



Design Review Board Meeting
Tuesday, January 27, 2026 - 5:00 PM
AGENDA

1. Call to Order/Roll Call
2. Public Comment on items not on the agenda
3. Action on Minutes
 - a. November 25, 2025
 - b. December 3, 2025
4. Design Guidelines draft review and recommendation to Council
 - a. Draft
5. Other Business
6. Adjourn



Design Review Board
Tuesday, November 25, 2025 - 5:00 PM
MINUTES

1. Call to Order/Roll Call

Board Chair Heather Green called the Design Review Board to order for November 25, 2025 at 5:03 pm.

Present - Heather Green, Andrew Hale, Franz Stein, Craig Bohning
Absent - Dustin Gerken

Staff present - Sean Staneart - City Manager, Trevor Traphagen - City Planner (MKSK), Teresa Monroe - Clerk of Council

Public present - Philip Wagner/Johnstown-Monroe Schools, Mike Vala/BSHM Architects, Nick Mockler/Signmaster, Byron Manchester/BSHM Architects

2. Public Comment on items not on the agenda

No comments

3. Approval of Minutes

a. November 12, 2025

ACTION: Franz Stein moved to approve; Craig Bohning seconded and all were in favor.
AYES: Heather Green, Andrew Hale, Franz Stein, Craig Bohning
NOES: None
ABSTAIN: None

Passed 4 - 0

4. Application # 10-13-25 Certificate of Appropriateness; 599 S. Main Street - New Construction

a. Application & Staff Report

City Planner Trevor Traphagen reviewed his staff report. The applicant proposes to construct a new multi-purpose building for the school district beside the 599 S. Main Street city municipal building. Mr. Traphagen said that after review of the city code and review criteria established, he sees no major inconsistencies between the proposed structure and the adopted guidelines, the only thing he did bring up is that in the current guidelines, metal cladding is a material recognized as undesirable, however in this case, there may be flexibility, there is metal on the building we are sitting in, additionally, the scale of the proposed building is similar to a barn or agricultural structure. He said in general, he thinks this meets the city's design guidelines. Craig Bohning inquired on the shared parking situation and asked how they properly count the number of spaces needed for both buildings. Mr. Traphagen said generally the hours that the multi-purpose building will be likely active are after when the municipal building will be utilized. There will be a couple additional spaces gained through re-stripping, and there will be about fifteen more added behind the building. Overflow parking plan discussed in case of a conflict such as election day, could utilize school parking off site. School Superintendent Dr. Philip Wagner was present for the application, he said they would also be making some accommodations for parking, their design firm added some additional doors going out the back toward existing school parking.

Board review of application and staff report, discussion on several alternate design options presented.



ACTION: Heather Green moved to approve alternate 3 with horizontal break on the sides in the same color or alternate 1 with the center cupola bigger than the other two; Craig Bohning seconded and the vote was as follows:

AYES: Heather Green, Franz Stein, Craig Bohning, Andrew Hale

NOES: None

ABSTAIN: None

Passed 4 - 0

5. Application # 11-7-25 Certificate of Appropriateness; 703 W. Coshocton Street - Sign

a. Application

Applicant provided material samples for requested pylon sign. Staff noted that the wall sign for the building was approved by the Zoning Inspector, it conformed to code. Trevor Traphagen said this comes before the board as it is non-conforming. Heather Green said she would like it if the pylon sign matched the wall sign, with the logo, however rendering submitted for pylon is the name only.

ACTION: Craig Bohning moved to approve; Andrew Hale seconded and the vote was as follows:

AYES: Craig Bohning, Andrew Hale, Heather Green, Franz Stein

NOES: None

ABSTAIN: None

Passed 4 - 0

6. Application # 10-20-25 Certificate of Appropriateness; 395 W. Jersey Street - WTP Expansion

a. Application & Staff Report

Board review of application, Mike Giangliordano with Jacobs Engineer joined virtually for review of elevations and plant exterior design. He said the whole building will have paneling removed so color palette is up to the city. Review and discussion on building color, panel direction, door heights, awning, water table height/style and color palette. Some color palette options were provided in the packet, board chose the lighter color, concern that a main darker color would show a lot of dirt/dust from surrounding gravel parking lots and agricultural.



Example Image 1: Source - Viking Range www.vikingrange.com

Conditions discussed: Water table to be five and a half to six foot height (whatever allows it to be trimmed in thirds), material for water table to be horizontal instead of vertically aligned, trim around doors and windows should be a shade or two darker than the water table itself, same for awning color (match trim or water table). Doors to be a little off from the primary color, not a stark white. Put a horizontal band across the top in the same field color, as a textural breakup.

ACTION: Craig Bohning moved to approve with conditions previously discussed and as listed; Andrew Hale seconded and the vote was as follows:
AYES: Craig Bohning, Andrew Hale, Heather Green, Franz Stein
NOES: None
ABSTAIN: None

Passed 4 - 0

7. Other Business

1. Ms. Monroe reminded the board that their next meeting, December 3rd, will be flipped for start time with the Planning & Zoning Commission, the applicant is seeking a variance for setback prior to seeking their COA.
2. Staff continues to work on scheduling a joint meeting with council for review of the Design Guidelines draft.
3. Ms. Green inquired on a house being painted on South Main Street. Mr. Staneart said he has instructed the Zoning Inspector to notify them a COA permit is needed before continuing.

8. Adjourn

ACTION: Heather Green moved to adjourn; Andrew Hale seconded and all were in favor.
AYES: Heather Green, Andrew Hale, Franz Stein, Craig Bohning
NOES: None
ABSTAIN: None

Passed 4 - 0

The meeting ended at 6:35 pm.



Design Review Board
Wednesday, December 3, 2025 - 6:30 PM
MINUTES

1. Call to Order/Roll Call

Vice Chair Andrew Hale called the Design Review Board to order for Wednesday, December 3, 2025 at 6:35 pm.

Present - Andrew Hale, Franz Stein, Craig Bohning
Absent - Heather Green, Dustin Gerken

Staff present - Sean Staneart - City Manager, Teresa Monroe - Clerk of Council

Public present - Chick & Teri Wilson

2. Public Comment on items not on the agenda

No comments.

3. Application # 10-6-25 Certificate of Appropriateness; 48 Benedict Dr. - Front Porch Addition

a. Application

Applicants Chuck and Teri Wilson, owners of 48 Benedict Drive, have received a variance for setback from the Planning and Zoning Commission and are requesting to construct a covered front porch addition to their home. Board review of the application and renderings submitted. Applicant said they would match the new porch roof shingles to the home. Mr. Hale said his principal concern is the 3/12 pitch of the porch roof as drawn, the drop/fall and that the front edge will obscure half of the view from the front picture window, he thinks he will be disappointed with the outcome. Discussion on the potential for creating a gable roof. Review of materials and colors; applicant will be using a dark TREX decking, the railing will be white and the 4x4 posts will be covered with the TREX white.

ACTION: Craig Bohning moved to approve with a 1/12 pitch for the porch extension, shingles to match existing house, posts to be white TREX, railings to be white, porch flooring to be clamshell Trex; Andrew Hale seconded and the vote was as follows:

AYES: Craig Bohning, Andrew Hale, Franz Stein

NOES: None

ABSTAIN: None

Passed 3 - 0

4. Other Business

1. Staff continues working to schedule the joint Design Guidelines Steering Committee and Council meeting for draft review of the guidelines.

5. Adjourn

ACTION: Craig Bohning moved to adjourn; Franz Stein seconded and all were in favor.

AYES: Franz Stein, Andrew Hale, Craig Bohning

NOES: None

ABSTAIN: None

Passed 3 - 0

The meeting ended at 7:00 pm.

DESIGN GUIDELINES

CITY OF JOHNSTOWN, OHIO

September 2025 | Guidelines Draft



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1 | INTRODUCTION

- » HOW TO USE
- » PURPOSE
- » APPLICABILITY





1 | INTRODUCTION

SEC 1.1 | HOW TO USE THIS DOCUMENT

This document provides design guidance for new construction and alterations / renovations throughout Johnstown. This document should be used in conjunction with the Comprehensive Plan and Codified Ordinances to review development proposals.

SEC 1.2 | PURPOSE

This document provides design guidance for new construction and alterations / renovations. This document is intended to provide a clear picture of the design quality expected for new construction or renovations. These design guidelines are further intended to fulfill the goals of the Johnstown Comprehensive Plan by creating a consistent, quality aesthetic throughout the community. The guidelines contained in this document are intended to be applied to all development as established within the applicable design review districts. These guidelines are further intended to implement and enforce the growing expectation of quality and consistency by the residents of Johnstown.

SEC 1.3 | REFERENCE DOCUMENTS

These design guidelines serve as only one part of the regulatory documents that help shape the built environment of Johnstown. Reference documents that offer more detail in specific areas of the city include:

- [Johnstown Comprehensive Plan \(2024\)](#)
- [Active Transportation Plan \(2021\)](#)
- [Johnstown Codified Ordinances \(updated regularly\)](#)

SEC 1.4 | DESIGN REVIEW ADMINISTRATION

This document is enabled by reference by [Chapter 1187 – Design Review Administration and Regulations](#) of the City's Codified Ordinances. The sections of Chapter 1187 referenced below further explain the role of the Design Review Board, Submission Requirements, Procedures, and Review Criteria:

CH 1187.01 | Purpose

CH 1187.02 | Definitions

CH 1187.03 | District Boundaries

CH 1187.04 | Review and Approval Authority

CH 1187.05 | COA Required

CH 1187.06 | COA Submittal Requirements

CH 1187.07 | Procedure for Obtaining a COA

CH 1187.08 | Criteria for Evaluation for COA

CH 1187.09 | Demolition of Structures

CH 1187.10 | Maintenance

CH 1187.11 | Amendments to Approved COA

CH 1187.12 | Appeals

CH 1187.13 | Application for Appeals

CH 1187.14 | Public Hearing and Notice for Appeals

SEC 1.5 | **CODIFIED ORDINANCES**

All development must abide by the regulations established in the City's Codified Ordinances.

Applicable zoning districts are listed throughout this document. The guidelines in this document do not supersede the requirements within the Codified Ordinances. This document should be used together with the Codified Ordinances to produce the form and type of development desired by the City. Common Codified Ordinance chapter references are linked below:

[CH 1142 | Rural Residential \(RR\)](#)

[CH 1143 | Suburban Residential \(SR-1\)](#)

[CH 1145 | Suburban Residential \(SR-2\)](#)

[CH 1147 | Urban Residential Low Density \(UR-1\)](#)

[CH 1149 | Urban Residential Moderate Density \(UR-2\)](#)

[CH 1151 | Multiple-Family Residential \(AR-1\)](#)

[CH 1155 | General Community Commercial \(GCC-1\)](#)

[CH 1157 | General Community Commercial \(GCC-2\)](#)

[CH 1159 | Light Manufacturing \(LM\)](#)

[CH 1167 | Village Center \(VC\)](#)

[CH 1169 | Village Commercial \(VILCOM\)](#)

[CH 1171 | Supplementary District Regulations](#)

[CH 1175 | Off-Street Parking and Loading Facilities](#)

[CH 1177 | Signs](#)

[CH 1183 | Landscaping](#)

[CH 1185 | Fences](#)

[CH 1187 | Design Review](#)

2 | THE JOHNSTOWN PERSPECTIVE

- » COMPOSITION
- » COMMUNITY IDENTITY
- » ELEMENTS TO AVOID





2.1 | COMPOSITION MATTERS

CREATING INVITING ENVIRONMENTS

Great places are made when buildings, streetscape, and land uses are all carefully considered. Key placemaking elements include Use & Form, Orientation & Scale, Walkability & Transparency, Site & Building Details, and Access & Parking.

Elements of existing development within downtown that reflect the desired character are illustrated below and to the right.

1. **USE & FORM** – A mix of uses including retail, restaurant, office, and residential are supported in two-floor buildings. This desired form should be included in future development.
2. **ORIENTATION & SCALE** – Front doors open to the sidewalk and are highly detailed. Doors repeat at a cadence that is easily walkable and pedestrian scaled.
3. **WALKABILITY & TRANSPARENCY** – Sidewalks are present on both sides of the street and connect pedestrians from parking areas to front doors. First floors of buildings feature large windows.
4. **SITE & BUILDING DETAILS** – Inclusion of decorative street lighting, landscaping, and public open space create a welcoming environment for pedestrians.
5. **ACCESS & PARKING** – Buildings are designed to be accessed from the sidewalk with parking located on-street and in shared lots behind buildings.

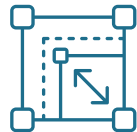
FIG 2.1 | EXAMPLE STREET COMPOSITION - PLAN VIEW



FIG 2.2 | EXAMPLE STREET COMPOSITION - STREET VIEW



Use & Form



Orientation & Scale



Walkability & Transparency



Site & Building Details



Access & Parking

In Figure 2.2, above, the guiding principles above are all present. Buildings feature front doors that open to adjacent sidewalks, are one or two floors in height, and feature large windows along the sidewalk. The green space around the Johnstown Opera House creates a welcoming space for pedestrians. Outdoor dining and public seating areas all support activity along the street. Decorative elements incorporated throughout, unique building details, landscaping elements, and public art add to the sense of identity of Johnstown and reinforce the small-town charm of the community.

2.2 | COMMUNITY IDENTITY

WHAT MAKES JOHNSTOWN, JOHNSTOWN?

Throughout the development of planning documents by Johnstown, one thing remains clear: **residents desire to protect and enhance the small-town charm of the city.** Utilization of natural materials, accent details, and thoughtful site design is key to achieving these goals.

The design elements that reflect the desired character for new development or alterations within Johnstown are illustrated below and to the right.

1. **USE & FORM** – Historic buildings that support a variety of uses. Buildings are generally built to the property boundaries, often featuring shared walls.
2. **ORIENTATION & SCALE** – Buildings are generally two floors with some single floor buildings. Front doors open to sidewalks adjacent to the facades of buildings.
3. **WALKABILITY & TRANSPARENCY** – Large first-floor windows allow pedestrians to see into adjacent businesses. Windows repeat at a cadence that is reflective of walkable, active street.
4. **SITE & BUILDING DETAILS** – Awnings, stone accents, and cornice / parapet detailing add visual interest and add to the overall quality of a building. Details are present on the street-facing facades.
5. **ACCESS & PARKING** – Buildings feature front doors along the sidewalk and rear entries for employees and deliveries. On-street parking spaces are conveniently located and provide buffer from traffic.

FIG 2.3 | DOWNTOWN EXAMPLE - STREET VIEW



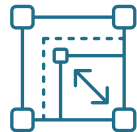
FIG 2.4 | RESIDENTIAL EXAMPLE - STREET VIEW



Image Credit: MKSK



**Use
& Form**



**Orientation
& Scale**



**Walkability &
Transparency**



**Site &
Building
Details**



**Access &
Parking**

While not every home in Johnstown will be the size and scale of the example above, the elements demonstrated in this example should be aspired to for all new residential development within Johnstown. Well-defined entrances are complemented with front porches. Homes are scaled (height, width, massing) appropriately for their lot size. These considerations are meant provide clear connections between streets and homes, and to minimize the dominance of driveways, garage doors, and parked vehicles in existing residential development patterns.

2.3 | ELEMENTS TO AVOID

CREATING THE DESIRED ENVIRONMENT

The elements illustrated on these pages have been identified as being undesirable in future development. The existing pattern of multiple curb-cuts, disjointed sidewalks, and lacking streetscape and site landscaping create an automobile-oriented environment that is not desired.

Elements of existing development within Johnstown that are undesired and should be avoided are described below and illustrated below and to the right.

1. **USE & FORM** – A single type of use (commercial retail and services) dominates. Little consistency between building form exists, and architecture often resembles corporate standards.
2. **ORIENTATION & SCALE** – Buildings have large setbacks and are surrounded by parking areas. Buildings are scaled to accommodate the function of the building, not the context of the street.
3. **WALKABILITY & TRANSPARENCY** – Sidewalks are intermittent along streets. Lack of street intersections limits walkability. Buildings often feature few windows.
4. **SITE & BUILDING DETAILS** – Site and building detailing vary from site-to-site. Site landscaping is present in recently developed parcels, but buildings generally lack unique or defining details.
5. **ACCESS & PARKING** – Numerous curb-cuts and individual parking lots provide vehicular access. Pedestrian access routes are limited or absent on most properties. Multiple doors provide access to buildings.

FIG 2.5 | DEVELOPMENT ELEMENTS TO AVOID - PLAN VIEW



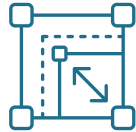
FIG 2.6 | DEVELOPMENT ELEMENTS TO AVOID - STREET VIEW



Image Credit: Google Maps



**Use
& Form**



**Orientation
& Scale**



**Walkability &
Transparency**



**Site &
Building
Details**



**Access &
Parking**

The view from the street above represents a condition the city should avoid recreating as infill and redevelopment occurs. The lack of street trees, inconsistent sidewalks, limited street network, and large building setbacks create an environment of “anywhere USA” as opposed to the small-town charm of Johnstown. As opportunities arise during roadway improvement projects, redevelopment, or infill projects, reducing the undesirable elements will allow the city to achieve the goals of maintaining the small-town scale and character of the city, in addition to balancing pedestrian and vehicular access.

3 | DESIGN REVIEW DISTRICTS

- » HISTORIC DOWNTOWN
- » COMMERCE CORRIDOR
- » NEIGHBORHOODS
- » INDUSTRIAL





3 | DESIGN REVIEW DISTRICTS

DESIGN REVIEW DISTRICTS ESTABLISHED

The city is comprised of four review districts. The purpose of these individual districts is to respond to the growth goals of Johnstown, acknowledge primary existing uses, and guide development within these established districts. Please see the corresponding sections for further explanation of the design guidelines for each respective area.

