



Planning & Zoning Commission Meeting
Tuesday, June 14, 2022 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment
5. Approval of Minutes
 - a. April 26, 2022
 - b. May 10, 2022
 - c. May 24, 2022
6. Draft Ordinance 13-2022 Amending signs; Review
 - a. **ORDINANCE 13-2022** AN ORDINANCE AMENDING SECTION 1177 OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES
7. Draft Ordinance 14-2022 Establishing a special use district; review
 - a. **ORDINANCE 14-2022** AN ORDINANCE ESTABLISHING A SPECIAL USE DISTRICT IN THE CITY OF JOHNSTOWN AND APPROVING ASSOCIATED SECTION 1170 OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES
8. Zoning Inspector
 - a. May 2022
9. Other Business
10. Adjourn



Planning & Zoning Commission
Tuesday, April 26, 2022 - 6:30 PM
MINUTES

1. Call to Order

Vice-Chairman Jesse Coppel called to order the Planning and Zoning Commission meeting for April 26, 2022 at 6:30 p.m.

2. Swear in new member Steve Dyer

Steve Dyer took the Oath of Office and was sworn in as the newest Planning Commission member by Mayor Chip Dutcher.

3. Roll Call

Present - Ryan Green, Jesse Coppel, Jon Merriman, Charlie Campbell, Walter Raub, Steve Dyer

Absent - None

Staff present - Mayor Chip Dutcher, Bailey Morlan - City Planner, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - David Cool, Chyrel Cool, Dave Pontia, Sarah Terrell, Sean Staneart, Glenn Ronken, J Fox

4. Elect Chair and Vice-Chair

ACTION: Jesse Coppel said he would like to nominate Mr. Green as Chairman; Charlie Campbell seconded. and the vote was as follows:

AYES: Steve Dyer, Charlie Campbell, Walter Raub, Jesse Coppel, Ryan Green

NOES: None

ABSTAIN: None

Passed 5 - 0

Jesse Coppel said he will keep the Vice-Chairman position.

5. Pledge of Allegiance

6. Public Comment

1. Travis Van Deest; 0189 Duncan Plains Rd

- Wants to put a duplex on a lot he owns off of Kasson Street, currently there is a rental house on the lot with address 200 S. Main, the lot goes all the way through to Kasson and he would like to do a lot split. Jesse Coppel said the zoning is UR-1 so a single structure could be built but would need to submit a variance for multi-family; said his initial thought is that they have been trying not to promote multi-family units

because of the school district, but he does like the plan and could consider. Ryan Green said they are not the most pro multi-family bunch. Discussion on the plan presented, three bedrooms per side, 1700 square foot, 2 1/2 bath, each unit has a garage. Mr. Green said they would definitely take a look at it, as long as it falls within the confines of the zoning, it is hard to say tonight, there is a process and they would need to review.

2. David Cool; 108 Maple Leaf Drive

- Thanked staff for the sound system improvements, can hear much better.
- Next week celebrates an anniversary, the Coughlin apartment project number two and what they perceive as an argument over what they are allowed to do with their property. Said the Coughlin group has a perception that the condos must cooperate. Said Bailey Morlan has done a fine job with the architects and engineers but this project will offend their property, fence, easements and streets. According to his calculations, Coughlin could be earning \$1.144 million dollars per year if they succeed in putting eighty units on 6.7 acres but they cannot do that if they follow all of the other ongoing substantial requirements.

Ryan Green asked about the current status of the project. Bailey Morlan said last year the applicant turned in their first submission, it went to the engineers and the city, after getting comments back, they have given their second submission which has gone back to the engineers and city, they have received comments back from both and are now addressing those. Ms. Morlan said there are comments in there that will take some work. Chairman Green added that between council and zoning, they will do all they can to make sure they are following within the parameters of the zoning and design guidelines.

7. Approval of Minutes

a. March 22, 2022

ACTION:	Ryan Green moved to approve; Walter Raub seconded and all were in favor.
AYES:	Ryan Green, Jesse Coppel, Charlie Campbell, Walter Raub, Steve Dyer
NOES:	None
ABSTAIN:	None

Passed 5 - 0

8. Tabled Applications

a. Application # Z-21-203 Certificate of Appropriateness ACE Hardware; 921 W. Coshocton Street

ACTION:	Ryan Green moved to bring the application off the table; Charlie Campbell seconded and all were in favor.
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AYES: Ryan Green, Jesse Coppel, Charlie Campbell, Walter Raub, Steve Dyer
NOES: None
ABSTAIN: None

Passed 5 - 0

Chairman Green invited the applicant to give background. Dave Pontia and Sarah Terrell with Pontia Architect were present for the application. Applicant is proposing construction of an 18,538 square foot building on a two and a half acre site at 921 W. Coshocton Street. Mr. Pontia said they have gone through a zoning meeting and a work session and have taken all comments given, analyzed them and have come up with a solution that seems to solve all comments received. The site plan has been revised, now showing a single row of parking in the front, most of the parking has been moved to the side, truck turning radius has been moved to the back, site shows detention ponds, and the building is 65 feet off of the right of way now. Review of elevation, windows and placement, materials shown are stone accents, board and baton and shingle to accent. Mr. Pontia said similarities of design to the nearest building, the Granville Mill, will start to set a precedent of design when entering Johnstown and is bookended with similarly designed Troyer's Marketplace.

Ryan Green said he appreciates the submission and said it has come a long way since the first design, he also does appreciate the similarity of design called out, that they are trying to tie all the corridors together and have a central theme. Said the current setback is sixty-five feet, still a ways back, they are trying to create a walkable area and that is a little further back than they would like to be. Noted the previous callout of wanting more windows, does not like the propane tanks in the front, asked if they could go in back. It was mentioned that a landscape plan will cover trees.

Steve Dyer asked about lighting around the building and parking lot. Mr. Pontia said the lighting will be cutoff fixtures and there will be a separate plan reviewed by staff and the city engineer.

Walter Raub asked about signage; Mr. Pontia said the sign company will apply for that. Mr. Raub echoed Mr. Green that he would like to see more windows or the look of windows and concern as well for the propane tanks being located in the front.

Public Comments

1. Marvin Block; 225 Edwards Road

- Thinks this is a nice looking building that blends in with Johnstown; to satisfy all, maybe they could add some false windows.
- Noted that Granville Mill sits back much further.

No further public comments; Mr. Green closed the floor.

Continued review of site plan; Mr. Campbell said for him, walking down the sidewalk, he would rather be further away from US 62 than he would be closer. Discussion on sidewalk

placement relative to setting a precedent for neighboring properties that would need to line up with this, and of the potential widening of US 62 and ingress and egress of the parking lot.

Conditions discussed; moving propane tanks (check fire code on shut down procedure in case of emergency) and addition of either real or faux windows and placement. Bailey noted that the fire department reviews this plan as well.

Conditions made by the Board and read by the Clerk:

- Move propane tanks to rear of the garden center
- Add at least one real or faux window to each side of the front.

ACTION: Ryan Green moved to approve with the two conditions read by the clerk.; Jesse Coppel seconded and the vote was as follows:
AYES: Charlie Campbell, Walter Raub, Jesse Coppel, Ryan Green, Steve Dyer
NOES: None
ABSTAIN: None

Passed 5 - 0

9. Zoning Inspector

a. Zoning Report March 2022

Planner Bailey Morlan provided an update that Dunkin Donuts will not be joining Johnstown, the property deal fell through.

Jim Blair reviewed the Zoning Inspector Summary report and provided some other updates:

1. Updated that the Ghostwriter bourbon bar intends to keep the masonry arches on the front of the building.
2. The 45,000 square foot addition to the Apeks/Curaleaf building approved by the zoning commission will not happen right now.

Jesse Coppel asked about New River. Mayor Dutcher said there are some legal negotiations happening with New River and the Port Authority on the land.

3. Since Dunkin fell through, another fast food restaurant now has the Route 62 property in contract.
4. A new hobby and craft store has opened in the Johnstown Square shopping center.

A food truck permit was approved for every Tuesday of the month at Thorpe Automotive.

10. Other Business

1. Need to continue review of the zoning code draft

2. Update 2022 goals
3. Board wants adjustment of submission deadline giving the more time for application review
4. The zoning map needs updating; staff to work on, it is connected to the zoning code

11. Adjourn

ACTION: Ryan Green moved to adjourn; Steve Dyer seconded and all were in favor.

AYES: Ryan Green, Jesse Coppel, Charlie Campbell, Walter Raub, Steve Dyer

NOES: None

ABSTAIN: None

Passed 5 - 0

Meeting adjourned at 7:32 pm.



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

1. Call to Order

Chairman Green called to order the Planning and Zoning Commission meeting for May 10, 2022 at 6:33 p.m.

2. Roll Call

Present - Chairman Ryan Green, Jesse Coppel, Jon Merriman, Charlie Campbell, Walter Raub, Steve Dyer
Absent - None

Staff present - Bailey Morlan - City Planner, Sean Staneart - Assistant City Manager, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - David and Chyrel Cool, + 2

3. Pledge of Allegiance

4. Public Comment

No comments

5. AR-1 Zoning District Review

a. AR-1 draft edits

Assistant City Manager Sean Staneart and City Planner Bailey Morlan provided draft edits made to Chapter 1151 Multiple-Family Residential AR-1 Zoning District to address concerns about multi-family and higher density developments in an effort to reflect more of what the zoning board wants to see more of in this community and to get something on the books ahead of passage of the new zoning code. Discussion on timeline for passage and who this change would affect. Ms. Morlan reviewed the suggested changes made, commissioners provided comments and asked questions as they worked through the draft.

