



Planning & Zoning Commission Meeting
Tuesday, August 9, 2022 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment
5. Approval of Minutes
 - a. June 14, 2022
6. Application # Z-22-159 Zoning Map Amendment
 - a. Application & Staff Report
7. Legislation Review & Recommendation to Council
 - a. **ORDINANCE 16-2022** AN ORDINANCE AMENDING CHAPTER 1141 OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES
 - b. **ORDINANCE 17-2022** AN ORDINANCE AMENDING CHAPTER 1155 OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES
8. Other Business
9. Adjourn



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

1. Call to Order

Chairman Green called to order the Planning and Zoning Commission meeting for June 14, 2022 at 6:30 p.m.

2. Roll Call

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

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

Public present - Lucas Novembre, Mary Queen Cool, David Cool

3. Pledge of Allegiance

4. Public Comment

No comments from the public

5. Approval of Minutes

a. April 26, 2022

b. May 10, 2022

c. May 24, 2022

ACTION: Ryan Green moved to approve all minutes en bloc; 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

6. Draft Ordinance 13-2022 Amending signs; Review

a. **ORDINANCE 13-2022** AN ORDINANCE AMENDING SECTION 1177 OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES

Review of Chapter 1177 of the Johnstown Codified Ordinances; Sign code. Planner Bailey Morlan said all changes that were made brought things that were in the draft zoning into this current chapter. Discussion and edits to code sections on window sign percentages, design and construction, enforcement of the zoning code for design and checks and balances.

ACTION: Ryan Green moved to pass this to council as a recommendation;
Steve Dyer seconded and the vote was as follows:
AYES: Steve Dyer, Charlie Campbell, Ryan Green, Walter Raub
NOES: Jesse Coppel
ABSTAIN: None

Passed 4 - 1

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

Ms. Morlan said this is the exact wording that was in the draft zoning, it would create a separate district for government and public buildings. An example of this would be the school; currently it is zoned residential, it does not belong in residential and it also does not belong in commercial. Some discussion and explanation on other uses listed such as parks and cemeteries; edits noted.

ACTION: Steve Dyer moved to approve and forward to council as edited.; Walter Raub seconded and the vote was as follows:
AYES: Charlie Campbell, Jesse Coppel, Ryan Green, Walter Raub, Steve Dyer
NOES: None
ABSTAIN: None

Passed 5 - 0

8. Zoning Inspector

a. May 2022

Jim Blair highlighted items in his report. Added that Taco Bell no longer looking at the 62 BBQ property. Thorpe Auto moving out of their location and into a building purchased on College Street; an existing internet business will take over the space left. Two EV charging

stations will be going in at Kroger.

Some discussion on the Rental Program; Ryan Green noted some zoning violations with trash and grass on a couple of rentals and getting rental companies or landlords to maintain the properties.

9. Other Business

No further business.

10. 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

The meeting adjourned at 7:45 pm.



Public Notice

The City of Johnstown Planning & Zoning Commission will consider an application on Tuesday August 9, 2022 at 6:30 pm at 599 S. Main St. Johnstown, Ohio 43031. The request is for a Zoning Map Amendment per Chapter 1137. To rezone 35.9 acres located on W. Coshocton St. and west of Clark Dr. (Auditors Pin# 053-173364-00.000). The applicant's request is to combine and change two existing zoning districts currently divided between GCC-2 (commercial) and SR-1 (residential) to AR-1 (multi-family).

Within thirty days after the public hearing a recommendation will be made by the Planning Commission.

**For more information contact:
Jim Blair Zoning Inspector
740.967.3177
jblair@johnstownohio.org**

Zoning Map Amendment Application

undefined

Z-22-159

Submitted On: Jul 25, 2022

Applicant

 Jacob Shields

 3306185692

 jshields@byredwood.com

Location

0 JOHNSTOWN-UTICA RD
JOHNSTOWN, OH 43031

Property Owner Information

Property Owner	Zoning District
Richard Donahey	GCC - 2 and SR - 1
Proposed Zoning District	Present Use of Property
AR - 1	Agriculture

Description of the property to which Amendment would apply if enacted.

Please see ALTA survey attached.

Statement of the relation of the proposed amendment to the general welfare of the community, to appropriate plans for the area and to the changed or changing conditions behind the request for the amendment.

The property the subject of this rezoning lies in the southern quadrant of the City of Johnstown, Ohio, and has been identified as "Mixed Use" on the most recent Comprehensive Plan for the City. The Proposed Use for a Redwood single story residential rental community is consistent with Johnstown's plans and expectations for the area and is compatible with current and expected developmental which will occur in the area. The City's current comprehensive plan is relatively recent, however, since that plan was prepared, there has been an enormous unanticipated nearby development, the Intel Project in New Albany, which affects Johnstown perhaps more than any other nearby municipality.

The current and planned uses around the property the subject of this rezoning are the RT 62 Commercial corridor to the west, residential both single family and multi-family to the north and northeast, and industrially zoned property which is in the process of development to the south. The proposed use is a classic transitional use between the zoned industrial in Johnstown and the Intel development south of Duncan Plains and Green Chapel Roads and the already developed residential uses in Johnstown to the north and northeast of the property. The property has very little frontage on SR 62, which provides challenging access and adjacency issues, however, appropriate access can be obtained to SR 62 which is compatible with the RT 62 Commercial Corridor. The Proposed Use is also an appropriate, "behind the commercial use" which can be expected behind and as a transitional use between the commercial corridor and residential uses to the north and east.

Redwood has been a member of the Johnstown community for eight years, its Kyber Run project has been successful and well received in the market, and the development of this property by Redwood, with the economic explosion and residential housing demand which is/will occur in Johnstown and this area of Licking County ensures that this rezoning is appropriate, needed, and consistent with the Johnstown's plans and expectations for the area.

Property Owners - Contiguous to Property

List the property owner's names and addresses contiguous to and directly across the streets(s) from the property for which the nonconforming use is proposed or desired to be continued.	Property Owner Name
	Ronnie Paulchel
	Property Street Address
	855 W Coshocton Street
Property City/Town/State	Property Zip Code
Johnstown Ohio	43031

List the property owner's names and addresses contiguous to and directly across the streets(s) from the property for which the nonconforming use is proposed or desired to be continued.

Property City/Town/State
Dublin Ohio

Property Owner Name
Pulte Homes of Ohio

Property Street Address
475 Metro Place S STE 200

Property Zip Code
43017

List the property owner's names and addresses contiguous to and directly across the streets(s) from the property for which the nonconforming use is proposed or desired to be continued.

Property City/Town/State
Johnstown Ohio

Property Owner Name
Kyber Run Golf Course Inc

Property Street Address
5261 Mink Street

Property Zip Code
43031

List the property owner's names and addresses contiguous to and directly across the streets(s) from the property for which the nonconforming use is proposed or desired to be continued.

Property City/Town/State
Johnstown Ohio

Property Owner Name
Jeremey M Severance

Property Street Address
11510 Duncan Plains NW Rd

Property Zip Code
43031

List the property owner's names and addresses contiguous to and directly across the streets(s) from the property for which the nonconforming use is proposed or desired to be continued.

