

**UNION TOWNSHIP, LICKING COUNTY, OH ZONING RESOLUTION
SUMMARY OF CHANGES
3/10/26**



The list below represents the changes from the existing zoning resolution to the proposed draft written by Crossroads Community Planning in collaboration with Township officials.

ORGANIZATION OF THE RESOLUTION

- The proposed draft, as seen below, has a slightly modified organizational structure to improve readability and overall flow. In doing so, some articles, such as “Appeals and Variances” and “Conditional Use Permits” are split into individual articles so that someone using the code can quickly identify what they are looking for.
- Additionally, as seen below, the number of districts have been reduced and reorganized to accomplish the goals of the comprehensive plan.

RESOLUTION ORGANIZATION	
EXISTING CODE	PROPOSED DRAFT
Preamble	Preamble
Purpose & Scope	Purpose & Scope
Enforcement	Definitions
Non-Conformities	Administration
Administration	Appeals and Variances
Amendment	Conditional Use Permits
Provisions for Official Zoning Map	Non-Conformities
Establishment and Purpose of the Official Schedule of District Regulations	Amendment
Agriculture & Conservation Districts	Enforcement
Conservation/Natural Resources District (CN)	Standards Zoning District Regulations
Agricultural District (AG)	Use Tables
Residential Districts	Residential Districts
Rural Residential – 4 (RR-4)	Agricultural (A)
Rural Residential – 3 (RR-3)	Preservation Residential (PR)
Medium Density Residential (R-3)	Commercial & Industrial Districts
Manufactured Home Park District	General Business (GB)
Business/Commercial Districts	Sports Entertainment (SE)
Professional-Research-Office District (PRO)	Transitional Industrial (TI)
Local Business District (LB)	Heavy Industrial (I)
General Business District (GB)	Airport Hazard Zone Overlay District (AHZ)
Interstate Business District (IB)	Gateway Corridor Overlay District (GCO)

RESOLUTION ORGANIZATION	
EXISTING CODE	PROPOSED DRAFT
Sports & Entertainment District (SE)	Planned Unit Development (PUD)
Manufacturing Districts	General Development Standards
Light Manufacturing District (M-1)	Adult Entertainment Facilities
Heavy Manufacturing District (M-2)	Extraction of Natural Resources
Overlay Districts	Landscaping
Flood Plain Overlay District (FP)	Parking and Off-Street Loading Requirements
Transportation Corridor Overlay District (TC)	Signs
Airport Hazard Zone Overlay District (AHZ)	
Planned Rural Residential Development (PRRD)	
Official Schedule of Supplementary District Regulations	
General Requirements	
Adult Entertainment Regulations	
Extraction of Natural Resources	
Signs	
Landscaping & Buffering	
Definitions	
Application Forms	
Fee Schedule	
Preferred Tree List	

ARTICLE-BY-ARTICLE SUMMARY

Article 1 – Purpose & Scope

- Includes language under Section 1.04 that specifies the exemptions of particular uses based upon ORC language, including agricultural uses and permanently-sited manufactured homes.

Article 2 – Definitions

- Includes updated and new definitions to conform to the wording and organization of the proposed resolution as well as definitions from the ORC.

Article 3 – Administration

- Provides for the establishment of the zoning inspector and the inspector’s duties; the creation of the BZA and Zoning Commission; and the duties of the BZA and Zoning Commission.

- Differs from the existing code by splitting off the Appeals, Variances, Amendments, and Conditional Uses procedures into separate articles.

Article 4 – Appeals and Variances

- Expands upon the notice requirements as now permitted in the ORC to allow for social media and website notice.

Article 5 – Conditional Use Permits

- The existing code blurred lines between the procedural aspects of conditional use permits and the development standards for specific uses. By splitting off those development standards for specific uses into its own “General Development Standards” article, Article 5 focuses on the procedural elements of Conditional Use Permits.

Article 6 – Nonconformities

- Included Section 6.11 – Damage or Destruction, which sets parameters for the steps involved when a Nonconforming Building, Structure, or Use is damaged or destroyed by any means.

Article 7 – Amendments

- Updated notice requirements as now permitted by the ORC.

