

**ORDINANCE NO. 20 -06**  
**CITY OF CENTERVILLE, OHIO**

Sponsored by Council Member Douglas Cline on the 16<sup>th</sup> day of October, 2006.

**AN ORDINANCE AMENDING ORDINANCE NO. 11-86, THE ZONING ORDINANCE OF THE CITY OF CENTERVILLE, OHIO TO AMEND SECTION 17, APD, ARCHITECTURAL PRESERVATION DISTRICT THAT APPLY TO THE PERMITTED SIDING MATERIALS FOR EXTERIOR WALLS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 713 OF THE OHIO REVISED CODE.**

**PREAMBLE AND PURPOSE**

**WHEREAS**, The City of Centerville has enacted regulations in the Centerville Zoning Ordinance that establish permitted siding materials for exterior building architectural elevations, and

**WHEREAS**, A large number of infill development has recently occurred and the use of a siding alternative which replicates natural wood has accompanied such requests, and

**WHEREAS**, The City has evaluated its permitted siding materials requirement within the Architectural Preservation District and has determined that the current requirement does not allow for a synthetic, alternative wood siding for use on new construction , including new additions, and

**WHEREAS**, the use of fiber cement siding shall match the style, texture, and profile of permitted wood siding.

**NOW THEREFORE**; the Municipality of Centerville hereby ordains:

**Section 1.** Ordinance Number 11-86 passed on the 21st day of July, 1986 and as subsequently amended, be, and the same is hereby amended as follows with new language to be added in *italics* and text to be deleted in ~~strikeout~~ as provided in Section 5.02 of the Centerville Charter:

**Section 2.** By amending Section 17, APD, Architectural Preservation District, E. Requirements, 14. Walls:

b. ~~Materials, Pattern, Texture, Features, and Cleaning~~

1) ~~Permitted Siding Materials~~

a) ~~Wood, brick, or stone shall be permitted as siding materials.~~

2) ~~Wood Siding~~

a) ~~Narrow Width Siding~~

~~Narrow width siding, not exceeding eight (8) inches in overall board width, shall be used.~~

b) ~~Construction Pattern~~

~~Wood siding shall be situated horizontally. Board and batten siding may be placed on any accessory building.~~

e) ~~Additions or Alterations to an Existing Building~~

~~Siding, used for additions or alterations to an existing building, shall match the old siding in size and texture.~~

6) ~~Trim, Sill, and Corner Boards~~

~~The design and size of trim, sill, and corner boards shall be appropriate for the architectural style of the building.~~

b. *Materials, Pattern, Texture, Features, and Cleaning*

1) *Permitted Siding Materials*

- a) *Siding used on any building must be architecturally appropriate to the period which the building was built or designed.*
- b) *Wood, brick, or stone shall be permitted as siding materials.*
- c) *Fiber cement siding may be used as an alternative to wood siding subject to approval by the Board of Architectural Review.*

2) *Wood Siding*

- a) *Siding Width. Siding width shall be architecturally appropriate to the building. In no case shall wood siding exceed eight (8) inches in overall board width.*
- b) *Construction Pattern. Wood siding shall be situated horizontally. Board and batten siding may be placed on any accessory building.*
- c) *Siding used for additions or alterations to an existing building shall match the old siding in size and texture.*
- d) *Where fiber cement siding is substituted for wood siding, final usage and finish shall be subject to approval by the Board of Architectural Review. Fiber cement siding is*

*prohibited for use on any portion of a building deemed historically significant in accordance with Chapter 1206, Landmarks, in the Centerville Municipal Code.*

6) *Trim including Fascia, Sill, and Corner Boards*

- a) *The design and size of trim including fascia, sill, and corner boards shall be appropriate for the architectural style of the building.*
- b) *Natural materials such as wood, brick, or stone shall be permitted as trim materials.*
- c) *Alternative materials may be used for trim elements subject to approval by the Board of Architectural Review.*

**Section 3.** By amending Section 37. Definitions in alphabetical order as follows:


*Fiber Cement Siding – Fiber cement product that replicates the size, shape, texture, and profile of a wood siding product. Refer to ASTM Standard Specification C1186 Grade II, Type A for a non-asbestos fiber-cement siding which complies.*

**Section 4:** This Ordinance shall become effective at the earliest date allowed by law.

PASSED THIS 16<sup>th</sup> day of October, 2006.

  
\_\_\_\_\_  
Mayor of the City of Centerville, Ohio

ATTEST:

  
\_\_\_\_\_  
Clerk of Council  
City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. 20-06, passed by the Council of the City of Centerville, Ohio on the 16<sup>th</sup> day of October, 2006.

  
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Clerk of Council

Approved as to form, consistency with existing ordinances, the charter and constitutional provisions.

Department of Law  
Scott Liberman  
Municipal Attorney