

## ARTICLE 8: SUBURBAN RESIDENTIAL DISTRICT (SR)

### Section 801: Intent and Purpose

The intent of the Suburban Residential District is to recognize the demand for Single-family residential Lots of medium Density located contiguous to urban areas. The District is to be applied to areas currently served or immediately planned to be served by central water, central sewer wastewater treatment plants operated by the Delaware County Sanitary Engineer, and by other Essential Services.

### Section 802: Permitted Principal Uses

- 802.01 Single-family detached Dwellings on Lots of twenty thousand (20,000) square feet or greater exclusive of the land area in Common Access Drive easements, except as provided for in Section 806.
- 802.02 Nonresidential Uses of a religious, cultural, educational or recreational nature or character to the extent they are designed and intended to serve the residents of the neighborhood where the Use is located. Said facilities may be designed to serve adjoining neighborhoods or residents if they are located in such proximity to the major thoroughfares as to permit access without burdening residential streets.
- 802.03 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, and wastewater treatment and pumping facilities.
- 802.04 Forest and wildlife preserves.
- 802.05 Projects specifically designed for watershed protection, conservation of soil or water or for flood control.

### Section 803: Permitted Accessory Uses

- 803.01 Accessory Buildings as regulated by Section 1609.
- 803.02 Accessory Signs as regulated by Article 18.
- 803.03 Accessory storage of recreational vehicles, boats, motor homes, equipment, trailers and other vehicles other than passenger cars as regulated by Section 1906.
- 803.04 Private Swimming Pools as regulated by Section 1709.05 together with game courts for the use of occupants and their guests.
- 803.05 Fences as regulated by Article 20.
- 803.06 Temporary Uses specified in and regulated by Section 1707.
- 803.07 Satellite Dish Antennas and Aerial Antennas as regulated by Article 22.
- 803.08 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 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 in 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 Suburban 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 1/2) acres of land. Large animal is defined for the purposes of this section as being any animal weighting more than one hundred fifty (150) pounds.

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**Section 804: 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.

- 804.01 Swimming Pools as regulated by Section 1709 and golf courses as regulated by Section 1710.
- 804.02 Home Occupations conducted by the resident of a permitted Dwelling as regulated by Section 1708.
- 804.03 Kindergarten or child care facilities as regulated by Section 1703.
- 804.04 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.
- 804.05 Family Care Homes and Group Care Homes as regulated by Section 1704.
- 804.06 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.
- 804.07 Temporary Conditional Uses specified in and regulated by Section 1702.

**Section 805: Prohibited Uses**

- 805.01 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.
- 805.02 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.
- 805.03 Except as specifically permitted by Section 1707 and Section 1702 no Mobile Home or mobile office shall be placed or occupied in this District.
- 805.04 Adult Entertainment and Adult Entertainment Facilities are prohibited.
- 805.05 Homes for adjustment and institutions as herein defined under Residential Care Facilities are prohibited.
- 805.06 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.
- 805.07 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 806: Dimensional Requirements**

- 806.01 Minimum lot area: no parcel of land in this District, shall be used for residential purposes which has an area of less than twenty thousand (20,000) square feet exclusive of the land area in Common Access Drive easements
- 806.02 Minimum Lot Frontage; except as hereinafter set forth all Lots or parcels shall have eighty five (85) 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-

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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.

For Lots having Frontage on streets having extreme curvature on cul-de-sacs, or minor streets, the Lot shall have the minimum width of not less than sixty-five (65) feet at the Right-of-Way line.

- 806.03 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.
- 806.04 Minimum Corner Lot Frontage: Eighty-five (85) feet Frontage.
- 806.05 Minimum Front Yard depth: Fifty (50) feet measured from the edge of the contiguous road Right-of-Way.
- 806.06 Minimum Side Yard width, each side: No Principal Building or Structure shall be located closer than twelve (12) feet to any Side Lot Line.
- 806.07 Minimum Rear Yard depth: No Principal Building or Structure shall be located closer than fifty (50) feet to the Rear Lot Line.
- 806.08 Building Height limits: No Principal Building in this District shall exceed thirty-five (35) feet in height.
- 806.09 Lot Coverage: On no Lot or parcel in this zoning District shall Buildings be constructed which cover more than twenty percent (20%) of the Lot area and impervious surfaces (roofs and pavement) shall not exceed thirty-five percent (35%) of the lot area.
- 806.10 Accessory Buildings: All Accessory Buildings shall conform to the requirements of Section 1609.

**Section 807: Residential Driveway Setback Requirements**

- 807.01 All driveways or pavement shall have a Setback of no less than two (2) feet from the property line.
- 807.02 All side load garages shall have a turning pad of no less than twenty-four (24) feet.
- 807.03 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 808: 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 Attached Garage.

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