Property City/Town/State
Johnstown Ohio

Property Owner Name
Duncan Plains Ltd

Property Street Address
3891 Mink Street

Property Zip Code
43031

List the property owner's names and addresses contiguous to and directly across the streets(s) from the property for which the nonconforming use is proposed or desired to be continued.

Property City/Town/State
Newark

Property Owner Name
Lindsay Wright Leasing Co.

Property Street Address
2555 Dutch Lane NW

Property Zip Code
43055

List the property owner's names and addresses contiguous to and directly across the streets(s) from the property for which the nonconforming use is proposed or desired to be

Property Owner Name
Jean B Wright

continued.

Property Street Address
660 Carryback Drive SW

Property City/Town/State
Pataskala Ohio

Property Zip Code
43062

List the property owner's names and addresses contiguous to and directly across the streets(s) from the property for which the nonconforming use is proposed or desired to be continued.

Property Owner Name
Johnstown Real Estate Investments LLC

Property Street Address
907 W Coshocton St

Property City/Town/State
Johnstown Ohio

Property Zip Code
43031

List the property owner's names and addresses contiguous to and directly across the streets(s) from the property for which the nonconforming use is proposed or desired to be continued.

Property Owner Name
William and Susan Emery

Property Street Address
4396 Dublin Road

Property City/Town/State
Columbus Ohio

Property Zip Code
43221

Deed Restrictions, Easements, Covenants and/or Encumbrances

List any deed restrictions, easements, covenants and or encumbrance to be used to control use, development and maintenance of land and proposed uses shall be fully denoted by text and map.

Name of Deed Restriction, Easement, Covenant, and/or Encumbrance
Columbus Southern Ohio Electric Company

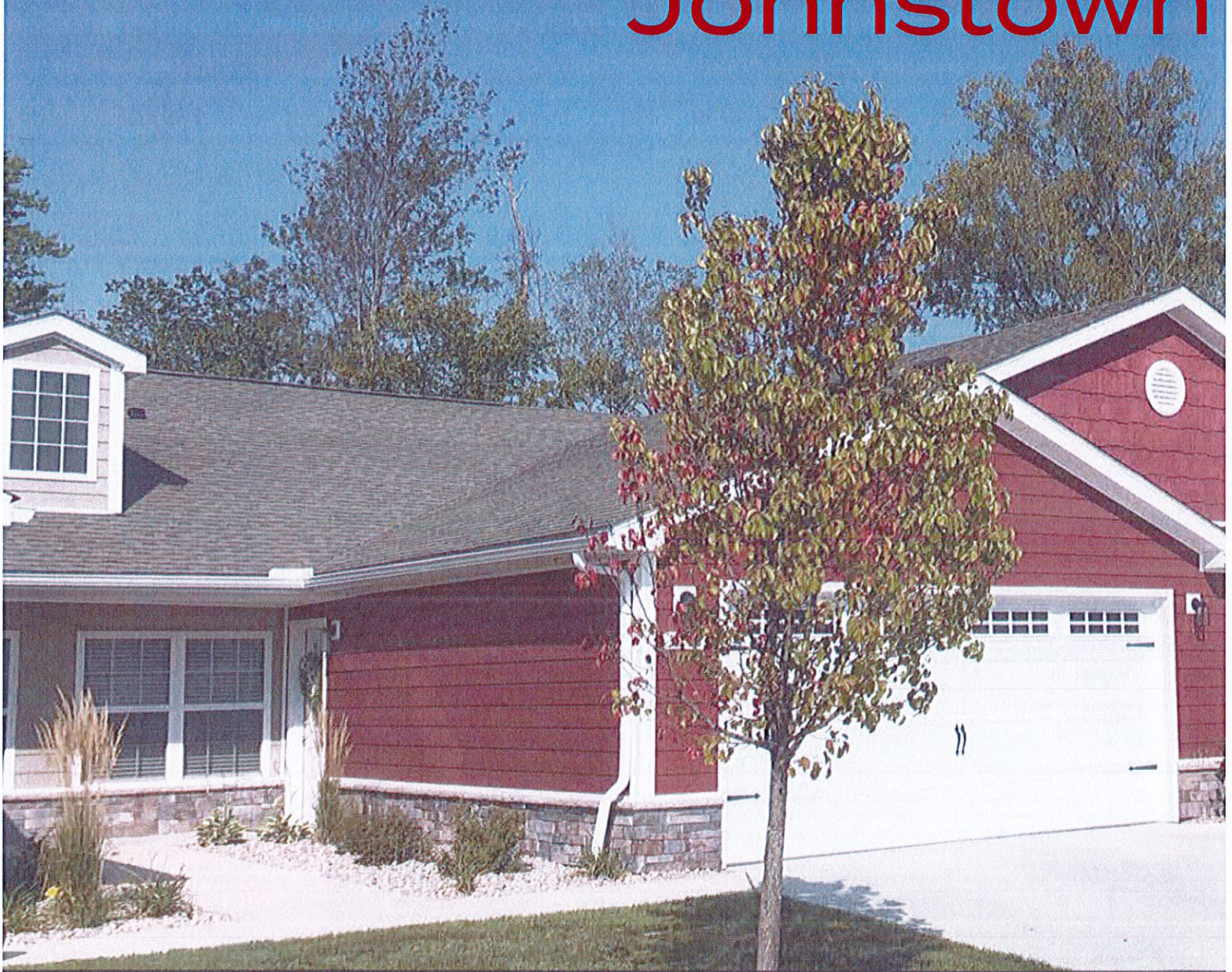
Describe above and how it will be used to control use, development, and maintenance of land and proposed use:
Existing public utilities are present on site - Please see attached ALTA

Authorization

I certify the information contained in this application and attachments is true and accurate.

true

Redwood Johnstown



Redwood
APARTMENT NEIGHBORHOODS

**Zoning Amendment
Submittal**

Johnstown, Ohio
July 26, 2022

Developer



Jake Shields
Director of Acquisitions
7007 East Pleasant Valley Rd.
Independence, Ohio 44131
(513) 458-9810

Design Team



Todd Foley
Principal
100 Northwoods Blvd, Suite A
Columbus, Ohio 43235
(614) 360-3055



Shawn Goodwin, PE
Regional Services Director
2550 Corporate Exchange Dr, Ste 300
Columbus, Ohio 43231
(614) 901-5770



James Keys
3660 Embassy Parkway
Fairlawn, Ohio, 44333
(330) 666-5770



Jeff Brown & Glen Duggar
Zoning Attorney
37 W. Broad Street, #460
Columbus, Ohio 43215

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• Illustrative Site Plan	
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Project Introduction

Redwood Living would like to bring our beautiful apartment homes to Johnstown. Our combination of smart, single-story design, private attached garages, and Redwood's signature features firmly place our apartment homes in a singular category: the maintenance-free convenience of an apartment with a genuine feel of home.

As Redwood's CEO David Conwill puts it, "We offer a condominium atmosphere with the feel of a single-family home—and without association fees or property taxes to worry about."