Article 8 – Enforcement

- Updated violation procedures in Section 8.13 to allow for expanded enforcement steps as now permitted by the ORC.
- Included terms and regulations for inspection, zoning permit revocation, and stop work orders.

Article 9 – Standard Zoning District Regulations

- This Article establishes the zoning districts as proposed:
 - o Agricultural
 - o Preservation Residential
 - Designed to accommodate existing residences outside of the Agricultural designation and combine existing districts to streamline districts.
 - o General Business
 - o Sports Entertainment
 - o Transitional Industrial
 - o Heavy Industrial
 - o Airport Hazard Zone Overlay
 - o Gateway Corridor Overlay
 - An overlay district designed to align with the comprehensive plan and focus densities into one central location split across several subareas.

- This Article also provides rules for interpretation such as a “Similar Uses” clause in Section 9.05 to accommodate new uses that could not be predicted at the time of adoption as well as rules regarding frontage (9.06), the number of dwellings per lot of record (9.08), and rules concerning adjacent lots of record owned by the same owner (9.09).
- Other rules of interpretation cover platting requirements, types of lots, types of encroachments, and rules of measurement. The latter three provide visual identities to help aid in comprehending the written regulations found throughout the code.

Article 10 – Use Tables

- Provides an explanation of permitted, conditional, and accessory uses as well as reference to general development standards.
- Each district is identified in the columns of a table with each use represented as a use available in the Township. Where it is applicable, the use is labeled as either “P,” “C,” or “A” to identify the type of Use and if it is unlabeled the use is prohibited in that District.
- The Gateway Overlay District is split into subareas and the categorization of uses are based with the knowledge that overlay districts must follow more rigorous development standards than a regular district.

Article 11 – Residential Districts

- Zoning District Articles generally have received a major organizational overhaul, splitting them into “Purpose,” “Target Areas,” Use Table References, a Lot Requirements Table, “Example Lot Layout and Rendering,” and “General Development Regulations” table that outlines where further information may be found.

- The Agriculture District standards:

Development Standards

Agriculture

Minimum Lot Size (Acres)	10
Maximum Density (Utilize Net Acres)	1 dwelling unit per 10 acres
Minimum Frontage (Feet)	300
Minimum Front Setback (Feet)	50
Maximum Front Setback (Feet)	N/A
Minimum Side Setback (Feet)	25
Minimum Rear Setback (Feet)	50
Maximum Height (Feet)	35
Maximum Lot Coverage (Percent)	N/A

Projection into required setback

Cornices, canopies, eaves (roof overhang), fireplaces-chimneys, bay windows, porch, stoop, or other similar architectural features may project into a required setback up to two (2) feet.

Exemptions from required Side and Rear Setbacks

Swimming pools; tennis courts; clotheslines; barbeque pits; playground equipment; portable or permanent dog run, house, or kennel; and similar structures customary and ancillary to the primary residential use of the property may be placed in a required minimum Side or Rear Setback, but in no case shall such uses be closer than ten (10) feet from a Side or Rear Lot Line.

- The Preservation Residential Standards:

Development Standards

Preservation Residential

Minimum Lot Size (Acres)	3
Maximum Density (Utilize Net Acres)	1 dwelling unit per 3 acres
Minimum Frontage (Feet)	225
Minimum Front Setback (Feet)	50 (For All Streets)
Maximum Front Setback (Feet)	N/A
Minimum Side Setback (Feet)	20
Minimum Rear Setback (Feet)	50
Maximum Height (Feet)	35
Maximum Lot Coverage (Percent)	35

Projection into required setback

Cornices, canopies, eaves (roof overhang), fireplaces-chimneys, bay windows, porch, stoop, or other similar architectural features may project into a required setback up to two (2) feet.

Exemptions from required Side and Rear Setbacks

Swimming pools; tennis courts; clotheslines; barbeque pits; playground equipment; portable or permanent dog run, house, or kennel; and similar structures customary and ancillary to the primary residential use of the property may be placed in a required minimum side or rear setback, but in no case shall such uses be closer than ten (10) feet from a side or rear lot line.