SEC 3.1 | **HISTORIC DOWNTOWN (HD)**

Within the historic core of Johnstown, the Historic Downtown district focuses on preserving the existing character of Main Street and surrounding residential streets. Within this district there are two sub-districts (commercial / mixed-use and residential) and signature streets. Sites along identified Signature Streets will be subject to additional scrutiny during review, and extra attention to detail is expected during repair, renovation, or new construction. While there are no additional standards for these streets, the standards in place should be exemplified by any site alterations.

SEC 3.2 | **COMMERCE CORRIDOR (CC)**

Focusing on infill and redevelopment, the Commerce Corridor district intends to create more pedestrian-friendly places within Johnstown. Developments in this district should balance access for both pedestrians and automobiles. Design guidelines for this district aim to accommodate a mix of uses, create buildings that add to the streetscape, and establish guidance for parking locations and screening.

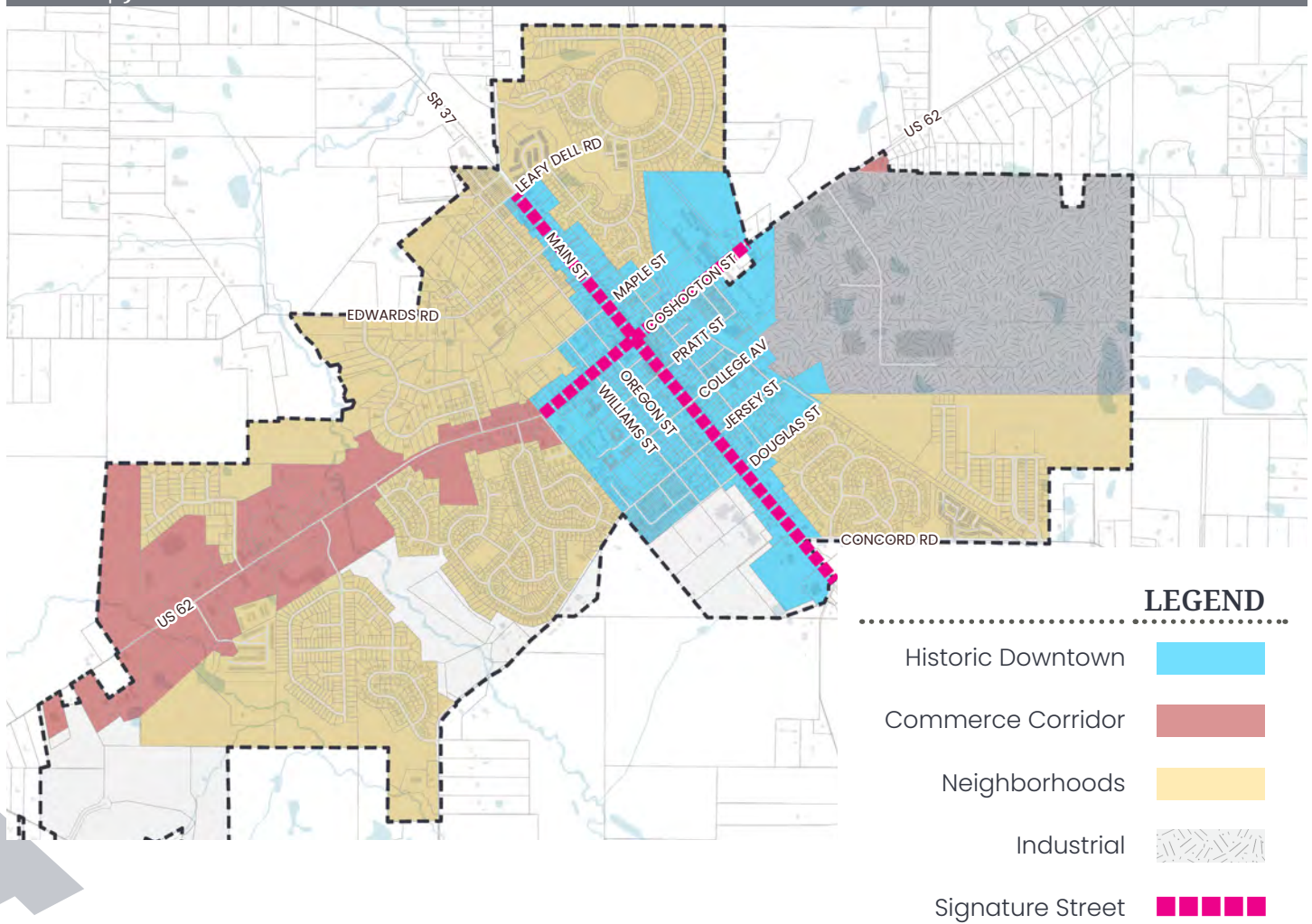
SEC 3.3 | **NEIGHBORHOODS (NH)**

Ensuring new development and infill of lots meet the aesthetic goals of Johnstown, the Neighborhood district provides guidance to the development of new residential subdivisions, the infill of existing lots, and alterations / additions to existing residences. The guidelines focus on preservation of community aesthetics and creating neighborhoods that add to the character of Johnstown.

SEC 3.4 | **INDUSTRIAL (IN)**

Desiring aesthetic improvements in all areas of the city, the Industrial district establishes baseline aesthetic requirements within the Codified Ordinances. Differing from the guidelines in this document, these standards have been adopted in the City's Codified Ordinances within the Light Manufacturing (LM) zoning district in Chapter 1159.04 – LM District Development and Aesthetic Standards.

FIG 3 | JOHNSTOWN DESIGN REVIEW DISTRICT MAP

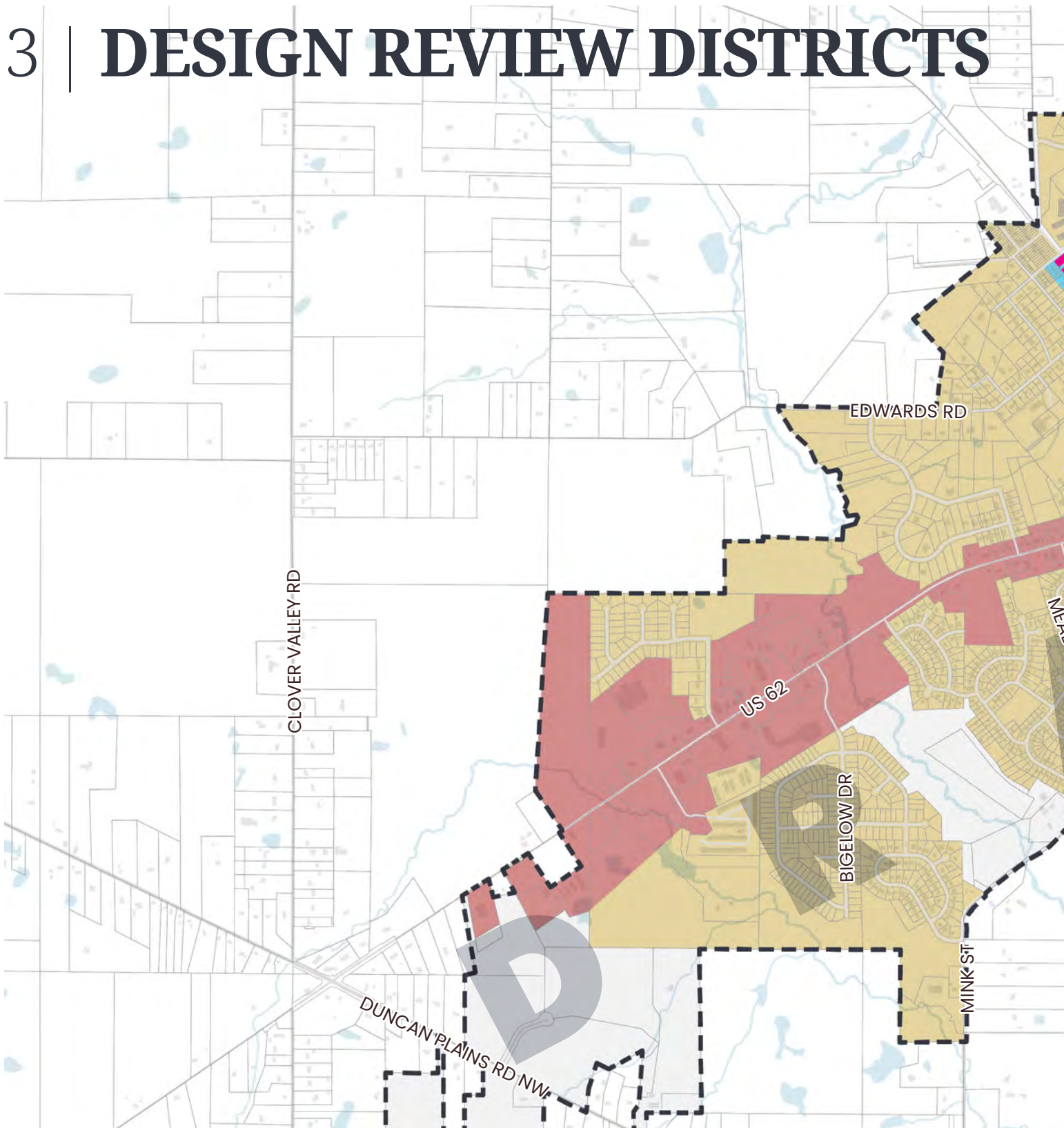


NOTE | UNDERLYING ZONING DISTRICTS

The illustrated design review districts cover most of the parcels within Johnstown. The zoning districts below should also be consulted when reviewing a proposed site development or alteration. The following zoning districts are influenced by these design guidelines:

Codified Ordinance & Zoning District	Design Review District(s)
CH 1143 Suburban Residential (SR-1)	(HD), (CC), (NH)
CH 1147 Urban Residential Low Density (UR-1)	(HD), (CC), (NH)
CH 1149 Urban Residential Moderate Density (UR-2)	(HD), (NH)
CH 1151 Multiple-Family Residential (AR-1)	(HD), (CC), (NH)
CH 1155 General Community Commercial (GCC-1)	(HD), (CC), (NH)
CH 1157 General Community Commercial (GCC-2)	(HD)
CH 1159 Light Manufacturing (LM)	(HD), (CC), (IN)
CH 1167 Village Center (VC)	(HD), (NH)
CH 1169 Village Commercial (VIL COM)	(HD)

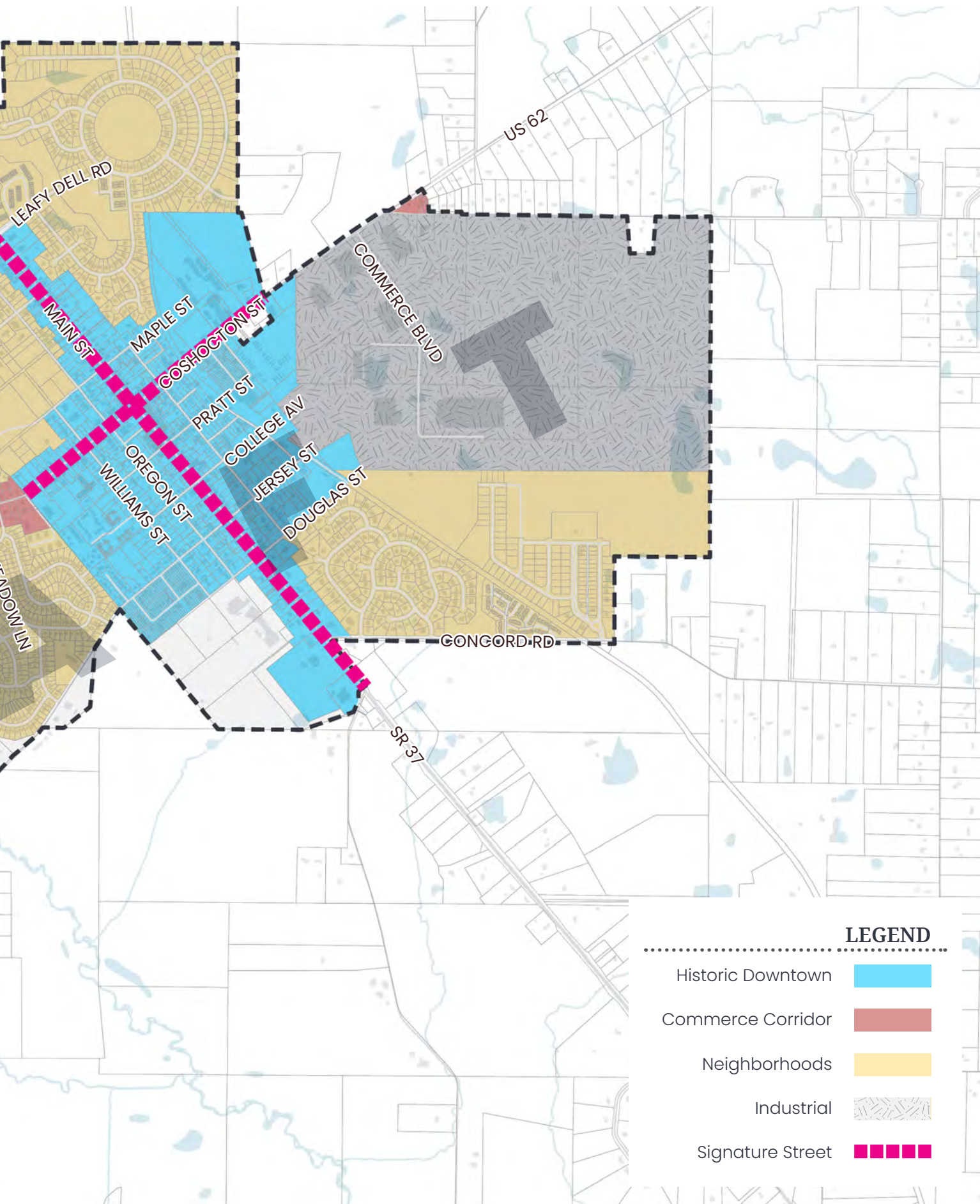
3 | DESIGN REVIEW DISTRICTS



NOTE | SIGNATURE STREETS

Signature streets should exemplify the standards contained in this document. Additional scrutiny will be applied to sites adjacent to these streets during reviews by the Design Review Board. No additional standards are applicable to sites along signature streets.

FIG 3 | JOHNSTOWN DESIGN REVIEW DISTRICT MAP



LEGEND

- Historic Downtown
- Commerce Corridor
- Neighborhoods
- Industrial
- Signature Street

3.1 | **HISTORIC DOWNTOWN**

- » COMMERCIAL / MIXED – USE
- » RESIDENTIAL





3.1 | HISTORIC DOWNTOWN

COMMERCIAL / MIXED-USE & RESIDENTIAL

Throughout the development of these guidelines, the clear consensus is the residents of Johnstown expect quality, timeless design within the community. Utilization of enduring materials, accent detailing, and thoughtful site layout is key to achieving these goals.

In addition to these guidelines, the underlying zoning districts that regulate uses and general site standards for parcels within the Historic Downtown district—setbacks, lot coverage, minimum lot area, and more—are listed below. These zoning districts are established in Title Five of the Johnstown Codified Ordinances and should be referenced during reviews by the DRB.

Ch 1143 | Suburban Residential (SR-1)

Ch 1155 | General Community Commercial (GCC-1)

Ch 1147 | Urban Residential Low Density (UR-1)

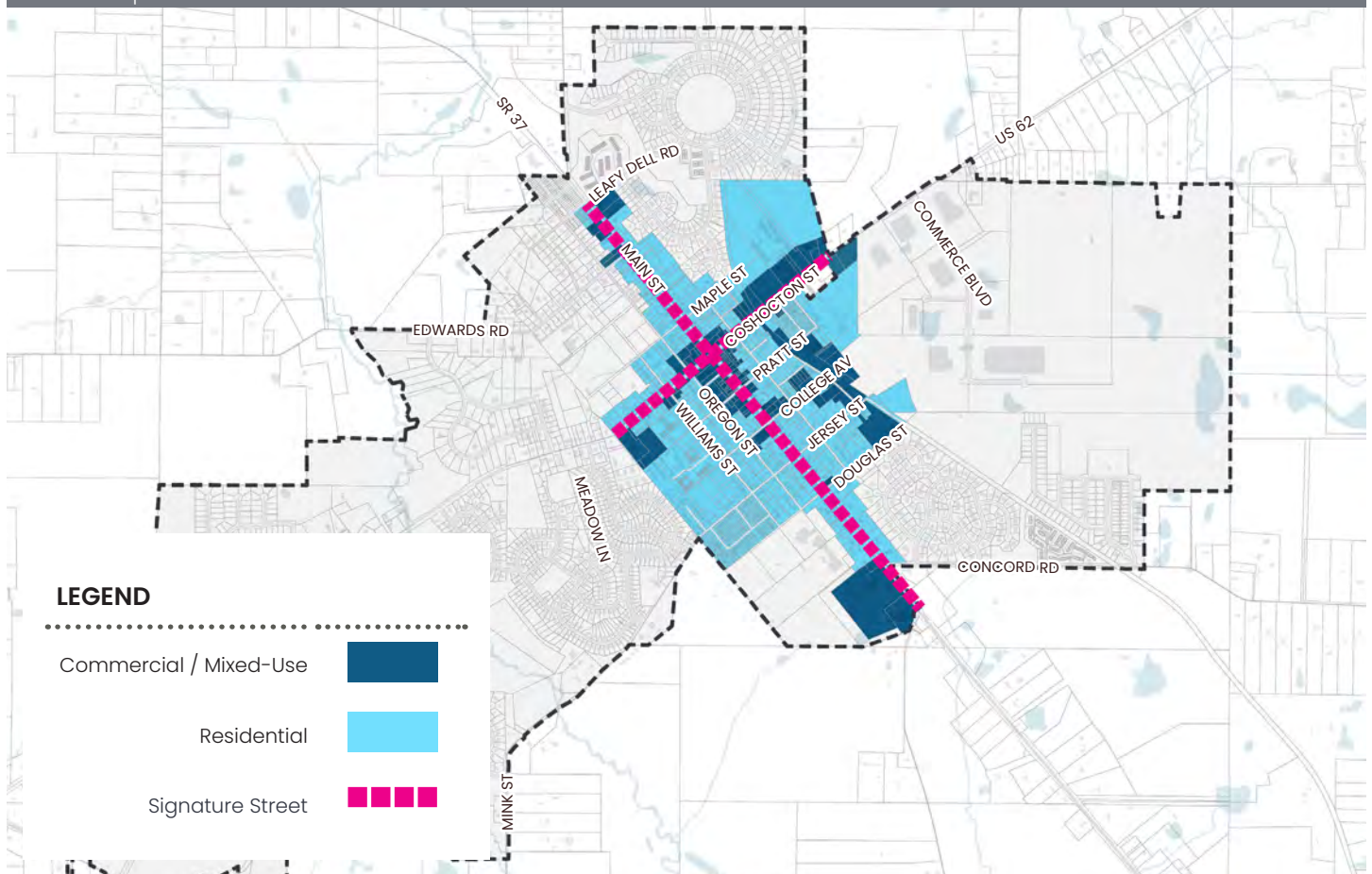
Ch 1159 | Light Manufacturing (LM)

