

ARTICLE 6: RURAL RESIDENTIAL DISTRICT (RR)

Section 601: Intent and Purpose

There is hereby created within Genoa Township a Rural Residential District whose purpose is to create a residential Zoning District that protects public health, safety, and general welfare, and preserves and protects surface and ground water quality, retains open space, preserves woodlands, wetlands and other environmentally sensitive areas, and permits low Density residential development that fits the natural landscape.

- 601.01 The provisions of this Article shall apply to all lands zoned Rural Residential District (RR).
- 601.02 Any Lot depicted on the Zoning Map as being wholly or partially within the Hoover Reservoir Watershed shall also be subject to the additional provisions established within Article 7 of this Zoning Resolution, the Hoover Watershed Overlay District (HOD). Should these two articles conflict with one another, the requirements of Article 7 shall apply unless otherwise expressly stated within this Resolution.

Section 602: Permitted Principal Uses

- 602.01 Single-family Dwellings on lots of two (2) acres or greater exclusive of the land area in Common Access Drive easements.
- 602.02 Reserved.
- 602.03 Religious Establishments as regulated by Section 1706.
- 602.04 Forest and wildlife preserves.
- 602.05 Projects specifically designed for watershed protection, conservation of soil or water or for flood control.
- 602.06 Day Care Centers provided in home for six (6) or fewer children who are not members of the immediate resident Family provided the Use is accessory to the Use of the Dwelling as the provider’s residence and further provided that such Use qualifies as a Type B family day care home as defined in Ohio Revised Code Section 5104.01.
- 602.07 Agriculture as regulated by Section 1714.
- 602.08 Agritourism as regulated by Section 1715.
- 602.09 Farm Markets as regulated by Section 1716.
- 602.10 Public and private utilities as regulated by Section 102.06 and Article 22.
- 602.11 Governmental Facilities as regulated by Section 102.07.
- 602.12 Outdoor advertising and Signs as permitted and regulated by Section 102.09 and Article 18.
- 602.13 Residential Care Facilities for five (5) or fewer residents (excluding caregivers) as regulated by Section 1704.

Section 603: Permitted Accessory Uses

- 603.01 Accessory Buildings and Structures as regulated by Section 1609.
- 603.02 Portable Storage Units as regulated by Section 1707.
- 603.03 Accessory storage of recreational vehicles, boats, motor homes, equipment, trailers, and other vehicles other than passenger cars as regulated by Section 1906.
- 603.04 Private Swimming Pools as regulated by Section 1709 together with game courts for the use of occupants and their guests.
- 603.05 Fences, Accessory Walls, and Retaining Walls as regulated by Article 20.

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- 603.06 Entry Features as regulated by Section 1605.
- 603.07 Temporary Uses and Special Events as regulated by Section 1702.
- 603.08 Aerial Antennas and Satellite Dish Antennas as regulated by Section 2203.
- 603.09 Wind turbines as regulated by Section 2205.
- 603.10 The operation and use of Off-Road Motorized Vehicles as regulated by Section 1612.02.
- 603.11 Home Occupations conducted by the resident of a permitted Dwelling as regulated by Section 1708.01.
- 603.12 Agriculture as regulated by Section 1714.
- 603.13 Agritourism as regulated by Section 1715.
- 603.14 Farm Markets as regulated by Section 1716.
- 603.15 Public and private utilities as regulated by Section 102.06 and Article 22.
- 603.16 Governmental Facilities as regulated by Section 102.07.
- 603.17 Outdoor advertising and Signs as permitted and regulated by Section 102.09 and Article 18.
- 603.18 Off-street parking and loading spaces as regulated by Article 19.

Section 604: Conditional Uses

The following Uses shall be permitted only in accordance with Article 3 and the supplemental regulations specified in Article 17.