Article 12 – Commercial and Industrial Districts

- General Business Standards

Development Standards	General Business
Minimum Lot Size (Acre)	1
Minimum Frontage (Feet)	200
Minimum Front Setback (Feet)	50 (Arterial and Collector Roadways) 25 (All Other Roadways)
Minimum Side Setback (Feet)	40
Minimum Rear Setback (Feet)	50
Maximum Height (Feet)	35, except however, mechanical equipment and/or ventilation systems may extend up to ten feet above the height of the building. Said mechanical equipment/ventilation systems must be screened from view by parapet walls, mansard roofs, or other screening material approved by the Zoning Inspector, or their designee, provided said material has 100 percent (100%) opacity year-round.
Maximum Lot Coverage (Percent)	75

- Sports Entertainment Standards

Development Standards

Sports Entertainment

Minimum Lot Size, Outside Uses (Acre)	200
Minimum Frontage, Outside Uses (Feet)	2,000
Minimum Front Setback, Outside Uses (Feet)	100
Minimum Side Setback, Outside Uses (Feet)	200
Minimum Rear Setback, Outside Uses (Feet)	200
Minimum Lot Size, Inside Uses (Acre)	50
Minimum Frontage, Inside Uses (Feet)	500
Minimum Front Setback, Inside Uses (Feet)	75
Minimum Side Setback, Inside Uses (Feet)	75
Minimum Rear Setback, Inside Uses (Feet)	75
Maximum Height (Feet)	35
Maximum Lot Coverage (Percent)	N/A

- Transitional Industrial

Development Standards

Transitional Industrial

Minimum Lot Size (Acres)	2
Minimum Frontage (Feet)	200
Minimum Front Setback (Feet)	50
Minimum Side Setback (Feet)	40 – when a side or rear lot line abuts an existing residential use or District that permits one-unit dwellings, then a buffer shall be provided in accordance with Section 19.08 .
Minimum Rear Setback (Feet)	50, except however, when a side or rear lot line abuts an existing residential use or District that permits one-unit dwellings, then a buffer shall be provided in accordance with Section 19.08 .
Maximum Height (Feet)	35, except however, mechanical equipment and/or ventilation systems may extend up to ten (10) feet above the height of the building. Said mechanical equipment/ ventilation systems must be screened from view by parapet walls, mansard roofs, or other screening material approved by the Zoning Inspector, or their designee, provided said material has 100 percent opacity year-round. 65 maximum height for towers, spires, and other similar structures that are secondary to the primary structure.
Maximum Lot Coverage (Percent)	75

- Heavy Industrial

Development Standards	Industrial
Minimum Lot Size (Acres)	2
Minimum Frontage (Feet)	200
Minimum Front Setback (Feet)	50
Minimum Side Setback (Feet)	50
Minimum Rear Setback (Feet)	50
Maximum Height (Feet)	60, except however, mechanical equipment and/or ventilation systems may extend up to ten (10) feet above the height of the building. Said mechanical equipment/ ventilation systems must be screened from view by parapet walls, mansard roofs, or other screening material approved by the Zoning Inspector, or their designee, provided said material has 100 percent opacity year-round 80 maximum height for towers, spires, and other similar structures that are secondary to the primary structure.
Maximum Lot Coverage (Percent)	75

Article 13 – Airport Hazard Zone Overlay District (AHZ)

- Unchanged from existing

Article 14 – Gateway Corridor Overlay District (GCO)

- As previously stated, this Overlay District is created to encourage a conscientious use of land directed in a single region of the Township that encompasses these 5 subareas:
 - o Hotel/Service Commercial
 - o Service Industrial
 - o Industrial
 - o Large Mixed-Use
 - o Small Mixed-Use
- This Article outlines the procedural steps of the development plan from initiation to approval.
- It contains recommended architectural standards to implement in the development so that it captures a rural aesthetic and additional development standards are implemented to preserve sight lines along roadways and preserve open space.
- The maximum single-family or duplex residential density in the GCO = 2 dwelling units per acre across an entire tract.

- The maximum density of a Tract devoted to Townhomes or Multi-Family Building = 12 Dwelling Units per acre in the Large Mixed-Use Subarea and 8 dwelling units per acre in the Small Mixed-Use Subarea.
- Mixed-Use Buildings have specific dimension requirements based upon its footprint and examples are provided to give sense to how these buildings could be designed.
- Extensive standards are devoted to landscaping, parking, and accessibility standards.

