



Planning & Zoning Commission Meeting
Tuesday, May 10, 2022 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment
5. AR-1 Zoning District Review
 - a. AR-1 draft edits
6. Zoning Code Draft Review/Discussion
 - a. [Draft Link](#)
7. Zoning Inspector
 - a. April 2022 Zoning Report
8. Other Business
9. Adjourn

Village of Johnstown

Administrative Offices

www.johnstownohio.org

VILLAGE OF JOHNSTOWN



ORDINANCE 10-2022

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Johnstown, Ohio 43031

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AN ORDINANCE AMENDING CHAPTER 1151 OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES

WHEREAS, Chapter 1151 of the City of Johnstown Codified Ordinances (the “Codified Ordinances”) governs the multiple family district (AR-1) in the City of Johnstown; and

WHEREAS, The City of Johnstown is growing and requires updates to the district standards to ;
and

WHEREAS, On Month XX, 2022, by a majority vote of members present, the Planning and Zoning Commission recommended this for City Council consideration amending Chapter 1151 of the Codified Ordinances; and

WHEREAS, after review of all uses, the Council of the City of Johnstown desires to amend Codified Ordinance Chapter 1151 Multiple Family Residential AR-1 District.

NOW THEREFORE, be it ordained by the Council of the CITY OF JOHNSTOWN, Licking County, Ohio as follows:

Section 1. That Chapter 1151 is amended; changes and edits as shown attached to this ordinance,

Section 2. It is found and determined that all formal actions of this City Council concerning and relating to the recommendation of adoption of this Ordinance were approved in an open meeting of this City Council and that meetings resulted in such formal action where meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code and the Charter for the City OF JOHNSTOWN.

Date of Introduction:

Public Hearing/Vote:

Effective:

By: _____

Chip Dutcher, Mayor

ATTEST TO:

Teresa Monroe, Clerk of Council

APPROVED AS TO FORM:

Yazan S. Ashrawi, Law Director

CHAPTER 1151 Multiple-Family Residential AR-1 District

- 1151.01 Purpose.
- 1151.02 Permitted uses.
- 1151.03 Conditional uses.
- 1151.04 Additional district development standards.

CROSS REFERENCES

Conditional uses - see P. & Z. Ch. 1131
Purpose of residential districts - see P. & Z. 1141.02(a)
Supplementary district regulations - see P. & Z. Ch. 1171
Fences in residence districts - see P. & Z. 1171.04
Private swimming pools - see P. & Z. 1171.10

1151.01 PURPOSE.

The purpose of the AR-1 District is to encourage the establishment of medium density residential development in the form of multiple-family residential uses not to exceed sight twelve dwelling units per gross acre. All AR-1 Districts shall abut upon either an arterial or collector street and have a minimum of two forms of ingress and egress for fire safety, and have centralized water and sewer facilities of sufficient capacity.

Commented [BM1]: Example- If area is 7 acres then maximum number of units is 84. Changing this to 9 per acre would reduce to 63, 8 per acre would be 56, 7 per acre would be 49. (Redwood Apartment by Kyber Run is 13 acres and has roughly 93 units)

1151.02 PERMITTED USES.

In an AR-1 District, the following uses are permitted:

- a) Multiple-family dwelling structures;
- b) Accessory structures and uses in association with permitted structures;
- c) Rental office in relation to multiple family use;
- d) Public schools offering general education courses and having no facilities on the lot regularly used for the housing or sleeping of students, faculty or staff;
- e) Church or other place of worship provided it occupies a lot of not less than two acres.

1151.03 CONDITIONAL USES.

The following uses shall be permitted in the AR-1 District, subject to approval by the Planning and Zoning Commission in accordance with Chapter 1131 .

- a) Public parks, playgrounds and playfields operated with or without a fee;
- b) Private schools, including child care centers, offering general education courses and having no facilities, on the lot, regularly used for the housing or sleeping of students, faculty or staff;
- c) General public facilities such as public libraries, municipal buildings and community buildings;
- d) Private pool, tennis court or other recreational facility for the exclusive use of an AR-1 District lot.
- e) Nursing Home.
- f) Assisted Living Facility.

1151.04 ADDITIONAL DISTRICT DEVELOPMENT STANDARDS

In addition to the provisions of Title Seven of this Part Eleven, the following standards for arrangement and development of the land and buildings are applicable in the AR-1 District:

a) Lot Requirements.

1. Each lot shall consist of not less than ~~10,000 square feet~~. The lot area shall be allocated to the following unit types in any combination not to exceed the lot size one bedroom, 1,500 square feet; two bedrooms, 2,000 square feet and three bedrooms or more, 2,500 square feet;
2. Each lot shall have a minimum width of eighty feet at the front line of the dwelling or other permitted structure closest to a publicly dedicated right-of-way. Each lot shall have access to and abut on such public right-of-way for a distance of not less than eighty feet, except that, when the right-of-way upon which such fronts is other than a straight line the chord distance may be reduced to sixty-five feet;
3. Each lot shall have a front setback of not less than twenty-five feet;
4. Each lot shall have a rear setback of not less than twenty-five feet;
5. For permitted structures there shall be a total side setback of not less than ~~30~~twenty-five (30) feet ~~with a minimum of ten feet on one side.~~ For conditional use structures there shall be a side setback on each side of the structure of ~~twenty~~twenty-two (20) feet or more;
6. Permitted and conditional structures shall not cover the lot by more than ~~twenty-eight~~thirty-five percent (28~~35~~%). Pavement shall not cover the lot by more than twenty percent (20%).

