zoning Inspector. Any permit granted by the Zoning Inspector or any permit or variance granted by the Board of Zoning Appeals shall not be deemed effective until such time as the document is executed by the Zoning Inspector or in the case of an action taken by the

Board of Zoning Appeals, executed by each member of the Board of Zoning Appeals involved in the decision, and such document is time stamped as having been officially received by the Township Clerk.

Section 570 Procedure for Amendment or District Changes:

This Resolution may be amended utilizing the procedures specified in ~~Sections 570-581,~~ ORC 519.12 as amended.

Section 571 General:

Whenever the public necessity, convenience, general welfare, or good zoning practices require, the Board of Township Trustees may by Resolution, after receipt of recommendation thereon from the Zoning Commission, and subject to procedures provided by law, amend, supplement, change or repeal the regulations, restrictions, and boundaries or classification of property.

Section 572 Initiation of Zoning Amendments:

Amendments to this Resolution may be initiated in one of the following ways:

1. By adoption of a motion by the Zoning Commission;
2. By the passage of a resolution by the Township Trustees; or,
3. By the filing of an application by one or more of the owners or lessees of property within the area proposed to be changed or affected by the proposed amendment with the township zoning commission.

Section 573 Contents of Application:

Applications for amendments to the Official Zoning Map adopted as part of this Resolution shall contain at least the following information:

1. Name, address, and telephone number of the applicant;
2. Present use;
3. Present zoning district;
4. Proposed use;
5. Proposed zoning district;
6. A description of the proposed provisions for water, sanitary sewer and surface drainage with engineering feasibility studies or other evidence of reasonableness;
7. Site plan showing property lines, existing and proposed future buildings including the building footprint. Setbacks should be clearly marked;
8. A vicinity map at a scale approved by the Zoning Inspector showing property lines, thoroughfares, existing and proposed zoning and such other items as the Zoning Inspector may require;
9. A list of all property owners and their addresses who are within, contiguous to and directly across the road (street) from the parcel(s) proposed to be rezoned and others that may have a substantial interest in the case, except that addresses need not be included where more than ten (10) parcels are to be rezoned;
10. A fee as established by the Township Trustees.

Section 574 Transmittal to Zoning Commission:

Immediately after the adoption of a resolution by the Township Trustees or the filing of an

application by at least one (1) owner or lessee of property, said resolution or application shall be transmitted to the Zoning Commission. The Zoning Commission shall comply with all the requirements of Chapter 519.12 of the Ohio Revised Code, as amended.

Section 575 Involvement of the Regional Planning Commission:

Within five (5) days after the adoption of the motion by the Township Zoning Commission, certification of the resolution by the Township Trustees to the Zoning Commission, or filing of an application by one or more of the owners or lessees of property within the area proposed to be changed or affected by the proposed amendment with the township zoning commission, all as described in Section 572 of this resolution, the township zoning commission shall transmit a copy of it together with text and map pertaining to it to the county or regional planning commission. The county or regional planning commission shall recommend the approval or denial of the proposed amendment or the approval of some modification of it and shall submit its recommendation to the Township Zoning Commission. The recommendation shall be considered at the public hearing held by the Township Zoning Commission on the proposed amendment.

Section 576 Submission to Director of Transportation:

Before any zoning amendment is approved affecting 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 or said centerline with any public road of 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 acquisition at this time is not in the public interest or upon the expiration of the one hundred twenty 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.

~~**Section 577 Recommendation by Zoning Commission:**~~

~~Upon the adoption of a motion by the township zoning commission, the certification of a resolution by the board of township trustees to the commission, or the filing of an application by property owners or lessees as described in section 572 with the commission, the commission shall set a date for a public hearing, which date shall not be less than twenty nor more than forty days from the date of the certification of such a resolution, the date of adoption of such a motion, or the date of the filing of such an application. Notice of the hearing shall be given by the commission by one publication in one or more newspapers of general circulation in the township at least ten days before the date of the hearing.~~

~~**Section 578 Public Hearing by Township Trustees:**~~

~~Upon receipt of the recommendation from the Zoning Commission, the township, trustees shall schedule a public hearing. Said hearing shall be not more than thirty (30) days from the receipt of the recommendation from the Zoning Commission.~~

~~**Section 579 Notice of Public Hearing in Newspaper:**~~

~~Notice of the public hearing required in Section 578 shall be given by the township trustees in~~

~~compliance with all the requirements of Chapter 519.12 of the Ohio Revised Code as amended.~~

