

HISTORY OF GENOA TOWNSHIP ZONING & PLANNING

The following history was compiled based on noteworthy historical information available to Genoa Township and is accurate to the best of our knowledge:

Genoa Township's initial zoning resolution was adopted by the Township Trustees on October 22, 1951, but only regulated the use of properties located east of Tussic Street Road. This code contained only one (1) zoning district for residential development but laid out the basic framework for the Township's Zoning Commission (ZC) and Board of Zoning Appeals (BZA) as they exist today. The Resolution was upheld by residents during a General Election of registered voters held on November 6, 1951. This resolution was later amended on November 15, 1969 to update references to the Ohio Revised Code, expand the minimum floor area requirements, clarified frontage requirements, clarified responsibilities of the BZA, and defined an advertising advice and average grade.

A zoning resolution was adopted in 1956 for properties located west of Tussic Street Road in Genoa Township. This resolution provided three zoning districts being a residential, commercial, and industrial district. This resolution was later amended on November 2, 1971 for much of the same purposes as specified above for the eastern code. The 1971 amendments also separated the commercial zoning district into eight (8) separate districts.

On April 16, 1982 two graduate students with The Ohio State University (OSU) City and Regional Planning Program completed an issue paper on "Revision of the Genoa Township Zoning Code(s)." The authors recommended revising the code(s) with the potential for a combined Zoning Resolution for Genoa Township. A class of college students in the School of Natural Resources at The Ohio State University (OSU) voluntarily completed "A Land Use Study of Genoa Township" during their Winter Quarter of classes in 1984 under the direction of Dr. Disinger. The report was published on March 12, 1984.

On May 2, 1985, the Genoa Township Board of Trustees contracted with OSU's School of Natural Resources to complete a survey of citizens regarding the future of land use and zoning in the Township. A report from the survey was published on July 30, 1987. In conjunction with this report, in June 1987 the Zoning Commission published the Township's first master plan, titled "Genoa Township Recommended Land Use Policy Statements."

A revised Zoning Resolution was adopted on October 20, 1987 combining the east and west codes and establishing the following zoning districts: Critical Resource Area (CRA), Flood Plain (FP), Agricultural Residential (AR), Rural Residential (RR), Suburban Residential (SR), Planned Residential (PD-1), Community Business (CB), Planned Commercial-Office (PD-2) and Planned Industrial-Warehouse (PD-3). The Zoning Map was also updated to reflect these new districts when it took effect on November 19, 1987.

The Zoning Resolution was thereafter amended on the following effective dates with the following notable amendments:

- June 21, 1991 – established CRA maximum density of 1 unit per acre.
- November 15, 1991 – established Community Facilities (CF) District, further restricted antennas (including cellular towers), applied conditional use standards for common access driveways, added regulations for access drives and appurtenant structures.
- February 21, 1992 – amended RR on zoning map to SR south of Freeman Road, west of State Route 3 over to Orange Township.
- June 26, 1992 – deleted AR district.
- September 10, 1992 - changes to the Community Facilities District (telecommunication towers changes to a conditional use from a permitted use)
- June 15, 1994 – amendments to Home Occupation standards
- October 27, 1995 – added provision for "Off-Site Common Open Spaces"

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In March 1996 separate groups of OSU graduate students from the City and Regional Planning Program voluntarily developed a “Socioeconomic Characteristics of Genoa Township” report, a “Genoa Township Vision Plan – 2010: Managing the Rural Landscape” report and an “Infrastructure Report for Genoa Township.”

After contracting with the Township Trustees to update the master plan, consultants Frank Elmer Associates published a “Genoa Township Comprehensive Plan” in February 1997. On June 1, 1998, consultants Burns, Bertsch & Harris published a “Genoa Township Comprehensive Plan.” Neither plan was adopted by the Township Trustees.

The Zoning Resolution was thereafter amended on the following effective dates with the following notable amendments:

- December 12, 1997 – changes to fence and deck regulations.
- August 28, 1998 – amendments to the CF District.