Ch 1149 | Urban Residential Moderate Density (UR-2)

Ch 1167 | Village Center (VC)

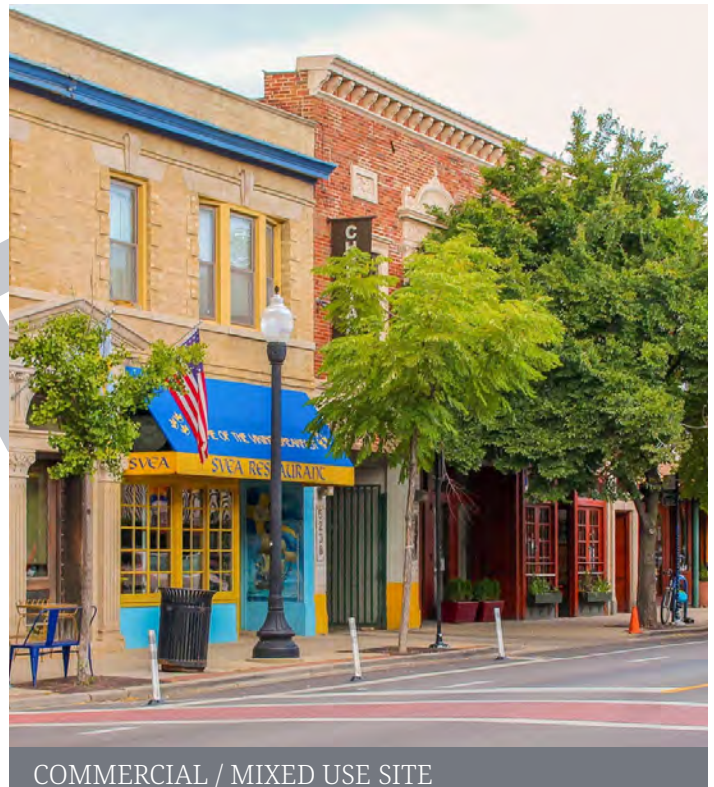
Ch 1151 | Multiple-Family Residential (AR-1)

FIG 3.1 | HISTORIC DOWNTOWN DESIGN DISTRICT MAP



SEC 3.1.1 | COMMERCIAL / MIXED-USE SITES

Sites used for commercial / mixed-use are concentrated along Main Street. This reflects the historic development pattern of Johnstown with Main Street being the center of commerce. Additional areas included in this subdistrict include frontage along Coshocton Street and along Track Street. **New construction must use overall design, materials, and accent detailing that complement the existing buildings within the Downtown Core. Alterations to existing structures should preserve and restore original features to the greatest extent possible.** The following pages establish the design guidelines related to Commercial / Mixed-Use sites within the Downtown Core.



SEC 3.1.2 | RESIDENTIAL SITES

Reflecting some of the oldest residences in Johnstown, the residential sites within the Downtown Core are to be preserved and enhanced as feasible. The guidelines on the following pages establish overall guidance to preserve and enhance the existing character of residential sites within the Downtown Core. The focus of these guidelines is to **preserve the existing historic / unique features of the homes within the district, and to ensure that any new infill or alterations to existing structures match in style, quality, and materiality** in a way that complements the district.



3.1.1 | COMMERCIAL / MIXED-USE (CMU) SITES

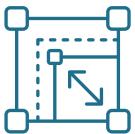
SEC 3.1.1.1 | HISTORIC DOWNTOWN CMU SITE COMPOSITION

As noted in Sec 2.1, thoughtful site composition is key to maintaining the comfortable pedestrian scale that exists in downtown Johnstown. The site elements below should be included as renovation or new construction occurs within commercial / mixed-use sites identified in Figure 3.1 | Downtown Core Design District Map. General guidelines for site composition elements are below.



1. USE & FORM | THOUGHTFUL MIX OF USES IN A WALKABLE SETTING

- Support multiple uses – Development should accommodate a variety of uses including dining, shopping, offices, and residences.
- Urban buildings – Buildings should be designed to fit in an urban setting with prominent primary entries, contain multiple floors, and be designed to accommodate varying uses over time. Corporate defined architecture should be avoided.



2. ORIENTATION & SCALE | ADDRESS THE STREET AT A COMFORTABLE HEIGHT

- Buildings front the street – The ground floor and front door of new or renovated buildings should be adjacent to the sidewalk. Public entrances should be along the front, with service and delivery access provided from rear or shared loading areas.
- Maintain pedestrian scale – Two floor buildings are preferred. The goal is to maintain a comfortable pedestrian scale within downtown.



3. WALKABILITY & TRANSPARENCY | ENCOURAGING WALKING AND ACTIVE STREETS

- Support pedestrians – Provide sidewalks where not present. Where possible, include outdoor dining areas and public seating as appropriate.
- Transparency – First floors should include large windows. Second floor windows should reflect the scale and design of the building and repeat at a cadence that accents the first floor styling and detailing.



4. SITE & BUILDING DETAILS | CREATE QUALITY, ENDURING BUILDINGS

- Exhibit quality – New development and renovations should focus details and architectural features along the street. This includes using materials and colors to accent windows, doors, parapets, and awnings along the sidewalk.
- Embrace identity – All new buildings should embrace the established character of downtown, and reflect the materials, details, and accents of existing buildings.



5. ACCESS & PARKING | PRIORITIZE PEDESTRIANS, ACCOMMODATE AUTOMOBILES

- On-street convenience – Support the continued use of on-street parking to meet demand and provide a buffer between drive lanes and sidewalks.
- Shared lots – Utilize shared parking to reduce the need for curb cuts.
- Pedestrian amenities – Encourage site lighting, especially along sidewalks and pedestrian crossings, and site design that minimizes vehicular and pedestrian crossings.

FIG 3.1.1.1 | HISTORIC DOWNTOWN (HD) CMU SITES - COMPOSITION BIRDSEYE VIEW

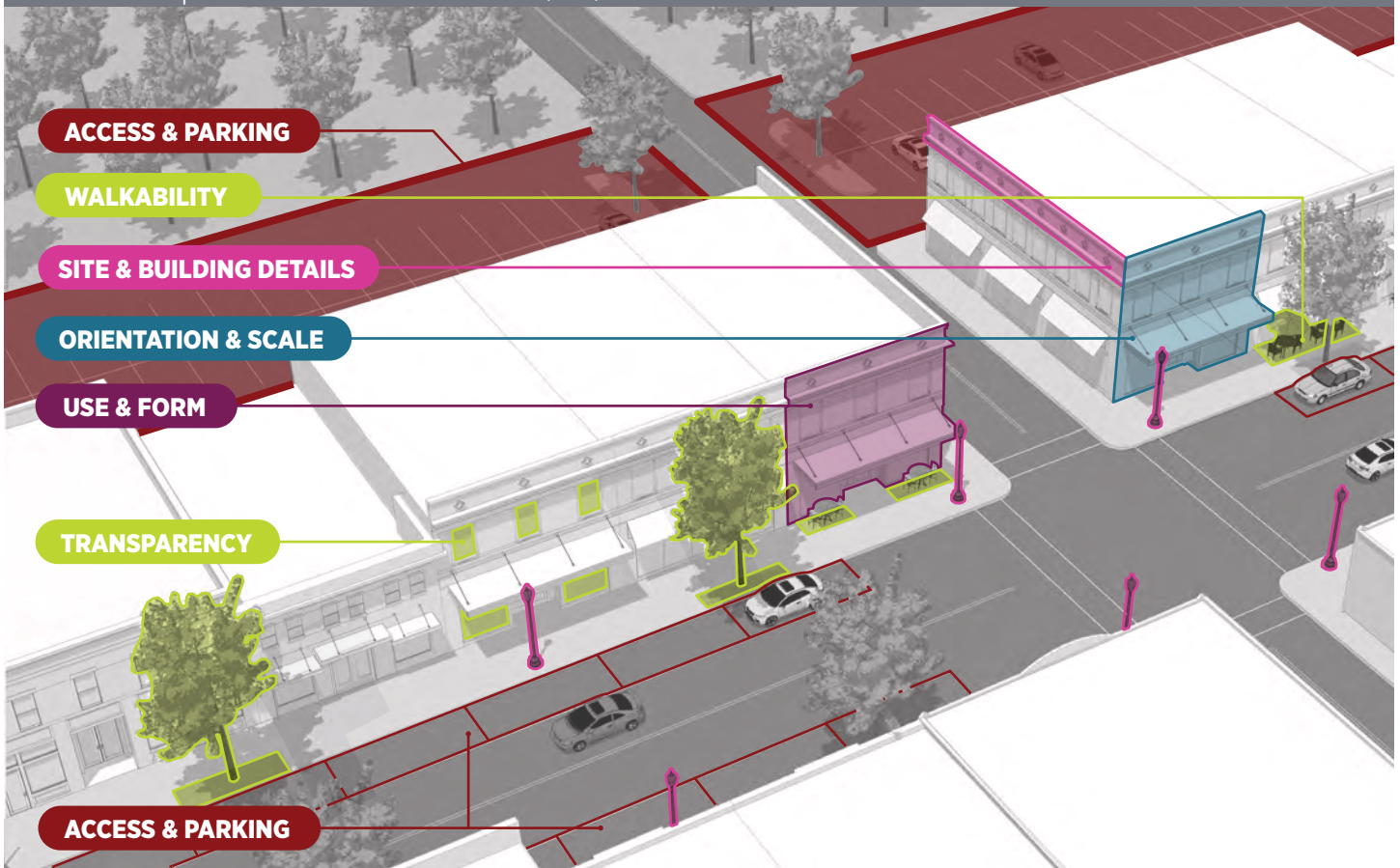
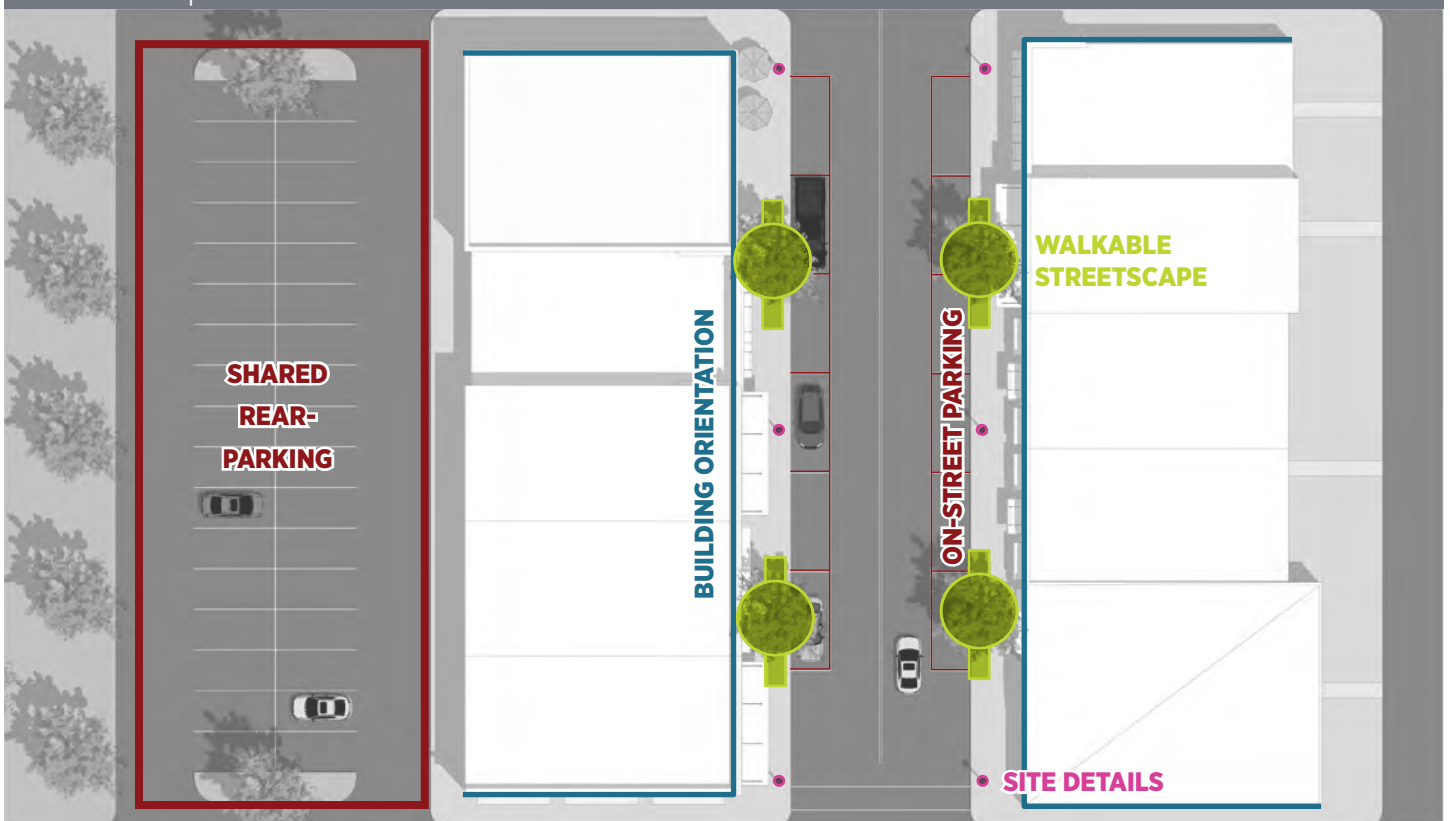


FIG 3.1.1.2 | HD CMU SITES - COMPOSITION PLAN VIEW



SEC 3.1.1.2 | HISTORIC DOWNTOWN CMU SCALE

The scale of any new buildings should be similar to existing structures. Within downtown, the scale is reflective of the historic nature of the oldest buildings in the city. Buildings are generally two floors, the one exception being the Johnstown Opera House which has three floors. The photos at the bottom of the page provide reference to what is an appropriate scale within the Downtown CMU subdistrict. Downtown CMU scale-related guidelines are below:

- Maintaining a pedestrian scale is a primary focus of this district. Within Johnstown, this scale reflects two to three floor buildings within the CMU district.
- The preference for all new construction is no more than two floors along Main Street.
- Any building proposed along Main Street which is higher than two floors should incorporate additional building detailing and streetscape enhancements as it will be a signature building within the CMU district.
- Three floor buildings may be utilized along Track Street to infill a mix of residential and commercial uses, but should be arranged in a holistic way to extend the J.T. Evans Bike Path to connect to Pratt Street.

FIG 3.1.1.2 | HD CMU SITES - APPROPRIATE SCALE

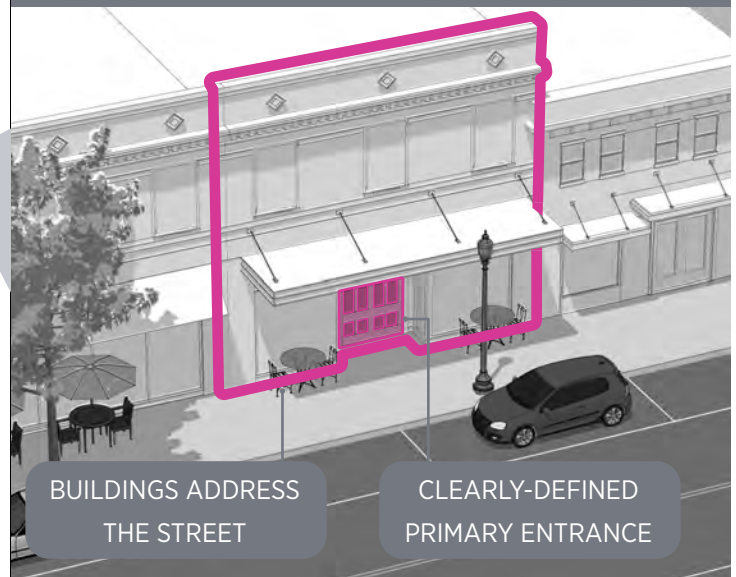


SEC 3.1.1.3 | HISTORIC DOWNTOWN CMU BUILDING ORIENTATION

Building orientation defines how people interact with the site and building. CMU building orientation guidelines are below:

- Buildings should be oriented to place the front of the building adjacent to the sidewalk / street.
- Buildings located on a corner of two streets may provide a corner entrance, or two primary entrances (one for each street frontage).
- Front doors / primary building access should be from adjacent sidewalks.
- Service and loading areas should be oriented to the back of the building, away from sidewalks / streets.
- Buildings may be set back from the sidewalk in order to accommodate outdoor dining, expanded sidewalks / streetscape, or other activation elements.