Chairman Green opened for public comments on the draft

1. Cheryl Cool; 108 Maple Leaf Drive

- Asked if this new ordinance would encompass the new Leafy Dell apartments. Staff answered no, the application has already been submitted.

2. David Cool; 108 Maple Leaf Drive

- Inquired on the variance process. Staff answered that there was criteria to be

followed. Some discussion with regard to setbacks.

Zoning commission board members provided their recommendations on the draft; Bailey Morlan made edits. Changes included a minimum lot size of 20,000 square feet and the square footage being above grade.

Public Hearing: No comments

Board was in favor of sending council their recommendation to pass the legislation.

ACTION: Ryan Green moved to approve with changes made; Steve Dyer seconded and the vote was as follows:

AYES: Steve Dyer, Charlie Campbell, Jesse Coppel, Chairman Green, Walter Raub

NOES: None

ABSTAIN: None

Passed 5 – 0

6. Zoning Code Draft Review/Discussion

a. [Draft Link](#)

Chairman Green said the board has finished reviewing the document and he knows there are changes they will still want to make but wants to give newer members a chance to go through everything before sending to council. With the Intel news there will be some things to change, council may bring in an engineering firm to do the Comprehensive Plan, so the big thing for zoning is to make sure this draft matches the current Design Review, they have run into areas that conflict.. Would like to have a work session with the Design Review Board before passage. Board discussion on code sections, zoning and overlay districts and the zoning map; questions on process answered. Discussion on how best to tackle review and passage of the new zoning code and the amount of time it could continue to take. Planner recommendation is to update the most pressing sections of the current zoning code; multi-family, GCC, PUD etc. Planner to write sections to match the current code and bring to the board. Agreement for the board to review PUD for next meeting. Ryan Green and Jesse Coppel expressed a desire to also add signs to the next agenda; staff was concerned for the short amount of time to review but will plan to have a PUD draft.

7. Zoning Inspector

a. April 2022 Zoning Report

Jim Blair highlighted items on his zoning report included in the packet and answered board member questions.

8. Other Business

1. Steve Dyer asked how they move forward with getting Design Review to have a theme. Sean Staneart said that is a heavy lift, he would not put that on the board to start that process, staff can handle some of that in the background to start and some may be addressed with the start of the Comprehensive Plan.

9. Adjourn

Chairman Green moved to adjourn, Walter Raub seconded and all were in favor. Motion carried 5-0.

Meeting adjourned at 8:30 pm.



Planning & Zoning Commission
Tuesday, May 24, 2022 - 6:30 PM
MINUTES

1. Call to Order

Chairman Green called to order the Planning and Zoning Commission meeting for May 24, 2022 at 6:34 p.m.

2. Roll Call

Present - Ryan Green, Jesse Coppel, Charlie Campbell, Walter Raub, Steve Dyer
Absent - None

Staff present - Bailey Morlan - City Planner, Marvin Block - City Council, Donny Barnard - City Council, Jim Blair - Zoning Inspector

Public present - Joe Ciminello, Michael Salvadore, +1

3. Pledge of Allegiance

4. Public Comment

1. Marvin Block

- Commented on communication with Bellstores and needing to let them know about future projects on US 62.

5. Concord Crossing East Preliminary Plat

a. Application

ACTION: Ryan Green moved to take from the table; Walter Raub seconded and all were in favor.

AYES: Ryan Green, Jesse Coppel, Charlie Campbell, Walter Raub, Steve Dyer

NOES: None

ABSTAIN: None

Passed 5 - 0

Joe Ciminello was present for the application. Staff provided introduction and updates since the application was tabled. Mr. Ciminello answered questions from the Commission. Commission reviews conditions, questions about bonding, discussion about emergency access and a construction road. Discussion about development of a park on the west side of the project. Discussion about applicant making a reasonable attempt to join the existing HOA. Explanation of NCA by Assistant City Manager Stanheart.

Public Comments

1. Don Barnard; Concord Crossing East HOA Board comment

- Thanked the Board for giving the HOA the opportunity to comment. They have been dealing with this future development now for almost two years, they have been in front of this committee several times as well as council to voice their concerns and desires. They are grateful to Joe (Ciminello) for working with the Concord Crossing East HOA and listening to their concerns on this new development, making lots larger so they fit in better with the rest of their development along with other adjustments requested. They truly believe the changes they requested and that he implemented will make Concord Crossing East a better and more desirable location for people to live now and in the future. They also realize they represent an entire neighborhood of people, not just themselves. In a survey conducted late last year, the residents voted no to combine the two HOA's; while this survey was completed without all the information necessary to make the decision, they must honor the request of their residents. They do believe that once more information becomes available, that some may change their mind and they also realize that their HOA does not have the final say if these two development combine or if this development is approved. Their Board and a majority of their residents are appreciative of Joe (Ciminello) in pushing for a second ingress/egress for fire safety and practical use of the development. They are hoping that the passing of Ordinance 10-2022 amending Chapter 1151 of the City of Johnstown's Codified Ordinances as an emergency will help get the second ingress/egress sooner rather than later. While they realize this ordinance is designed for an AR-1 district they are hoping it will also be applied to PUD in the future. They are also asking for a construction entrance. As a member of the Concord Crossing East Board, they pledge to keep their residents informed as additional information becomes available. Thank you to Joe (Ciminello) the Johnstown Planning Commission, the Johnstown City Council and the City of Johnstown for giving them the time to work with all sides to make their development work for not only their future residents but the residents who have made it home for years.

Conditions for approval.

1. Joe Ciminello must make all reasonable attempts to secure an agreement allowing for his development phase to be combined with the current Concord East HOA.
 - a. Performance bond for club house improvements and amenities proposed by developer for 4 acres HOA lot. Bid to be provided by the developer and checked with our engineering.
2. A performance bond put in place for the following items.
 - a. Road improvements for connectivity to Commerce Boulevard or other necessary road improvements as determined by the City. (Cost estimate 525,000)
 - b. Road Improvements for turn lane per traffic analysis. (Cost Estimate 100,000)
 - c. Walking path to bike trail must be able to handle EMS vehicle traffic.
3. Developer must agree to enter an NCA agreement that will be drafted by the city.
4. Submit deed restrictions equivalent or more stringent than existing CCE, including but not limited to, minimum of 2 street trees per lot with corner lots having 4, all homes to have concrete drive ways, corner lots will have masonry 2' high water table extend the side of the house facing the street that is not considered the front of the home, exterior materials

- on the homes shall be of minimum grade used to date in CCE, windows on all four sides.
5. Final Plat to indicate ownership and maintenance responsibility of all open spaces and ponds.
6. A development plan for the +- 6 acre western most open space to be provided to the City, with development commitments thereof from developer, and a commitment to dedicate to City as a Park, should City desire. Plan may include, among other improvements, a walking path to Douglas St. and Pickleball courts.

Chairman Green opened to public comments on the conditions discussed; there were no further comments.

ACTION: Ryan Green moved to approve with the conditions listed; Steve Dyer seconded and the vote was as follows:

AYES: Jesse Coppel, Ryan Green, Walter Raub, Steve Dyer, Charlie Campbell

NOES: None

ABSTAIN: None

Passed 5 - 0

Mr. Ciminello thanked the Board, Councilman Block, now Councilman Barnard for working with them. They want to work with the city to help this NCA, it has great potential.

6. Draft Ordinance Review and Recommendation to Council

a. Ordinance 12-2022 PUD amendments

Planner Bailey Morlan said that edits have been made to the current city zoning chapter on Planned Unit Development (PUD) to make it a little more stringent. Currently, the chapter has things open to interpretation and the revision should make it more clear. Board members and staff reviewed and discussed the changes made and worked to get questions answered and made further edits.

Public Comments: No comments

Discussion on the edited document, forwarding to Council and timeline for review and approval.

ACTION: Ryan Green moved to forward to council with edits made; Jesse Coppel seconded and the vote was as follows:

AYES: Ryan Green, Walter Raub, Steve Dyer, Charlie Campbell, Jesse Coppel

NOES: None

ABSTAIN: None

Passed 5 - 0

7. Other Business

1. Update on status of Bellstores
2. Charlie Campbell said continued work is needed for zoning and design review boards to "be on the same page". Discussion on which documents or board has final say.
3. Next meeting will review the Signs chapter. After that, review of GCC-2
4. Short discussion on zoning code enforcement.

8. Adjourn

With no further business, Ryan Green moved to adjourn. Walter Raub seconded and all were in favor. Motion carried 5-0

Meeting adjourned at 9:16 pm.

CITY OF JOHNSTOWN



ORDINANCE 13-2022

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177
Fax: 740-967-6415

**AN ORDINANCE AMENDING SECTION 1177 OF THE CITY OF JOHNSTOWN
CODIFIED ORDINANCES**

WHEREAS, Section 1177 of the City of Johnstown Codified Ordinances (the “Codified Ordinances”) governs the Sign rules and regulations in the City of Johnstown; and

WHEREAS, The City of Johnstown is growing and requires updates to the sign rules and regulations to ensure high quality signage that upholds the characteristics of the community; and

WHEREAS, On June 14, 2022, by a **X-X** vote, the Planning and Zoning Commission recommended this ordinance to City Council for consideration; and

WHEREAS, after review of all uses, the Council of the City of Johnstown desires to amend Codified Ordinance Section 1177 Signs.

