

Residential Zoning Guide

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Introduction

Genoa Township maintains its slogan of “A Nice Place to Live” through quality police and fire protection, effective maintenance of roads and parks, and active land use planning and zoning enforcement. This guide is intended to offer an overview of nuisance and zoning restrictions directly affecting residents and/or property owners. Knowing that most people want to be good neighbors, this guide lays out the basic rules. A full listing of the Township’s regulations are available online at www.genoatwp.com.

Getting Permits

A permit is required for most construction to confirm the location of the improvement complies with requirements. All new homes, garages, sheds, fences, pools, decks, patios, porches, additions, accessory structures, walls, chimneys, signs, antennas, and exterior alterations likely require a permit.

Consult the Development and Zoning Office at 614.899.0725 to ensure your planned improvement is compliant. Some typical improvements may not require a zoning permit, for example:

- Installing a patio flush with the ground,
- Adding or repairing a sidewalk,
- Finishing a basement,
- Remodeling the interior of a home, or
- Repairing or paving a driveway.

Even though a zoning permit may not be required, other permits may be needed from Delaware County Code Compliance or the Delaware General Health District. In order to determine if other permits may be necessary contact Delaware County Code Compliance at 740.833.2200.

According to Delaware County Regional Planning, Genoa Township’s population is in excess of 22,000. Half of the current residents have moved into the Township within the past decade. The rapid development over this time period has created a changed landscape. The Development and Zoning Office enforces zoning and other approved resolutions to protect the public’s health, safety and welfare. We understand most residents want to comply with basic standards. This booklet is a guide for basic compliance.

Filing a Complaint

Zoning complaints can be made by phone (614.899.0725), fax (614.882.7143), e-mail (zoning@genoatwp.com), or they can also be made in person by visiting the Genoa Township Development and Zoning Office, 5111 S. Old 3C Hwy, Westerville OH 43082 or by mailing a letter to the same.

If a violation is found, the property owner and/or tenant will be notified. If you have received a notice of violation, contact the Office immediately to discuss a course of action you can take to bring your property into compliance.

Quick Facts:

- 2010 Census Population = 23,09 residents
- Existing Housing Stock = Over 8,000 homes
- Only 3.7% home vacancy
- 470% growth from 1990 Census to 2010 Census (from 4,053 to 23,090)
- 31% residents under age 18 and 7% over age 65
- Median age group = 35 to 39 years
- Mode age groups = 5 to 14 years (20%)
40 to 49 years (20%)
- The median household income is \$94,167
- Over 95% of resident adults have a high school education or higher (50% have a bachelor's degree or higher)
- 21.5 square miles
- 87 miles of township roads
- No income tax.

Genoa Township Development & Zoning Office—5111 South Old 3C Highway, Westerville



PLEASE NOTE: The following list of frequently cited standards is intended to act as a basic guide to understanding common zoning restrictions in Genoa Township. Property owners should consult with the Genoa Township Development & Zoning Office staff prior to any structural or land use modifications to their property. The following standards may or may not apply to your property if special conditions exist.

Accessory Buildings

All accessory buildings must receive a zoning permit. Lots less than one (1) acre are permitted a maximum of one (1) accessory building no more than 800 sq. ft. and 22 feet tall. Lots one (1) acre to three (3) acres are permitted a maximum of two (2) accessory buildings not to collectively exceed 1,200 sq. ft. and 22 ft. tall. Lots over three (3) acres are permitted a maximum of two (2) accessory buildings not to collectively exceed the square footage of the house on such lot and not to be taller than 35 feet. Accessory buildings cannot be located in the front yard. They must be at least fifteen (15) feet from side and rear lot lines and from the house. Individuals cannot conduct a home occupation or occupy accessory buildings as a residence without a Conditional Use Permit from the Board of Zoning Appeals (see Section 1609).

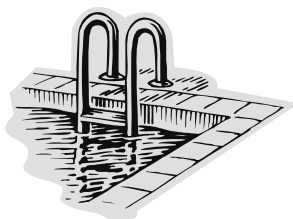


Driveways

A driveway is required prior to the creation of a lot or construction of a building (see Section 1602). A driveway permit must be obtained from the Delaware County Engineer's Office (740.833.2400) for access to any public street. Driveways must be at least twelve (12) feet wide, two (2) feet from all property lines and access points must be forty (40) feet from intersections. A twenty-four (24) foot wide pad is required for all side-load garages. All drainage features along or under driveways must be engineered. Gates must include emergency mechanisms to allow proper access for public safety personnel (Sec. 1605.04). Additional standards apply to driveways over eighty (80) feet long. Consult with the Fire Department (614.568.2040) for more standards.

