



Zoning Text Amendment Checklist

Date: April 25, 2013

Township: Allen

Amendment Title: Resolution Amendments and Edits

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

To: Logan-Union-Champaign Regional Planning Commission
From: Allen Township Zoning Commission
Re: Various Text Amendments

Date: April 25, 2023

The Allen Township Zoning Commission met on Thursday, April 20, 2023, at 7:00 p.m. A motion to amend, delete, or add text to the Allen Township Zoning Resolution and edits or changes to the Official Schedule of District Regulations was approved.

The Commission is requesting approval of changes to various sections including the following:

- Signs and advertising structures
- Private swimming pools
- Yard and garage sales
- Storage facilities
- Vocational schools, venues, conference centers, etc.
- Official Schedule of District Regulations additions, changes, and corrections
- Miscellaneous grammar edits

A public hearing is scheduled for **Thursday, May 18, 2023, at 7:00 p.m.** at the Allen Township Community Building, 16945 Allen Center Road, Marysville, Ohio 43040.

Questions and comments should be directed to Charlotte Blumenschein at (937) 644-4111 or through written correspondence sent to her attention at the Allen Township address in the preceding paragraph.

Section 210 **Rural District (U-1)**

The intention of the rural district is to provide land, which is suitable or used for agriculture, conservation, and very low-density residence not to exceed one (1) family per 87,120 sq. ft. or two (2) acres. Very low-density residential land use refers to farm housing units and isolated residential developments not requiring a plat under the county subdivision regulations. On-site water and sewer facilities are permitted, provided such facilities comply with the county health regulations (see Section 567).

Objectionable uses for this district are fireworks manufacture or sales, gun clubs, hunting preserves and slaughterhouses.

Prohibited uses are adult entertainment establishments, mobile homes or mobile home parks, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.

Section 220 **Low Density Residential District (R-1)**

The purpose of the low-density residential district is to provide land for single family housing units not to exceed one (1) family per 87,120 sq. ft. or two (2) acres. Commercial and industrial development is prohibited. Group or central water and sewer facilities may be required (see Section 567).

Objectionable uses for this district are fireworks manufacture or sales and junkyards.

Prohibited uses are adult entertainment establishments, gun clubs, mobile homes or mobile home parks, slaughterhouses, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.

Section 230 **Medium Density Residential District (R-2)**

The purpose of the medium density residential district is to provide land for multifamily housing units not to exceed four (4) families per 87,120 sq. ft. or two (2) acres. Commercial development is prohibited unless introduced under the planned unit development approach. Central water and sewer facilities may be required.

Objectionable uses for this district are fireworks manufacture or sales and junkyards.

Prohibited uses are adult entertainment establishments, gun clubs, slaughterhouses, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.

Section 250 **Professional Services District (B-1)**

The purpose of the Professional, Institutional or Quasi-Public district is to provide land for professional offices: doctor, dentist, lawyer, accountant, financial institutions, insurance, professional business, broker, mortuary, school, day care center, health care, museum, etc. which may require highway orientation along or near major thoroughfares and intersections. Residential development is prohibited, but B-1 uses may be contiguous to an R-1 district. (See Official Schedule of District Regulations of Permitted Uses) Group or central water and sewer facilities may be required (see Section 567).

Conditional Uses: ~~None~~ ***Sign/Advertising Structures***

Some determining factors may be:

- A. Twelve (12) or less operating hours per day.
- B. Low traffic volume.
- C. Very low noise level.

Objectionable uses for this district are fireworks manufacture or sales and junkyards.

Prohibited uses are adult entertainment establishments, gun clubs, mobile homes or mobile home parks, slaughterhouses, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.

Section 251 **Retail Store District (B-2)**

The purpose of the retail store district is to provide land for retail businesses such as, retail hardware, bowling alley, grocery, skating rink, drugstore, movie theatre, barber shop, beauty salon, home furnishing store, carry-out, drive-thru, eating establishments, bakery, butcher shop, and dry cleaners, which may require highway orientation or location along or near major thoroughfares and intersections. Residential development is prohibited. (See Official Schedule of District Regulations of Permitted Uses) B-2 uses may not be contiguous to an R-1 district, unless a twenty-five (25) foot wide buffer zone is provided. Group or central water or sewer facilities may be required.