Article 15 – Planned Unit Development (PUD)

- Utilized existing code’s organizational structure and expanded upon design standards where appropriate to solidify long-term preservation – such as the requirement for woodlot preservation and riparian buffer requirements.

Article 16 – General Development Standards

- Provides a list of additional standards for the Township to consider in the approval of permits for particular uses. The list is as follows:
 - o Accessory Dwelling Units
 - Allows for both detached and accessory suite ADUs.
 - Detached ADU rules help to protect against Lot Splits or the creation of an additional primary dwelling unit on a single lot.
 - o Accessory Uses and Structures
 - Placement, height, and size restrictions.
 - o Agritourism
 - Focuses on the ORC permitted regulations such as setbacks, parking, and ingress and egress considerations.
 - o Airports/Private Landing Strips
 - o Automobile-Oriented Uses and Automobile Oil Changing Facilities
 - o Bed and Breakfast Facilities
 - o Campgrounds
 - o Cannabis Stores
 - Provides reference to the resolutions that prohibit cannabis stores within the Township.
 - o Commercial Kennels
 - o Community Gardens
 - o Community Services
 - o Community Swimming Pools
 - o Drive-Thru Facilities
 - o Early Childhood Learning Center
 - o Elderly/Retirement Housing
 - o Fences and Walls
 - o Food Trucks
 - o Governmental Services
 - o Home Occupations

- Splits home occupations between major and minor – a major home occupation requires a conditional use permit with heightened standards, while the minor home occupation is considered an accessory use.
- Large Equipment Repair Facilities
- Large Home Day Care Facilities
- Large Residential Facilities, Emergency and Protective Shelters, Transitional Living Centers, and Permanent Supportive Housing
 - Focuses on ensuring that applicants provide safety for the residents of these facilities and the safety of the people who may be living nearby. Follows similar regulations to Adult Entertainment Facilities.
- Lighting
 - Helps reduce light pollution.
- Lumberyards
- Maker Spaces
- Nursing Homes
- Outdoor Commercial Recreation Facilities
- Outdoor Service Facilities
- Places of Assembly
- Portable Home Storage Units and Shipping Containers
- Plants for Mixing and/or Processing Concrete and/or Asphalt
- Recreational Vehicles
 - Focuses on recreational vehicles found in the PR District with more relaxed standards in the Agriculture District.
- Schools
- Self-Service Storage Facility
- Shooting Ranges
- Short-Term Rentals
- Solar Energy Systems
 - Based upon the solar energy produced and regulated to require a landscaping plan with integrated native planting.
 - Includes both roof-mounted and ground-mounted regulations.
- Telecommunication Towers
- Temporary Structures
- Vehicular Sales
- Visibility at Intersections
 - Adopts ODOT standards.
- Waste and Wastewater Facilities
- Wind Energy Systems

Article 17 – Adult Entertainment Facilities

- Follows the Ohio Attorney General recommendations and implements restrictions as permitted by the ORC as found in Section 17.03.

Article 18 – Extraction of Natural Resources

- Unchanged from existing code.

Article 19 – Landscaping

- Includes regulations concerning parking lots to provide for screening and landscaping.
- Provides a table for buffer yards and screening requirements for abutting districts to ensure residential dwellings are buffered from adjacent uses.

Article 20 – Parking and Off-Street Loading Requirements

- Includes rules for parking bays and shared parking rules.
- Provides guidelines for the design standards for off-street loading areas per applicable district.
- Updated schedule of off-street parking spaces
- Included rules for access, vehicular, and pedestrian/bikeway connectivity.

Article 21 – Signs

- Provided an overhaul of the Signs Article. Regulations are based upon the type of sign and each type contains a table and visual to identify the districts wherein they are permitted and the rules that control them. The following is the list of signs regulated by the proposed code:
 - o Ground-Mounted Signs
 - o Wall Signs
 - o Pole Signs
 - o Projecting Signs
 - o Canopy Signs
 - o Window Signs
 - o Drive-Thru Signs
 - o Billboards
- Each Table contains the following parameters:
 - o Maximum number of signs
 - o Maximum square footage
 - o Maximum height
 - o Minimum Distance from the Right-of-Way
- Some signs, like Projecting Signs and Billboards contain additional standards.
- The Sign Article also contains Temporary Sign permitting procedures.