

ARTICLE 5: ESTABLISHMENT OF DISTRICTS AND MAP

Section 501: Establishment of Districts

In order to carry out the purposes and provisions of this Resolution, Genoa Township is hereby divided into the following Zoning Districts:

Rural Residential District	(RR)
Hoover Watershed Overlay District	(HOD)
Suburban Residential District	(SR)
Planned Residential District	(PRD) ←formerly known as PD-1
Community Business	(CB)
Planned Commercial District	(PCD) ←formerly known as PD-2
Planned Industrial District	(PID) ←formerly known as PD-3
Planned Community Facilities District	(PCF)
Light Industrial District	(LI)

Section 502: Official Zoning District Map

The Zoning Districts and their boundaries are shown on the Official Zoning District Map of Genoa Township. The map, together with all explanatory data and changes is hereby incorporated into and made part of this Resolution. A resolution number and date corresponding to each change shall be included in an appendix to this resolution that may be updated administratively by the Genoa Township Development & Zoning Office. The official map is to be maintained and kept up-to-date by the Genoa Township Development & Zoning Office. Assistance may be provided by the Delaware County Regional Planning Commission. The original shall be the final authority as to the current zoning status of lands, Buildings, and other Structures within the Township. The official map shall be posted on the Township website, made available to the public in the Genoa Township Development & Zoning Office during regular business hours and otherwise maintained in accordance with relevant public records laws.

Section 503: Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of the various Districts as shown on the Official Zoning District Map, the following rules shall apply:

- 503.01 Boundaries indicated as approximately following the center lines or Right-of-Way lines of streets, highways, and/or alleys shall be construed to follow such center lines or their extensions.
- 503.02 Boundaries indicated as approximately following platted Lot Lines shall be construed as following such lines.
- 503.03 Boundaries indicated as approximately following municipal limits shall be construed as following municipal lines.
- 503.04 Boundaries indicated as following railroad lines shall be construed to be located midway between the main tracks.
- 503.05 Boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines.
- 503.06 Boundaries indicated as parallel to or extensions of features or lines indicated above shall be so construed. Distances not specifically indicated on the Official Zoning District Map shall be determined by the scale of the map.
- 503.07 Questions concerning the exact location of District boundary lines shall be determined by the Zoning Inspector, subject to the owner’s right of appeal to the Board of Zoning Appeals as provided herein.
- 503.08 Where physical or cultural features existing on the ground are at odds with those shown on the Official Zoning District Map, or in other circumstances not covered by preceding subsections above, the Board of Zoning Appeals shall interpret the District boundaries.

GENOA TOWNSHIP ZONING RESOLUTION
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