

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 preserve and protect the surface and ground water quality, retain open space, preserve woodlands, wetlands and other environmentally sensitive areas, and permit low Density residential development that fits the natural landscape.

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 Planned Rural Residential Conservation Subdivisions, only as provided in Article 7.
- 602.03 Religious land uses, churches and other places of worship as regulated by Section 1706.
- 602.04 Public Buildings and/or Uses which are supported in whole or part by taxes or by special public assessment. Such Uses include but are not limited to parks, playgrounds, libraries, schools, fire stations, community centers, water treatment, pumping and storage facilities, wastewater treatment and pumping facilities.
- 602.05 Forest and wildlife preserves.
- 602.06 Projects specifically designed for watershed protection, conservation of soil or water or for flood control.
- 602.07 Foster homes provided such homes comply with all appropriate state and local agency licensing requirements.
- 602.08 Adult Family Homes, as provided for in Ohio Revised Code Section 3722 for the care of three (3) to five (5) unrelated adults.
- 602.09 Child Day Care provided in home for six (6) or fewer children who are not members of the immediate resident Family provided the Day Care is accessory to the Use of the Dwelling as the provider's residence and further provided that such Day Care qualifies as a Type B family day care home as defined in Ohio Revised Code Section 5104.01.

Section 603: Permitted Accessory Uses

- 603.01 Bona fide Agricultural Accessory Structures including, but not limited to Barns, stables, sheds, tool rooms, shops, bins, tanks, silos, and Fences.
- 603.02 Accessory Buildings as regulated by Section 1609, including permanent Dwellings for full time Farm labor employed on the premises.
- 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 1709.05 together with game courts for the use of occupants and their guests.
- 603.05 Fences as regulated by Section 2002.
- 603.06 Temporary Uses specified in and regulated by Section 1707.
- 603.07 Utilities as regulated by Article 22.
- 603.08 The operation and use of Off-Road Motorized Vehicles as regulated by Section 1613.
- 603.09 The keeping of animals and/or fowl as pets or for domestic use.
 - A) No animals, except household pets, shall be kept on any parcel of less than five (5) acres unless the Building housing said animals is at least fifty (50) feet from any Lot Line. Swine and

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goats may be kept on such tract only if the Building housing such swine or goats is located at least two hundred (200) feet from any Lot Line.

- B) This subsection shall apply only to those parcels where the total land holdings of the using party is five (5) acres or less and shall not be construed to apply to individual pens, pastures or fields of less than five (5) acres if part of a larger tract of land devoted to agricultural uses.
- C) Any parcel of land located within the Rural Residential District and containing less than five (5) acres shall contain no more than one (1) large animal for every two and one-half (2 ½) acres of land. Large animal is defined for the purposes of this Section as being any animal weighing more than one hundred fifty (150) pounds.

Section 604: Conditional Uses

The following Uses shall be permitted only in accordance with Article 3, the supplemental regulations specified in Article 17, and the regulations specified in Article 18.

- 604.01 Swimming Pools 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.
- 604.03 Kindergarten as regulated by Section 1703.
- 604.04 Public or 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 Family Care Homes as regulated by Section 1704.
- 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 Temporary Conditional Uses specified in and regulated by Section 1702.
- 604.08 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.
- 604.09 Private landing fields for aircraft for use by the Owner of the property and his/her 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 so as 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.
- 604.10 Hospitals, sanitariums, Life Care Retirement Centers or homes for children provided that the area of the tract is adequate to provide Setbacks of the Districts and recreational areas prescribed by the Board of Zoning Appeals.
- 604.11 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.

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- 605.02 For the purposes of this Resolution, the operation of a Feed Lot for the feeding for sale of cattle, sheep or hogs shall be deemed commercial if the number of such animals is greater than five (5) head of cattle or ten (10) head of sheep or hogs per acre of farmland operated by the proprietor in Genoa Township. The feeding for sale of more than one thousand (1,000) chickens, five hundred (500) turkeys or two hundred fifty (250) of other species of poultry at any one time shall be deemed commercial. None of these commercial operations shall be permitted in the Rural Residential District.
- 605.03 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.
- 605.04 Except for Permanently Sited Manufactured Homes as defined herein, or as specifically permitted by Section 1707 and Section 1702, no Mobile Home or mobile office shall be placed or occupied in this District.
- 605.05 Adult Entertainment and Adult Entertainment Facilities are prohibited.
- 605.06 Group homes as described by Ohio Revised Code, Sections 3722, 5119.22, 5123.19 and 2151.418.
- 605.07 Any commercial or business Use of a parcel 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 for Lots

- 606.01 Minimum lot area: no parcel of land in this District, whether in a conventional subdivision, or a lot split, exclusive of conservation subdivisions, shall be used for residential purposes which has an area of less than two (2) acres exclusive of the land area in Common Access Drive easements.
- 606.02 Minimum Lot Frontage: except as hereinafter set forth, all lots or parcels shall have one hundred fifty (150) feet Frontage.

Flag Lots or parcels having less than the above-listed minimum Frontage must have a Lot Width fifty (50) feet forward of the Building Line which is equal to that minimum Lot Frontage requirement. In no case shall the parcel have a Lot Width less than sixty (60) feet at the Right-of-Way line and the width of sixty (60) feet shall not be decreased at any point forward of the Building Line of the principal residence located on the premises.
- 606.03 Any parcel of land which at the Building Setback Line is separated or removed from the public road by more than one other parcel of land shall be accessed only by a Common Access Drive (CAD) as regulated by Section 1604.
- 606.04 For Lots having Frontage on streets having extreme curvature, e.g., cul-de-sacs, the Lot shall have the minimum width as specified above at the Building Line, and a Lot Width of not less than ninety-five (95) feet at the Right-of-Way line. Where streets have extreme curvature, no more than three (3) Lots with such reduced Lot Width at the Right-of-Way line shall be permitted.
- 606.05 Minimum Corner Lot Frontage: one hundred fifty (150) feet Frontage.
- 606.06 Minimum front yard depth: seventy-five (75) feet measured from the edge of the contiguous Right-of-Way. If the Lot is along a street in a new subdivision with platted streets having a carrying capacity of less than 2,000 vehicles per day, defined by ADT (Average Daily Traffic) and is served by public water and sewer, the minimum front yard depth is fifty (50) feet from the edge of the contiguous Right-of-Way.

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- 606.07 Minimum side yard width, each side: no Principal Building or Structure shall be located closer than twenty-five (25) feet to any Side Lot Line.
- 606.08 Minimum rear yard depth: no principal Dwelling shall be located closer than fifty (50) feet to the Rear Lot Line.
- 606.09 Building Height limits: no Principal Building in this District shall exceed thirty-five (35) feet in height.
- 606.10 Lot Coverage: on no Lot or parcel in this zoning District shall Buildings be constructed which cover more than ten percent (10%) of the lot area, and Impervious Surfaces (roofs and pavement) shall not exceed twenty-five percent (25%) of the lot area.
- 606.11 Accessory Buildings: all Accessory Buildings 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 property 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.

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.

Dwelling Type	Minimum Floor Area
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.