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

Section 1. That Section 1177 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:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan S. Ashrawi, Law Director

CHAPTER 1177 Signs

- [1177.01](#) Purpose.
- [1177.02](#) Definitions.
- [1177.03](#) Permits required.
- [1177.04](#) Design, construction and maintenance.
- [1177.05](#) Signs in the public right of way.
- [1177.06](#) Temporary signs.
- [1177.07](#) Signs exempt from regulation under this chapter.
- [1177.08](#) Signs prohibited under this chapter.
- [1177.09](#) Variances from sign requirements.
- [1177.10](#) General permit procedures.
- [1177.11](#) Nonconforming signs and signs without permits.
- [1177.12](#) Drive-through, menu board signs.
- [1177.13](#) Sign table.
- [1177.99](#) Violations.

CROSS REFERENCES

Power to regulate billboards and signs - see Ohio R.C. 715.65

Sign defined - see P. & Z. [1121.02\(a\)\(64\)](#)

1177.01 PURPOSE.

The purpose of this chapter is to promote and protect the public health, welfare and safety by regulating existing and proposed outdoor advertising, outdoor advertising signs and outdoor signs of all types. It is intended to protect property values, create a more attractive economic and business climate, enhance and protect the physical appearance of the community and preserve the scenic and natural beauty of designated areas. It is further intended to reduce sign or advertising distraction and obstruction that may contribute to traffic accidents, reduce hazards that may be caused by signs overhanging or projecting over public rights of way, provide more open space and curb the deterioration of the natural environment and enhance community development.

1177.02 DEFINITIONS.

- a) "Arm Sign" means a sign whose face is suspended from a support arm at a right angle from a ground mounted pier, pillar, column, or pole. The face of such sign shall not be more than three (3) feet from the ground.
 - 1. "Awning Sign" means a sign painted, stamped, perforated, stitched, or otherwise applied on the valance of an awning. [Awnings must be at least nine \(9\) feet above ground level.](#)
- b) "Banner sign" means a [non-rigid cloth, plastic or canvas temporary sign typically related to a special event or promotion. For the purposes of this Article, the term "banner" shall not include official flags of public entities, or civic, philanthropic, educational or religious organizations.](#)
- b)c) ["Billboard" means an off-premises sign that is more than two-hundred \(200\) square feet in area.](#)
- e) ~~"Building" means any structure designed or intended for the support, enclosure, shelter or protection of animals, chattels or property.~~

- d) "Building Frontage" means the width of the facade of the building, including any overhang that faces the principal street or contains the main entrance. If a building is divided into units, the building unit frontage shall be the width of that unit, as measured from the party wall centerlines, on the frontage of the building. The frontage of a lot shall be the number of linear feet the lot abuts on the principal street. For structures and uses having no direct frontage on public roads, as within shopping centers, frontage shall be counted as the intersection of the building line onto adjacent drives or parking areas.
- e) "Building Marker Sign" means a sign indicating the name and address of a building; or the name of an occupant thereof, and the practice of a permitted occupation therein.
- f) "Canopy" means a structure separate from, but associated by use with the principal building, which is supported independently by posts or columns, is open on all sides, and is intended only for shelter or ornamentation. An awning or a marquee is not a canopy.
- g) "Canopy Sign" means a sign that is mounted, painted, or otherwise applied on or attached to a freestanding canopy or structural protective cover over an outdoor service area. An awning or a marquee is not a canopy. Canopy must be at least nine (9) feet above ground level.
- h) "Changeable copy sign" means a permanent sign in which the material or message composing the sign, in whole or in part, is manually or mechanically changeable, either digitally or through physical placement of message. This definition does not include digital display signs.
 - 1. "Electronic message center sign" means a changeable copy sign that utilizes computer generated, digital technology, or some other electronic means of changing copy, either manually or on a programmed interval.
- i) "Directional sign" means any sign which indicates the direction or specific location of an institution, organization or business, which does not include advertising or any information regarding product lines or services offered.
- f) "Dwelling" means a permanent building used primarily for human habitation by one or more families but does not include mobile homes.
- j) "Flashing sign" means a sign or graphic which in any manner, as a whole or in part, physically changes in light intensity or gives the appearance of such change.
- k) "
- l) "Freestanding sign" means a sign which is wholly independent of any building for support and can have design elements that include "changeable copy sign" attributes.
 - 1. "Ground Monument sign" means a freestanding sign supported from the ground and not attached to any building.
 - 2. "Pole sign" means a freestanding sign supported by one or more poles at the base of the sign wherein the poles are exposed and not part of the superstructure of a monument sign.
- g) Freestanding Sign" means any sign supported wholly or in part by some structure other than the building or buildings housing the business to which the sign pertains, or any sign which projects more than five feet from the side of the building to which it is attached.
- m) "Identification Sign" means a sign giving only the nature, logo, trademark or other identifying symbol, address, or any combination of the name, symbol, and address of a building, business, development, or establishment.

- h)n) “Joint Identification sign” means a sign intended to provide the identity or name, for two or more uses within one building or on one property or the name of the building or its address for property occupied by two or more businesses.
- i)o) “Incidental Sign” means a sign permitted without need for a sign permit.
- j) “Lot” means a parcel of land intended for transfer of ownership, development, improvement and/or dedication.
- k)p) “Marquee Sign” means a sign designed to have changeable copy, either manually or electronically.
- h)q) “Monument Sign” means a free-standing sign, generally having a low profile where the base of the sign structure is on the ground or a maximum of thirty-six inches (36") above the lowest point of the ground adjacent to the sign such that the sign has the appearance of a solid base. No sign shall interfere with sight distance for any public or private road.
- m)r) “Multitenant Sign” means an identification sign for a commercial site with multiple tenants, displaying the names of each tenant on the site. Mural” means a large picture or graphic generally free of a written message that is painted, screen printed, or attached adhered onto a canvas like material directly and flush to an exterior building surface and identifies a commercial establishment. Murals are intended to be viewed by pedestrians and drivers at a distance. Mural can also mean an artistic expression not representative to commercial identification, when defined as such by the Planning and Zoning Commission.
- n)s) “Neon Sign” means an illuminated sign affected by a colorless, odorless light source consisting of a neon or gas tube that is bent to form letters, symbols, or other shapes.
- t) “Non-conforming Sign” means any sign lawfully installed prior to the effective date of this Code, or any subsequent amendment thereto, which does not meet the current applicable standards for compliance.
- u) “Off-premises sign” means any sign that identifies or provides information related to a good, service or event that is not located on the property where such sign is located.
- e)v) “Permanent sign” means a sign that is not temporary.
- w) “Pole Sign” means a sign that is mounted on a freestanding pole or other support so that the bottom edge of the sign face is six feet or more above grade.
- x) “Portable sign” means a sign designed or constructed in such a manner that it can be moved or relocated without involving any structural or support changes and is not physically attached to any part of a building or the ground. Portable signs shall include:
 1. “Trailer sign” meaning a sign that is constructed on a chassis intended for the mounting of wheels, thereby permitting the sign to be moved.
 - 1.2. “Folding portable sign” meaning a sign constructed of wood or other durable material which can be folded or collapsed for ease of transport.
- p)y) “Projecting/Blade Sign” means a ~~two-sided double-faced~~ sign which projects more than 18 inches from the building wall to which it is attached.
- q)z) “Pylon Sign” means a freestanding sign other than a pole sign, permanently affixed to the ground by supports, but not having the appearance of a solid base.
- r)aa) “Real Estate Sign, Off-Site” means a readily removable sign announcing the proposed sale or rental of property other than the property upon which the sign is located and providing directions to the subject property.

- s)bb) “Real Estate Sign, on-site” means a sign announcing the sale or rental of the property upon which the sign is located.
- t)cc) “Residential Sign” means a sign that does not contain information or advertising for any business, commodity, service, entertainment, product, or other attraction
- dd) “Right-of-way” means a strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting and drainage facilities, and may include special features required by the topography or treatment, such as grade separation, landscaped areas, viaducts and bridges.
- u)ee) “Roof sign” means any sign erected upon or completely over the roof of any building.
- v)ff) “Sidewalk Sign” mean a movable sign not secured or attached to the ground or surface upon which it is located.
- w)gg) “Sign” means any device for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public, but not including any flag, badge or insignia of any government or government agency, or of any civic, charitable, religious, patriotic, fraternal or similar organization. Separated letters or printing located on a building spelling the name of the establishment and the goods sold on the premises do not constitute a "sign" for purposes of this section.
- x)hh) “Sign Alteration” means any change of copy, sign face, color, size, shape, illumination, position, location, construction, or supporting structure of any sign.
- ii) “Sign Area” means the entire area within a continuous perimeter, enclosing the extreme limits of sign display, including any frame or border. Curved, spherical, or any other shaped sign face shall be computed on the basis of actual surface area. The copy of signs composed of individual letters, numerals, or other devices shall be the sum of the area of the smallest rectangle or other geometric figure encompassing all of said letters or devices. The calculation for a double-faced sign shall be the area of one face only. Double-faced signs shall be constructed so that the perimeter of both faces coincide and are parallel and not more than 24 inches apart.
- y)jj) “Skyline Sign” means a sign mounted to the upper most horizontal architectural band of a building to identify the name of the building of primary tenant. In Historical Districts, architecturally or historically significant Skyline-type signs shall take precedence over a newly-requested similar sign. Skyline signs are intended to be viewed by pedestrians and motorists from a distance and serve as an icon for the building.
- kk) “Suspended Sign” means a sign that is suspended, parallel, or perpendicular from a building wall, roof, facade, canopy, marquee, or porch by means of brackets, hooks, or chains and the like.
- ll) “Temporary sign” means a sign that is designed to be used only temporarily and is not intended to be permanently attached to a building, structure or the ground., The timeframes and types of signs that are defined as ‘temporary’ are listed under 34.08.
- z)mm) “Vending machine sign” means a permanent sign installed by the manufacturer on a fuel pump, vending machine, or similar outdoor object.
- aa)nn) “Wall Sign” means a sign mounted flat against and projecting no more than 3 inches from, or painted on the wall of, a building or structure with the exposed face of the sign in a plane parallel to the face of the wall. This does not include window signs.