Redwood's distinctive approach to apartment home development starts with site selection. We choose communities like Johnstown because they offer a positive atmosphere, beautiful surroundings, and an appreciation of the qualities that Redwood provides, including energy efficiency.

Being good environmental stewards is a worthwhile goal in itself, but saving money for our residents is also extremely important to us. Our commitment to using specific materials and building processes means there are significant savings for our residents, as documented by our score on the nationally-recognized HERS index. According to this measure, Redwood apartment homes are 40-45% more energy efficient than a home built to current building codes. We're designated "Energy Star" as a result.

Redwood began more than twenty years ago with a simple goal: **give people the kind of apartment that they really wanted to call home.** We listened carefully to what people who lived in apartments had to say about what would simplify and improve the quality of their living experience

We learned that people want a private attached garage, single-story convenience, open floor plans, large kitchens, an extra full bathroom and plenty of closet space. So that's what we provide.

We invite you to learn more about Redwood Living by visiting www.byRedwood.com, and watching our YouTube channel; youtube.com/RedwoodLivingTV.



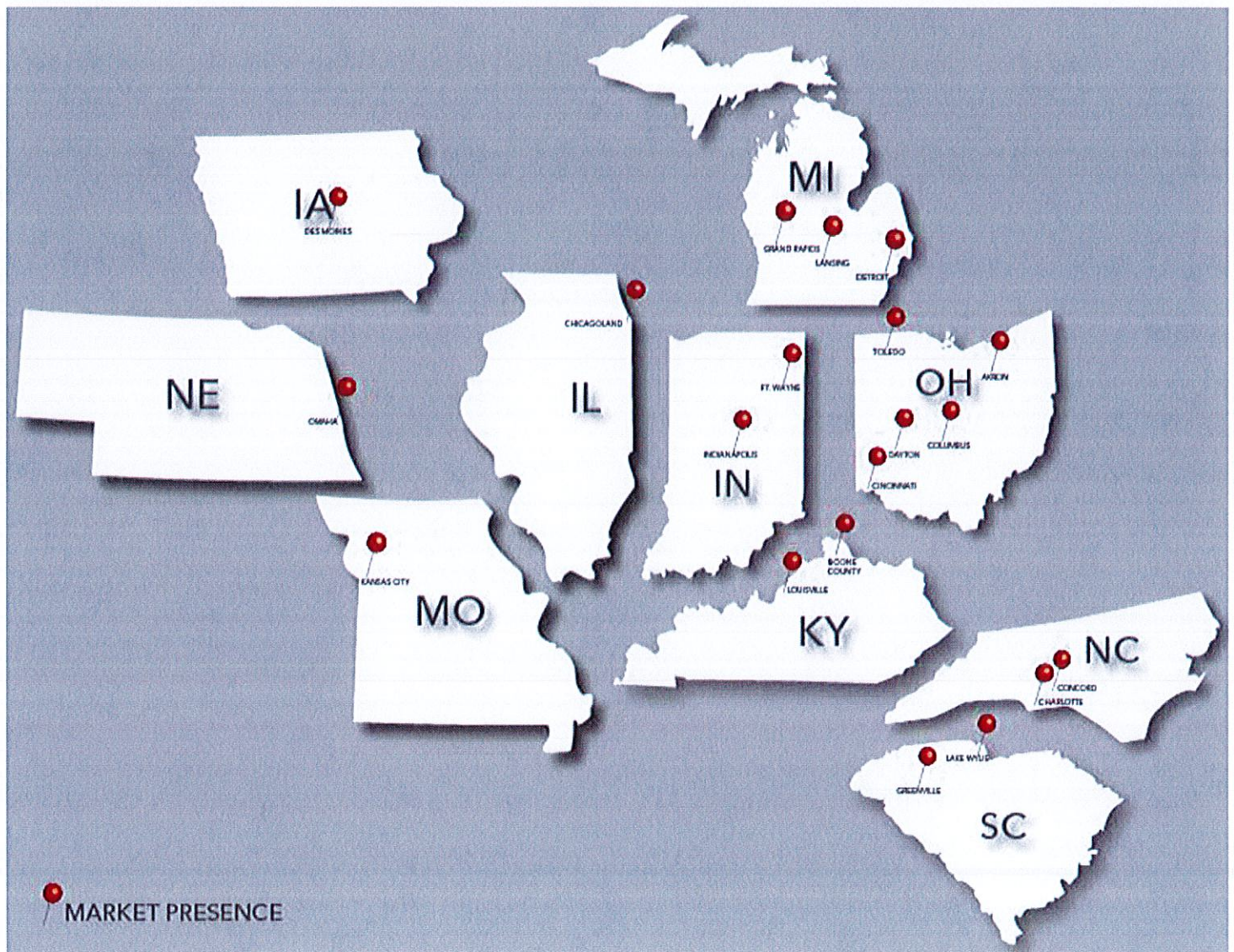
Redwood Neighborhoods: Peace, Quiet & Comfort

Who is Redwood?

- Founded in 1991, based in Cleveland, Ohio
- 15,000 Units; Owned and Managed
- Single story apartment developer, focused on internal amenities and passive external amenities
- 98% Leased Portfolio
- All communities are conventionally financed

Redwood Core Values

1. Do one thing really well
2. Be entrepreneurial
3. Serve those you lead
4. Deliver more than expected
5. Communicate openly & honestly
6. Instill family & team spirit
7. Demonstrate integrity & authenticity
8. Be nice & have fun



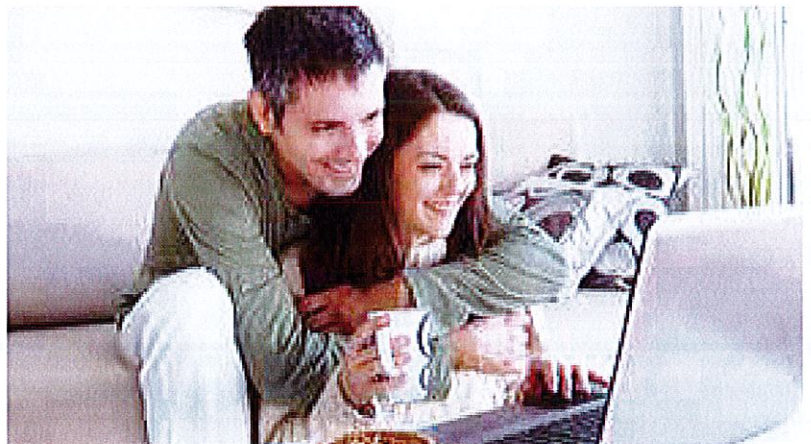
Redwood
APARTMENT NEIGHBORHOODS



MPG
ARCHITECTS

Who are our Residents?