- 604.01 Swimming Pools not intended for private use as regulated by Section 1709 and golf courses as regulated by Section 1710.
- 604.02 Home Occupations conducted by the resident of a permitted Dwelling as regulated by Section 1708.02.
- 604.03 Day Care Centers not meeting the provisions of Section 602.06 as regulated by Section 1703.
- 604.04 Private schools and colleges provided that said institution occupies not less than twenty (20) acres. Instructional areas, whether improved with Buildings or not, shall provide adequate parking areas for faculty, staff, and students. Such parking may not exist within the Right-of Way of any road or highway. A site plan shall be prepared and submitted for consideration by the Board of Zoning Appeals and shall provide screening adjacent to residential areas.
- 604.05 Accessory Dwellings in accordance with Section 1713.
- 604.06 Parking lots or storage yards for boats and recreational vehicles provided such area is owned or controlled by neighborhood or community associations and use is limited to residents of the subdivision served.
- 604.07 Kennels on lots of five (5) acres or more provided that any Building, outside an enclosed area, or outside run is a minimum of five hundred (500) feet from any existing Dwelling and a minimum of two hundred (200) feet from any Side or Rear Lot Line.
- 604.08 Private landing fields for aircraft for use by the Owner of the property and their guests provided that no commercial activities take place on said premises and regulated by the following:
 - A) All landing strips shall be approved by the Ohio Department of Transportation, Division of Aviation and shall be situated to not create a Nuisance or hazard to residential Dwellings or other Structures within the vicinity.
 - B) Ultra-Light Vehicles or any aircraft shall be prohibited from taking off or landing within any District except at a landing strip approved above.

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- 604.09 Hospitals, sanitariums, Life Care Retirement Centers or homes for children, not meeting the definition of a Residential Care Facility, provided that the area of the property is adequate to provide Setbacks of the Districts and recreational areas prescribed by the Board of Zoning Appeals.
- 604.10 Cemetery provided it meets the standards of Section 1705.

Section 605: Prohibited Uses

- 605.01 All Uses not specifically authorized as a permitted or conditionally permitted Use by the express terms of this Section of the Zoning Resolution are hereby prohibited.
- 605.02 Outdoor Storage of inoperable, unlicensed, or unused motor vehicles for a period exceeding seven (7) days is prohibited. Such vehicles, if stored on the premises, shall be enclosed within a Building so as not to be visible from any adjoining property or public road.
- 605.03 Except for Permanently Sited Manufactured Homes as defined herein, or as may be specifically permitted by Section 1702, no Mobile Home or mobile office shall be placed or occupied in this District.
- 605.04 Sexually Oriented Businesses.
- 605.05 Residential Care Facilities for six (6) or more residents, excluding care givers.
- 605.06 Hotels.
- 605.07 Any commercial or business Use of a Lot in this District shall be prohibited unless it complies with Section 1708, Home Occupations, of this code. This shall include but is not limited to parking of vehicles or equipment used in a business or the operation of a service type business where no work actually takes place on the site such as roofing, excavating or lawn maintenance, plumbing and other similar type operations.
- 605.08 Except as specifically permitted by Article 22, no telecommunications tower as defined in Ohio Revised Code Section, 519.211(B)(1) shall be allowed in this District.

Section 606: Dimensional Requirements

- 606.01 Minimum Lot area: Two (2) acres. Any portion of a Lot within a Common Access Drive easement(s) shall not count towards this requirement.
- 606.02 Minimum Lot Frontage: One hundred fifty (150) feet, unless otherwise specified below.
 - A) Corner Lots: One hundred fifty (150) feet, total.
 - B) Lots with Frontage on Streets with extreme curvature, e.g., cul-de-sacs: Ninety-five (95) feet. No more than three (3) such Lots shall be permitted along the same curvature. Said Lots shall not be considered Flag Lots.
 - C) Flag Lots: Sixty (60) feet. Stacking Flag Lots in a manner that would result in the “pole” sections of two (2) or more Flag Lots being Contiguous to one another shall not be permitted.
 - D) Landlocked Lots: One hundred fifty (150) feet.
- 606.03 Landlocked Lots shall be accessed by a Common Access Drive (CAD) as regulated by Section 1604. This provision shall not be interpreted as a prohibition of Flag Lots or any other Lot design otherwise permitted in Section 606.02.
- 606.04 Lot Width:
 - A) All Lots shall be at least sixty (60) feet wide between its required Frontage and the required Front Yard Setback.
 - B) All Lots shall be one hundred fifty (150) feet wide at the required Front Yard Setback.
- 606.05 Reserved.