- bb)oo) “Window Sign” means a sign that is applied to or attached to the exterior or interior of a window or located in such manner within a building that it is visible from the exterior of the building through a window but excludes merchandise in a window display.
- ee)pp) “Variance” means a modification of the strict terms of the relevant regulations where such modifications will not be contrary to the public interest and were owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.

1177.03 PERMITS REQUIRED.

Unless otherwise stated herein, all signs shall require a permit, and approval of the zoning inspector. If a sign requiring a permit under the provision of this chapter is to be placed, constructed, erected, or modified on a lot, the owner of the lot shall secure a sign permit prior to the construction, placement, erection, or modification of such a sign in accordance with the requirements of Section 1177.06. No signs shall be erected in the public right of way in accordance with Section 1177.05 and the permit requirements of Section 1177.03 unless approved by the zoning inspector.

1177.04 DESIGN, CONSTRUCTION AND MAINTENANCE.

All signs shall be designed, constructed and maintained in accordance with the following standards:

- a) All signs shall comply with applicable provisions of the Basic Ohio Building Code at all times.
- b) Except for flags, temporary signs, and window signs conforming in all respects with the requirements of this chapter, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building or another structure by direct attachment to a rigid wall, frame, or structure.
- c) All signs shall be maintained in good structural condition and in good repair in compliance with all Building and Electrical Codes, and in conformance with this code, at all times.
- d) Signs must be neat and clean so as not to appear damaged, unappealing, or unnecessarily worn.

1177.05 SIGNS IN THE PUBLIC RIGHT OF WAY.

No signs shall be allowed in the public right of way except for the following (unless otherwise approved by the zoning inspector):

- a) Permanent Signs. Permanent signs including:
 1. Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic.
 2. Bus stop signs erected by a public transit company.
 3. Informational signs of a public utility regarding its poles, lines, pipes or facilities.
 4. Awning, projecting and suspended signs projecting over a public right of way and in conformity with the conditions of Table 1189B of this chapter.
 5. Signs of civic organizations or special events posted on the community sign or on the [villageCity](#) entrance signs.
 6. Sandwich board signs as approved by the zoning inspector.

- b) Temporary Signs. Temporary signs meeting the requirements for placement in the public right of way as set forth in 1177.06.

1177.06 TEMPORARY SIGNS.

- a) A permit for a temporary sign may be issued by the Zoning Inspector following review and approval of a temporary sign application and may be for a period of up to one year.
- b) A temporary sign permit shall be issued only for signs meeting the following requirements:
 - 1. Development Sign. A temporary development sign advertising the sale of platted lots in a subdivision provided that not more than one such sign may be permitted whether such sign is at the entrance to the subdivision or within the subdivision. Any such sign may also be utilized to advertise the sale or lease of multi-family units, or store or office space in commercial developments. Such signs shall be limited to a maximum area of thirty-two square feet when located on parcels of two acres or more and a maximum area of eight square feet when located on parcels of less than two acres. Other limitations shall include a maximum height of ten feet, and a minimum setback of fifteen feet from established rights of way, unless there is no land between the right of way and the facade of the structure, in which case the sign must not be a safety hazard and must be located at the closest point to the structure.
 - 2. Sign Promoting Non-Commercial Campaign or Event. A sign for the promotion of a school, church, non-profit or community campaign or event of a noncommercial purpose. The sign may be displayed for no more than 60 days straight and removed for at least 30 days straight. All temporary sign structures must be removed during the 30-day removal period. The sign may not exceed thirty-two (32) square feet per side.
 - 3. Temporary Sign for Business. When there is a legitimate delay, as determined by the Zoning Inspector, in the construction or preparation of a permanent sign for a business, a temporary sign may be displayed for a period of 90 days or until the new sign is erected, whichever is less. Such sign shall be proportional in scale to the frontage of the building, but in any case, shall not exceed thirty-two (32) square feet.
 - 4. Grand Opening Banner. A grand opening banner is permitted to call attention to a new business or institutional use and is allowed in any zone in which the commercial, industrial, or institutional use is permitted. Maximum size is thirty-two (32) square feet. The banner shall not be displayed for more than fifteen (15) days. Only one grand opening banner shall be allowed per street frontage for the business or use. The banner must be securely fastened to the building and may not project above the roofline or interfere with access for the building.
 - 5. Going Out of Business Signs. A going out of business banner is permitted for any zone in which a commercial, industrial, or institutional use is permitted. Maximum size is thirty-two (32) square feet. The banner shall not be displayed for more than sixty (60) days. Only one going out of business banner shall be allowed per street frontage for the business or use. The banner must be securely fastened to the building and may not project above the roofline or interfere with access for the building.

c) A temporary sign that is approved pursuant to this section may only be displayed on the premises to which the sign is applicable. Unless otherwise specifically authorized by these regulations or by the Zoning Inspector, only one temporary sign may be displayed per business at any time.

d) All temporary signs approved pursuant to this section shall be non-illuminated, shall be constructed of a durable material, and shall be professional in appearance. As used in this section, professional appearance means, at minimum, that the sign is designed or manufactured by a graphic artist or sign company or is computer-generated. The use of unprotected cardboard, paper, or wood products as sign material shall be prohibited. There shall be no limitation in the number of colors for a temporary sign, but the specific colors to be used in the sign shall be approved by the Zoning Inspector. The use of fluorescent, dayglo, and neon colors is prohibited.

~~d~~e) Hand drawn/painted temporary signs are not permitted.

~~e~~f) Temporary signs shall not be attached to trees or utility poles or placed in a position that would obstruct or impair traffic or in any manner create a hazard or disturbance to the health, safety, or welfare of the public. If placed on the side of a property where there is a sidewalk, the sign shall be located on the back side of the sidewalk (that is, on the opposite side of the sidewalk from the roadway). If placed on the side of a property where there is no sidewalk, the sign shall be located at least eight feet from the edge of the roadway.

~~f~~g) Home sale signs pursuant to Chapter 709 of the Codified Ordinance of the VillageCity of Johnstown.

1177.07 SIGNS EXEMPT FROM REGULATION UNDER THIS CHAPTER.

- a) The following signs shall be exempt from regulation under this chapter, except as provided in this section:
1. Signs erected by or pursuant to the authorization of a governmental body, including legal notices, warning notices, traffic signs, directional signs, informational signs or regulatory signs.
 2. Signs that are customarily associated with residential uses and that are not of a commercial nature, including the name and address of occupants, signs on mailboxes, or paper tubes, etc. (Limited to an area of four square feet or less.)
 3. Official signs of a noncommercial nature erected by public utilities to identify line or facility locations or to advise or warn the public.
 4. Flags of any governmental or nonprofit organization provided:
 - A. such flags are not being displayed in conjunction with a commercial promotion or as an advertising device;
 - B. not more than three such flags are being displayed at the same time;
 - C. any such flag does not exceed 60 square feet in area; and
 - D. any such flag flown from a standard flag pole attached to a building, with the height of the pole not to exceed 15 feet above ground level; or from a freestanding standard flag pole not to exceed a height of 25 feet above ground level. Mini flags typically displayed during government holidays shall be exempted.
 5. Any sign inside a building, provided that the sign is not attached to a window or door and that the sign is not legible from the lot line of the lot or parcel on which such sign is located. For the purposes of this section, a sign that rests against a

window, a sign that is separated from the window by a bumper pad, or a sign that is placed within two inches of the window through the use of a hanging device, shall be considered to be attached to the window. Any sign that is considered to be attached to a window shall be regulated by the provisions contained in Section 1177.13 Sign Table.

