

ORDINANCE NO. 2026 - 08

AN ORDINANCE REGULATING STRUCTURES WITHIN THE CENTRAL BUSINESS OVERLAY DISTRICT

Whereas; it is necessary for the health, safety and welfare of the citizens of the Village of Lewisburg that the Central Business District be regulated;

And Whereas; Color and exterior surface effect the community and it's attractiveness;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF LEWISBURG, PREBLE COUNTY, OHIO, AS FOLLOWS:

(a) Purpose: The purpose of the Central Business Overlay District is to maintain and enhance the distinctive character of the Downtown area by safeguarding the architectural integrity of the various period structures within it, and to prevent intrusions and alterations within the district that would be incompatible with this established character.

(b) Boundaries: The boundaries of the Central Business Overlay District are those of the Central Business District within the Village .

(c) Applicability:

(1) The regulations contained in this Section shall apply to all buildings and structures within the Central Business Overlay District and a Certificate of Appropriateness shall be required for any proposed changes to the exterior surface of the building or structure, any proposed changes in signage, or any other proposed changes to environmental features of the lot upon which the building or structure is located.

(2) For any buildings and structures within the Central Business Overlay District, the Village Planning Commission may waive any of the design requirements or standards contained in this Section if it finds the proposed changes or new construction meets the general intent of this Section.

(d) Certificate of Appropriateness Required:

(1) A Certificate of Appropriateness is required from the Village Zoning Official for any new change in the color, texture of materials used on the surface of any building or to the onset of maintenance or repair which would modify the color or texture of any structure within the Central Business Overlay District.

(2) Nothing in this Section shall be construed to prevent the ordinary maintenance or repair of any property within the Central Business Overlay District, provided such work involves no significant change in material, design, texture, color or outer appearance; nor shall anything in this Section be construed to prevent any change, including the construction, reconstruction, alteration or demolition of any feature which in the view of the Zoning and Building Official is required for the public safety because of an unsafe, insecure or dangerous condition.

(e) Process: The Zoning Official shall review all applications for a Certificate of Appropriateness and shall within ten (10) days of review grant, deny, or grant with modifications or conditions, such Certificate, in accordance with this Ordinance. An applicant for a Certificate of Appropriateness may appeal the decision of the Zoning Official to the Village Planning Commission. The vote of the Village Planning Commission as to approval or denial of the Certificate of Appropriateness shall be final. Applicant may request the Clerk of Council place the application on the agenda of the next scheduled Village Planning Commission meeting. The Village Planning Commission will hear the appeal of the applicant and it shall be the responsibility of a majority of the Village Planning Commission to determine the reasonableness of the decision of the Village Zoning Official. The Village Planning Commission may approve, deny or grant with modifications or conditions the decision of the Village Zoning Official; or approve the application subject to additional conditions and restrictions to which the owner has agreed.

(f) Design Requirements:

(1) Reconstruction or rehabilitation within The Central Business Overlay District should conform to the distinguishing, original exterior qualities or character of the structure, its site, and its environment, as much as practicable

(2) Materials:

A. The use of natural traditional exterior materials such as brick, stone, masonry and wood is encouraged on all new structures and all reconstruction or remodeling of existing structures within the Central Business Overlay District.

(3) Traditional colors and combinations of those colors that reflect the character of the Downtown area shall be used for building exteriors for all new construction to be built, and reconstruction, remodeling and exterior maintenance of existing structures within the Central Business Overlay District and a palette of approved colors are available to view with the Village Zoning Official.

(4) All signs within the Central Business Overlay District should conform to the design standards set forth above in section (4) and shall be of such a style or design that

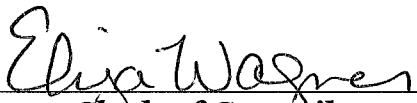
reflects the character of the Downtown area and shall conform to the sign requirements contained in §1187 of the Codified Ordinances of the Village of Lewisburg. Sign size and shape shall also comply with § 1187 of the Codified Ordinances of the Village of Lewisburg.

(5) This Ordinance shall be effective at the earliest time permitted by law,

Dated: 02-19-2026



Mayor

Attest: 

Clerk of Council