- Residents who want a single-story design with private attached garages
- Those who want a 'peace and quiet' neighborhood & maintenance-free lifestyle
- Those who can afford \$1,750-\$2,150 rent
- Our design and features generate long-term residents
- Data gathered from our 15,000 units shows the following about our neighborhoods:
 - 50.6 Years = Average Age of a Redwood Resident
 - 70% of Redwood Residents Are Empty Nesters
 - Most Relocate From 3-Mile Radius of the Neighborhood (they are already your Neighbors)
 - 1.65 = Average Number of Residents per Apartment Home
 - 1.5 = Average # Cars per Apartment Home
 - 7-9 School-Age Children per 100 Apartment Homes
 - Average Resident Stay = 2.39 years
 - 15% of Residents Stay More than Five Years
 - Standard Lease Term = 1 year



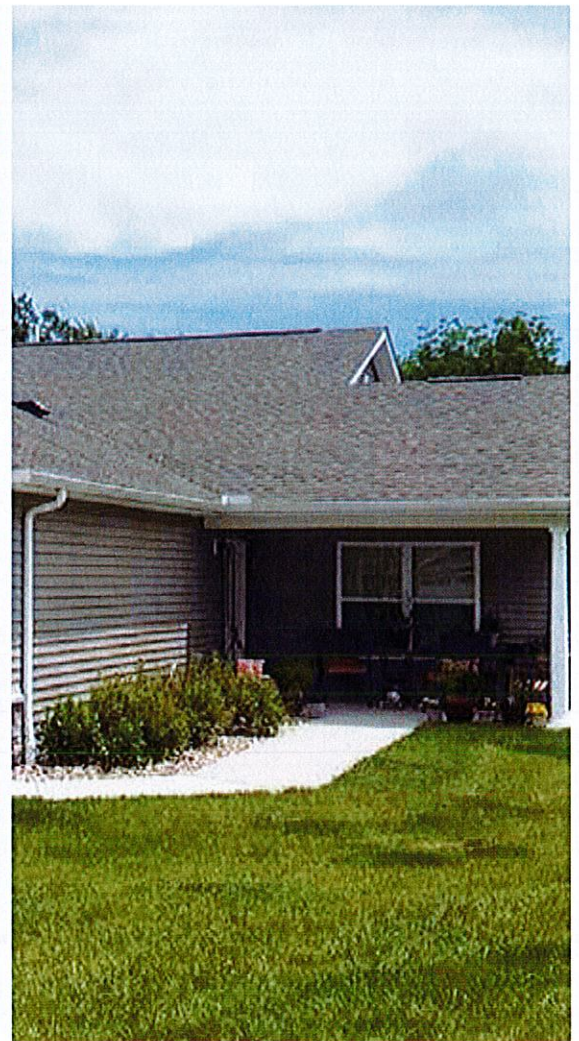
Redwood Neighborhood Exteriors

- Attractive traditional architectural design
- Stone and shake siding accents
- Individual driveways to garages; no widespread parking lots
- Upgraded 'carriage-style' garage doors
- Personal outdoor patios
- Consistently maintained – no matter if our Neighborhood is 12 years or 12 months old



Redwood Neighborhood Exteriors

- All communities use extensive landscaping
- Stone accents on buildings
- 2x6 Exterior walls, filled with R-19 batt insulation
- Varied color siding and shake accent panels
- Lifetime dimensional shingles
- Energy Star certified windows
- Individual driveways to garages, no widespread parking lots
- Carriage style garage doors with windowed panels
- Personal outdoor patio spaces



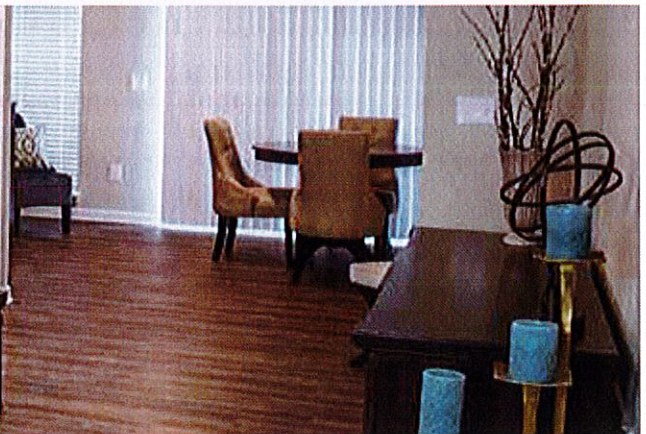
Redwood Neighborhood Interiors

- No stairs, single-story design
- No one living above or below the apartment home
- Spacious living areas with open floor plan
- Large windows for abundant natural interior light
- 2 bedroom, 2 full bath, a den space, and 2 car garage
- Walk-in closets and kitchen pantry
- Large eat-in kitchens with stainless steel appliances
- Smoke-free apartments



Redwood Neighborhood Interiors

- Vaulted ceilings, quality finishes, open floor plans with waterproof LVT (Luxury Vinyl Tile)
- Energy efficiency certified throughout unit including high efficiency furnace
- Granite countertops in kitchen and baths
- LED lighting throughout the home
- Every bedroom has a ceiling fan and walk in closet
- Full size washer and dryer connections



Why the Redwood Formula Works so Well?

- 24/7 On-site professional management responsive to resident requests
- A unique neighborhood that sells 'quiet and privacy'
- All single-story homes with private driveways to attached garages
- Private streets maintained by Redwood
- Attached single family rated construction
- State-of-the-art interior amenities and floor plans
- We use the data from our 15,000 units to select sites that insure the highest degree of repeatable success