6. ~~Works of art that do not include a commercial message.~~
 7. Signs that are posted upon property to guide or direct traffic, to identify restricted or public parking areas, or to warn the public against trespassing or danger from animals. The signs shall not contain any commercial advertising. However, entrance or exit signs are only permitted when the driveway is not obvious or otherwise identifiable with a particular business or activity. Entrance and exit signs, directional signs, and parking area signs shall require a permit to assure that the style, size, and location are consistent with the requirements of this chapter. (Limited to an area of four square feet.)
 8. Signs painted on or otherwise attached to a vehicle regularly operated in the pursuance of a day-to-day business or activity of an enterprise, provided that the vehicle is not parked in a location that is visible to the public and for a period of time that indicates that the purpose of locating the vehicle in that location is principally for advertising rather than transport.
 9. Signs that are not visible from public streets or legible from adjacent properties.
 10. Signs authorized by the [VillageCity](#) Manager on any governmental property.
- b) The following temporary signs shall be exempt from regulation under this chapter provided each such sign satisfies the requirements set forth in subsection hereof:
1. Temporary for sale, rental or lease signs provided they are placed within the front yard setback. For corner lots, one sign may be placed along each section of road frontage. Lender, mortgage, or any other ancillary signage is prohibited.
 2. Political signs and signs or posters indicating candidates or issues on the public ballot.
 3. Temporary Contractor Signs. Signs announcing the names of contractors for any short term or temporary work such as home improvements, new construction, remodeling and the like is permitted during the actual construction period, provided that such signs shall be located only on the parcel of land being developed, not in the public right-of-way.
 4. Temporary off-site real estate signs that announce the date and time of a real estate open house provided the signs be placed no earlier than 6:00 am and removed four (4) hours after the conclusion of the open house. A maximum of one sign per open house is allowed at anyone change of direction. All temporary real estate open house signs must contain broker contact information. All riders count towards total sign area.
- c) Unless otherwise provided, all temporary signs referred to in subsection (b) hereof shall be limited to not more than six square feet in sign area. Any such temporary sign shall be removed or replaced after thirty days if the sign has become damaged or has deteriorated, by the weather or otherwise, to the point where the sign cannot be read from the street or the sign has or appears to have become detached, in whole or in part, from its sign posts or supporting structure. All such temporary signs shall be removed within seven (7) days after the property to which the sign relates has been sold, rented, or leased, or the

promotion, activity, or election to which the sign relates has been conducted. Signs referred to in subsection (b) hereof, if placed on roadways with sidewalks, shall be placed on the opposite side of the sidewalk from the roadway. In the case of roadways with no sidewalks, the signs shall be located no closer than eight (8) feet from the edge of the road. In no case shall any of the signs referred to in this subsection constitute a safety hazard.

1177.08 SIGNS PROHIBITED UNDER THIS CHAPTER.

All signs not expressly permitted under this chapter or exempt from regulation in accordance with the previous section are prohibited in the [VillageCity](#). Such signs include, but are not limited to:

- a) Beacons/searchlights.
- a)b) [Billboards](#)
- b)c) [Banner signs, streamers, and pennants](#).
- e) ~~Pennants~~.
- d) Inflatable signs, figures and tethered balloons.
- e) Portable signs with internal illumination and changeable copy.
- e)f) [Trailer signs](#)
- f)g) Any sign that, by reason of size, location, shape, content, coloring, or manner of illumination, constitutes a traffic hazard or a detriment to traffic safety. Any sign that substantially interferes with the view necessary for motorists to proceed safely through intersections, or to enter onto or exit from public streets, private roads, or driveways. Any sign that obstructs the view of any authorized traffic sign, signal, or device.
- g)h) Any sign that uses the words "STOP", "SLOW", "CAUTION", "DANGER", or otherwise has a design, color, shape, size, or location that could cause it to be confused with official traffic signs or other signs erected by governmental agencies.
- h)i) Any sign that revolves, or is animated, or that utilizes movement or apparent movement to attract the attention of the public. This prohibition shall include, but not be limited to, propellers, discs, banners, pennants, streamers, and animated display boards.
- i)j) Any sign with lights that flash, move, rotate, or flicker.
- j)k) Any sign that is placed on or affixed to a vehicle or trailer and that is parked in a location that is visible to the public and for a period of time that indicates that the purpose of locating the vehicle in that location is principally for advertising rather than transport.
- k)l) Any sign that is located within any public right-of-way, except publicly-owned or publicly-authorized signs (for example, traffic control signs and directional signs); or any sign (other than a publicly-owned or publicly-authorized sign) that is attached, affixed, or painted on any utility pole, light standard, tree, rock, or other natural feature. This prohibition shall not apply to subdivision signs that are authorized to be placed in the landscaped median of a public or private street.
- l)m) Any roof signs or signs that extend above the roof line of a building.
- m)n) Any painted advertising on a building wall or roof, excepting murals of a noncommercial nature.
- n)o) Any sign that identifies or advertises an activity, business, product, or service that is no longer in existence, sold, produced, etc.

- o)p) Any illuminated tubing or strings of lights outlining property lines, open sales areas, rooflines, doors, windows, edges of walls, trees, or other landscaping. This prohibition shall not apply to holiday lighting.
- p)q) Any sign that exhibits statements, words, or pictures of an indecent, obscene, or pornographic nature.
- q)r) Any sign that obstructs or interferes with any window, door, sidewalk, or fire escape.
- r)s) Pylon Signs
- s)t) Any abandoned sign or any sign that advertises a business or product no longer existing or sold on the premises. Whenever a business is discontinued all signs shall be removed within forty-five (45) days. A sign that advertises a business, enterprise, or other activity that is closed for the off-season, not to exceed 270 consecutive days, shall not be considered an abandoned sign. See 1177.11 Nonconforming Signs
- t)u) Any sign that communicates a commercial message about a business, service, commodity, accommodation, attraction, or other enterprise or activity that exists, or is conducted, sold, offered, maintained, or provided at a location other than the premises where the sign is located, unless approved by the zoning inspector as a sidewalk sign.
- u)v) Any sign or sign structure that is structurally unsafe.
- v)w) Any sign that, through the use of flashing or sequential lights, lighting elements, or other automated method, results in movement, the appearance of movement, or change of sign image or text. Changing image signs do not include otherwise static signs where illumination is turned off and back on not more than once every 24 hours. The prohibition does not apply to electronic gas station fuel price signage.
- x) Pole signs

1177.09 CONDITIONAL SIGNS

- a) Non-commercial murals are conditionally permitted upon approval of the location and design by the Planning and Zoning Commission.
- a)b) Churches and schools in all districts are conditionally permitted to have electronic messaging signs

Commented [BM1]: Is this the correct wording?
Should the be permitted or conditional?

1177.1009 VARIANCES FROM SIGN REQUIREMENTS.

Notwithstanding any other chapter or section of the Codified Ordinances to the contrary, any application submitted under this chapter which requests a variance to allow deviation from the strict interpretation of the regulations established by this chapter shall be heard by the Planning Commission. A variance may be considered by the zoning inspector for the relocation of existing locally significant and/or historical signs that contribute to the character of the community.

- a) Application. Separate or additional application for a variance under Chapter 1133 Variances shall not be required. Rather, the application required by this section shall, in addition to the requirements set forth, clearly indicate that the applicant is seeking a variance to allow deviation from the strict interpretation of the requirements established by this chapter.
- b) Fee. No additional fee beyond that established by VillageCity Council should be required for applications that include requests for a variance.
- c) Criteria. In considering a request for a variance, the Planning Commission shall, in addition to the criteria and requirements established by this chapter, apply the criteria set

forth in Chapter 1133 to the extent those criteria are consistent with the criteria established by this chapter.

- d) Approval. Approval of an application under this Chapter shall be deemed an approval for any variance requests necessary to such approval. In these instances, however, where the granting or denial of an application is based upon the granting or denial of a variance request, the Planning Commission shall separately set forth its findings of fact, conclusions and reasoning relative to its determination.

1177.10 GENERAL PERMIT PROCEDURES.

The following procedures shall govern the application for, and the issuance of, all sign permits under this chapter.

- a) Applications. All applications for the sign permits of any kind shall be submitted to the Zoning Inspector on an application form with the application specifications and materials as published by the Planning and Zoning Office.
- b) Fees. Each application for a sign permit shall be accompanied by the applicable fees, which shall be established by the [VillageCity](#) Council from time to time by ordinance.
- c) Completeness. Within seven days of receiving an application for a sign permit the Zoning Inspector shall review it for completeness. If the Inspector finds that it is complete, the application shall then be processed. If the Inspector finds it incomplete, the Inspector shall, within such seven-day period, send the applicant a notice of the specific ways in which the application is deficient, with appropriate reference to the applicable sections of this chapter.
- d) Submission Requirements. The following materials must be included with the completed application forms. Examples are available from the Planning and Zoning Office.
 - 1. Site Plan. A site plan drawn to an appropriate scale which shows the proposed location of the sign as well as all other significant site features such as rights of way, topography, existing vegetation, and adjacent buildings and properties which may be affected by the proposal.
 - 2. Elevation. An elevation of the proposed sign and its mounting system that includes an accurate rendering of the proposed graphic design, typography, color, and materials used for construction. For window, wall or building signs this drawing should include a complete elevation of the building face on which the sign will be attached.
- e) Action. After processing a complete application, the Zoning Inspector will review for compliance of Chapter 1177 within 7 days and if found to be in compliance, shall approve said application. If the application requires a variance, the Zoning Inspector shall forward the application to the Planning Commission for review at its next available meeting.
- f) Appeal. Any party aggrieved or affected by a decision of the Planning Commission involving a sign application may appeal to Council. The appeal shall follow the procedures established in Chapter 1137. Such appeal shall be submitted to the [VillageCity](#) Clerk no later than ten days after the decision of the Commission is filed with the [VillageCity](#) Clerk or sent to the applicant by personal service or by deposit in the U.S. Mail, postage prepaid, return receipt requested, whichever shall last occur.

