

RESOLUTION 2005-12
Passed May 4, 2005

A RESOLUTION TO REFER TO THE PLANNING AND ZONING COMMISSION FOR STUDY AND RECOMMENDATION AMENDMENT TO THE POWELL PLANNING AND ZONING CODE SECTION 1147.12: PRESERVATION AND ENHANCEMENT OF COMMUNITY RESIDENTIAL CHARACTER.

WHEREAS, the City of Powell Council has determined that it may be desirable to amend Section 1147.12 of the City of Powell Planning and Zoning Code, and

WHEREAS, according to Section 1131.03 of the Powell Zoning Code, such amendments may be initiated by a Resolution of Council.

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

Section 1: That Council hereby requests the Planning and Zoning Commission to study amendment to section 1147.12, which is attached hereto and incorporated herein by reference.

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

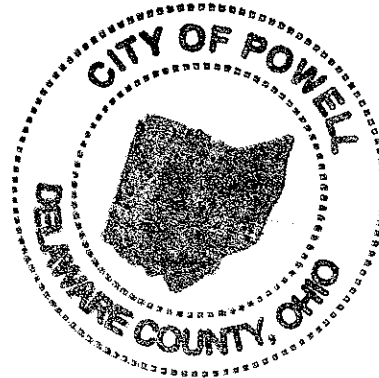
Section 3: That this Resolution shall take effect immediately upon its adoption.

VOTE ON RESOLUTION 2005-12

Y 6 N 0

Dan Wiencek 5/17/05
Dan Wiencek Date
Mayor

Dawn Nauman 6/18/05
Dawn Nauman Date
Clerk of Council



This legislation has been posted in accordance with
the City Charter on this date 6/18/05
[Signature]
Clerk of Council

**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, DR, 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.
 - 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.