FIG 3.1.1.3 | HD CMU BUILDING ORIENTATION



SEC 3.1.1.4 | HISTORIC DOWNTOWN CMU TRANSPARENCY & WINDOWS

The existing commercial buildings within the Downtown Core district exhibit high levels of transparency on ground floors, with numerous upper floor windows that complement the scale and design of the overall building. Transparency & window guidelines are below:

- Ground floors should be highly transparent. This includes both large windows and glass entryways.
- The sole use of “storefront” glass systems will be evaluated on a case-by-case basis.
- Operable ground floor and upper floor windows are encouraged to increase interaction between the street and uses within the building.
- Upper floor windows should be scaled and arranged in a manner that complements the ground floor and reflects the pedestrian scale of the building.

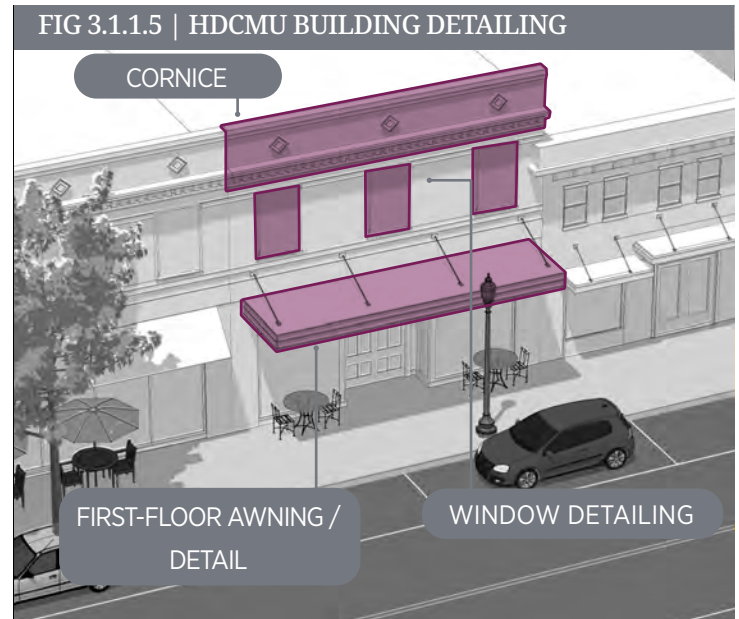
FIG 3.1.1.4 | HD CMU TRANSPARENCY & WINDOWS



SEC 3.1.1.5 | HISTORIC DOWNTOWN CMU BUILDING DETAILS

New construction should feature a high level of detail that reflects the importance of the district and complements the details present in existing buildings. Building detail guidelines are below:

- Architectural features should be included along all streets / sidewalks.
- The ground floor should include detailing such as varying trim or materials around windows and doors.
- Primary entrances are encouraged to be recessed to add dimension to the building face and should be clearly defined.
- Upper floor windows should feature detailing, including differing materials, colors, and textures.
- Parapet and building corner details should be included to add visual interest and complement the existing buildings in the district.



SEC 3.1.1.6 | HISTORIC DOWNTOWN CMU MATERIALS

The overall preference is for exterior finishes that have proven the test of time and are durable. These generally include stone and masonry materials or cladding systems that perform well throughout the changing seasons of Central Ohio. CMU building material guidelines are below:

- Primary building facade materials are encouraged to be a stone or masonry product.
- Modern cladding / finishing systems that complement and mirror the performance of existing natural materials in the district are encouraged.
- Glass facades and cladding systems will be considered on a case-by-case basis.
- Wood-based materials may be used to add detailing to the building.
- The use of vinyl or foam products for siding or building details is prohibited.
- The painting of existing brick or stone is strongly discouraged.



SEC 3.1.1.7 | HISTORIC DOWNTOWN CMU COLOR PALETTE

Given the preference for natural materials as primary facade materials, the color guidelines below reflect the desire for a neutral base color scheme for downtown. Color palette guidelines are below:

- The preference is a two-color scheme when utilizing paint. Three-color schemes may be approved depending on overall building design, details, materials, etc.
- The primary color of the building should be of a “neutral” tone that reflects the materials and existing palettes used in adjacent buildings.
- Accent colors can be more vibrant colors as illustrated below, but should be used as accent only, not an additional primary color.

SEC 3.1.1.8 | HISTORIC DOWNTOWN CMU ACCEPTABLE COLORS

Within the HD CMU subdistrict, the Benjamin Moore Historical Colors palette should be used as a guide. There are more than 150 different colors in this collection that can be used to determine primary and accent colors. Similar colors from other brands may be proposed, but should mimic the colors in the historic color palette referenced above.

The Benjamin Moore Historical Colors palette website illustrates all of the colors within the collection, and provides guidance for complementary accent colors. A small sample of the variety of colors in the historic collection is below, and are representative only.



3.1.2 | RESIDENTIAL SITES

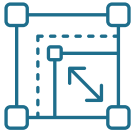
SEC 3.1.2.1 | HISTORIC DOWNTOWN RESIDENTIAL SITE COMPOSITION

The building and site elements below should be included to the greatest extent feasible when repair, renovation, or new construction occurs within this subdistrict. General guidelines for building and site composition elements are below.



1. USE & FORM | SUPPORT NEIGHBORHOOD CHARACTER

- Historic character – Renovations should highlight and restore historic character. New structures should be designed in a style that is appropriate for the existing context of surrounding structures and enhances overall character of the street.
- Neighborhood focus – the predominant use should be residential, primarily detached single-family or multifamily units that appear as single-family structures.



2. ORIENTATION & SCALE | PRESERVE EXISTING CHARACTER

- Embrace the street – Front doors and porches should face the street. Connecting the street to homes is important for creating a sense of community.
- Maintain neighborhood scale – New homes should maintain the same proportions on the lot as surrounding homes. Building heights should be consistent with neighboring properties and consistent with the overall architectural style of the proposed home.



3. WALKABILITY & TRANSPARENCY | CREATE FRIENDLY NEIGHBORHOOD STREETS

- Support pedestrians – Provide sidewalks where not present. Where possible, include trees near the sidewalk to provide shade.
- Transparency – Facades facing the street should have numerous windows to connect the homes to the street. Front porches that allow for swings / furniture help promote social connections.



4. SITE & BUILDING DETAILS | RESTORE AND PRESERVE STYLE

- Quality Materials – Whether renovations or new construction, materials used should be of lasting quality. This includes using stone, masonry products, or other products that mirror the quality of the original materials.
- Restore history – Alterations and renovations should heavily focus on restoring original details or replacing missing details from buildings.



5. ACCESS & PARKING | CONNECTIONS FOR PEOPLE AND VEHICLES

- Parking and driveways – Garages should be located behind homes and views of garage doors minimized. Garages and driveways should be a secondary focus of the site, allowing the design of the home to add to the character of the street.
- Connect to the street – Sidewalk connections between front porches and adjacent sidewalks should be included.

FIG 3.1.2.1 | HISTORIC DOWNTOWN (HD) RESIDENTIAL SITES - COMPOSITION BIRDSEYE VIEW

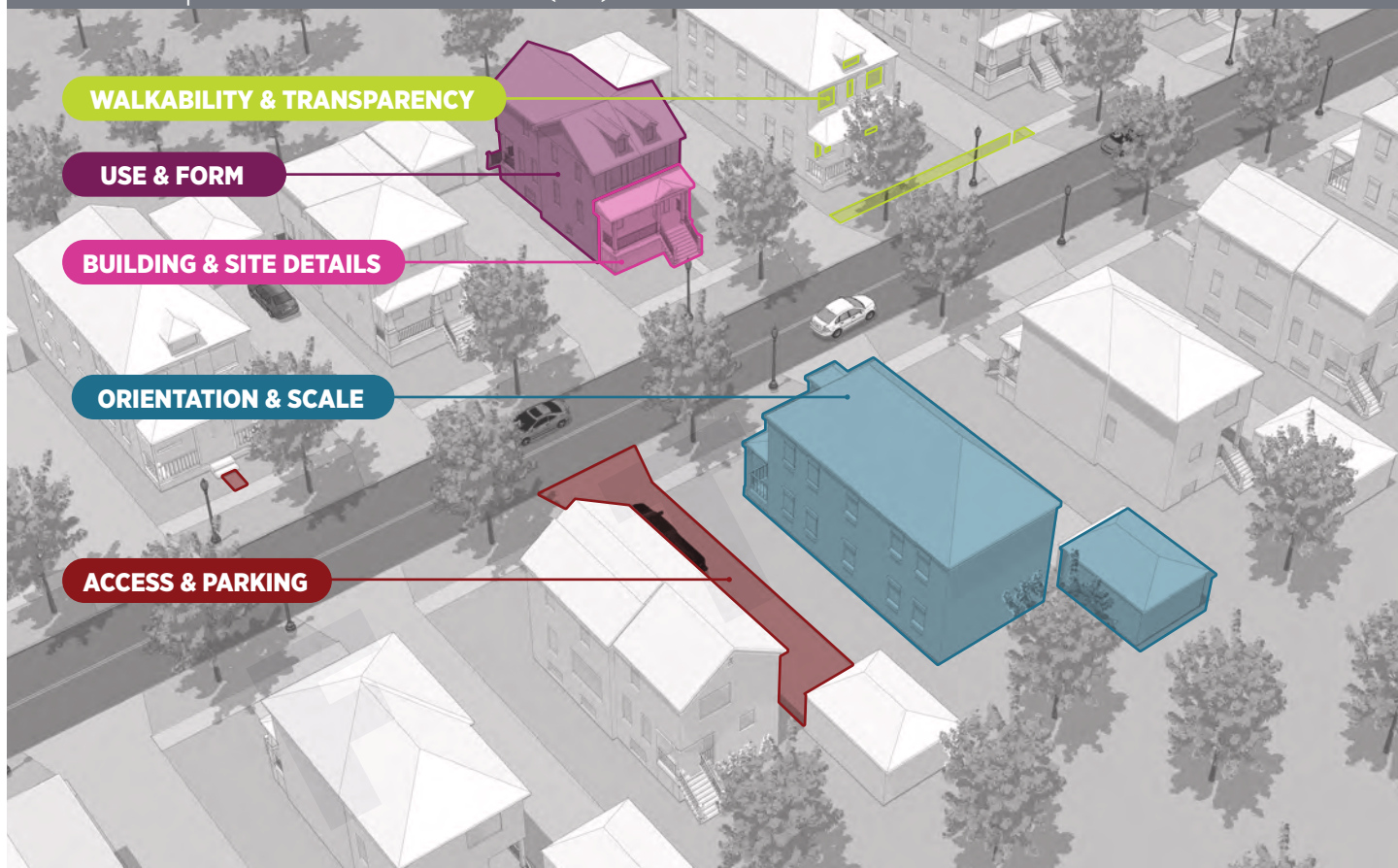
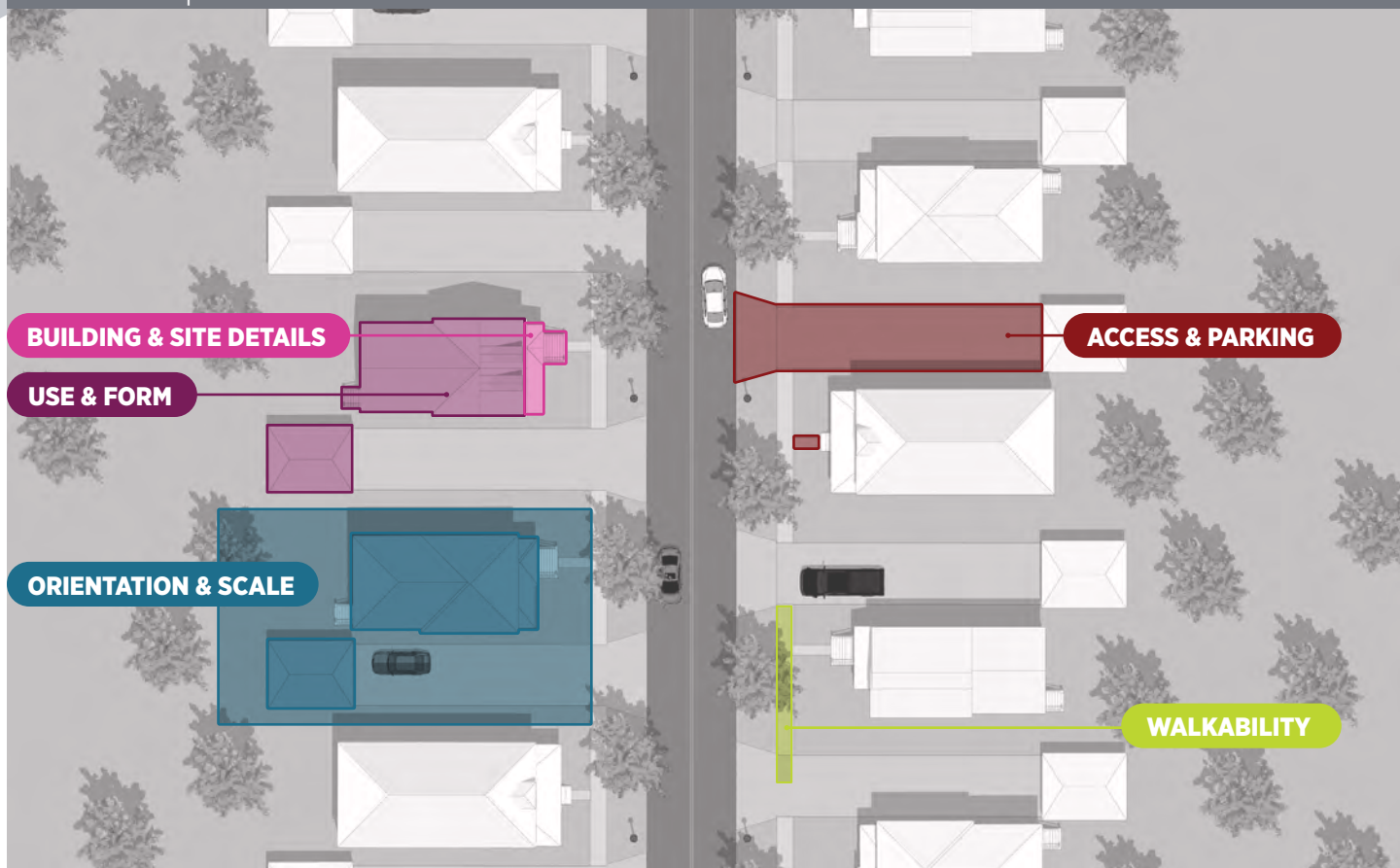


FIG 3.1.2.2 | HD RESIDENTIAL SITES - COMPOSITION PLAN VIEW



SEC 3.1.2.2 | HISTORIC DOWNTOWN RESIDENTIAL SCALE

Within downtown, the scale of residential streets is reflective of the historic nature of downtown. Homes are generally two floors, with some featuring finished attic spaces creating a third floor. The structures on these lots allow for moderate setbacks, driveways to access rear garages, and the homes are proportional to the lots on which they were constructed (height and width). The photos at the bottom of the page provide additional reference as to the desired scale in the Downtown Residential subdistrict. Downtown Residential scale-related guidelines are below:

- Scale for residential properties is as much about proportion as height. Home design should be proportional to the width of the lot and complement the height of nearby homes.
- The scale of new construction should reflect the overall architectural style of the proposed structure.
- Additions should be of appropriate scale to maintain the existing architectural style and, where possible, enhance the overall architectural style of the building.
- In addition to overall scale of the structure, elements such as windows, porches, eaves, and similar details should be scaled to create a well-composed home.

FIG 3.1.2.2 | HISTORIC DOWNTOWN RESIDENTIAL SITES - APPROPRIATE SCALE

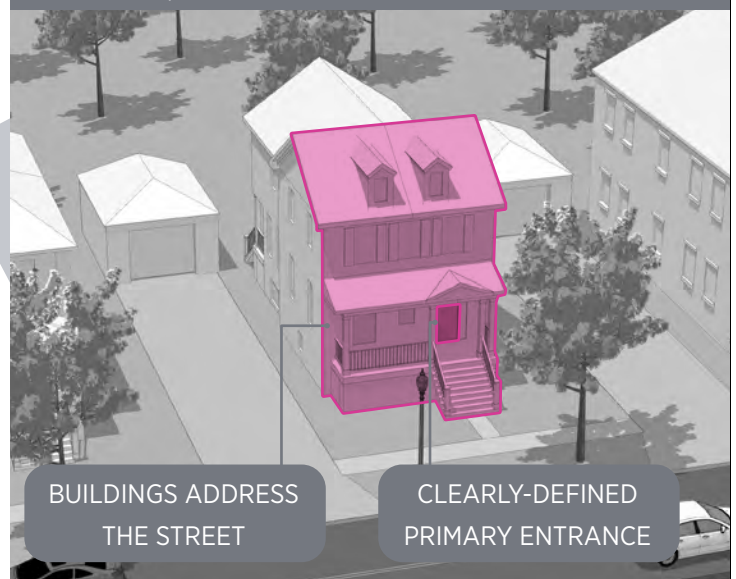


SEC 3.1.2.3 | HISTORIC DOWNTOWN RESIDENTIAL BUILDING ORIENTATION

Within the Historic Downtown Residential subdistrict, residences are generally oriented in a traditional neighborhood configuration with front doors nearer the street and driveways connecting rear garages to the street. Residential building orientation guidelines are below:

- Buildings should address the street.
- Buildings located on a corner lot should place the front door on the primary frontage, with additional detailing placed on the secondary frontage .
- Front doors / primary building access should be from adjacent sidewalks.
- Garages and vehicular parking areas should be oriented to the back of the building, behind the front facade of the home.
- Buildings should be placed at a similar setback to surrounding structures to maintain a consistent building line along residential streets.

