



◆ 205 S. Main St. ◆ Urbana, OH 43078 ◆ www.urbanaohio.com ◆ 937.652.4322 ◆

⌄ **THE CITY OF URBANA** ⌄  
Zoning Department

**NOTICE OF PUBLIC HEARING**

The City of Urbana, OH, Planning Commission will hold a public hearing in the Fire Training Room on the second floor of the Municipal Building at 205 South Main Street on **Monday, July 24, 2017, at 6:00PM.**

The hearing is to review a multitude of proposed zoning map changes and proposed zoning text amendments pursuant to Chapter 1113 of Urbana's Codified Ordinances.

1. Propose rezoning 26 parcels on the northwest side of Laurel Oak St. from west of 418 Laurel Oak Street to Loudon St. from M-1 Manufacturing District to R-2 Medium Density Residential.
2. Propose rezoning parcel #K48-25-11-03-34-010-00, also known as 111 East Lawn Avenue, from B-2 General Business to R-2 Medium Density Residential.
3. Propose fixing an error in the zoning map for parcel #K48-25-11-03-34-006-00. Currently, this one parcel is split by two different zoning districts.
4. Propose rezoning 40 residential parcels along Clay St., Storms Ave., and College Way from M-1 Manufacturing to R-2 Medium Density Residential.
5. Propose zoning the recently annexed parcel #K41-11-11-18-00-007-02, also known as 638 Childrens Home Road to R-1 Low Density Residential.
6. Propose reclassifying single-family detached dwellings to a principally permitted use in the BR-1 Business Residential Zoning District.
7. Propose reclassifying single-family detached dwellings to a principally permitted use in the B-3 Central Business Zoning District.
8. Propose creating a 10 foot rear yard setback for accessory structures in the R-1 Low Density Residential Zoning District. Currently, the rear yard setback for all structures in this district is 30 feet.
9. Propose listing multi-family dwellings as a conditional use in the R-2 Medium Density Residential District.
10. Update the definitions for subdivisions in Chapters 1155, 1159, and 1161 to better reflect the intention of the zoning code. Currently, the definitions are contradictory as to when a project should be considered a minor vs. major subdivision.

If any special accommodations are needed in order to attend this public hearing or if you have any questions or concerns about the contents of this notice, please contact the Zoning Department at (937) 652-4322 prior to the hearing time and date.

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