

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

**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~~, DR, DOWNTOWN RESIDENCE DISTRICT, DB, DOWNTOWN BUSINESS DISTRICT, 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. **CEMENT FIBER SIDING IS HEREBY DEFINED AS NOT BEING A NATURAL MATERIAL.**
 - 2) 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 DOWNTOWN DISTRICT OVERLAY DISTRICT.
 - 3) THE MAXIMUM EXPOSURE FOR HORIZONTAL LAP SIDING SHALL BE EIGHT (8) INCHES IN WIDTH.
 - 4) Pitched, gable, or hipped roofs;
 - 5) 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.