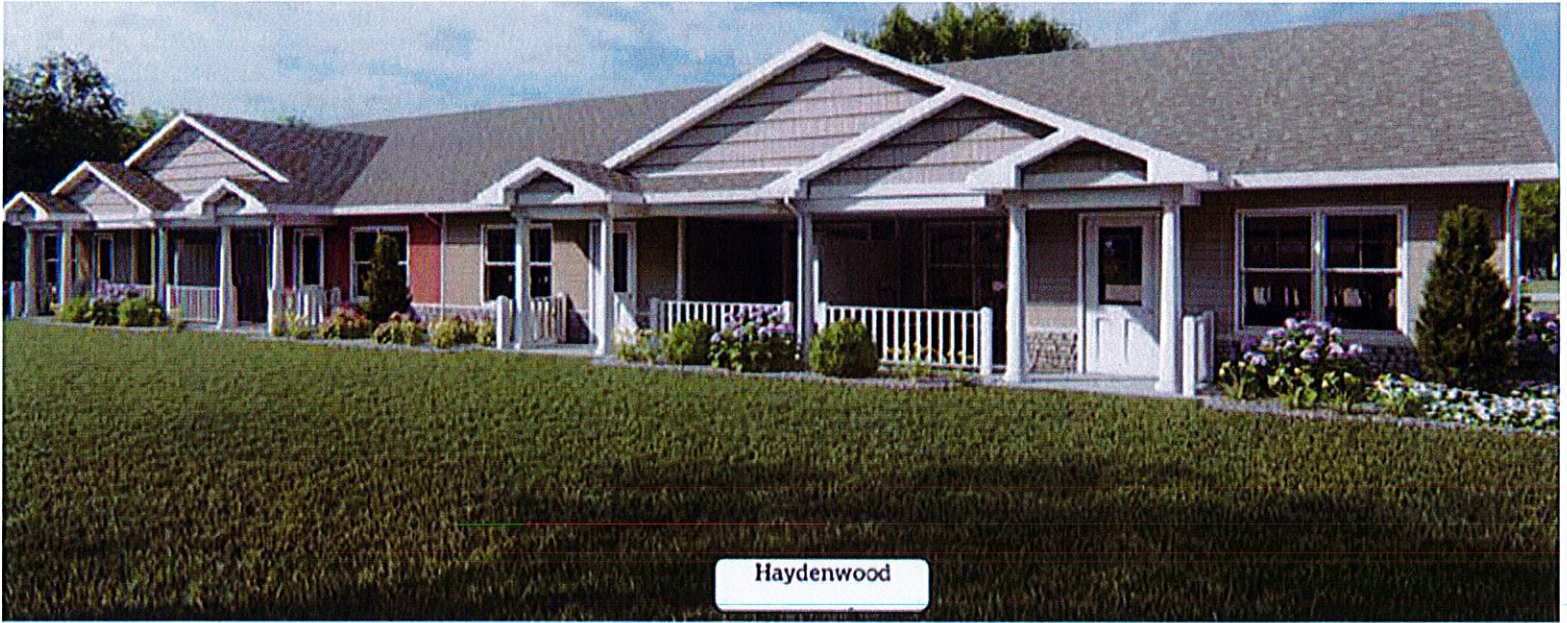


Why Redwood is Good for Johnstown:

- Appeals to older residents and empty nesters who want to stay in the community but do not want the hassle of maintenance issues
- Provides a distinctive townhome-like community emphasizing peace and quiet
- Will provide positive tax revenues to community with a minimal impact to community services and public works (i.e. police, fire, maintenance, etc.)
- Additional revenue for local business
- Minimal impact to public schools (5-10% of residents with school age children)
- Low traffic volumes relative to traditional single family home developments



Architectural Character Building Types

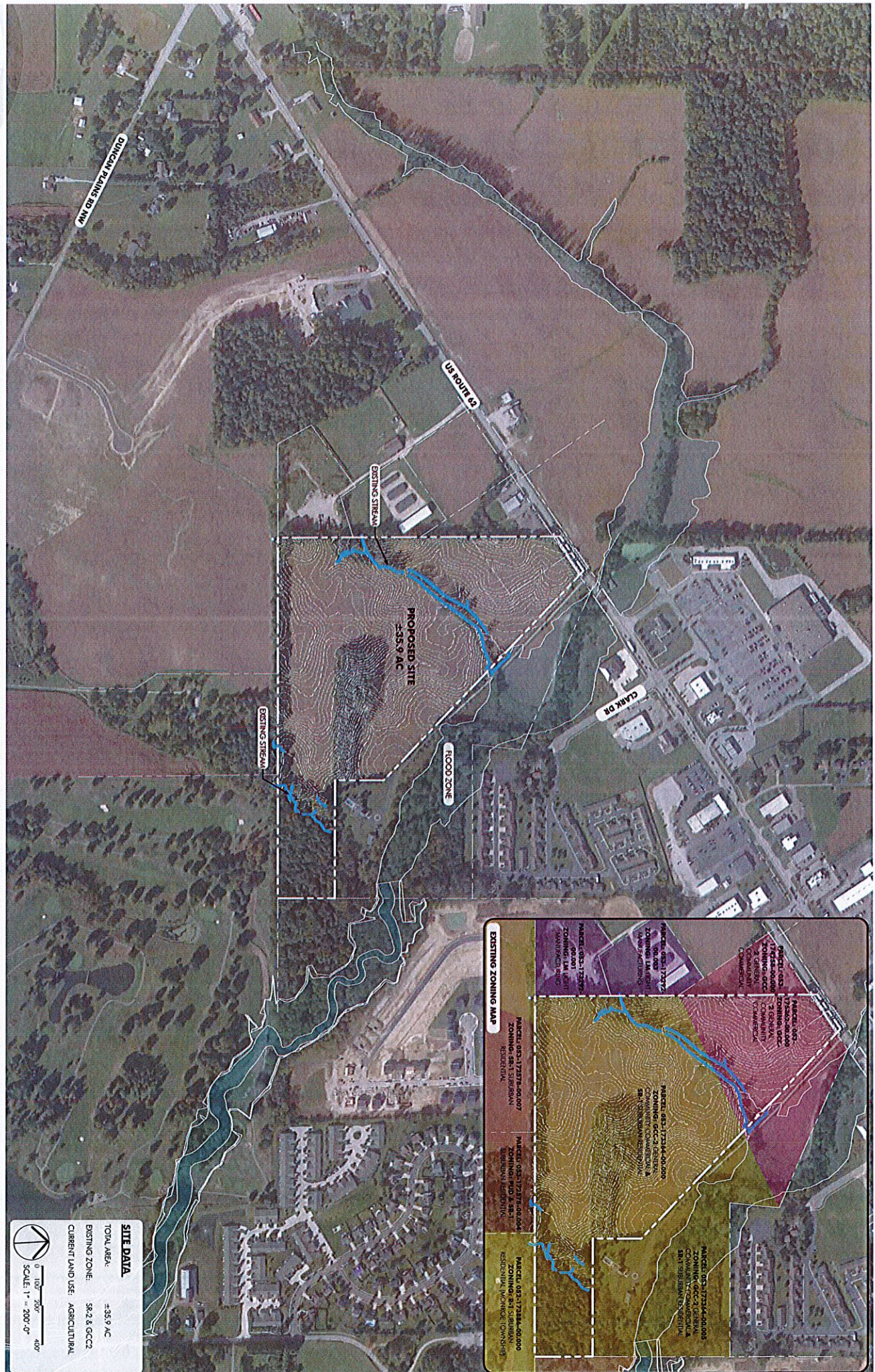


Architectural Character Building Types



Plan Exhibits

- Existing Conditions Plan
- Illustrative Site Plan
- ALTA Land Survey
- Turn Lane Exhibit





SITE DATA	
TOTAL AREA:	±35.9 AC
PROPOSED ZONE:	AR-1 MULTIFAMILY RESIDENTIAL
UNITS:	178
GREENWOOD:	49
MEADOWOOD:	108
WILLOWOOD:	21
OPEN SPACE:	±5.0 DU/AC
OPEN SPACE:	±17.1 AC (48%)

NOTE: SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AS NEEDED PER THE SITE PLAN REVIEW PROCESS AND FINAL ENGINEERING

0 50' 100' 200'
SCALE: 1" = 100'-0"

ALTANSPS LAND TITLE SURVEY STATE OF OHIO, COUNTY OF LICKING, VILLAGE OF JOHNSTOWN LOT 4, QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 15 UNITED STATES MILITARY LANDS

PLOT SCALE: 1"=60' DATE: 6/9/22 2:27 PM EDITED BY: CHENNAOS DRAWING FILE: D:\2022\6150\DWG\505\BURN\VEP\22\03150 SV 2022 01 25 15 18.DWG



REMARKS:
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DATE	BY	CHECKED BY	REVISIONS	DATE	SHEET NO.	DESCRIPTION
6/9/22	CHENNAOS	CHENNAOS	1	6/9/22	1	1 of 1



Redwood
CONSTRUCTION

STRUCTUREPOINT
INC.

