

**ORDINANCE 14-10**

**An Ordinance ensuring continuity and consistency in the design, construction and appearance of new single family home construction in an established village subdivision where the original builder is no longer building homes and lots are available to other custom builders and declaring an emergency and;**

**Whereas**, Homeowners have made a significant investment in purchasing a new home, and

**Whereas**, Homeowners have a certain expectation of the nature of the subdivision and the design of the homes when they make that purchase, and

**Whereas**, Homeowners in established subdivisions are normally protected from nonconforming homes by a sole builder, the developer or a Home Owners Association, and

**Whereas**, Homeowners and Council are concerned with the construction and appearance of new, custom built, homes in established subdivision, and

**Whereas**, Council desires to provide guidance to custom builders building in these established communities, and

**Whereas**, in the absence of a duly organized Home Owners Association with adopted Design Criteria and a seated Architectural Review Committee, the Village will enforce the following restrictions;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF LITHOPOLIS, FAIRFIELD COUNTY, STATE OF OHIO;**

**Section 1.** Overall designs of new builds are to be harmonious and complementary to the majority of existing homes in the subdivision.

**Section 2.** Square-footage of new homes permitted after the effective date of this ordinance shall not deviate by more than 20% of the average existing homes.

**Section 3.** All homes shall have a garage, full basement and asphalt or concrete driveway.

**Section 4.** Siding type and colors shall be complementary to the majority of existing homes in the subdivision. Exterior color schemes shall utilize muted warm earth tones. Natural building materials may be used and are encouraged. Where siding is used, mixing horizontal and vertical siding on the same face is prohibited.

**Section 5.** It is the builder's responsibility to ensure compliance with this ordinance.

**Section 6.** This ordinance is an emergency measure necessary to maintain continuity and uniformity of homes within the identified subdivisions to ensure current homeowner's investments are protected. This ordinance shall become effective upon passage by Council and signing by the Mayor.

DATE PASSED: Oct 26, 2010

ATTEST: Jacita Seagraves SIGNED  
CLERK

[Signature]  
MAYOR

DATE: 10/26/10

DATE: 10/26/10

APPROVED AS TO FORM:

[Signature]  
JON BROWNING  
VILLAGE SOLICITOR