~~**Section 580 Action by Township Trustees:**~~

~~Within twenty days after the public hearing required in Section 578, the township trustees shall either adopt or deny the recommendation of the Zoning Commission, or adopt some modification thereof. In the event the trustees deny or modify the recommendation of the Zoning Commission, they must do so by a majority vote.~~

~~**Section 581 Effective Date and Referendum:** Such amendment adopted by the trustees shall become effective thirty days after the date of adoption unless within thirty days after the adoption of the amendment there is presented to the trustees a referendum petition, filed in accordance with Section 519.12 of the Ohio Revised Code as amended.~~

Section 582 Official Zoning Map:

The districts established in Section 200 of this Resolution as shown on the Official Zoning Map which, together with all explanatory matter thereon, are hereby adopted as part of this Resolution.

Section 583 Identification of the Official Zoning Map:

The Official Zoning Map shall be identified by the signature of the chairman of the Board of Township Trustees and attested to by the Clerk.

Section 584 Interpretation of District Boundaries:

Where uncertainty exists with respect to the boundaries of any of the zoning districts as shown on the Official Zoning Map, the following rules shall apply:

1. Where district boundaries are indicated as approximately following the centerlines of thoroughfares or highways, street lines, or highway right-of-way lines, such centerlines, street lines, or highway right-of-way lines shall be construed to be such boundaries;
2. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be such boundaries;
3. Where district boundaries are so indicated that they are approximately parallel to the centerlines or street lines of streets, or the centerlines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Official Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Zoning Map.

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 - An owner-occupied, single-family residential dwelling in which rooms are rented to paying guests on an over-night basis and breakfast only is provided; the entire service to be included in one (1) stated price. All other permits and requirements of any other agency of department must be met.

Bike paths- Those paved portions of a street between curb lines, or the lateral lines of a roadway, and the adjacent property lines or separately paved travelways/paths through park lands, city owned property and/or easements intended for the use of pedestrians and bicycles.

Billboard – see “Sign-Outdoor advertising off-premises”.

Board of Zoning Appeals (BZA) – The Board of Zoning Appeals of Paris 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 Line – See setback line

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, 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.

Construction – Any site preparation, assembly, erection, substantial repair, alteration, demolition, or similar action.

Construction Trailer – A temporary building or trailer used in conjunction with construction work that only may be permitted in any district during the period the construction work is in progress, but shall be removed upon completion of the construction work. A construction trailer shall not be used as a residential dwelling or for storage on a residential property following completion of construction.

Continuous Sound – A sound, the intensity of which remains essentially constant during a given period of time. Continuous sound shall be measured by the slow response setting of a sound level meter.

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.

Conventional Built – See “Stick Built”. Corner Lot – See Lot Types.

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

Computerized sweepstakes device – means any computer, machine, game or apparatus which upon the insertion of a coin, token, access number, magnetic card or similar object or upon the payment of anything of value, may be operated by the public generally for use as a contest of skill, entertainment or amusement, whether or not registering a score and which provides the user with a chance to win anything of value that is not *de minimis* on a per play basis or any cash payout or anything that could be redeemed, directly or indirectly, for any cash payout and which is not gambling under state or local laws. Machines designated for use by the State Lottery Commission are not computerized sweepstakes devices for purposes of this Chapter. “*De minimis*” as used in this section shall mean less than ten (\$10.00) Dollars.

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.

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.

Decibel – A unit of relative loudness equal to ten times the common logarithm of the ratio of two readings. For sound, the decibel scale runs from zero for the least perceptible sound to 130 for the sound that causes pain.

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

fruit there from.

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, which provides maneuvering room, located totally outside of any street or road or alley right-of-way.

Performance - Any motion picture, preview, trailer, play, show, skit, dance, or other exhibition performed before an audience.

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.

Pond – Any man made structure in which water is impounded by constructing a dam or embankment or by excavating a pit or dugout. Pond includes retention basins designed to permanently hold water, but does not include detention basins designed for short-term water containment or landscape water features less than one hundred and fifty (150) square feet.

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

Public Service Facility – ~~The erection, construction, alteration, operation, or maintenance of Buildings, buildings, power plants, substations, water treatment plants or pumping stations, sewage disposal plant or pumping station plants, communications facilities and/or equipment, electrical, gas, water and sewage service, and other similar public service structures or facilities whether publicly or privately owned, but excluding sanitary landfills or by a municipal or other governmental agency, including the furnishing of electrical, gas, rail transport, communication, public water and sewage services. This definition excludes 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 or 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 or entity from that owned by another person or entity, but it does not include intra-building real property division.