2850 Corporate Exchange Dr., Ste 300 | Columbus, Ohio 43231
 Tel: 614.402.1223 Fax: 614.914.9122
www.structurepoint.com



CITY OF JOHNSTOWN

STAFF REPORT

Application Number: Z-22-159

Applicant: Jacob Shields

Parcel Number: 053-173364-00.000

Current Zoning District: SR-1 and GCC-2 **Proposed Zoning District:** AR-1

Commission Date: 08/09/2022

Project Narrative:

The applicant is requesting a rezoning of one parcel located on W. Coshocton Street. The parcel is 33.9 acres and is currently zoned GCC-2 in the front and SR-1 in the rear. The lot is currently being used for agriculture purposes and the applicant would like to rezone the property to AR-1 with the intent to build a Redwood Apartment development. The proposed development is a 178-unit Redwood Apartment neighborhood with 17 acres of open space. The Future Land Use Map, adopted in 2020, identified this parcel as commercial in the front and mixed use in the rear.

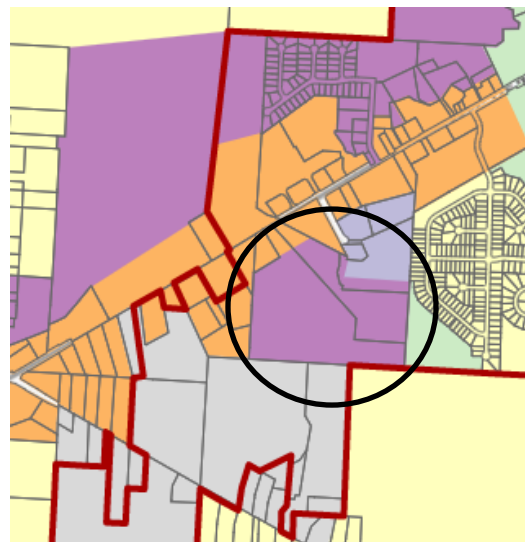
The Planning and Zoning Commission shall, at the minimum, consider the following factors in review of the application:

1. Relationship of the amendment to public health, safety and general welfare.
2. Compatibility of the proposed amendment to adjacent land use, adjacent zoning and to appropriate plans for the area.
3. Effects of the proposed amendment on access and traffic flow.
4. The relationship of topography to the use intended or to its implications.
5. Relationship of the proposed use to the adequacy of available services and to general expansion plans.

Image of Parcel



FLUM Image



Current Zoning District (SR-1)

CHAPTER 1143 Suburban Residential SR-1 District

1143.01 PURPOSE.

The purpose of the SR-1 District is to permit the establishment of low density single- family residential uses with lot sizes sufficient for individual water and sewer facilities, but not to exceed two dwelling units per gross acre. Centralized water and sewage facilities are, however, encouraged.

1143.02 PERMITTED USES.

In an SR-1 District the following uses are permitted:

- (a) One-family dwelling structures.
- (b) Accessory buildings and uses in association with permitted dwellings as specified in Section 1171.03.
- (c) Church or other place of worship provided it occupies a lot of not less than three acres.
- (d) Public school offering general education courses and having no facilities on the lot regularly used for housing or sleeping of students, faculty or staff.

1143.03 CONDITIONAL USES.

(a) The following uses shall be allowed in the Suburban Residential District SR-1 subject to approval in accordance with Chapter 1131:

- (1) Public parks, playgrounds and play fields operated with or without fees.
- (2) Private schools including child care centers offering general education courses and having no facilities for the housing of students.
- (3) Home occupation in association with a permitted dwelling, and in accordance with Chapter 1173 .

1143.04 ADDITIONAL DISTRICT DEVELOPMENT STANDARDS.

In addition to the provisions of Title Seven of this Part Eleven, the following standards for arrangement and development of land and buildings are required in the Suburban Residential District SR-1. (Ord. 1983-20. Passed 8-16-83.)

(a) Lot Requirements.

- (1) Except as otherwise provided in this Zoning Ordinance, each lot shall consist of not less than 20,000 square feet.
- (2) Each lot shall have a minimum width of ninety-five 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 eighty-five feet or more, except that, when such right-of-way is other than a straight line the chord distance may be reduced to sixty feet.
- (3) Each lot shall have a front setback of not less than thirty-five feet.
- (4) Each lot shall have a rear setback of not less than thirty feet.
- (5) For permitted structures there shall be a total side setback of twenty feet or more 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-five feet or more.

(6) Permitted and conditional uses shall not cover the lot by more than thirty percent (30%).

(b) Building Requirements.

- (1) No dwelling shall exceed 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 shall have a total living area of not less than the minimum set forth below:
 - A. Single-story dwellings - 1,700 square feet;

- B. Two-story dwellings - 2,000 square feet;
- C. One and one-half story dwellings - 1,100 square feet ground level, 700 square feet additional level;
- D. Bilevel, split-level -1,900 square feet.
- E. 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.

Proposed Zoning District (AR-1)

CHAPTER 1151 Multiple-Family Residential AR-1 District

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 five 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.

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 20,000square 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 thirty (30) feet. For conditional use structures there shall be a side setback on each side of the structure of twenty (20) feet or more;
6. Permitted and conditional structures shall not cover the lot by more than twenty-eight percent (28%). Pavement shall not cover the lot by more than twenty percent (20%).

b) Building Requirements.

1. No dwelling shall exceed twenty (20) 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 square feet above grade.
 - B. Two bedrooms - 1350 square feet above grade.
 - C. Three bedrooms – 1700 square feet above grade.
 - 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 equal to one and one-half times the height of the higher building.

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.
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 8,000 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.
8. 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. Lighting shall be screened or so arranged as to reflect the light away from the adjoining property.

CITY OF JOHNSTOWN



ORDINANCE 16-2022

AN ORDINANCE AMENDING CHAPTER 1141 OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES

WHEREAS, Chapter 1157 of the City of Johnstown Codified Ordinances (the “Codified Ordinances”) governs general District standards (Districts Generally) in the City of Johnstown; and

WHEREAS, The City of Johnstown is growing and requires updates to district standards to ensure high quality development that upholds the characteristics of the community; and,

WHEREAS, By a X-X vote at the August 9, 2022 meeting, the Planning & Zoning Commission voted in favor of forwarding this Ordinance to Council for consideration; and

WHEREAS, after review of all uses, the Council of the City of Johnstown desires to amend Codified Ordinance Chapter 1141.

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

Section 1. That Chapter 1141 is amended; deletions are ~~struck~~; additions are *italicized*

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 1141 Districts Generally

1141.01 Establishment of districts.

1141.02 Zoning district purposes.

1141.03 Designation of zoning districts.

1141.04 Newly annexed areas.

1141.01 ESTABLISHMENT OF DISTRICTS.

The Village *City* is hereby divided into zoning districts under five general categories known as residential districts, commercial districts, industrial districts, planned unit development districts and special districts.

