

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 within Genoa Township 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 property lines.

Each property owner shall determine exact locations of property lines to ascertain no encroachment upon another Lot or parcel of land. 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 No Structure, Fill or vegetation shall be erected, placed, planted, or allowed to grow on any Corner Lot so as to create a sight impediment within seventy-five (75) feet of the intersecting center lines of any two or more streets. In determining if any sight impediment exists, the Zoning Inspector shall measure the sight distance between the center lines of such streets at a height of three feet, nine inches (3'9") above the actual grades of the streets.
- 2002.02 Fences and Accessory Walls shall not be permitted within any Right-of-Way.
- 2002.03 No Fence or Accessory Wall on a residential Lot shall exceed eight (8) feet unless approved by the Board of Zoning Appeals and no Fence or Accessory Wall shall exceed thirty (30) inches in height between the street Right-of-Way line and the Building Setback Line. 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. 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.
- 2002.04 On Lots of less than one (1) acre, electrified Fences that follow the property line or parcel boundary shall be prohibited. Electrical Fences shall only be permitted on Lots of less than one (1) acre if they are located within the required lot Setback.
- 2002.05 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.
- 2002.06 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.
- 2002.07 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. In addition the Board of Zoning Appeals may require a screening plan in approving a Conditional Use. In such instances the Board of Zoning Appeals shall determine the need for screening and shall review a proposed screening plan in accordance with the following provisions:

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- 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, as determined by the Board of Zoning Appeals:
- 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 in order 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.

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 property 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.