Conditional Uses: Hotel/Motel, Permitted uses in B-1, *Sign/Advertising Structures*

Some determining factors may be:

- A. Low to medium noise level.
- B. Moderate to high traffic volume.

Objectionable uses for this district are fireworks manufacture or sales and junkyards.

Prohibited uses are adult entertainment establishments, gun clubs, mobile homes or mobile home parks, slaughterhouses, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.

Section 252 **Heavy Retail/Wholesale District (B-3)**

The purpose of the heavy retail district is to provide land for auto dealer sales, service and repair businesses such as plumbing, wholesale hardware supply, electric supply, lumber, building supply, service station, body shop, implement dealer, horticultural nursery, wholesalers, warehouse, trucking contractor, truck and tractor repair, veterinary clinic, kennels, animal boarding, construction/contractors, and hotel/motel with or without eating establishments, which require a highway orientation or large tracts of land. *Permitted uses include wedding venue, vocational school, and conference/event center.* Residential development is prohibited. (See Official Schedule of District Regulations for Permitted Uses). B-3 uses may not be contiguous to an R-1 district, unless a twenty-five (25) foot wide buffer zone is provided. Group or central water and sewer facilities may be required.

Conditional Uses: Permitted uses in B-1 and B-2, *Sign/Advertising Structures, Storage Facilities*

Some determining factors may be:

- A. Medium noise level.
- B. Moderate to heavy traffic volume.

Objectionable uses for this district are fireworks manufacture or sales and junkyards.

Prohibited are adult entertainment establishments, gun clubs, mobile homes or mobile home parks, slaughterhouses, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.

Section 260**Light Manufacturing District (M-1)**

The purpose of the light manufacturing district is to provide land for light manufacturing and related offices, printing and publishing, storage facilities, wholesale and warehousing or food processing facilities or industrial establishments which are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or pollution of any kind; operate within enclosed structures; and generate little industrial traffic.

Permitted uses include truck driving school. Heavy manufacturing or heavy industrial development is prohibited. A twenty-five (25) foot buffer zone must be provided when contiguous to U-1, R-1, R-2, B-1, B-2, B-3, SR-1, SR-2 or SR-3 Districts. Water and sewer facilities must be approved by appropriate agencies prior to issuance of zoning certificate.

Objectionable uses of this district are acid manufacture; explosives or fireworks manufacture or storage; garbage, offal or dead animal reduction or dumping; gas manufacture; petroleum refining and residential.

Prohibited uses are slaughterhouses, adult entertainment establishments, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.

Section 261**Heavy Manufacturing District (M-2)**

The purpose of the heavy manufacturing district is to provide land for heavy manufacturing and related offices, wholesale and warehousing, printing and publishing, transport terminals, and ***truck driving school*** which require large sites, extensive community services and facilities, ready access to regional transportation, have large open storage and service areas, generate heavy traffic and create no nuisance discernible beyond the district. Extractive manufacturing use is permitted as a conditional use if the operation does not create a hazard or nuisance which adversely affects the health, safety and general well-being of the community and other manufacturing establishments in the district. Residential development is prohibited. Light manufacturing or industrial uses are permitted as conditional uses. All water and sewer facilities must be approved by appropriate agencies prior to issuance of zoning certificate. A twenty-five (25) foot buffer zone must be provided when contiguous to U-1, R-1, R-2, B-1, B-2, B-3, SR-1, SR-2, or SR-3 Districts.

Conditional Uses: Truck driving school

Objectionable uses of this district are acid manufacture; explosives or fireworks manufacture or storage; garbage, offal or dead animal reduction or dumping; gas manufacture and petroleum refining.

Prohibited uses are slaughterhouses, residential housing, adult entertainment establishments, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.