1141.02 RULES OF APPLICATION

- a) *Identification of Uses. Listed uses are to be defined by their customary name or identification, except as specifically defined or limited in this Ordinance.*
- b) *Permitted Uses. Only a use designated as permitted shall be allowed as a matter of right in any zoning district, and any use not so designated shall be prohibited except, when in character with the zoning district, such additional uses may be added to permitted uses by formal amendment, in conformance with the procedures specified in Chapter 1137.*
- c) *Accessory Uses. An accessory use or structure is a subordinate use or structure clearly incidental to and customary in connection with the principal permitted building or use, and located on the same lot with such principal building or use. Accessory uses or structures shall be allowed in accordance with the specific district regulations, and the requirements of Section 1171.03.*
- d) *Conditional Uses. A use designated as a conditional use shall be allowed in the zoning district where the designation occurs, when such use, its location, extent and method of development will not substantially alter the character of the vicinity, or unduly interfere with or adversely impact the use of adjacent lots. To this end, the Planning Commission shall, in addition to the development standards for the specific district, set forth additional requirements as will render the conditional use compatible with existing and future use of adjacent lots in the vicinity, in accordance with Chapter 1131.*
- e) *Similar Uses. Determination as to whether a use is similar to uses permitted by right shall be considered as an expansion of use regulations of the district and not as a variance applying to a particular situation. Any use found similar shall thereafter be considered as a permitted use in that district.*

Applications for zoning permits for uses not specifically listed in the permitted building or use classifications of the zoning district, which the applicant feels qualify as a similar use under the provisions of this section, shall be submitted to the Planning Commission.

Prior to taking action on the inclusion of a use as a similar use, the Planning Commission shall hold a public hearing. The public hearing shall be advertised according to the requirements of Section 1137.05.

Within thirty (30) days after the public hearing, the Planning Commission shall determine whether the requested use is similar to those uses permitted in the specific district. In order to find that a use is similar, the Planning Commission shall find that all of the following conditions exist:

- 1. Such use is not listed as a permitted or conditional use in another zoning district.*
 - 2. Such use conforms to basic characteristics of the classification to which it is to be added and is more appropriate to it than to any other classification.*
 - 3. Such use creates no danger to health and safety and creates no offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences to an extent greater than normally resulting from uses listed in the classification to which it is to be added.*
 - 4. Such use does not create traffic congestion to a greater extent than uses listed in the classification to which it is to be added.*
- f) Development Standards. Development standards set forth shall be the minimum allowed for development in a district. If development standards are in conflict with requirements of any other lawfully adopted rule, regulation, or law, the most restrictive standard shall govern.*
- g) Obscene Material. Commercial establishments will not be permitted to sell material pandering obscenity, as defined in ORC Title 29, to adults and/or juveniles.*
- h) Home-Based Religious Services. Nothing in this Ordinance shall be construed to prohibit the conducting of private religious services, such as prayer meetings and/or Bible study, within the confines of a personal residence.*

1141.03 ZONING DISTRICT PURPOSES.

(a) Residential Districts. The residential districts are intended to provide land for one, two and multiple-family dwelling. Land uses which are not related to or desirable for a residential environment are not permitted.

(b) Commercial Districts. The commercial districts are intended to provide land for commercial expansion and new development in an orderly efficient and efficient distribution of a wide variety of retail goods and services to the public. Public use of these commercial areas introduces a concern for an appropriate appearance, pleasing environmental scheme and adequate safeguards for the public.

(c) Industrial Districts. Industrial districts are intended to encourage the development of manufacturing, processing, warehousing, research and testing, and wholesale business establishments which are clean, relatively quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. While public use of these areas is anticipated to be minimal, such public use is sufficient to create a concern for appropriate appearance and adequate safeguards for the public health.

(d) Planned Unit Development Districts. Planned unit development districts are intended to promote the development of large areas of land under a uniform scheme or pattern.

(e) Special Districts. The special districts are intended to provide for the orderly efficient development of areas with unique or unusual characteristics.

1141.04 DESIGNATION OF ZONING DISTRICTS.

(a) The name and symbol for the Standard Zoning Districts as shown on the Zoning District Map are as follows:

Name	Symbol
Residential Districts	
<i>Rural Residential</i>	<i>RR</i>
Suburban Residential	SR-1
Suburban Residential	SR-2
Urban Residential Low Density	UR-1
Urban Residential Moderate Density	UR-2
Multiple-Family Residential	AR-1
Commercial Districts	
General Community Commercial	
District 1	GCC-1
District 2	GCC-2
Light Manufacturing	LM
<i>Village Center</i>	<i>VC</i>
<i>Village Commercial</i>	
Special Districts	
Flood Plain	FP
Open Space	OS

(b) Subsection (a) hereof lists the standard zoning districts in their hierarchical rank. Uses allowed within a one-step superior hierarchically ranked district may be allowed in an inferior hierarchically ranked district; one step lower but inferior hierarchically ranked district uses shall not be allowed in superior hierarchically ranked districts.

1141.05 NEWLY ANNEXED AREAS.

Subject to the conditions stated in Chapter [1142](#), territory which is annexed into the ~~Village~~ *City* of Johnstown subsequent to the effective date of this section, and for which rezoning to a different district has not already been approved subject to the annexation, shall, upon the effective date of the annexation, be zoned into the Rural Residential District.

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN



ORDINANCE 17-2022

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177
Fax: 740-967-3519

AN ORDINANCE AMENDING CHAPTER 1155 OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES

WHEREAS, Chapter 1155 of the City of Johnstown Codified Ordinances (the “Codified Ordinances”) governs the General Community Commercial 1 (GCC-1) in the City of Johnstown; and

WHEREAS, The City of Johnstown is growing and requires updates to the district standards to ensure high quality development that upholds the characteristics of the community; and,

WHEREAS, By a X-X vote at the August 9, 2022 meeting, the Planning & Zoning Commission voted in favor of forwarding this Ordinance to Council for consideration; and

WHEREAS, after review of all uses, the Council of the City of Johnstown desires to amend Codified Ordinance Chapter 1155.

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

Section 1. That Chapter 1155 is amended; deletions are ~~struck~~; additions are *italicized*

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 1155
General Community Commercial GCC-1 District

1155.01 PURPOSE.

The purpose of the GCC-1 District is to designate appropriate areas for the establishment and development of commercial activities to service regional needs. Such areas shall be located on or at the intersection of arterial streets.