After Burns, Bertsch & Harris published a copy of the “Genoa Township Comprehensive Plan” the Township Trustees established a steering committee of Township residents to review the document and offer guidance to the Board. The steering committee then prepared a “Genoa Township Comprehensive Plan” that was adopted by the Township Trustees on January 17, 1999. The Zoning Resolution was thereafter amended on the following effective dates with the following notable amendments:

- February 17, 1999 (recorded)
- February 24, 2000 (recorded)
- December 15, 2000 – CF district made a “Planned District”
- February 2, 2002 (recorded) – residential driveway setback requirements added.
- April 26, 2003 – Application for Zoning Permit section rewritten
- December 12, 2003 – Added Planned Rural Residential Conservation District (PRRCD)
- February 24, 2007 – Added Divergence review criteria to Planned Development Standards.
- January 26, 2008 – Added new Section to provide criteria for BZA permitted principal use determination (substantially similar).
- April 11, 2008 – Added Trustee review to PRRCD.
- July 10, 2009 – Reorganized code sections to be more user-friendly.

After the Township Trustees contracted with Delaware County Regional Planning Commission (DCRPC), a “Genoa Township Comprehensive Plan” was drafted in 2004. This plan was not adopted by the Township Trustees. In 2006 the Township Trustees established a new steering committee of Township residents to update the 1999 Comprehensive Plan. The Board then contracted with Otterbein College’s Department of Communication to survey residents. On September 17, 2007, the College published the “Genoa Voices Report.” The Board adopted the “Genoa Township Comprehensive Plan: 2008” on December 10, 2008. The Board then amended and adopted the “Genoa Township Comprehensive Plan: 2009” on December 10, 2009 to amend land use recommendations for lands east of the Hoover Reservoir as a result of additional public meetings.

The Zoning Resolution was thereafter amended on the following effective dates with the following notable amendments:

- May 1, 2010 – Corrected errors from the previously adopted version.
- June 26, 2011 – Implemented recommendations from the 2009 Comprehensive Plan.
- February 9, 2013 – Modified corner lot setbacks, allowed patios at the same setbacks as decks, modified accessory building standards and removed requirement for attached garage in RR district.

The Genoa Township Comprehensive Plan was updated on December 1, 2016. The Zoning Resolution was thereafter amended on the following effective dates with the following notable amendments:

- March 3, 2018 – Complete revision of sign regulations to comply with the *Reed v. Gilbert* U.S. Supreme Court decision as well as modification, addition, and/or deletion of various definitions pertaining to said revision.

The 2016 Genoa Township Comprehensive Plan was further revised on January 7, 2019. The Zoning Resolution was thereafter amended on the following effective dates with the following notable amendments:

- February 5, 2019 – Revised regulations and terms pertaining to the Planned Residential District (PRD), deleted the Low-Density Planned Residential Development District (PRD-V), and added landscaping standards.
- October 31, 2020 – Corrected several legal discrepancies (agriculture, agritourism, Farm Markets, public utilities, residential care facilities, quorums); added clear regulations for Sexually Oriented Businesses; deleted the Planned Rural Residential Conservation Development (PRRCD) zoning district; added a new article with detailed provisions for planned development procedures (Article 27), clarified administrative processes, and made numerous other revisions to: reflect practices, address frequent enforcement issues, and provide for consistency and clarity.
- October 20, 2022 – Creation of the Hoover Watershed Overlay District and clarification regarding the procedures for developments in the Planned Industrial District (PID).

The 2016 Genoa Township Comprehensive Plan was once again revised on April 20, 2023. The Zoning Resolution was thereafter amended on the following effective dates with the following notable amendments:

- May 20, 2023 – Revised development densities and the Suburban Residential minimum lot size requirement to align with those recommended in the updated comprehensive plan so as to not create a conflict between the two documents and made several other related revisions to provide for consistency.

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