FIG 3.1.2.3 | HD RESIDENTIAL BUILDING ORIENTATION



BUILDINGS ADDRESS
THE STREET

CLEARLY-DEFINED
PRIMARY ENTRANCE

SEC 3.1.2.4 | HISTORIC DOWNTOWN RESIDENTIAL TRANSPARENCY & WINDOWS

Restoring original window openings as alterations occur, and requiring levels of transparency similar to historic structures in new construction will preserve these features across the residential subdistrict. Downtown Residential transparency & window guidelines are below:

- During renovations / window replacements, the original size and materials should be utilized to maintain original character of the home.
- The style of window should be in harmony with the overall architectural style of the home being constructed or renovated.
- The materials used for new or replacement windows should be consistent with the overall style and color of the overall building.
- Vinyl and fiberglass windows will be considered, but must provide specifications as to finish and durability.
- New construction should include the number and size of windows to mirror historic homes in the subdistrict.

FIG 3.1.2.4 | HD RESIDENTIAL TRANSPARENCY & WINDOWS

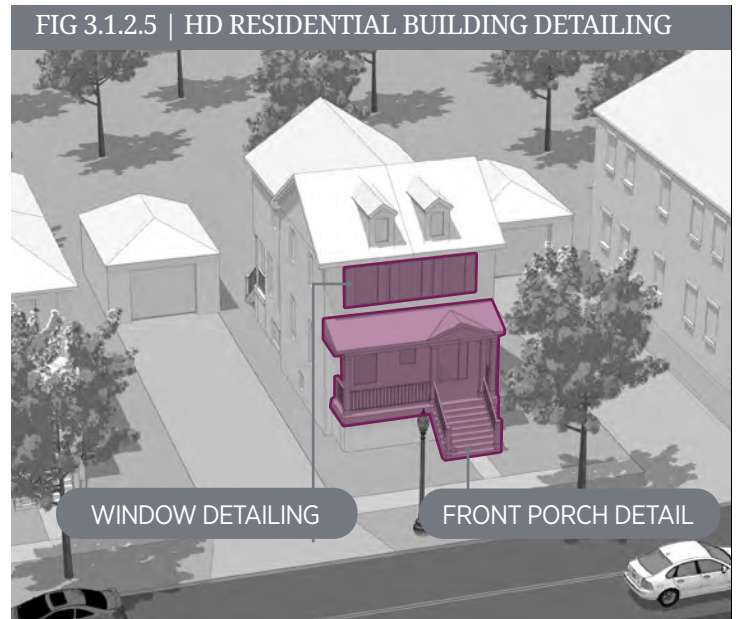


WINDOWS SCALED TO
FIT FACADE

SEC 3.1.2.5 | HISTORIC DOWNTOWN RESIDENTIAL BUILDING DETAILS

New construction should feature high levels of detail and reflect the historic nature of the existing homes. Details should correspond and reflect the underlying architectural style. Building detail guidelines are below:

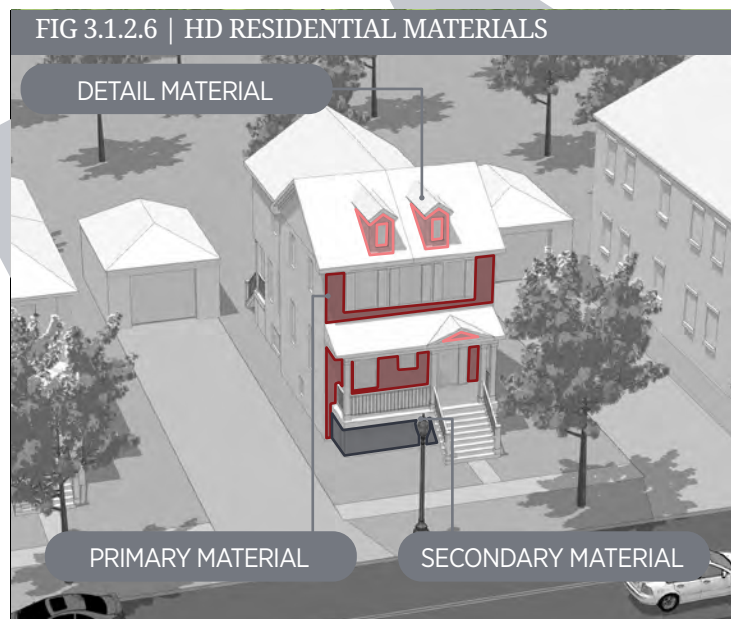
- Architectural features should be included along all streets / sidewalks.
- The home should include detailing such as varying trim or materials around windows and doors.
- Primary entrances are encouraged to be clearly defined and highlighted by front porches or other facade features.
- Roof and building corner details should be included to add visual interest and complement the existing buildings in the district.
- Renovations / alterations should include period-correct details, and restore any deteriorating building details.



SEC 3.1.2.6 | HISTORIC DOWNTOWN RESIDENTIAL MATERIALS

The preference within the Historic Downtown Residential subdistrict is for materials that perform well throughout the changing seasons of Central Ohio. Historic Downtown Residential building material guidelines are below:

- Preferred exterior finishes and materials include brick, stacked stone, wood or composite siding products.
- Other exterior cladding systems and materials may be considered on a case-by-case basis.
- Roof materials should respond to surrounding context. Preference is for standing seam metal roofs or architecturally- and period-appropriate shingle materials.
- Period-correct materials should be used to replace underperforming exterior finishes or detailing.
- Painting of stone, brick, or vinyl materials is prohibited.
- The use of vinyl or foam products for siding or building details is highly discouraged.



SEC 3.1.2.7 | HISTORIC DOWNTOWN RESIDENTIAL COLOR PALETTE

Given the preference for natural materials as primary facade materials, the color guidelines below reflect the desire for a neutral base color scheme for downtown. Color guidelines are below:

- The preference is a two-color scheme when utilizing paint. Three-color schemes may be approved depending on overall architectural style, details, materials, etc.
- The primary color of the building should be of a “neutral” tone that reflects the materials and existing palettes used in adjacent buildings.
- Accent colors can be more vibrant colors as illustrated below, but should be used as accent only, not an additional primary color.

SEC 3.1.2.8 | HISTORIC DOWNTOWN RESIDENTIAL ACCEPTABLE COLORS

Within the CMU subdistrict, the Benjamin Moore Historical Colors palette should be used as a guide. There are more than 150 different colors in this collection that can be used to determine primary and accent colors. Similar colors from other brands may be proposed, but should mimic the colors in the historic color palette referenced here.

The Benjamin Moore Historical Colors palette website illustrates all of the colors within the collection, and provides guidance for complementary accent colors. A small sample of the variety of colors in the historic collection is below, and are representative only.



3.1.3 | DOWNTOWN RESIDENTIAL ARCHITECTURAL PRECEDENTS

Downtown Johnstown's architectural heritage is deeply tied to its agricultural roots and its role in the late 19th and early 20th century as a commercial hub for surrounding townships. The downtown area evolved organically around its Main Street and the nearby train depot along Track Street, resulting in a compact, grid-like neighborhood pattern extending across several blocks. This extends as far as Jersey Street to the southeast, Edwards Road to the northwest, Williams Street to the southwest, and Track Street to the northeast. Residential structures in downtown primarily reflect modest, traditional Midwestern design trends, with prominent influences from the National, Vernacular Farmhouse, and Craftsman styles. However, downtown also features a rich blend of other architectural elements. This is most evident in Victorian and Queen Anne-inspired gables and spindlework and Craftsman-style porches, featuring exposed rafters and tapered columns, which are often applied to otherwise straightforward National-style or Vernacular Farmhouse structures.

The summary of some common styles on the following pages is intended to provide additional reference materials to the Design Review Board during review of applications for new construction or alterations to existing structures. Where additional guidance is needed in evaluating a request to modify a residential structure in the Downtown Core district, **refer to "A Field Guide to American Houses" by Virginia Savage McAlester** to understand appropriate subtypes, materials, colors, and combinations of styles that complement downtown's existing collection of architectural styles.



NATIONAL



National

Simple, functional homes that were built across the United States throughout the late 19th and early 20th century. They were often built by local builders using traditional methods and readily available materials, with little to no applied ornamentation.

KEY FEATURES:

- Simple shapes and massing
- Front-facing, or side-gabled roofs
- Hall-and-Parlor is a common sub-type (pictured left)
- One to two floors
- Simple porches, often lacking ornamental brackets or spindlework.

QUEEN ANNE



Queen Anne

A popular domestic architectural style at the turn of the century, the Queen Anne is known for its complex massing and often exuberant decoration that mixed Victorian and classical forms.

KEY FEATURES:

- Complex massing, irregular floor plan
- Varied roof lines, with gables and dormers
- Prominent chimneys, often with decorative elements
- Bay or oriel windows, overhangs
- Porches, with either turned posts or more classical columns
- Variety in palette of primary and accent colors

VERNACULAR FARMHOUSE



KEY FEATURES:

- Clapboard Siding
- Gabled Roof
- Front porch with simple posts
- L-shaped plan is common

Vernacular Farmhouse

Built generally of wood-frame construction, these dwellings often feature gabled roofs and simple design elements. The simplistic style, welcoming front facade, and covered porch reflect the rural character prevalent in Johnstown.

FOLK VICTORIAN



KEY FEATURES:

- Porches with turned posts and spindles
- Shaped hoodmolds (sometimes carved) over windows
- Patterned shingles in gables
- Windows or doors may be paired
- Polygonal bay windows

Folk Victorian

Residential architecture built during the Victorian era could be quite ornate, with fanciful decoration, porches, and bay windows. In the vernacular buildings of the period, though, Victorian elements were often applied to simple forms.

CRAFTSMAN



KEY FEATURES:

- Wide, overhanging eaves
- Exposed eave rafters or knee-brace brackets
- Structure of chimneys exposed
- Windows grouped in twos or threes, often with multiple-paned sash
- Pergola porches, with exposed rafters

Craftsman

The Craftsman movement was promoted in the early 20th century by Gustav Stickley in his magazine, *The Craftsman*. The buildings featured horizontal lines, natural materials, and exposed structural elements such as rafters and knee-brace brackets. In the Craftsman bungalow, the front porch is built into the house rather than added on.

AMERICAN FOUR SQUARE



KEY FEATURES:

- 2 to 2.5 floors
- Boxy shape with low-pitched hipped roof
- Centrally located dormers on front and side
- Broad front porch
- Brick, clapboards or shingles on walls

American Four Square

One of the most common house types in the early 20th century, the American Four Square was the ideal expression of the comfortable and affordable house. Well-suited to small building lots, this type of house was common in Central Ohio.

3.2 | **COMMERCE CORRIDOR**





3.2 | COMMERCE CORRIDOR

Throughout the development of these guidelines, the clear consensus is the residents of Johnstown expect welcoming, mixed-use corridors that support pedestrians and automobiles. Careful consideration of overall site details, how uses are arranged, and the blend of uses is key to creating these corridors.

The underlying zoning districts that regulate uses and general site standards for parcels within the Commerce Corridor district—setbacks, lot coverage, minimum lot area, and more—are listed below. These zoning districts are established in Title Five of the Codified Ordinances and should be referenced during reviews by the DRB.

Ch 1143 | Suburban Residential (SR-1)

Ch 1157 | General Community Commercial (GCC-2)

Ch 1147 | Urban Residential Low Density (UR-1)

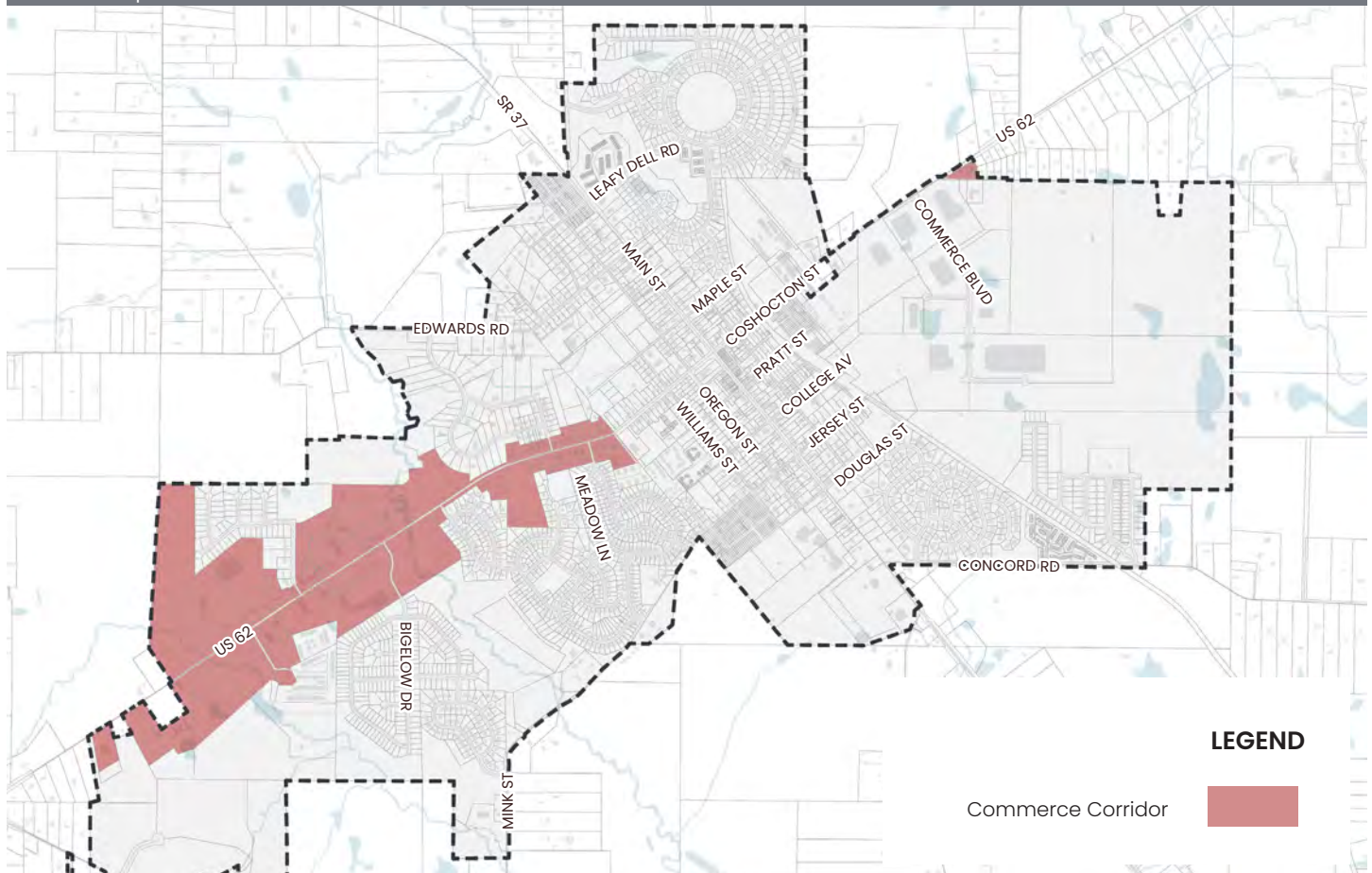
Ch 1159 | Light Manufacturing (LM)

Ch 1151 | Multiple-Family Residential (AR-1)

Ch 1169 | Village Commercial (VIL COM)

Ch 1155 | General Community Commercial (GCC-1)

FIG 3.2 | COMMERCE CORRIDOR DESIGN DISTRICT - MAP



SEC 3.2.1 | COMMERCE CORRIDOR INSPIRATION

A key focus of this design district is ensuring that new development creates an environment that balances access by pedestrians and automobiles with buildings that support contemporary uses. The photos below offer inspiration for future development.



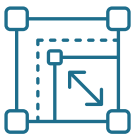
SEC 3.2.2 | COMMERCE CORRIDOR SITE COMPOSITION

Consideration of primary circulation routes and access points, building and front door location, parking areas, and a compatible mix of uses are key to site design within the Commerce Corridor district. This district should provide opportunities for a variety of uses including commercial and residential uses. General guidelines for site composition elements are below.



1. USE & FORM | REDUCE AUTOMOBILE DOMINANCE

- Create frontages – Buildings should reflect the form of downtown, with buildings being located closer to the roadway and parking located behind or beside buildings. Sidewalks provide pedestrian access throughout new developments.
- Mix uses through redevelopment – Continue commercial frontages along the corridor while allowing residential infill behind commercial uses.



2. ORIENTATION & SCALE | MAINTAIN CONSISTENT SCALE

- Create “streets” – Use primary circulation routes as internal streets, with buildings located close to the street with sidewalk access and landscaped tree lawns.
- Scale to the community – Single-floor commercial up to three-floor residential buildings are preferred. Any three-floor buildings should be located behind smaller buildings along the corridor to maintain scale along corridor frontages.



3. WALKABILITY & TRANSPARENCY | CREATE WALKABLE CLUSTERS

- Support pedestrians – Consolidation of commercial uses into walkable nodes supported by sidewalks from adjacent residential development is the preferred use arrangement. Service and loading areas should be located and screened to minimize appearance.
- Transparency – Primary facades along streets should be highly transparent with large windows. Primary entrances should be highly visible.



4. SITE & BUILDING DETAILS | CONTINUE CHARACTER FROM THE CORE

- Quality materials – Whether renovations or new construction, materials used should be of lasting quality. This includes using stone and masonry products as primary facade materials accented by glass, metal, or complementary stone details.
- Continue Johnstown character – Use landscaping to define streets, screen parking areas from view, and restore tree canopy along the corridor.



5. ACCESS & PARKING | SUPPORTING PEDESTRIANS AND VEHICLES

- Balance access – Consolidate and minimize curb-cuts. Create new “streets” that include clearly delineated vehicular and pedestrian routes throughout development.
- Parking and driveways – Driveways and parking areas should be consolidated as much as possible. Use on-street parking within the site to provide buffers for sidewalks and convenience parking for visitors.