1177.11 NONCONFORMING SIGNS AND SIGNS WITHOUT PERMITS.

- a) Any previously legally existing sign, but which by reason of its size, height, location, design, construction, or erection is not in conformance with the requirements of this chapter, shall be considered a Nonconforming Sign.
- b) Nonconforming signs must be brought into compliance with the requirements of this Section when any proposed change to sign face would be undertaken. This would include, but not be limited to changes in the message, typography, graphic design, sign material or mounting system, excluding the required maintenance necessary to keep the sign in good repair in its existing condition. In no way shall this Section (or Section 1177.99 Violations) be interpreted to mean that the general repair and maintenance of nonconforming signs is prohibited. It is the intent that such signs are permitted to be maintained as long as it is not replaced or the design, logo or content is not altered or as long as the use does not change.
- c) A nonconforming sign may not be replaced by another nonconforming sign except where changed conditions beyond the control of the owner render the signs repair.

1177.12 DRIVE-THROUGH, MENU BOARD SIGNS.

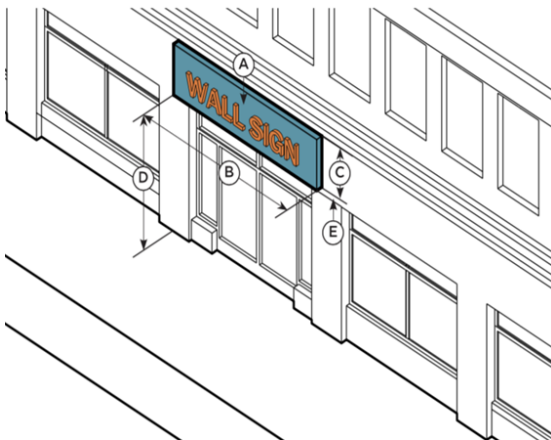
Drive-through menu board signs include freestanding, pole, pylon, and monument menu board signs. A drive-through menu board sign is permitted only when all of the following conditions are fulfilled:

- a) The sign is located on the property to which it refers;
- b) The sign is not visible from the public right-of-way;
- c) The sign is single-face only and does not exceed thirty- two square feet in size;
- d) The sign is not placed in front of the building setback line.

1177.13 PERMANENT SIGNS

Particular types of permanent sign types shall be permitted in specific zoning districts as cited in Section 1177.14 of this Ordinance. Permanent signs shall also be subject to the following requirements:

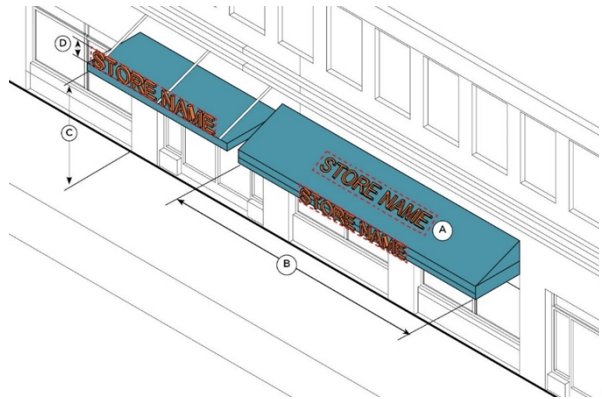
A. Wall Sign



2. Standards

- a. Sign should align with a building's entablature, and placed to fit harmoniously with horizontal molding, friezes, sills, or other ornament.
- b. Wall signs must generally be placed no higher than the windowsills of the second floor.
- c. Wall signs may be placed under the windowsills of upper stories by special permit.
- d. Information displayed should be limited to business name, address, and logo. Additional information is prohibited.

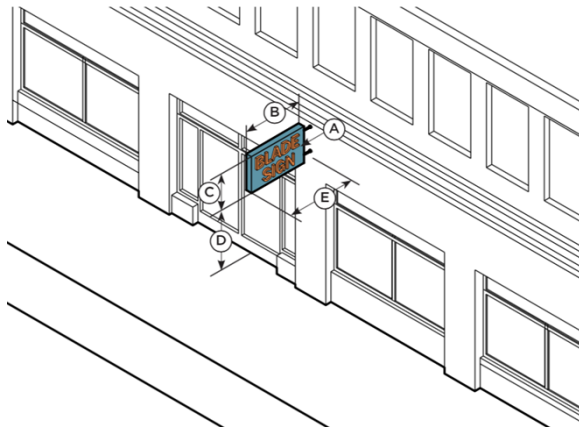
B. Canopy/Awning Sign



2. Standards

1. Signage located on the sloping portion of an awning is only permitted for storefronts where the typical area for a wall sign is missing.
2. Signage is prohibited on upper story awnings and on the side of awnings with closed ends.
3. Information type is limited to business name, logo, and address. Additional information is prohibited.
4. Awning signs shall not be internally illuminated or backlit.

C. Projecting Sign



2. Standards

- a. Sign may be oriented at a 45-degree angle from a building corner.
- b. A projecting sign must be at least 25 feet from any other projecting sign.
- c. When located over driveways or alleys, Projecting signs shall have a minimum clear height of 16 feet.

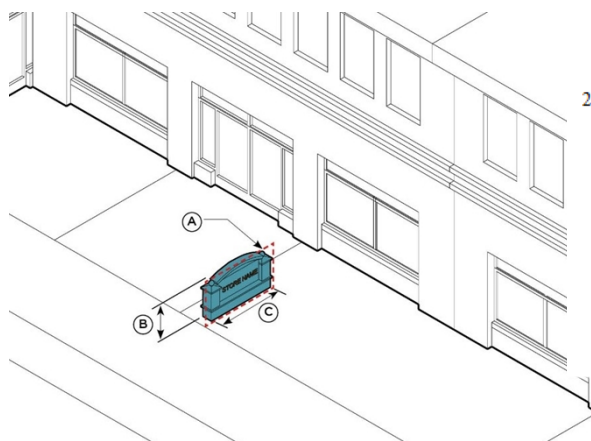
D. Window Sign



2. Standards

- a. Window signs must be applied directly to inside of the window glass, at or above eye level, and have a transparent background.
- b. Information type is limited to business name, logo, hours of operations, and product types.
- c. Additional information and signs that flash or blink intermittently are prohibited.
- d. Applied plastic or vinyl cut letters are strongly discouraged.
- e. A window sign cannot be illuminated.

E. Monument Sign



2. Standards

- a. The location, height and other characteristics of freestanding signs must meet the requirements of this Article.
- b. No portion of any freestanding ground sign shall be erected over the street right-of-way.
- c. Freestanding ground signs, where permitted, shall be designed and constructed so as to be compatible with the design and materials of the structure with which the sign is associated.

1177.143 SIGN TABLE.

Sign Type	UR-1	UR-2	AR-1
General Provisions	1. Unless otherwise stated in a specific district, neon signs shall not be permitted.	1. Unless otherwise stated in a specific district, neon signs shall not be permitted.	1. Unless otherwise stated in a specific district, neon signs shall not be permitted.
	2. Unless otherwise stated in a specific district, internal illumination of a sign is not permitted.	2. Unless otherwise stated in a specific district, internal illumination of a sign is not permitted.	2. Unless otherwise stated in a specific district, internal illumination of a sign is not permitted.
	3. The maximum total square footage of all signs on any lot will be calculated as 1.5 square foot of signage per 100 square feet of gross lease area.	3. The maximum total square footage of all signs on any lot will be calculated as 1.5 square foot of signage per 100 square feet of gross lease area.	3. The maximum total square footage of all signs on any lot will be calculated as 1.5 square foot of signage per 100 square feet of gross lease area.
	4. Changeable copy signs are not permitted.	4. Changeable copy signs are not permitted.	4. Changeable copy signs are not permitted.
	5. Animated signs are not permitted.	5. Animated signs are not permitted.	5. Animated signs are not permitted.
Residential ¹	1. Permitted with no commercial message.	1. Permitted with no commercial message.	1. Permitted with no commercial message.
	2. Maximum size is 4 square feet.	2. Maximum size is 4 square feet.	2. Maximum size is 4 square feet.
Incidental ²	1. Not permitted.	1. Not permitted.	1. Not permitted.
Monument	1. Not permitted.	1. Not permitted.	1. Not permitted.
Building Marker ³	1. Permitted.	1. Permitted.	1. Permitted.
	2. Maximum size is (6) square feet.	2. Maximum size is (6) square feet.	2. Maximum size is (6) square feet.
	3. Must be cut or etched into stone, masonry bronze or similar material.	3. Must be cut or etched into stone, masonry bronze or similar material.	3. Must be cut or etched into stone, masonry bronze or similar material.

Sign Type	UR-1	UR-2	AR-1
Canopy/ Awning	1. Not permitted.	1. Not permitted.	1. Not permitted.
	1. Permitted.	1. Permitted.	1. Permitted.