1155.02 PERMITTED USES.

In a GCC-1 District, the following uses are permitted:

- a) Administrative, business and professional offices:*
 - 1. Administrative and business offices not carrying on retail trade with the public and having no stock of goods maintained for sale to customers consisting of:*
 - i. Brokers and dealers in securities, investments and associated services, not including commercial banks and savings institutions.*
 - ii. Insurance agents and brokers and associated services.*
 - iii. Real estate sales and associated services.*
 - 2. Professional offices engaged in providing services to the general public consisting of:*
 - i. Medical and medical-related activities, but not including veterinary offices or animal hospitals.*
 - ii. Other health or allied medical facilities.*
 - iii. Professional, legal, engineering and architectural services, not including the outside storage of equipment.*
 - iv. Accounting, auditing and other bookkeeping services.*
 - 3. Organizations and associations organized on a profit or non-profit basis for promotion of membership interests, including:*
 - i. Business associations.*
 - ii. Professional membership organizations.*
 - iii. Civic, social and fraternal organizations.*
 - iv. Charitable organizations.*
- b) Retail stores primarily engaged in selling merchandise for personal or household consumption, and rendering services incidental to the sale of those goods; provided all storage and display of merchandise shall be within the principal structure, including:*
 - 1. Food and food products, consisting of: grocery stores, meat and fish markets, fruit stores and vegetable markets, and specialty stores such as bakery, candy or confectionery.*
 - 2. Proprietary drug and hardware stores.*
 - 3. Similar retail stores, consisting of: florists, gift, antique or second-hand stores, books and newspapers, sporting goods, jewelry, optical goods, and other retail stores which conform to the purpose and intent of the General Commercial District 1 and subject to the requirements of Section 1141.02 (e) . Retail stores*

will not be permitted to sell items pandering obscenity, as defined in ORC Title 29, to adults/juveniles.

c) Personal services, involving the care of the person and his/her personal effects, including consumer services generally involving the care and maintenance of tangible personal consumption, including:

- 1. Restaurants, but not including restaurants with drive-through facilities.
 - i. Cafe seating secondary to primary business; excluding outdoor alcohol consumption.**
- 2. Banks, savings and loans, and credit agencies, but not including establishments with drive-through facilities.*
- 3. Post offices.*
- 4. Barber and beauty shops, having no more than three (3) work stations.*
- 5. Funeral services.*
- 6. Human medical clinics.*
- 7. Radio, television or small appliance repair.*
- 8. Commercial photography.*
- 9. On-premises duplication and reproduction services.*

d) Nursery schools and day care facilities.

e) Religious, exercise facilities, and related uses.

~~(a) General merchandise sales including:~~

- ~~— (1) Department stores;~~
- ~~— (2) Limited price or discount variety stores;~~
- ~~— (3) Mail order and miscellaneous general merchandise stores;~~
- ~~— (4) Drug stores;~~
- ~~— (5) Pet stores;~~

~~(b) Food sales including:~~

- ~~— (1) Grocery, meat, fish, fruit or vegetable markets or any combination thereof;~~
- ~~— (2) Dairy or bakery products;~~
- ~~— (3) Specialty good stores;~~

~~(c) Apparel sales including:~~

- ~~— (1) Clothing, furnishings and accessory items for men, women and/or children;~~
- ~~— (2) Custom tailor shops, furriers, alterations and dry cleaning shops;~~

~~(d) Home furnishings sales including:~~

- ~~— (1) Furniture, home furnishings and equipment stores;~~
- ~~— (2) Household appliance stores;~~
- ~~— (3) Radio, stereo, television and music stores;~~

~~(e) Food or beverage sales and consumption including:~~

- ~~— (1) Package liquor stores;~~
- ~~— (2) Eating and drinking establishments excluding fast food and carry-out operations, but including those that sell alcoholic beverages or liquor by the glass;~~
- ~~— (3) Cafe seating secondary to primary business; excluding outdoor alcohol consumption.~~

~~(f) Miscellaneous retail sales and services including:~~

- ~~— (1) Book, stationary, jewelry and antique stores;~~

- ~~—(2) Gift, novelty and souvenir shops;~~
- ~~—(3) Camera, photographic supply and optical goods stores;~~
- ~~—(4) Tobacco, newspaper and magazine stores;~~
- ~~—(5) Auto service;~~
- ~~—(6) Shops for custom work whose articles or products are to be sold on the premises;~~
- ~~—(g) Miscellaneous uses:~~
 - ~~—(1) Post office;~~
 - ~~—(2) Newspaper or job printing;~~
 - ~~—(3) Funeral parlor;~~
 - ~~—(4) Theaters, assembly halls, billiard or pool parlors and bowling alleys;~~
 - ~~—(5) Telegraph office, express office and electrical substation;~~
 - ~~—(6) Laundries and laundromats;~~
 - ~~—(7) Banks, savings and loans, or other money investment or management businesses;~~
- ~~—(h) Service station:~~
 - ~~—(1) Motor vehicle repair.~~

1155.03 CONDITIONAL USES.

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

- a) Veterinary offices, not including outside boarding of animals.*
- b) Multiple-family located on the second level or higher of structure. and single family units in accordance with SR-1 requirements.*
- c) Gasoline service stations, or retail convenience stores selling gasoline as an ancillary activity.*
- d) Motor vehicle repair*

- ~~(a) Fast food and carry-out operations, providing that such uses are in association with and in conjunction with eating establishments with on-site, sit-down dining facilities.~~
- ~~(b) Second story and multi-family and single family dwelling units located in commercial structures.~~
- ~~(c) Retail motor vehicle fuel sales.~~

1155.04 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 building are applicable in the GCC-1 District.

- a) Lot Requirements.
 - 1. No minimum lot size is required; however, lot size shall be adequate to provide the yard space required by these additional district development standards.

2. No minimum lot width is required; however, all lots shall abut a public street and have sufficient width to provide the yard space required by these additional district development standards.
 3. Each lot shall have a front setback of not less than forty feet. Parking areas shall be at least fifteen feet from the street right-of-way.
 4. Each lot shall have a rear setback of not less than twenty-five feet. A structure to be serviced from the rear shall have a service court, alleyway or combination thereof not less than forty feet wide. A rear setback shall not be required on structures whose rear wall is fireproof and contains no windows, doors or other openings, except that a rear setback of forty feet is always required should such GCC-1 District lots rear abut any residential lot.
 5. For permitted and conditional structures there shall be a total side setback of not less than thirty-five feet with a minimum on one side of fifteen feet. A side setback shall not be required on a structure's side wall that is fireproof and contains no windows, door or other openings, except that a side setback of fifteen feet is always required should such GCC-1 District lot's side abut any residential lot.
 6. Permitted and conditional structures, pedestrian sidewalks and parking areas shall not cover more than ~~ninety percent (90%)~~ *seventy-five percent (75%)* of the lot. The remaining ~~ten percent (10%)~~ *twenty five percent (25%)* of the lot shall be landscaped with natural vegetation.
- b) Building Requirements. No structure shall exceed forty feet in height.
- 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 as to minimize conflict points between pedestrians and vehicular movements.
 2. Outdoor trash systems shall be sufficient to prevent any overflow and screening shall be provided to enclose such containers and hide them from view.
 3. *All sites shall meet Section 1197, Stormwater Management and shall submit a stormwater management plan to the City.*
 4. *Cross access easements should be provided between adjacent commercial and retail sites to minimize curb cuts.*
 5. ~~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 except that each lot is permitted a minimum of one curb cut. No curb cut shall be more than thirty-five feet in distance.
 6. 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.
 7. Outdoor storage and display of merchandise on public sidewalks shall be prohibited.
- d) *Landscaping. The landscaping of all parking and service areas shall meet the requirements of Chapter 1183. If side or rear yards are adjacent to any district where*

Commented [BM1]: Should we reduce the setback?

single-family or two-family residences are a permitted use, landscaping and screening shall also be required in those yards to meet the requirements of Chapter 1183.

DRAFT