FIG 3.2.2 | COMMERCE CORRIDOR - COMPOSITION BIRDSEYE VIEW

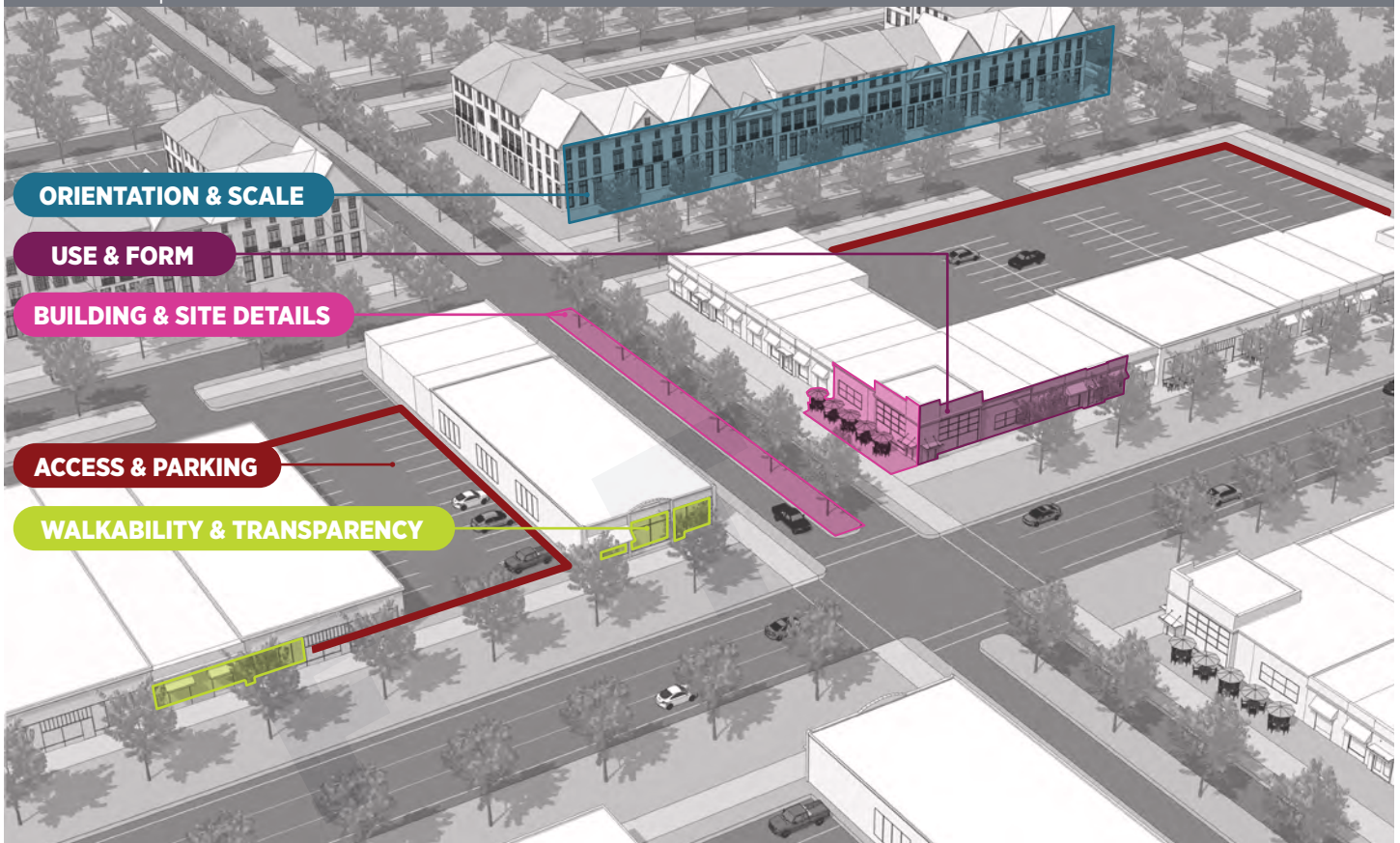
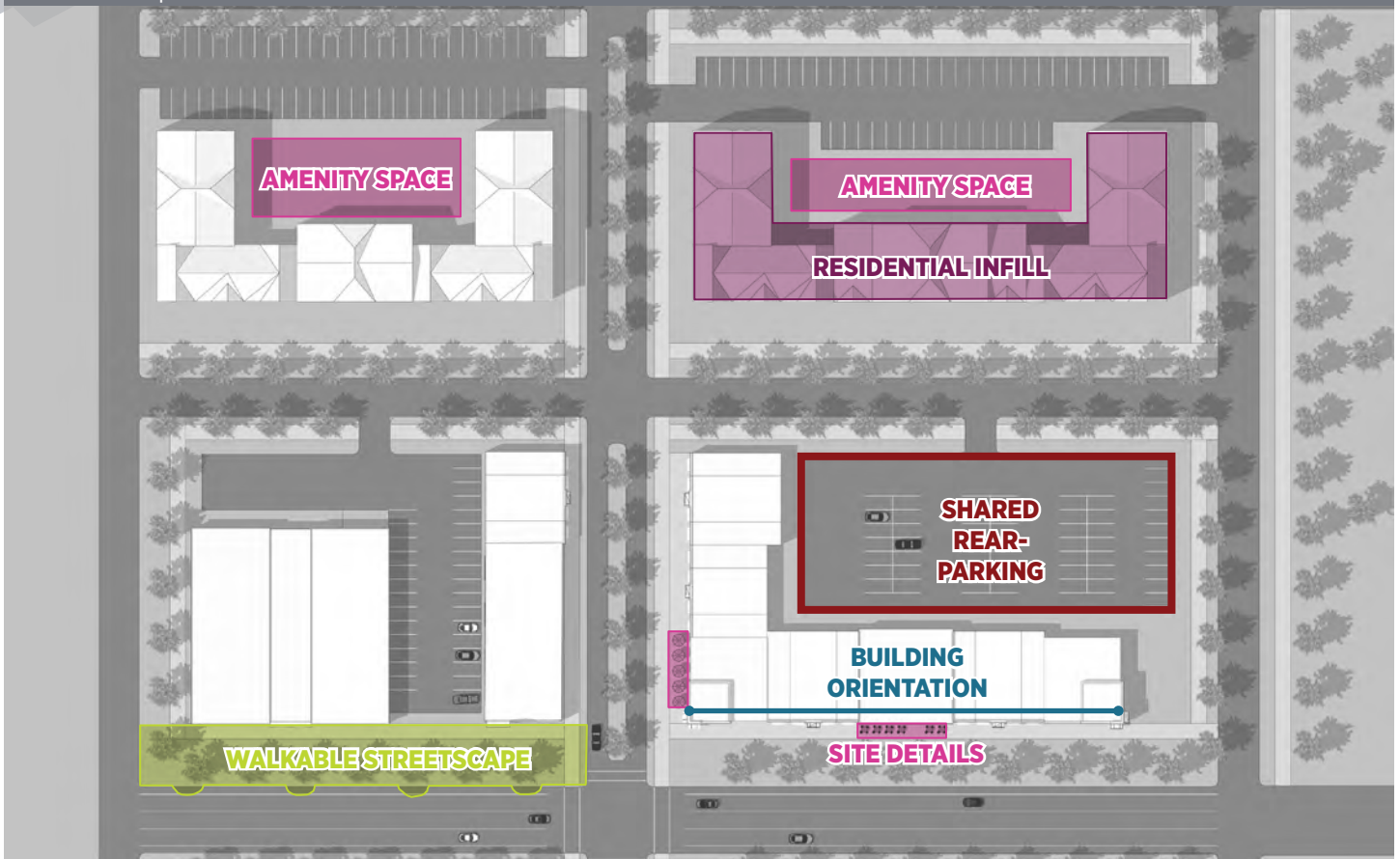


FIG 3.2.3 | COMMERCE CORRIDOR - COMPOSITION PLAN VIEW



SEC 3.2.3 | COMMERCE CORRIDOR SCALE

Along corridor frontages, one or two floor buildings are preferred. Three floors may be permitted within the district, but screening and transitioning height will be key considerations during review. The photos at the bottom of the page provide reference to what is an appropriate scale within the Commerce Corridor subdistrict. Commerce Corridor scale-related guidelines are below:

- Maintaining a pedestrian scale is a primary focus of this district. Within Johnstown, this scale reflects one to three floor buildings within the Commerce Corridor district.
- The preference for new construction is one or two floors along the US-62 frontage. Up to three floors may be permitted further from the corridor frontage if there is consideration given to transition of height and surrounding context during the design process.
- The scale of building facades should reflect those of downtown with front doors repeating at a cadence that supports pedestrian access and walkability.

FIG 3.2.3 | COMMERCE CORRIDOR - APPROPRIATE SCALE

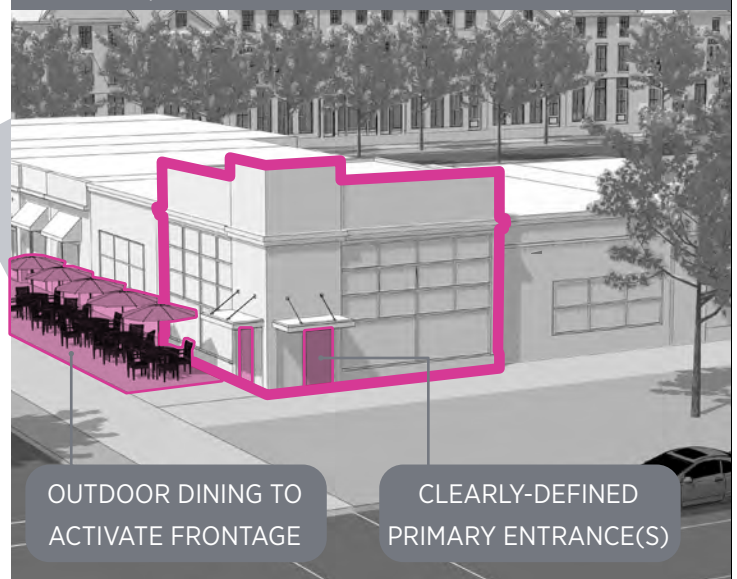


SEC 3.2.4 | COMMERCE CORRIDOR BUILDING ORIENTATION

Building orientation has a major impact on overall site function. Consideration should be given to both pedestrians and automobiles. Commerce Corridor building orientation guidelines are below:

- Buildings should be oriented to place the front of the building near the sidewalk / street.
- Buildings located on a corner of two streets may provide a corner entrance, or two primary entrances (one for each street frontage).
- Front doors / primary building access should be easily accessible from adjacent sidewalks.
- Service and loading areas should be oriented to the back of the building, and screened from adjacent streets and sidewalks.
- Uses such as outdoor dining are encouraged between the sidewalk and front door of the building.

FIG 3.2.4 | BUILDING ORIENTATION

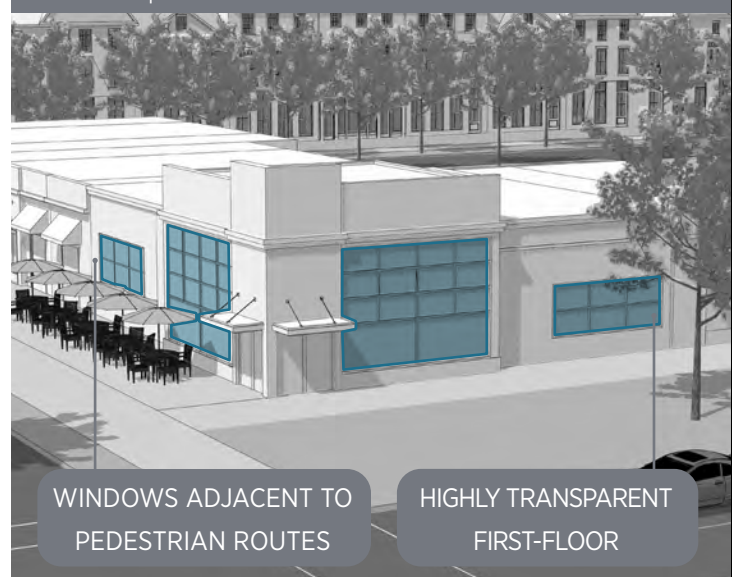


SEC 3.2.5 | COMMERCE CORRIDOR TRANSPARENCY & WINDOWS

Similar to downtown, buildings within this district should include large windows and high levels of transparency. Commerce Corridor transparency & window guidelines are below:

- Ground floors should be highly transparent along the street and sidewalks. This includes both windows and well-defined entryways.
- Upper floor windows should be scaled and arranged in a manner that complements the ground floor and reflects the pedestrian scale of the building.
- Large “storefront” glass systems may be utilized along with other exterior cladding systems and will be considered on a case-by-case basis.

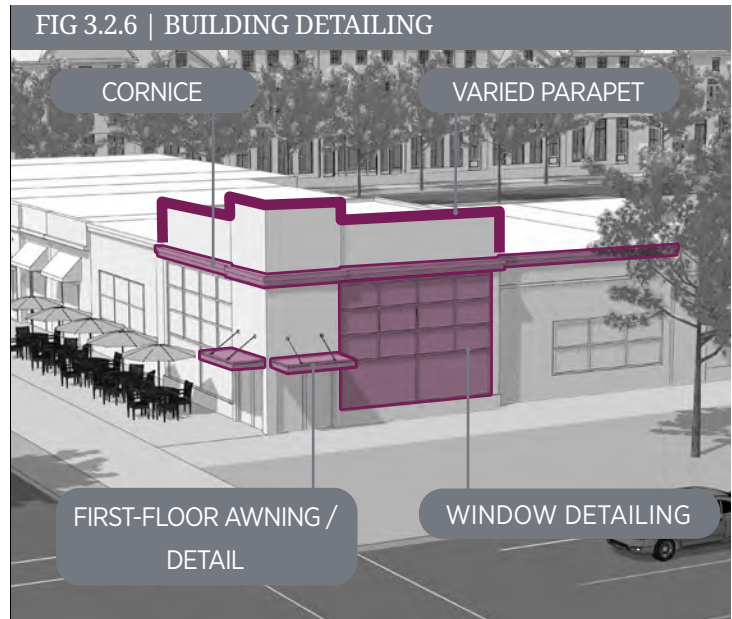
FIG 3.2.5 | TRANSPARENCY & WINDOWS



SEC 3.2.6 | COMMERCE CORRIDOR BUILDING DETAILS

New development within the Commerce Corridor should avoid corporate architecture in favor of timeless building design. Commerce Corridor detail guidelines are below:

- Architectural features should be included along all streets / sidewalks.
- The ground floor should include detailing such as varying trim or materials around windows and doors.
- Primary entrances are encouraged to be recessed or feature an awning / canopy to add dimension to the building face and should be clearly defined.
- Upper floor windows should feature detailing, including differing materials, colors, and textures.
- Parapet and building corner details should be included to add visual interest.



SEC 3.2.7 | COMMERCE CORRIDOR MATERIALS

The general preference is for long-lasting materials that perform well throughout the changing seasons of Central Ohio. Commerce Corridor material guidelines are below:

- Primary building facade materials are encouraged to be a stone or masonry product.
- Modern cladding / finishing systems that complement and mirror the performance of preferred natural materials are encouraged.
- Glass facades and cladding systems may be utilized, but will be considered on a case-by-case basis.
- Wood-based materials may be used to add detailing to the building.
- The use of vinyl or foam products for siding or building details is strongly discouraged.
- The painting of existing brick or stone is strongly discouraged.



SEC 3.2.8 | COMMERCE CORRIDOR COLOR PALETTE

Given the preference for natural materials as primary facade materials, the color guidelines below reflect the desire for a neutral base color scheme for the Commerce Corridor district. Color guidelines are below:

- The preference is a two-color scheme when utilizing paint.
- The primary color of the building should be of a “neutral” tone that reflects the materials and existing palettes used in adjacent buildings.
- Accent colors can be more vibrant colors as illustrated below, but should be used as accent only, not an additional primary color.

SEC 3.2.9 | COMMERCE CORRIDOR ACCEPTABLE COLORS

Within the Commerce Corridor district, the Benjamin Moore Color Stories palette should be used as a guide. There are more than 200 different colors in this collection that can be used to determine primary and accent colors. Similar colors from other brands may be proposed, but should mimic the colors in the Color Stories palette referenced above.

The [Benjamin Moore Color Stories](#) palette website illustrates all of the colors within the collection, and provides guidance for complementary accent colors. A small sample of the variety of colors in the color stories collection is below, and are representative only.



3.3 | **NEIGHBORHOOD**





3.3 | NEIGHBORHOOD

Throughout the development of these guidelines, the clear consensus is the residents of Johnstown desire thoughtfully designed, welcoming neighborhoods. Careful consideration of overall street and lot arrangement, home design, and provision and location of amenities will ensure the long-term viability of new neighborhoods within Johnstown.

The underlying zoning districts that regulate uses and general site standards for parcels within the Neighborhood district—setbacks, lot coverage, minimum lot area, and more—are listed below. These zoning districts are established in Title Five of the Codified Ordinances and should be referenced during reviews by the DRB.