Identification ⁴	2. Only name and address permitted.	2. Only name and address permitted.	2. Only name and address permitted.
	3. Maximum size is to be 4 square feet.	3. Maximum size is to be 4 square feet.	3. Maximum size is to be 4 square feet.
Marquee ⁵	1. Not permitted.	1. Not permitted.	1. Not permitted.
Projecting ⁵	1. Not permitted.	1. Not permitted.	1. Not permitted.
Wall Sign	1. Not permitted.	1. Not permitted.	1. Not permitted.
Window Signs.	1. Not permitted.	1. Not permitted.	1. Not permitted.
Sidewalk Signs.	1. Not permitted.	1. Not permitted.	1. Not permitted.

Sign Type	GCC-1	GCC-2	LM
General Provisions	1. Unless otherwise stated in a specific district, neon signs shall not be permitted. This does not include “OPEN” signs less than 3 square feet in size.	1. Unless otherwise stated in a specific district, neon signs shall not be permitted. This does not include “OPEN” signs less than 3 square feet in size.	1. Unless otherwise stated in a specific district, neon signs shall not be permitted. This does not include “OPEN” signs less than 3 square feet in size.
	2. The maximum total square footage of all signs on any lot will be calculated as 1.5 square foot of signage per 100 square feet of gross lease area.	2. The maximum total square footage of all signs on any lot will be calculated as 1.5 square foot of signage per 100 square feet of gross lease area.	2. The maximum total square footage of all signs on any lot will be calculated as 1.5 square foot of signage per 100 square feet of gross lease area.
Residential ¹	1. Permitted with no commercial message.	1. Permitted with no commercial message.	1. Permitted with no commercial message.
	2. Maximum size is 4 square feet.	2. Maximum size is 4 square feet.	2. Maximum size is 4 square feet.

Sign Type	GCC-1	GCC-2	LM
Incidental ²	1. Permitted with no commercial message.	1. Permitted with no commercial message.	1. Permitted with no commercial message.
	2. Maximum size is 4 square feet.	2. Maximum size is 4 square feet.	2. Maximum size is 4 square feet.
	3. Maximum height is 4 feet.	3. Maximum height is 4 feet.	3. Maximum height is 4 feet.
	4. Maximum number is 4 per lot.	4. Maximum number is 4 per lot.	4. Maximum number is 4 per lot.

Monument	1. Permitted. Internal illumination is permitted.	1. Permitted. Internal illumination is permitted.	1. Permitted. Internal illumination is permitted.
	2. Maximum size is 50 square feet (A) .	2. Maximum size is 50 square feet (A) .	2. Maximum size is .0025 square foot for each square foot of building size with a maximum size of 150 square feet. Any business 20,000 square feet or less may have up to a 50 square foot sign (A) .
	3. Maximum height is 15 feet (B) .	3. Maximum height is 15 feet (B) .	3. Maximum height is 1 foot for every 2 foot setback from edge of pavement with a 17 feet max. The maximum base height is 5 feet from the natural grade (B) .
	4. Maximum number is one per lot.	4. Maximum number is one per lot.	4. Maximum number is one per lot.
Building Marker ³	1. Permitted.	1. Permitted.	1. Permitted.
	2. Maximum size is (6) square feet.	2. Maximum size is (6) square feet.	2. Maximum size is (6) square feet.
	3. Must be cut or etched into stone, masonry bronze or similar material.	3. Must be cut or etched into stone, masonry bronze or similar material.	3. Must be cut or etched into stone, masonry bronze or similar material.
Canopy/ Awning	1. Permitted.	1. Permitted.	1. Permitted.
	2. Maximum size is 6 square feet or 25% of the surface area of the canopy, whichever is less (A) . Sign is limited to valance face only.	2. Maximum size is 6 square feet or 25% of the surface area of the canopy, whichever is less (A) . Sign is limited to valance face only.	2. Maximum size is 6 square feet or 25% of the surface area of the canopy, whichever is less (A) . Sign is limited to valance face only.
	3. Shopfront width is maximum width allowed (B)	3. Shopfront width is maximum width allowed (B)	3. Shopfront width is maximum width allowed (B)
	4. 8' minimum clearance (C)	4. 8' minimum clearance (C)	4. 8' minimum clearance (C)

	5. Letter height minimum 5" and maximum 10" (D)	5. Letter height minimum 5" and maximum 10" (D)	5. Letter height minimum 5" and maximum 10" (D)
	3. The maximum number is one per business.	3. The maximum number is one per business.	3. The maximum number is one per business.

Sign Type	GCC-1	GCC-2	LM
Canopy (Cont.)	4. Maximum number of colors is one in addition to the canopy color.	4. Maximum number of colors is one in addition to the canopy color.	4. Maximum number of colors is one in addition to the canopy color.
Identification ⁴	1. Permitted.	1. Permitted.	1. Permitted.
	2. Only name and address permitted.	2. Only name and address permitted.	2. Only name and address permitted.
	3. Maximum size is to be 4 square feet.	3. Maximum size is to be 4 square feet.	3. Maximum size is to be 4 square feet.
Marquee ⁵	1. Permitted as secondary to primary sign.	1. Permitted as secondary to primary sign.	1. Permitted as secondary to primary sign.
	2. Electronic scrolling marquee are permitted with maximum letter height not to exceed 6".	2. Electronic scrolling marquee are permitted with maximum letter height not to exceed 6".	2. Electronic scrolling marquee are permitted with maximum letter height not to exceed 6".
Projecting ⁵	1. Permitted.	1. Permitted.	1. Permitted.
	2. Maximum size is 10 square feet (A). Maximum length is 6 feet (B). Maximum height is 4 feet (C).	2. Maximum size is 10 square feet (A). Maximum length is 6 feet (B). Maximum height is 4 feet (C).	2. Maximum size is 10 square feet (A). Maximum length is 6 feet (B). Maximum height is 4 feet (C).
	3. Maximum number is one per business.	3. Maximum number is one per business.	3. Maximum number is one per business.
	4. Maximum clearance height is 8 4 feet (D). Maximum projection is 6 feet (E).	4. Maximum clearance is 8 feet(D). Maximum projection is 6 feet (E).	4. Maximum clearance is 8 feet(D). Maximum projection is 6 feet (E).
Wall Sign	1. Permitted. Internal illumination prohibited.	1. Permitted. Internal illumination prohibited.	1. Permitted. Internal illumination prohibited.
	2. Maximum size is 1.5 square feet/lineal feet of building frontage (A).	2. Maximum size is 1.5 square feet/lineal feet of building frontage (A).	2. Maximum size is 1.5 square feet/lineal feet of building frontage (A).

	3. Maximum width is 80% façade length (B). Maximum height is 4 feet (C)	3. Maximum width is 80% façade length (B). Maximum height is 4 feet (C)	3. Maximum width is 80% façade length (B). Maximum height is 4 feet (C)
	4. 8' minimum clearance (D) and 7 inch maximum projection (E)	4. 8' minimum clearance (D) and 7 inch maximum projection (E)	4. 8' minimum clearance (D) and 7 inch maximum projection (E)
	53. Maximum number is one per building.	53. Maximum number is one per building.	53. Maximum number is one per building.

Sign Type	GCC-1	GCC-2	LM
Window Signs	1. Window signs are permitted in the first floor windows only.	1. Window signs are permitted in the first floor windows only.	1. Window signs are permitted in the first floor windows only.
	2. Window signs shall not exceed 50% of the window area (A) .	2. Window signs shall not exceed 40% of the window area (A) .	2. Window signs shall not exceed 40% of the window area (A) .
	3. Maximum length is 4 feet, maximum height is 4 feet	3. Maximum length is 4 feet, maximum height is 4 feet	3. Maximum length is 4 feet, maximum height is 4 feet
	43. Neon window signs, which advertise products sold by a business or services given, are not permitted.	43. Neon window signs, which advertise products sold by a business or services given, are not permitted.	43. Neon window signs, which advertise products sold by a business or services given, are not permitted.
Sidewalk Signs	1. Permitted.	1. Permitted with variance.	1. Permitted with variance.
	2. Maximum of 10 square feet per side.	2. Maximum of 10 square feet per side.	2. Maximum of 10 square feet per side.
Arm Signs	1. Arm signs shall not exceed eight (8) sq. ft. Maximum height shall not exceed six (6) feet. Bottom of sign panels should maintain a minimum three (3) feet clearance from grade.	1. Arm signs shall not exceed eight (8) sq. ft. Maximum height shall not exceed six (6) feet. Bottom of sign panels should maintain a minimum three (3) feet clearance from grade.	1. Arm signs shall not exceed eight (8) sq. ft. Maximum height shall not exceed six (6) feet. Bottom of sign panels should maintain a minimum three (3) feet clearance from grade.
	2. All arm signs shall be located a minimum of five (5) feet behind any right- of-way.	2. All arm signs shall be located a minimum of five (5) feet behind any right- of-way.	2. All arm signs shall be located a minimum of five (5) feet behind any right- of-way.