Commented [BM2]: This is about a quarter of an acre

b) Building Requirements.

1. No dwelling shall exceed ~~twenty (20) thirty~~ feet in height. Maximum height for other structures shall not exceed a safe height as determined by the Fire Chief and reviewed and approved by the Planning and Zoning Commission;
2. Dwellings may contain any combination of one, two or three or more bedroom units provided each unit contains the following minimum amounts of ~~living area~~:
 - A. One bedroom - ~~1100~~700 square feet.
 - B. Two bedrooms - ~~1350~~ 800 square feet.
 - C. Three bedrooms - ~~1700~~ 1,000 square feet.
 - ~~D. Efficiency unit - 600 square feet.~~
 - ~~E.D.~~ Roof pitches shall be a minimum of 7/12 unless a lower pitch is appropriate for the architectural style. Front-facing gables exceeding 10/12 pitch are strongly encouraged for most house styles.
3. When there are two or more buildings located on a single lot, the minimum distance between opposite walls shall be twelve feet for facing walls with no windows or doors. If one or both of the walls facing each other have windows or other wall openings the minimum distance between such walls shall be

Commented [BM3]: Example 7 acre lot with 35% would be 2.45 acres of building 28% would be 1.96 Acres of buildings

c) Site Requirements.

1. A traffic and parking system plan shall be required that details points of ingress and egress into the property, parking areas with the number of parking spaces, access drives and pedestrian walkways, shown. The plan shall be so designed to minimize conflict points between pedestrian and vehicular movements.

Commented [BM4]: Condos at leafy deal are 3 bedroom 1816 sq ft

2. Outdoor trash container systems shall be sufficient to prevent any overflow and screening shall be provided to enclose such containers and hide them from view.
3. Storm drainage and runoff collection shall be sufficient to prevent any standing water.
4. Minimizing the number of curb cuts within the lot frontage and joint curb cuts between adjacent uses are encouraged, therefore the minimum distance between curb cuts shall be 120 feet and such curb cut shall be no more than thirty-five feet.
5. Lots of greater than two and one-half acres shall contain at least one fire hydrant for every additional three-quarter acres over two and one-half initial acres.
6. For each 15,000 square feet of bedroom area, in any combination, there shall be a 8,0005,000 square foot of open space, exclusive of any yard requirements. Such open space shall be landscaped with natural vegetation. 50% of the open space requirement must be useable open space with walking paths, playgrounds, etc.
7. See chapter 1183 for Landscaping standards including street trees and tree preservation.
6. For developments which single family residences, a buffer zone with a minimum width of 25 feet should be created. Such screening within the buffer zone shall consist of natural vegetation planted no closer than three (3) feet to any property line. Natural vegetation shall have an opaqueness of seventy-five percent (75%) during full foliage and shall be a variety which will attain at a minimum ten (10) feet in height within five (5) years of planting.
8. Lighting shall be screened or so arranged as to reflect the light away from the adjoining property.

CITY OF JOHNSTOWN OHIO



April 2022 Zoning Inspector Summary

Total new homes permitted MTD 2022: (31)

Total new homes permitted in April 2022: (5)

Total permit applications received by type for April: (26)

Total April property code enforcements entered into OpenGov (7)

New Permits for April by category 2022:

1. Zoning Certificates: 6
2. Curb cut, CO, Sidewalk 5
3. Certificate of Appropriateness approved 1
4. Fence: 5
5. Decks: 0
6. Shed: 2
7. Signs: 1
8. Variance: 0
9. Zoning Map Amendment: 0
10. Lot Split 0
11. Food Trucks 1
12. Residential garages/additions: 0
13. New businesses 1

Property Maintenance Code Violations, pending or corrected.

1. S: Main property and sidewalk conditions: Second Certified Letter sent to property owner. Several phone calls to her about the property. Court date set for May 26, 2022.
2. Inspections completed: sidewalks, deck framing, fence post holes: 21
3. Final Occupancy permits issued: 0
4. Temporary Occupancy permits issued: 2
5. Parking in front yards Zoning Violation Notices: 1
6. Litter receptacle violations 4
7. Yard signs removed 9

Business updates.

Dunkin Donuts decided not to build on W Coshocton St.

TACO Bell is in planning for a new store, no formal permit applications have been applied for.

Urgent Care on W Coshocton has applied for a COA Design review to be heard on May 10.

Armstrong Ceilings expansion, they have started to clear the property for a large addition, no formal applications have been submitted.

Troyer's is planning to add a walk-in cooler behind their store for frozen food storage.

Coffee Shop on S Main the building is being prepped. No open date has been set.

ACE Hardware on W Coshocton their COA was approved.

Curaleaf addition has been cancelled and will be revisited in the future.

BellStore the second DRB submittal is scheduled for May 10.

Hobby and Craft Store opened in the Johnstown Square Shopping Center.

Jim Blair

Johnstown Zoning and Property Code Official

2022/04/21
10:42





2022/04/19
12:43



2022/04/18
13:21