Swimming Pools

All swimming pools with over eighteen (18) inches in water depth require a zoning permit. They must be for private use only. They must be at least ten (10) feet from all property lines and not located in the required front or side yard setback. They must be placed away from any on-site wastewater treatment system and enclosed by a fence or accessory wall at least four (4) feet in height (see Section 1709.05).

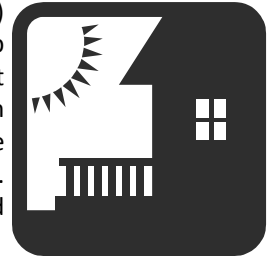


Noise

The Genoa Township Board of Trustees enacted a noise ordinance that limits the amount of noise permitted to travel from one residential lot to the next. Any violations should be reported to the Genoa Township Police Department (614.568.2060). Off-road motorized vehicles are restricted to private property and are subject to the noise ordinance.

Fences and Accessory Walls

All fences and accessory walls require a zoning permit. They are prohibited from being located within the road right-of-way. They are permitted in required front yard setbacks at a height not to exceed thirty (30) inches. They are permitted to be up to eight (8) feet tall behind the front setback line. If constructed on an elevated grade, their height shall be measured from the original grade. Such features must be maintained appropriately (see Section 2002).



Lighting

Exterior lighting shall be down-cast and not project onto neighboring properties. Pole-mounted lights cannot exceed twenty-five (25) feet above grade (see Section 2102).

Pets



Keeping five (5) or more domestic pets is prohibited, except a Conditional Use permit may be granted from the Board of Zoning Appeals in the RR District. Exotic pets are prohibited. Additional restrictions may apply for agricultural livestock, commercial operations or the operation of a dog kennel.

Political Yard Signs

No permit is required to place a political yard sign on a residential property, but it should be appropriately placed to protect the health, safety and welfare of others. Yard signs must be placed at least ten (10) feet outside of the road right-of-way. You can find out the impact of the road right-of-way on your property on the Delaware County Auditor's GIS website or by calling them at (740.833.2900). No sign shall be placed in the road right-of-way and no signs shall be placed on public or private property without consent from the property owner.

Ponds and Drainage

Consult with Delaware Soil & Water Conservation District staff (740.368.1921) regarding the feasibility of a site for a man-made pond. Local zoning standards do not permit ponds in front yards of residential homes (see Section 1614). Drainage channels shall also be maintained in a manner not to negatively affect the health, safety or welfare of Township residents.

Home Occupations

The owner(s) of all home occupations must reside on the property. A permit may be required if there is more than one (1) employee that does not live at the residence and the following conditions are not met. The business must be operated entirely within the home and cannot occupy more than 400 square feet of floor area. The business must be subordinate to the use of the home as a residence. A single non-illuminated sign, no more than two (2) square feet, can be mounted on a wall of the home. No increased traffic or parking shall be generated, nor any increased burden on public services. Residents currently operating home occupations or planning a home occupation are encouraged to maintain correspondence with zoning staff to ensure that they are meeting required conditions. More intense home occupations may pursue a Conditional Use Permit from the Board of Zoning Appeals (see Section 1708).

Garage, Yard or Other Outdoor Sales

No permit is required for a garage or yard sale, but property owners must comply with the following standards. Items being sold cannot have been purchased for the intent to resell. Only one (1) sale can be held every six (6) months. This sale can be no more than three (3) days long or two (2) consecutive two (2) day weekends. No sales can occur after sunset. Signage on-site is limited to one (1) sign no more than four (4) square feet and it must be located outside the road right-of-way. Each sale can use up to three (3) off-site directional sign of the same size during the hours of the sale, also not to be located in the road right-of-way (see Section 1707.04). No permit is required to sell vehicles or other large items in your yard, but regulations may apply.



Items must not be located in the road right-of-way and cannot impede sight visibility from driveways or the public road. RVs, boats and trailers may be limited to seven (7) days of display. Consult with the zoning office staff for more details (see Sections 1906/1611.02).

Outdoor Storage

Recreational vehicles and other trailers cannot be stored in front yards for more than seven (7) days a year. They along with mobile homes cannot be used for residency or work for more than seven (7) days per calendar year. No equipment weighing over one (1) ton shall be stored outdoors unless it is being used for current on-site construction. No semi-trailer, tractor or other equipment weighing more than 10,000 lbs. or 21 feet long shall be stored outdoors. Other items may not be permitted if they are considered a nuisance to neighboring residents.