	3. A ten (10) foot side-yard setback shall be required if the side lot line abuts a residential district	3. A ten (10) foot side-yard setback shall be required if the side lot line abuts a residential district	3. A ten (10) foot side-yard setback shall be required if the side lot line abuts a residential district
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Sign Type	SR-1	SR-2	OS & FP
General Provisions	1. The maximum number of colors in any sign is three.	1. The maximum number of colors in any sign is three.	1. The maximum number of colors in any sign is three.
	2. Unless otherwise stated in a specific district, neon signs shall not be permitted.	2. Unless otherwise stated in a specific district, neon signs shall not be permitted.	2. Unless otherwise stated in a specific district, neon signs shall not be permitted.
	3. Unless otherwise stated in a specific district, internal illumination of a sign is not permitted.	3. Unless otherwise stated in a specific district, internal illumination of a sign is not permitted.	3. Unless otherwise stated in a specific district, internal illumination of a sign is not permitted.
	4. The maximum total square footage of all signs on any lot is 6 square feet.	4. The maximum total square footage of all signs on any lot is 6 square feet.	4. The maximum total square footage of all signs on any lot is 6 square feet.
	5. Changeable copy signs are not permitted.	5. Changeable copy signs are not permitted.	5. Changeable copy signs are not permitted.
	6. Animated signs are not permitted.	6. Animated signs are not permitted.	6. Animated signs are not permitted.

Sign Type	SR-1	SR-2	OS & FP
Residential ¹	1. Permitted with no commercial message.	1. Permitted with no commercial message.	1. Permitted with no commercial message.
	2. Maximum size is 4 square feet.	2. Maximum size is 4 square feet.	2. Maximum size is 4 square feet.
Incidental ²	1. Permitted with no commercial message.	1. Permitted with no commercial message.	1. Permitted with no commercial message.
	2. Maximum size is 4 square feet.	2. Maximum size is 4 square feet.	2. Maximum size is 4 square feet.
	3. Maximum height is 4 feet.	3. Maximum height is 4 feet.	3. Maximum height is 4 feet.
	4. Maximum number is 4 per lot.	4. Maximum number is 4 per lot.	4. Maximum number is 4 per lot.
Monument	1. Not permitted.	1. Not permitted.	1. Not permitted.
	1. Permitted.	1. Permitted.	1. Permitted.

Building Marker ³	2. Maximum size is (6) square feet.	2. Maximum size is (6) square feet.	2. Maximum size is (6) square feet.
	3. Must be cut or etched into stone, masonry bronze or similar material.	3. Must be cut or etched into stone, masonry bronze or similar material.	3. Must be cut or etched into stone, masonry bronze or similar material.
Canopy/ Awning	1. Not permitted.	1. Not permitted.	1. Not permitted.
Identification ⁴	1. Permitted.	1. Permitted.	1. Permitted.
	2. Only name and address permitted.	2. Only name and address permitted.	2. Only name and address permitted.
	3. Maximum size is to be (4) square feet.	3. Maximum size is to be (4) square feet.	3. Maximum size is to be (4) square feet.
Marquee ⁵	1. Not permitted.	1. Not permitted.	1. Not permitted.
Projecting	1. Not permitted.	1. Not permitted.	1. Not permitted.
Wall Sign	1. Not permitted.	1. Not permitted.	1. Not permitted.
Window Signs	1. Not permitted.	1. Not permitted.	1. Not permitted.
Sidewalk Signs	1. Not permitted.	1. Not permitted.	1. Not permitted.
Deviations	1. Not permitted.	1. Not permitted.	1. Not permitted.

NOTES:

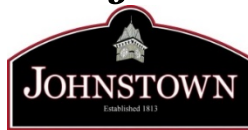
1. No commercial message allowed on sign, except for a commercial message drawing attention to an activity legally offered on the premises.
2. No commercial message of any kind allowed on sign if such message is legible from any location off the lot on which the sign is located.
3. May include only building name, date of construct, historic data on historic site; must be cut or etched into masonry, bronze or similar material.
4. Only address and name of occupant allowed on sign.
5. If such sign is suspended or projects are above a public right of way; the issuance and continuation of a sign permit shall be condition on the sign owner obtaining and maintaining in force liability insurance for such a sign in such amount as the [VillageCity](#) Council may reasonably from time to time determine, provided that the amount of such liability insurance shall be at least \$500,000 per occurrence per sign.

1177.99 VIOLATIONS.

Any of the following shall be a violation of this chapter and shall be subject to the enforcement remedies and penalties provided by this chapter, the Zoning Ordinance and by State law:

- a) To install, create, erect, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the lot on which the sign is located.
- b) To install, create, construct, or maintain any sign requiring a permit without such permit.
- c) To fail to remove any sign that is installed, created, erected, or maintained in violation of this chapter, or for which the sign permit has lapsed.

- d) Each day of continued violation shall be considered a separate violation when applying the penalty portions of this chapter.
- e) Where signs are not in keeping with the provisions of this chapter, signs may be removed at any time as deemed by the [VillageCity](#).
- f) Whoever violates any provision of this chapter shall be guilty of a minor misdemeanor and shall be fined not more than one hundred dollars (\$100.00). Each day that such violation continues shall constitute a separate offense.



AN ORDINANCE ESTABLISHING A SPECIAL USE DISTRICT IN THE CITY OF JOHNSTOWN AND APPROVING ASSOCITED SECTION 1170 OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES

WHEREAS, The City of Johnstown wishes to establish a special use district for government and public uses within the City; and

WHEREAS, Section 1170 of the City of Johnstown Codified Ordinances (the “Codified Ordinances”) will govern the Special Use (SU) district in the City of Johnstown; and

WHEREAS, the Special Use district will regulate the location and standards for such uses and structures, such as school buildings, government buildings, and public parks; and

WHEREAS, On June 14, 2022, by a **X-X** vote, the Planning and Zoning Commission recommended for City Council consideration the establishment of a Special Use district and Section 1170 of the Codified Ordinances; and

WHEREAS, after review of all uses, the Council of the City of Johnstown desires to establish a Special Use district and create Section 1170 to govern said district.

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

Section 1. That Section 1170 is established; 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:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan S. Ashrawi, Law Director

CHAPTER 1170

Special Use SU District

1170.01 Purpose

“*Special use*” as used throughout this Ordinance, means facilities classified as main and accessory uses as listed in Section 1170.02. The SU District and regulations are established to regulate the location and standards for such uses and structures so as to ensure their proper functioning in consideration of traffic, access, and general compatibility adjacent areas

1170.02 Permitted Uses

Buildings and land within the SU District shall be utilized only for one (1) of the uses set forth in the following schedule:

MAIN BUILDINGS / USES

Institutional and/or Educational:

Government and public buildings, police/fire/EMS stations and buildings, public parks, museums, preschools, primary and secondary public, private or parochial schools.

Cemeteries:

ACCESSORY BUILDINGS / USES

Parking areas, playgrounds, signs

Signs, maintenance facilities,

1170.03 Development Standards

The area or parcel of land for a special use shall not be less than that required to adequately provide for the main building, accessory buildings and uses, off-street parking, setbacks, yards and open spaces to accommodate the facility and maintain the character of the neighborhood. Development plans must reference Chapter 1183 Landscaping and provide a minimum of 25% open space. The suitability of the area or parcel of land for a specified conditional special use shall be approved by the Planning and Zoning Commission through review of the Development Plan, pursuant to Section 1170.05 below.

1170.04 Yard Regulations

A. Front Yards

The front yard setback shall be not less than the largest required front yard setback for any adjacent zoning district.

B. Side and Rear Yards

The yards for each building or structure in the SU District shall be specified in the required Development Plan. If the proposed special use is located adjacent to a non-residential zoning district, then the side and rear yards shall be not less than the largest yard required in that district. If side or rear yards are adjacent to a district where single-family residential uses are a permitted use, the side and rear yards shall be not less than seventy-five (75) feet.

1170.05 Approval by Planning and Zoning Commission

A Development Plan shall be submitted for land proposed to be zoned into the SU District. Such Development Plan shall include all the information and material required pursuant to Section 1127 of this Ordinance. In making its recommendation to the City Council on the proposed placement of land into the SU District, the Planning and Zoning Commission may propose modification to the Development Plan as submitted.

1170.06 Conformity with Development Plan

The construction of all buildings and development of the site within the SU District shall be in conformity and compliance with the Development Plan as approved by the Planning and Zoning Commission and City Council. Any subsequent environmental change or change in use on the property shall require an amendment to the Development Plan and approval by the Planning and Zoning Commission.

DRAFT

CITY OF JOHNSTOWN OHIO



May 2022 Zoning Inspector Summary

Total new homes permitted MTD 2022: (37)

Total new homes permitted in May 2022: (9)

Total permit applications received by type for May: (30)

Total May property code enforcements entered into OpenGov (5)

New Permits for May by category 2022:

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

Property Maintenance Code Violations, pending or corrected.

1. S. Main property and sidewalk conditions: Court decision the property owner was fined \$300 plus Court costs. The fine will be suspended when the sidewalk is installed. The construction date is June 23, 2022.
2. Inspections completed: sidewalks, deck framing, fence post holes: 10
3. Final Occupancy permits issued: 3
4. Temporary Occupancy permits issued: 2
5. Parking in front yards Zoning Violation Notices: 2
6. Litter receptacle violations 5
7. Yard signs removed 13

Business updates.

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

Urgent Care on W Coshocton the second DRB review for their COA will be heard on July 12.

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

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

ACE Hardware on W Coshocton their COA was approved.

BellStore the COA was approved, the Zoning is pending engineer review, the Demolition permit for all the existing structures was issued.

Thorpe Automotive and Thorpe Power Sales will be relocating from 670 W Coshocton to 81 E College within the next month.

Jim Blair
Johnstown Zoning and Property Code Enforcement Official