Ch 1143 | Suburban Residential (SR-1)

Ch 1155 | General Community Commercial (GCC-1)

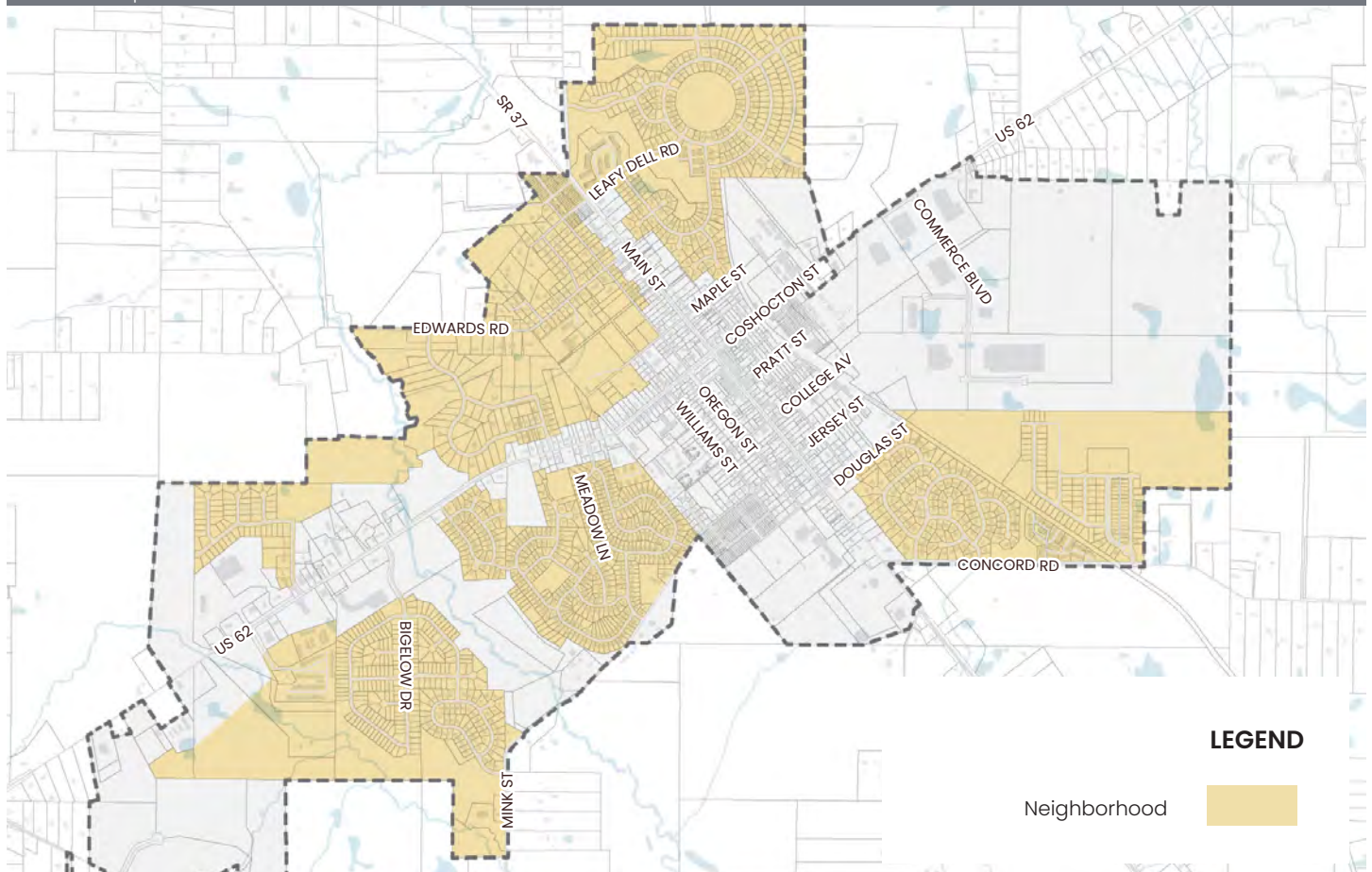
Ch 1147 | Urban Residential Low Density (UR-1)

Ch 1167 | Village Center (VC)

Ch 1149 | Urban Residential Moderate Density (UR-2)

Ch 1151 | Multiple-Family Residential (AR-1)

FIG 3.3 | NEIGHBORHOOD DESIGN DISTRICT - MAP

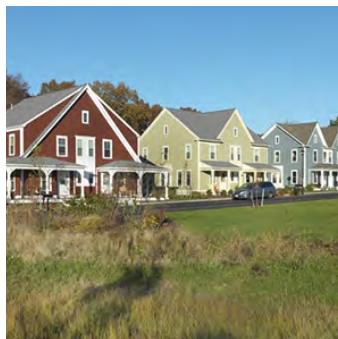
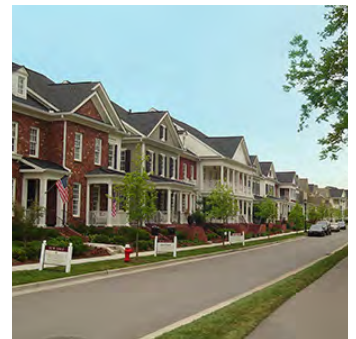


SEC 3.3.1 | REVIEW PROCEDURE

The goal of the review of proposed neighborhoods is to determine optimal street alignments, lot arrangements, and establish an acceptable architectural package for street-facing facades. The role of the DRB is to adopt the neighborhood plan and architecture package, with city staff responsible for formal site plan review and individual home permit review for compliance with the adopted plans. Deviations from adopted plans will be subject to review by the DRB prior to implementation. See Chapter 1187 – Design Review Administration and Regulations of the City's Codified Ordinances for further description of the procedures for review.

SEC 3.3.2 | NEIGHBORHOOD INSPIRATION

A key focus of this design district is ensuring that future residential neighborhoods continue the established design character of Johnstown. Preferred design is one that prioritizes the home over the automobile. The photos below offer inspiration for future development.



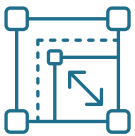
SEC 3.3.3 | NEIGHBORHOOD SITE COMPOSITION

Neighborhoods in Johnstown should be welcoming and family-friendly. Neighborhoods should feature well-connected sidewalks, open spaces and community amenities, and exhibit the same quality of materials expected in the other design review districts. General guidelines for site composition elements within the Neighborhood district are below.



1. USE & FORM | TRADITIONAL CHARACTER WITH MODERN AMENITIES

- Single-family is typical – Detached single-family residences are the primary use within the district.
- Create connections – Buildings should be placed close to the street in line with required setbacks in the applicable zoning district. Front porches / primary entries should be the focus from the sidewalk with garages and driveways arranged to minimize appearance.



2. ORIENTATION & SCALE | SCALE CONSISTENT WITH LOT SIZES

- Welcoming front doors – Primary entrances, porches, and larger windows should face the street and be the focus of the view from the sidewalk.
- Match scale of home and lot – The scale of the homes should be proportional to the lots within the neighborhood. Designs with two or more floors should utilize breaks in the facade to add visual interest and align the scale of the building with the width of the lot.



3. WALKABILITY & TRANSPARENCY | CREATE ACTIVE NEIGHBORHOODS

- Support pedestrians – Sidewalks should be provided on both sides of the street. Intersections should be designed with clearly defined crosswalks and clear sight-lines.
- Transparency – Homes should include windows that are located and scaled to match the overall design of the building. Building design should include large first floor windows and should feature windows along all street-facing facades.



4. SITE & BUILDING DETAILS | EXHIBIT QUALITY IN DESIGN AND DETAILS

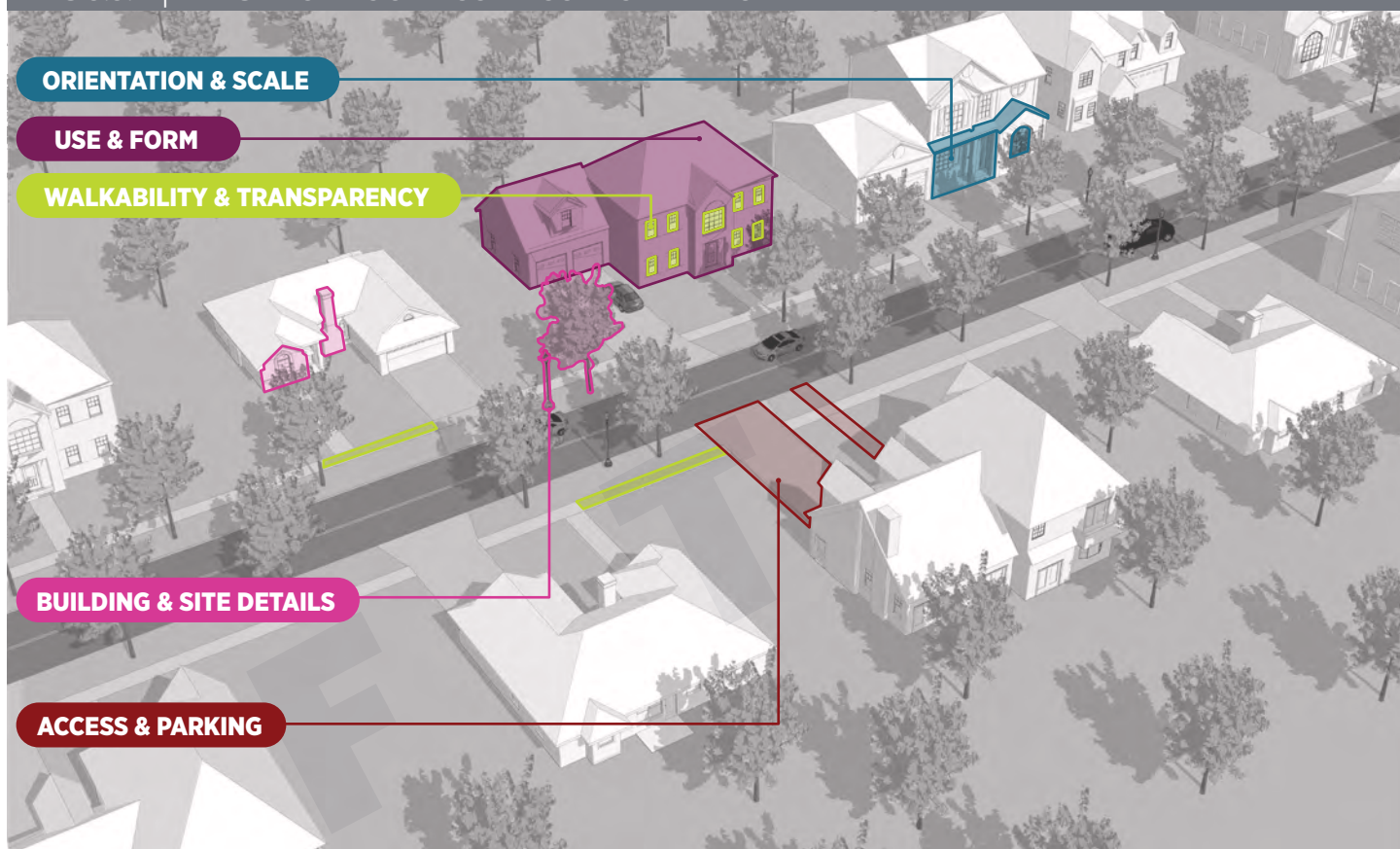
- Quality materials – Whether renovations or new construction, materials used should be of lasting quality. This includes using stone and masonry products as primary facade materials accented by siding or complementary stone details.
- Leverage landscaping – Use landscape features to define neighborhood entries and in common open space / amenity areas.



5. ACCESS & PARKING | ACCOMMODATING VEHICLES IN PEDESTRIAN FRIENDLY WAYS

- Balance access – Preference for single-car driveway widths that connect side or rear garages. Alleys are encouraged where networks exist or can be expanded.
- Multiple connections encouraged – New neighborhoods should utilize multiple roadway connections. New streets using existing roadway stub-outs in neighboring development is highly encouraged when designing new subdivisions.

FIG 3.3.1 | NEIGHBORHOOD - COMPOSITION BIRDSEYE VIEW



SEC 3.3.4 | NEIGHBORHOOD COLOR PALETTE

The preferred colors for the Neighborhood district is the Benjamin Moore Color Stories palette, highlighted below. Other brands of paint may be utilized, but should match the colors in the collection referenced above. The colors below are suggested starting points when determining the primary color of a structure.

- The preference is a two-color scheme when utilizing paint. Three-color schemes may be approved depending on overall building design, details, materials, etc.
- The primary color of the building should be of a “neutral” tone with complementary accent colors, as illustrated below.

Paper Doll CSP-485	Melted Butter CSP-905	Penthouse CSP-35	Barefoot In The Grass CSP-840	Sheer Bliss CSP-545
Paper Lantern CSP-1150	Sea Glass GSP-735	Adriatic Sea CSP-660	Arctic Seal CSP-15	Nortre Dame CSP-570

SEC 3.3.5 | NEIGHBORHOOD BUILDING ORIENTATION

Within the Neighborhood district, homes should share similar setbacks and be located closer to the street in line with applicable setbacks of the underlying zoning district. Neighborhood building orientation guidelines are below:

- Buildings should be located close to the street.
- Buildings located on a corner lot should place the front door on the primary frontage, with additional detailing placed on the secondary frontage.
- Front doors / primary building access should be from adjacent sidewalks.
- Garages and vehicular parking areas should be oriented to the back of the building, away from sidewalks / streets.
- Buildings should be placed at a similar setback to surrounding structures to maintain a consistent character along neighborhood streets.



SEC 3.3.6 | NEIGHBORHOOD TRANSPARENCY & WINDOWS

Within the Neighborhood district, windows should respond to the overall architectural style and complement the features and style of the home. Neighborhood transparency & window guidelines are below:

- During renovations / window replacements, the original size should be utilized to maintain original character of the home.
- The style of new or replacement windows should match the overall architectural style of the home being constructed or renovated.
- The materials used for new or replacement windows should be consistent with the overall style and design of the building.
- New construction is encouraged to include multiple windows in all rooms.



SEC 3.3.7 | NEIGHBORHOOD BUILDING DETAILS

Homes within the Neighborhood district are encouraged to share similar elements—front porches for example—but utilize different details to define the character of each individual home. Building detail guidelines for the Neighborhood district are below:

- Architectural features such as columns, cornice details, porches, stairways, and similar should be included on all facades facing a street.
- The home should include detailing such as varying trim or materials around windows and doors.
- Primary entrances are encouraged to be clearly defined and highlighted by front porches or other facade features.
- Roof and building corner details should be included to add visual interest and define overall neighborhood character.
- Renovations / alterations should include period-correct details, and restore any deteriorating building details.

FIG 3.3.4 | NEIGHBORHOOD BUILDING DETAILING

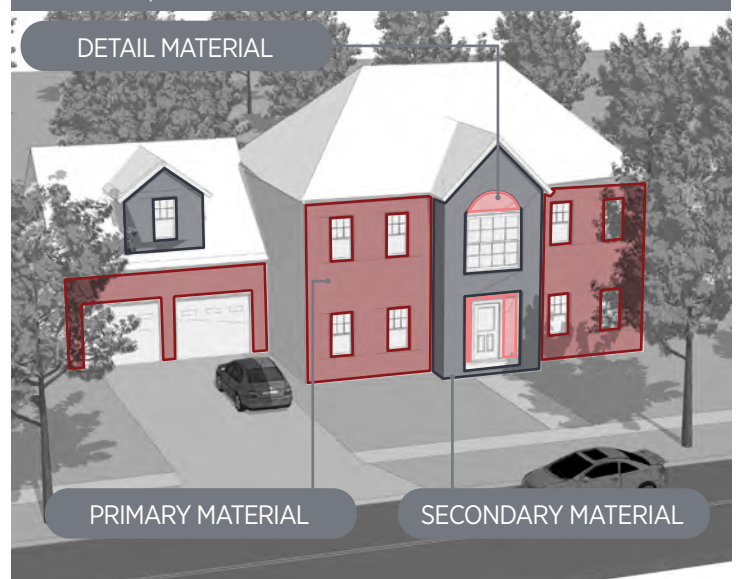


SEC 3.3.8 | NEIGHBORHOOD MATERIALS

The overall preference is for durable, natural materials including stone and masonry materials that perform well throughout the changing seasons of Central Ohio. Neighborhood district building material guidelines are below:

- Preferred exterior finishes and materials include brick, stacked stone, or composite wood siding products.
- Other exterior cladding systems and materials may be considered on a case-by-case basis.
- Roof materials should respond to surrounding context. Preference is for standing seam metal roofs or architectural shingles.
- The use of vinyl or foam products for siding or building details is discouraged.
- All solar panel installations should be arranged so that the panels are not visible from the street on which the home is located.

