

Definition of Other Approved Masonry Type of Material (Per Section 1181.20)

As required by Section 1181.20 of the City of Huber Heights Zoning Code, the City Planning Commission shall define, in advance, other masonry materials not already define in Section 1181.20 of the Zoning Code that are harmonious and appropriate in appearance with the existing or intended character of the general vicinity that such use will not change the essential character of the same area. The following are other masonry materials approved by the Planning Commission in accordance with Section 1181.20 (d) (3) of the Zoning Code:

1. Hard fired brick – Shall be kiln fired clay or slate material and can include concrete brick if it is to the same American Society for Testing and Materials (ASTM) standard for construction as typical hard fired clay brick. Unfired or under-fired clay, sand or shale brick shall be prohibited.

2. Stone – Includes naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all-weather stone that is customarily used in exterior construction material. Cast or manufactured stone product may be approved, provided that such product yields a highly textured, stone-like appearance.

3. Decorative concrete block – Shall be highly textured finish such as split-faced, indented, hammered, fluted, ribbed, or similar architectural finish. Coloration shall be integral to the masonry material and shall not be painted on.

4. Concrete pre-cast or tilt wall panel – Shall be of an architectural finish that is equal to or exceeds the appearance and texture of face brick or stone. Coloration shall be integral to the masonry material and shall not be painted on.

5. Stucco – An exterior plaster made from a mixture of cement, sand, lime and water spread over metal screening or chicken wire or lath.

6. Exterior Insulated Finish System (EFIS) – A synthetic stucco cladding system that typically consists of the these main components:

- a) Panels of expanded polystyrene foam insulation installed with adhesive or mechanically fastened to the substrate, usually plywood or oriented strand board;
- b) A base coat over the foam insulation panels,
- c) A glass fiber reinforcing mesh laid over the polystyrene insulation panels and fully imbedded in the base coat; and
- d) A finishing coat over the base coat and the reinforcing mesh.

7. Other – The Director of the Planning and Development Department, or his/her designee, may approve the use of other materials not specifically mentioned herein if it is determined that said materials exhibit comparable characteristics as those materials already approved by the City of Huber Heights Planning Commission, and there use will adhere to the intent and purpose of Section 1181.20 of the Zoning Code.