Section 523**Private Swimming Pools**

A private swimming pool, not including farm ponds or lakes, shall be any body of water not located within a completely enclosed building. The pool is intended and is to be used for the enjoyment of the occupants of the principal use of the property on which it is located. ~~and should comply with the following conditions and requirements: and containing or normally capable of containing water to a depth at any point greater than one and one-half (1 1/2) feet. No such swimming pool, exclusive of portable swimming pools with a diameter less than twelve (12) feet or with an area of less than one hundred (100) square feet, shall be allowed in any commercial or residential district, except as an accessory use and unless it complies with the following conditions and requirements:~~

- (1) A building permit for pools is required from the Union County Engineer's Office prior to any construction. The residential pool requirements must be followed, including inspections through the Union County Engineer's Office as outlined in the residential pool requirements.
- ~~(2) It may not be located, including any walks or paved areas or accessory structures adjacent thereto, closer than ten (10) feet to any side or rear property line or fifty (50) feet in front yard from the right-of-way on which it is located,~~
- ~~(3) The swimming pool, or the entire property on which it is located, shall be walled or fenced to prevent uncontrolled access by children from the street or adjacent properties. Said fence or wall shall not be less than six (6) feet in height and maintained in good condition with a gate and lock.~~
- (2) The pool is considered a structure and is not allowed in the staff of a flag lot.

Section 563**Yard Sales, Porch Sales, Garage Sales, Etc.**

~~Any sale at a residence or business of miscellaneous merchandise shall be limited to one sale every ninety (90) days and all signs pertaining to said sales must be removed at the end of said sale.~~

A resident may conduct a garage sale, yard sale, porch sale, or similar type sale which shall be limited to one (1) sale every ninety (90) days for a maximum of four (4) times per calendar year. No sale shall exceed three (3) consecutive days in length. Parking shall be provided off the public highway or road right-of-way and off neighboring property unless permission is obtained from the affected neighbor to use said property.

Definitions:

Farm

A farm is an area of land on which an agricultural product is produced that derives an income and has a cash marketable value for landowner or tenant.

Fire, Accidental

Fire that is started accidentally by causes beyond the control of the property owner or resident. Fire, Intentional Fire that is started by property owner or resident with the consent of the Fire Chief to rid property of unsightly structure/debris.

Floor

A floor is the inside bottom surface of a room, a level or story in building.

Floor Area, Usable

Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the exterior faces of the walls. For multi-family housing, measurement shall be the sum of the area taken from exterior walls.

Food Processing

The preparation, storage, or processing of food products. Examples of these activities include but are not limited to bakeries, dairies, canneries and other similar businesses.

Garage or Yard Sale

Garage or yard sale shall be defined as a sale of personal property to the general public conducted inside or outside a dwelling unit on any property, including, but not limited to, garage sales, patio sales, yard sales, and porch sales.

Gun Club (Public or Private)

Any private or public facility, indoors or outdoors, for the discharge of firearms operated on a fee or membership basis.

Hazardous Wastes

Substances which, singly or in combination, pose a significant presence or potential threat or hazard to human health or to the environment, and which, singly or in combination, require special handling, processing or disposal, because they are or may be flammable, explosive, reactive, corrosive, toxic, infectious, carcinogenic, bio-concentrative or persistent in nature, potentially lethal, or an irritant or strong sensitizer.

Home Occupation

An occupation conducted on the premises, providing that:

- (1) No person other than members of the family residing in the dwelling unit shall be engaged in such occupation.

- (2) The use of the dwelling unit for the home occupation shall be clearly, incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five (25) percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.

Zoning Map changes

Accessory buildings—***Maximum height: thirty (30) feet in U-1, R-1, R-2, B-1, B-2, B-3, M-1, M-2***

Sign/advertising structures—***Conditional use: B-1, B-2, B-3***

Truck Driving School—***Permitted uses: M-2; Conditional uses: M-1***

Wedding venue, Vocational School, and Conference/Event Center—***Permitted uses: U-1 and B-3***

Storage Facilities—***Conditional uses: B-3***

Miscellaneous grammar edits