Agricultural Uses

Please contact the Development & Zoning Office before establishing or modifying an agricultural use to ensure legal compliance. Livestock pastures must be adequately fenced.

No agricultural use of the road right-of-way is permitted (see Article XVII). If you plan to open a Farm Market, over fifty percent (50%) of the income from the Market must be produced on the same property. Such sales can run five (5) months within any calendar year. All roadside stands must be at least thirty-five (35) feet from the edge of the road and adequate off-street parking must be provided (see Section 1707.03).



Special Events

If you plan to attract more than a typical number of visitor's to your home or property, please contact the Development & Zoning Office to determine applicable standards. This includes large block parties, community garage sales, or other events where parking, noise, traffic or other concerns may arise (see Section 1702.01). For other restrictions that may apply contact Police at 614.568.2060.



Decks and Patios

All decks and patios require a zoning permit if constructed above grade. Please contact the Development & Zoning Office for advice before constructing such improvement. Above grade decks or patios must be adjacent (attached) to the principal structure and may extend 10 feet into required rear setbacks (see Section 1608.02).

Office Staff:



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Other Contacts:

Genoa Township

Administration	614.895.1126
Dev. & Zoning	614.899.0725
Fire Dept.	614.568.2040
Maintenance	614.568.2080
Police Dept.	614.568.2060

Delaware County

Auditor's Office	740.833.2900
Building Dept.	740.833.2200
Engineer's Office	740.833.2400
Health Dept.	740.368.1700
Map Dept.	740.833.2450
Recorder's Office	740.833.2460
Regional Planning	740.833.2260
Soil & Water	740.368.1921

Public Utilities

American Electric	800.277.2177
AT&T	800.660.1000
CenturyLink	800.407.5411
Columbia Gas	800.344.4077
Del-Co Water Co.	740.548.7746
Recycling	740.368.1700
Rumpke	800.828.8171
Sanitary Sewer	740.833.2250
Suburban Gas	740.548.2450
WOW! Cable	866.496.9669

Call before you Dig 811

Buying Vacant Land in Genoa Township?

If you are considering a lot in a platted subdivision, consult with your builder or developer for the lot requirements. Prior to purchasing the lot, you should double-check the requirements with office staff. If within a platted subdivision, you should obtain a copy of the recorded plat for the subdivision.

For lots that are not in a subdivision, there are numerous factors to be considered in determining if the site is appropriate for construction.

To determine if sanitary sewer service is available, contact the County Sanitary Engineer at 740.833.2250. To evaluate placement of a septic system, contact Delaware General Health District at 740.368.1700. Water service will likely be available through Del-Co Water Co. (www.delcowater.com or 800.521.6779).

For zoning restrictions, such as permitted uses, setbacks or other restrictions, please contact the Township Development & Zoning Department (614.899.0725).

The Delaware County Regional Planning Commission is the platting authority for Delaware County (740.833.2260). At a minimum, lot splits require approval from:

1. Health Department (740.368.1700) or Sanitary Engineer (740.833.2250)
2. Delaware County Engineer's Office (740.833.2400)
3. Delaware Soil & Water Conservation District (740.368.1921)
4. Genoa Twp. Development & Zoning Office (614.899.0725)

It is advisable to contact these offices prior to purchasing a vacant land. Many restrictions may limit development and staff can help ensure purchase of a buildable

What is Needed to Apply for a Permit?

The following documents may be required to be submitted with a permit application. Applications must include all materials needed for staff to review the request.

1. Application and Fee. Completed and signed application form and fee. (Forms are available in the office or online at www.genoatwp.com).
2. Site Plan. A scaled drawing of the site indicating location and size of existing and proposed structures, the distances between structures and all property lines and the distances between structures. Plan should 11"x17" or smaller.
3. Health Department Review. A septic permit or on-site approval letter is required for all properties without access to public sewer.
4. Certified Address. A certified address certificate must be obtained from Delaware County Map Department for all new homes.
5. Drainage Review. An approval letter from Delaware Soil & Water Conservation District is required for any construction within a drainage easement.

Typical fees for zoning permits are:

- New Home - \$300.00 per unit
- New Condo - \$150.00 per unit
- Alteration / Addition - \$50.00
- Accessory Structure - \$50.00
- Decks / Patios - \$50.00
- Swimming Pool - \$50.00
- Fences - \$50.00



Section 115.01 of the Zoning Resolution provides more details. The permit process may involve many different offices and departments, but our staff can assist you if you have questions regarding the process.