

**AN ORDINANCE AMENDING THE ZONING CODE OF THE CITY OF POWELL,  
REVISING SECTION 1147.12: PRESERVATION AND ENHANCEMENT OF COMMUNITY  
RESIDENTIAL CHARACTER.**

**WHEREAS,** the Planning and Zoning Commission has determined that it is desirable to study an amendment to Section 1147.12 of the Zoning Code of the Municipality of Powell for the purpose of adding specifications as set forth on the attachment hereto, and

**WHEREAS,** The Planning and Zoning Commission has reviewed the proposed amendments and held public hearings on June 12 and July 10, 2002, and has given Council with a 4-3 vote, a recommendation of denial of such amendment, and

**WHEREAS,** due to extensive amendments made by Council, Council asked the Planning and Zoning Commission to again consider a recommendation to the amended ordinance and on September 25, 2002 held a public hearing and gave Council a recommendation of denial with a 3-3 vote.

**NOW THEREFORE BE IT ORDAINED BY THE MUNICIPALITY OF POWELL, DELAWARE COUNTY, OHIO AS FOLLOWS:**

Section 1: That the attached Zoning Code amendments are hereby added to the Codified Ordinances of the Municipality of Powell as set forth on the attachment hereto which is incorporated herein by reference.

Section 2: That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of the Council and any of the decision making bodies of the Municipality of Powell which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the Municipality of Powell, Delaware County, Ohio.

Section 3: That this Ordinance shall take effect at the earliest period allowed by law.

**VOTE ON RULE SUSPENSION:** Y \_\_\_\_\_ N \_\_\_\_\_

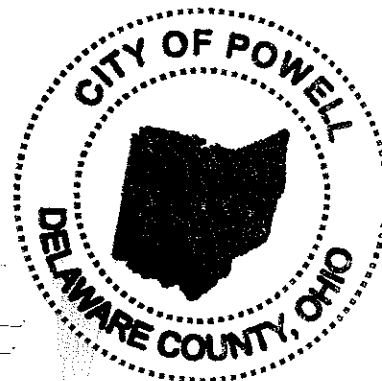
**VOTE ON ORDINANCE 2002- 38:** Y 3 N 4 (Klein, Seta, Lackey, Weincek)

Art Schultz 10/10/02  
Mayor Date

Dawn Nauman 10/9/02  
Clerk of Council Date

This resolution has been passed by the Council of the City of Powell, Ohio on this date 10/10/02

Nauman  
Clerk of Council





**CITY OF POWELL  
DRAFT REVISION TO ALLOW CEMENT-FIBER SIDING  
AS ALLOWABLE EXTERIOR MATERIAL**

**REVISION SECTION 1147.12 PRESERVATION AND ENHANCEMENT OF  
COMMUNITY RESIDENTIAL CHARACTER**

- A. Purpose. It is the purpose of this section to protect and promote the residential and environmental character of the Municipality of Powell, and thus protect and promote the welfare of the residents and community property values.
- B. Standards. All new or existing residences or all types of buildings in R-Residence districts, OPR-Old Powell Residence districts, PR-Planned Residence districts, PC-Planned Commercial districts, and PO-Planned Office districts, and all new multi-family residential units in PI-Planned Industrial districts, shall have:
1. All exterior walls shall consist of natural wood LAP siding, **CEMENT-FIBER LAP SIDING**, brick, stone, artificial stone, or stucco.
  2. **TRANSPORT, STORAGE AND INSTALLATION OF ALL EXTERIOR WALL MATERIAL SHALL BE DONE UTILIZING THE BEST AVAILABLE CONSTRUCTION METHODS. MANUFACTURER SPECIFICATIONS FOR STORAGE AND INSTALLATION OF MATERIALS SHALL BE FOLLOWED AS WELL AS THE RECOMMENDATIONS IN RECOGNIZED BUILDING INDUSTRY EVALUATION SERVICE REPORTS. THE USE OF DOUBLE WALL CONSTRUCTION (UNDERLAYMENT) IS REQUIRED WITH THE USE OF ANY LAP SIDING MATERIAL. THE CHIEF BUILDING OFFICIAL OR THEIR DESIGNEE MAY REQUIRE THE REMOVAL AND REPLACEMENT OF ANY EXTERIOR MATERIAL THAT DOES NOT CONFORM TO THE REQUIREMENTS OF THIS SECTION.**
  3. **THE USE OF HORIZONTAL CEMENT-FIBER LAP SIDING SHALL BE LIMITED TO ANY TYPE THAT CLOSELY RESEMBLES THE GRAIN AND TEXTURE OF REAL CEDAR WOOD HORIZONTAL LAP SIDING OR ANY OTHER TYPE APPROVED BY THE PLANNING AND ZONING COMMISSION. SMOOTH TEXTURED SIDING SHALL BE APPROPRIATE ONLY WITHIN THE HISTORIC DISTRICT OVERLAY DISTRICT.**
  4. **THE MAXIMUM EXPOSURE FOR HORIZONTAL LAP SIDING SHALL BE EIGHT (8) INCHES IN WIDTH.**
  5. **ON ANY EXISTING RESIDENCE, THE TOTAL REPLACEMENT OF ANY EXISTING SIDING MATERIAL WITH NEW SIDING**

**MATERIAL SHALL REQUIRE THE REMOVAL OF THE EXISTING SIDING MATERIAL AND INSTALLATION OF THE NEW MATERIAL PER THE REQUIREMENTS STATED ABOVE.**

6. Pitched, gable, or hipped roofs;
7. A minimum 7:12 primary roof pitch shall be required for new residences to be constructed as a result of Planned District Development Plans approved under this ordinance, unless otherwise determined by the Planning and Zoning Commission.