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- 606.06 Minimum Front Yard Setback depth: Seventy-five (75) feet, unless otherwise specified below.
- A) Lots in new subdivisions with platted Streets having a carrying capacity of less than 2,000 vehicles per day, defined by ADT (Average Daily Traffic) and served by public water and sewer, shall be permitted a minimum Front Yard Setback depth of fifty (50) feet.
 - B) The Front Yard Setback depth of a Flag Lot, or a Lot with Frontage on a Street with extreme curvature, shall be fifty (50) feet, measured from the point in which said Lot reaches one hundred fifty (150) feet in width.
- 606.07 Minimum Side Yard Setback width, each side: Twenty-five (25) feet.
- 606.08 Minimum Rear Yard Setback depth: Fifty (50) feet.
- 606.09 Building Height limits: Unless otherwise permitted by this Resolution, no Building in this District shall exceed thirty-five (35) feet in height.
- 606.10 Lot Coverage: on no Lot in this Zoning District shall Buildings be constructed which cover more than ten percent (10%) of the lot area, and Impervious Surfaces shall not exceed twenty-five percent (25%) of the Lot area.
- 606.11 All Accessory Buildings and Structures shall conform to the requirements of Section 1609.

Section 607: Residential Driveway Setback Requirements

- 607.01 All driveways or pavement shall have a Setback of no less than two (2) feet from the Lot Line.
- 607.02 All side load garages shall have a turning pad of no less than twenty-four (24) feet.
- 607.03 No driveway shall be located so it enters a public road within forty (40) feet of the intersection of the edge of the Contiguous Right-of-Way of any two (2) public roads.
- 607.04 Driveways within this District shall not be subject to the restrictions of 1903.03.

Section 608: Minimum Floor Area Requirements

The minimum residential Floor Area per Dwelling Unit within Genoa Township shall be in accordance with the following. The minimum square footage of Floor Area shall be exclusive of Porches, breezeways, utility areas, storage areas, unheated areas, unfinished areas, Basements and Attached Garages.

<u>Dwelling Type</u>	<u>Minimum Floor Area</u>
One story	One thousand one hundred (1100) square feet of Floor Area above grade.
1 ½/Split Level/Bi-level/Walkout	One thousand two hundred (1200) square feet of Floor Area with nine hundred sixty (960) square feet on the first floor above grade.
Two stories	One thousand four hundred (1400) square feet of Floor Area with eight hundred (800) square feet on the first floor above grade.
Garage	Two (2) car Garage.

Section 609: District Standards

- 609.01 Trash, Junk, and litter shall be controlled and stored in containers. Dumpsters, and other similar types of large waste containers which are typically not moved by Manual means, and which are not considered to be a Portable Storage Unit, shall not be permitted in a required Front Yard and shall be enclosed and screened in accordance with Section 2003.

Section 610: Administration and Enforcement

- 610.01 Applications for Rezoning to the Rural Residential District shall be administered in accordance with Article 26.
- 610.02 Applications for Zoning Permits and Certificates of Compliance shall be administered in accordance with Section 115 as well as all other applicable provisions of this Resolution.
- 610.03 Applications for Variances, Conditional Uses, and Administrative Appeals shall be administered in accordance with Article 3.
- 610.04 A Zoning Permit shall be required for any subdivision of property within the Rural Residential District which requires the signature of the Genoa Township Zoning Inspector.
- 610.05 Enforcement shall be conducted pursuant to Section 116 as well as all other applicable provisions of this Resolution.

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