

ARTICLE 20: LANDSCAPING STANDARDS

Section 2001: Intent and Purpose

The following regulations are applicable to the districts within which they are specified unless otherwise stipulated or modified by the regulations within a specific Zoning District.

Section 2002: Fences, Accessory Walls and Vegetation

No person shall erect or construct a Fence or Accessory Wall without first obtaining a Zoning Permit as per Section 115 of this Resolution. A plot plan or site plan must be provided along with a completed permit application showing the location of the proposed Fence or Accessory Wall and accurate distance measurements from all existing Structures and Lot Lines.

Each property owner shall determine exact locations of Lot Lines to ascertain no encroachment upon another Lot. The issuance of a Zoning Permit by the Genoa Township Development & Zoning Office shall not certify the location of lot lines, which is the property owner's duty otherwise imposed.

The location and height of all Fences, Accessory Walls, and vegetation shall be in accordance with the following provisions.

- 2002.01 Fences and Accessory Walls on Corner Lots shall not interfere with sight distance as further regulated in Section 1617.
- 2002.02 Fences and Accessory Walls shall not be permitted within any Right-of-Way.
- 2002.03 The maximum permitted height for a Fence or Accessory Wall located twenty (20) or more feet away from any Street Right-of-Way line shall be eight (8) feet. The maximum permitted height for a Fence or Accessory Wall located less than twenty (20) feet from a Street Right-of-Way line shall be thirty-six (36) inches, unless specified below.
 - A) Fences and Accessory Walls located within designated Open Space areas of Planned Developments shall not be subject to the thirty-six (36) inch height restriction but shall be subject to the eight (8) foot height restriction.
 - B) Fences and Accessory Walls exceeding thirty-six (36) inches in height shall be permitted if they are required by Section 1709.01 and placed ten (10) feet or less from the edge of a Swimming Pool. This exception shall only apply to the portion(s) of the Fence or Accessory Wall meeting said parameters. The maximum eight (8) foot height restriction established herein shall remain applicable.
- 2002.04 Supporting members for Accessory Walls and Fences shall be installed on the interior of the Lot being fenced. This regulation shall not apply to Fences or Accessory Walls that are designed so that the supporting members are identical in appearance from both sides of the Fence.
- 2002.05 Fences and Accessory Walls shall be kept in proper repair and maintained so as not to create conditions which endanger the health, comfort, and safety of the public.
- 2002.06 On Lots of less than one (1) acre, electrified Fences that follow the Lot Line shall be prohibited unless otherwise exempted under Sections 102.03, 102.04, or 102.05. Electrified Fences shall only be permitted on Lots of less than one (1) acre if they are located within the required Lot Setback.
- 2002.07 No Accessory Structure, Accessory Wall, Fence, or vegetation of any kind may be constructed, placed, planted, or allowed to grow which would visibly obscure, hide, or screen fire hydrants, street address numbering, and other security or emergency service equipment, controls or components.
- 2002.08 Where a Fence or Accessory Wall is constructed on an embankment, or where the ground under a Fence or Accessory Wall has been graded to a higher level than the surrounding ground, the permissible height of the Fence or Accessory Wall, as set forth in this section, shall be reduced by the height of the embankment or grading.

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2002.09 Entry Features to private residential properties are exempted from Section 2002 but are regulated under Section 1605.

Section 2003: Screening

When screening is required in any District the provisions of this Section shall apply.

2003.01 Screening shall be provided for one or more of the following purposes:

- A) A visual barrier to partially, or completely, obstruct the view of Structures or activities, (e.g., parking and loading areas);
- B) As an acoustic screen to aid in absorbing or deflecting noise, (e.g., HVAC units); or
- C) For the containment of debris and litter, (e.g., trash containment receptacles).

2003.02 Screening may be one of the following or a combination of two or more:

- A) A solid masonry wall;
- B) A solidly constructed decorative Fence;
- C) Louvered Fence;
- D) Dense evergreen plantings; and/or
- E) Landscaped mounding.

2003.03 Visual screening Accessory Walls, Fences, plantings, or mounds shall be a minimum of five and one-half (5 ½) feet high to accomplish the desired screening effects.

2003.04 Screening for purposes of absorbing or deflecting noise shall have a depth of at least fifteen (15) feet of dense planting or a solid masonry Accessory Wall in combination with decorative plantings.

2003.05 Whenever required screening is adjacent to parking areas or driveways, such screening shall be protected by bumper blocks, posts, or curbing to avoid damage by vehicles. All screening shall be trimmed, maintained in good condition, and free of advertising or other Signs.

2003.06 The Board of Zoning Appeals may require a screening plan in approving a Conditional Use.

Section 2004: Retaining Walls

Construction of a retaining wall shall not require a Zoning Permit, but must meet the following standards:

2004.01 Retaining walls shall not: be located in the right-of-way, exceed thirty (30) inches in height between the Principal Structure and the Right-of-Way, or exceed six (6) feet in height at any other location.

2004.02 Retaining walls shall be setback from adjacent Lot Lines at a distance of twice the height of the retaining wall;

2004.03 Retaining walls shall be constructed and maintained allowing for property drainage and not allowing soils to erode the wall.

Section 2005: Street Trees

2005.01 All street trees, whether required or voluntarily installed, shall comply with the requirements of this section.

2005.02 Street trees installed along any public Right-of-Way shall be restricted to the following species:

A) In lawn strips two (2) to four (4) feet in width:

Armstrong Red Maple
Bowhall Red Maple
Washington Hawthorn

B) In lawn strips exceeding four (4) feet in width:

American Hophornbeam
Amur Cork Tree
Armstrong Red Maple
Bowhall Red Maple
Cleveland Norway Maple
Crimean Linden
Crimson King Norway Maple
Fassens Black Norway Maple
Hardy Ruber Tree
Japanese Scholar Tree
Kwanzan Japanese Cherry
Littleleaf Linden
Norway Maple
Red Maple
Ruby Red Horsechestnut
Shademaster Honeylocust
Skyline Honeylocust
Sunburst Honeylocust
Schwedler Norway Maple
Sweetgum
Washington Hawthorn
White English Hawthorn

Section 2006: Size Requirements

2006.01 The following regulations are applicable wherever specified by this Resolution unless otherwise stipulated or modified.

2006.02 All deciduous trees shall be a minimum of two and one-half (2 ½) inch caliper in size, measured six (6) inches above the ground.

2006.03 All evergreen trees shall be a minimum of five and one-half (5 ½) feet in height, measured from finished grade.

2006.04 All shrubs shall be a minimum twenty-four (24) inches in height at the time of planting.

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