FIG 3.3.5 | NEIGHBORHOOD MATERIALS



3.4 | **INDUSTRIAL**





BISHOP
FOR
ND CEMENT
DRAIN TILE
LION FENCE
STS COAL IO
ETC

H.A. BISHOP

INDUSTRIAL EXHIBIT

BANK

CITIZENS BANK

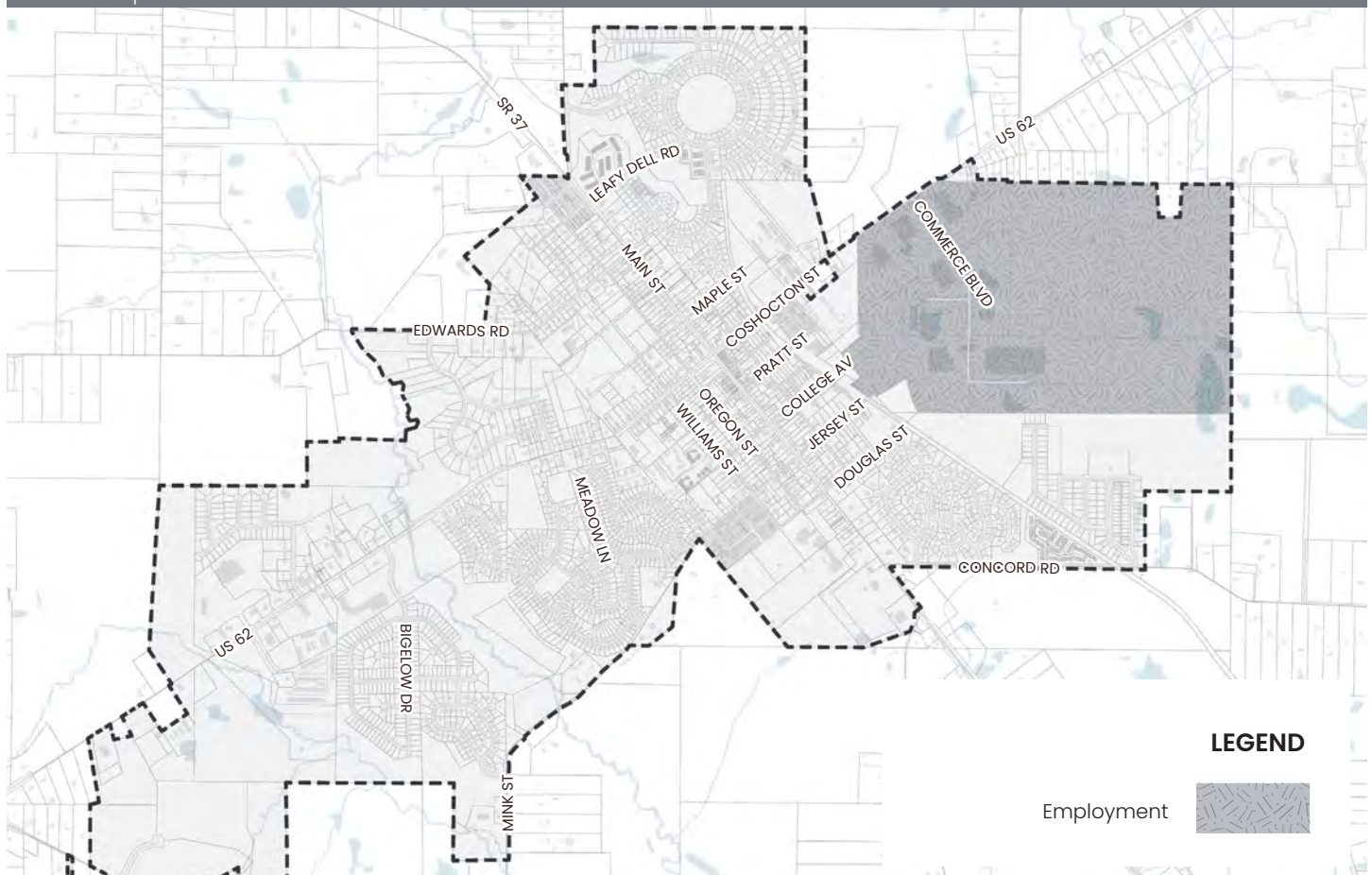
3.4 | INDUSTRIAL

Throughout the development of these guidelines, the clear consensus is that industrial areas should match the remainder of Johnstown in terms of aesthetics and design. Careful consideration of overall street and lot arrangement, building design and location, and inclusion of buffering and screening along streets and adjacent developments ensures the long-term viability of new development within the Industrial district of Johnstown.

The underlying Light Manufacturing (LM) zoning district regulates uses and general site standards for parcels within the Employment district—setbacks, lot coverage, minimum lot area, and more. The regulations for the LM zoning district are established in [Chapter 1159 - Light Manufacturing \(LM\) District](#) of the Codified Ordinances and should be referenced during site plan reviews by Johnstown staff.

As noted in Section 3, the standards for this district are adopted into [Chapter 1159 - Light Manufacturing \(LM\) District](#) of the City's Codified Ordinances. This is due to the straightforward nature of the aesthetic goals of the City related to these districts. The primary goal of this district is to focus landscaping between the building and the street, screen outdoor storage areas from adjacent streets, and establish basic building and parking orientation standards.

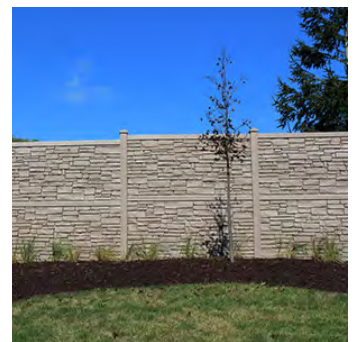
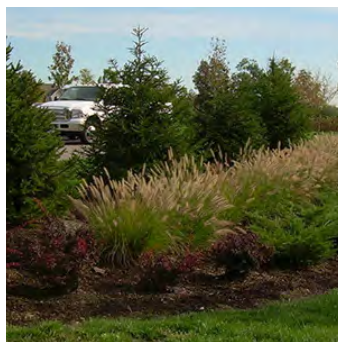
FIG 3.4 | EMPLOYMENT DESIGN DISTRICT - MAP



SEC 3.4.1 | EMPLOYMENT INSPIRATION & DESIGN GUIDANCE

While the underlying zoning allows for light industrial uses, the design of sites should be aesthetically pleasing and accommodate for pedestrians. The photos at the bottom of the page offer inspiration for future development. Basic design guidance for this district includes:

- Locating office functions near the front of sites closer to the street provides visual interest and allows for easier connections to the street.
- Landscaping should be consolidated between the building and parking areas and the street.
- Additional screening should be provided between any uses in the employment district and adjacent residential uses.
- Inclusion of sidewalks supports mid-day mobility and exercise for employees in the district.





TITLE NINE - Design Review

Chap. 1187 - Design Review Administration and Regulations.

~~1187.01 — Adoption.~~

1187.~~02~~01 Purpose.

1187.~~03~~02 Definitions.

1187.~~04~~03 District boundaries.

1187.~~05~~04 Review and approval authority.

1187.~~06~~05 Certificate of Appropriateness ~~and design plan~~ required.

1187.06 Certificate of Appropriateness submittal requirements.

1187.07 Procedure for obtaining a Certificate of Appropriateness or design plan approval.

1187.08 Criteria for evaluation of application for Certification of Design Appropriateness.

1187.09 Demolition ~~criteria~~ of Structures.

1187.10 Maintenance.

1187.11 Modifications.

1187.12 Variances.

1187.13 Appeals.

1187.14 Application for variances and appeals.

1187.15 Public hearing and notice.

1187.99 Penalty.

~~1187.01 — ADOPTION.~~

~~It is deemed in the best interest of the public to encourage beneficial development of the community and thereby to formulate a process to review, regulate, and encourage designs of buildings, structures, and spaces in relationship to specified areas of the community.~~

~~(Ord. 16-2010. Passed 8-17-10.)~~

~~1187.02~~01 PURPOSE.

~~(a) It is deemed in the best interest of the public and the City of Johnstown to encourage beneficial development within the community and thereby to formulate a process to review, regulate, and encourage designs of buildings, structures, and spaces in relationship to specified areas of the community.~~

~~(a)(b)~~ (b) The purpose of the ~~Design Review Districts (Districts)~~ Johnstown Design Guidelines and associated design districts ~~are~~ is to promote the general health, safety and welfare of the ~~Village~~ City.

~~City of Johnstown by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, new residents establishing site and building guidelines for new construction, infill development, and remodels ensuring improvements reflect the goals and aspirations of the City's Comprehensive Plan, and to raise overall quality of development within Johnstown. and to make the~~ Additionally, these guidelines will make the VillageCity of Johnstown a more attractive and desirable place in which to live and work. The ~~Design Review Districts~~districts established in the Johnstown Design Guidelines have ~~also~~ been created to recognize, preserve and enhance the architectural and historical character of the community and to ~~prevent intrusions and alterations within the established zoning districts which would be incompatible with their established character~~establish consistent guidelines related to Use & Form, Orientation & Scale, Walkability & Transparency, Site & Building Details, and Access & Parking. The ~~Design Review Districts~~districts are defined in the ~~Design Review Districts and Standards plan~~Johnstown Design Guidelines, adopted in ~~2021~~2025, which is incorporated herein as reference.

- (c) The ~~Design Review Districts~~Districts established in the Johnstown Design Guidelines are Overlay Districts. This means that the ~~requirements of this chapter are requirements~~guidelines established in the Johnstown Design Guidelines will be applied during review ~~which must be met~~ in addition to the established requirements and standards of the ~~base district over which the Design Review District is placed~~underlying zoning district.

(Ord. 25-2021. Passed 7-6-21.)

1187.0302 DEFINITIONS.

As used in this Chapter, the following words shall be defined as:

- (a) "Applicant" means any person, persons, association, organization, partnership, unit of government, public body or corporation who applies for a Certificate of Appropriateness in order to undertake an environmental change within the Districts.
- (b) "Certificate of Appropriateness" means a certificate authorizing any environmental change within the Design Review District.
- (c) "Design Plan" means a plan for the general design of a residential housing development within the City. A Design Plan must be approved as part of the overall Development Plan.
- ~~(d) "Design Review Districts and Standards" refers to the document providing building, construction and design standards for any environmental change within all Design Review districts as well as general design standards for the Village of Johnstown.~~
- ~~(e)~~(d) "District(s)" means the Design Review Districts established in Section 3 of the Johnstown Design Guidelines.
- ~~(f)~~(e) "Environmental change, major" means ~~new construction, alterations which change, modify, reconstruct, remove or demolish any exterior features of an existing structure that are not considered to be minor modifications, demolition of a structure which is permanently fixed and or attached to the ground, building addition, the addition of signage or changes to nonconforming signs and the construction of accessory buildings, structures including, fences, walls, retaining walls, decks, porches, solar panels swimming pools and spas, and similar changes as determined by the City Manager, subject to the provisions of this chapter. Any proposed construction or alteration requiring the review and approval by the Design Review Board.~~
- ~~(g)~~(f) "Environmental change, minor" means ~~the addition or deletion of awnings, canopies, replacement of windows and doors, gutters, skylights, satellite dishes and similar appurtenances as determined by the City Manager; face changes to otherwise conforming signs; changes to~~

~~paint and siding colors; changes in materials but not in appearance; re-roofs; landscape modifications; the construction of sports fields and associated bleachers, fences, dugouts and like facilities not requiring a commercial building permit, as approved by the City Manager and modifications to off-street parking and loading areas containing less than five spaces. All minor environmental changes must comply with the Design Guidelines and Requirements of this chapter. Minor environmental changes done in conjunction with major environmental changes are to be treated as major changes for the purposes of this chapter. Any proposed construction or alteration that may be approved by the City Manager, or designee. Environmental change, minor may be sent to the Design Review Board by the City Manager.~~

~~(h)~~(g) "Preserve" or "preservation" means the process, including maintenance, of treating of an existing building to arrest or slow future deterioration, stabilize the structure, and provide structural safety without changing or adversely affecting the character or appearance of the structure.

~~(i)~~(h) "Owner" means the owner of record, and the term shall include the plural as well as the singular.

(Ord. 25-2021. Passed 7-6-21; Ord. 08-2024. Passed 3-20-24; Ord. 16-2024. Passed 7-15-24.)

1187.0403 DISTRICT BOUNDARIES.

The Design Review Districts ~~have been~~are defined in ~~the Design Review Districts and Standards Plan~~the ~~Johnstown Design Guidelines~~ and ~~are as follows~~include: ~~Historic Village Center, Corridor and Urban Neighborhood District~~Downtown Core, Gateway Corridors, Neighborhoods, and Employment. ~~A map of the districts can be viewed on page 8 in Figure 3.1 of the Johnstown Design Guidelines illustrate the boundaries of the Design Review Districts and Standards Plan. New non-residential structures or additions in GCC-1, GCC-2, and LM zoning districts are also subject to the Certificate of Appropriateness requirement.~~

~~The Design Review Districts have been defined in the Design Review Districts and Standards Plan and are as follows: Historic Village Center, Corridor and Urban Neighborhood District. A map of the districts can be viewed on page 8 in the Design Review Districts and Standards Plan. New non-residential structures or additions in GCC-1, GCC-2, and LM zoning districts are also subject to the Certificate of Appropriateness requirement.~~

(Ord. 25-2021. Passed 7-6-21.)

1187.0504 REVIEW AND APPROVAL AUTHORITY.

The Design Review Board is hereby established to carry out the duties and functions of ~~TITLE NINE~~Chapter 1187. The Design Review Board shall consist of five members. All five members shall be appointed by City Council. At least three members must be residents of the ~~Village-City~~ of Johnstown, two members may reside outside of the Johnstown municipal limits but must reside within Monroe Township. All members shall be appointed by Council for terms of four years. Initial term lengths shall be staggered so as to provide continuity of membership on the Board. Terms shall begin thirty (30) days after enactment of this legislation. Any member appointed to fill a vacancy occurring prior to the expiration of the term for which his/ her predecessor was appointed shall hold office for the remainder of the term.

(a) Duties and Responsibilities. The Design Review Board shall review Certificate of Appropriateness and Design Plan applications in accordance with this section. The Design Review Board shall also perform any other duties outlined in this code. It shall also be the duty of the Design Review Board:

(1) To protect property rights and values;

- (2) To enhance the built environment, make reports, hold public meetings/hearings and perform all other duties as may be prescribed by Licking County, the Ohio Revised Code (ORC) and this code;
- (3) To review development proposals as required by this code; and
- (4) To provide recommendations to the City Council on issues that the Council may refer to the Commission.

(b) Rules of Procedure. The following Rules of Procedure shall be followed:

- (1) Quorum Requirement. A quorum of three (3) members, which may include one or more of the "standing alternates", is required to render any decision. A majority of those voting shall prevail.
- (2) Conduct of Meetings. To implement the purpose of this DRB, certain procedures shall be adopted to include, but not be limited to, a regularly scheduled meeting attended by members of the DRB. Written meeting reviews setting forth decision and findings shall be made. These records shall be preserved as part of the official proceedings for each development proposal. Lastly, the DRB shall generally follow "Robert's Rules of Order" and may prepare and adopt supplemental procedural rules, subject to the approval of the City Council, that will ensure the accomplishment of the stated purpose and promote the efficiency and effectiveness of the design review process.

(Ord. 42-2021. Passed 10-19-21; Ord. 12-2024. Passed 4-4-24.)

1187.0605 CERTIFICATE OF APPROPRIATENESS AND DESIGN PLAN REQUIRED.

- (a) A Certificate of Appropriateness is required for ~~any new non-residential structure or addition within the Design Districts, as well as GCC-1, GCC-2 and LM zoning districts and any other properties in any other zoning district which are non-conforming uses in that district and shall apply to all environmental changes~~ all construction or alterations that meet the definition of a Environmental Change, Minor or Environmental Change, Major as defined in Chapter 1187.03. A Design Plan is required as part of the Development Plan for any new residential development in Johnstown.
- (b) A ~~zoning permit for a structure(s) requiring a~~ Certificate of Appropriateness ~~or Design Plan approval~~ shall be issued only after approval by the Design Review Board or City Manager (or designee) as outlined in Chapter 1187.08, below.
- (c) ~~Exterior w~~Work on a structure that requires approval by the Design Review Board or City Manager (or designee) shall not commence until ~~approval is granted by the Design Review Board~~ the applicable Certificate of Appropriateness has been approved. Should work commence prior to the Design Review Board approval, the property owner shall be subject to penalties per Section 1125.99 of the Planning and Zoning Ordinance.

(Ord. 25-2021. Passed 7-6-21.)

1187.06 CERTIFICATE OF APPROPRIATENESS SUBMITTAL REQUIREMENTS.

- (a) Certificate of Appropriateness Materials for Submission. An application that includes the information outlined below shall be included for submission as part an application for a Certificate of Appropriateness:

- (1) A dimensioned site plan showing existing conditions including all structures, pavement, curb-cut locations, natural features such as tree masses and riparian corridors, and rights-of-way.
- (2) A dimensioned site plan showing the proposed site change including structures, pavement, revised curb-cut locations and landscaping.
- (3) Illustration of all existing building elevations to scale.
- (4) Illustrations of all proposed building elevations to scale.
- (5) Samples of proposed building materials.
- (6) Color samples for proposed roof, siding, etc.
- (7) Illustrations of all existing site signage including wall and ground.
- (8) Illustrations of proposed signage to scale.
- (9) A dimensioned site plan showing location of existing ground mounted signs.
- (10) A dimensioned site plan showing the proposed location of ground mounted signs.
- (11) Samples of proposed sign materials.
- (12) Color samples of proposed sign(s).
- (13) Proposed lighting plan for sign(s).
- (14) The applicant shall post one sign per public street frontage of the subject property within fifteen (15) feet of the curb indicating the subject, date, and time for a public hearing. The sign(s) shall be posted at least ten (10) days prior to the scheduled hearing. The sign(s) should be purchased at the Johnstown City Offices and will measure no less than two (2) feet by three (3) feet.

1187.07 PROCEDURE FOR OBTAINING A CERTIFICATE OF APPROPRIATENESS ~~OR DESIGN PLAN APPROVAL.~~

(a) Applications for the approval of ~~the a~~ Certificate of Appropriateness ~~or Design Plan:~~

- (1) Shall be filed with the City on forms provided by the City;
- (2) Shall include all ~~required supplemental information, including such plans, drawings, specifications and other materials as may be needed by staff or the Design Review Board to make a determination~~ materials required by Chapter 1187.06;
- ~~(3) Shall be submitted by the application deadline as established by the City;~~
- (4)(3) Shall be signed by the applicant and owner attesting to the truth and exactness of all information supplied on the application.

~~(b) Design Plan Materials for Submission. The materials that may be required for submission as part of the Design Plan include but are not limited to:~~

- ~~(1) A dimensioned site plan showing existing conditions including all structures, pavement, curb-cut locations, natural features such as tree masses and riparian corridors, and rights-of-way.~~

- ~~(2) A dimensioned site plan showing the proposed site change including structures, pavement, revised curb cut locations and landscaping.~~
- ~~(3) Illustration of all existing building elevations to scale.~~
- ~~(4) Illustrations of all proposed building elevations to scale.~~
- ~~(5) Samples of proposed building materials.~~
- ~~(6) Color samples for proposed roof, siding, etc.~~
- ~~(7) Illustrations of all existing site signage including wall and ground.~~
- ~~(8) Illustrations of proposed signage to scale.~~
- ~~(9) A dimensioned site plan showing location of existing ground mounted signs.~~
- ~~(10) A dimensioned site plan showing the proposed location of ground mounted signs.~~
- ~~(11) Samples of proposed sign materials.~~
- ~~(12) Color samples of proposed sign(s).~~
- ~~(13) Proposed lighting plan for sign(s).~~
- ~~(14) The applicant shall post one sign per public street frontage of the subject property within fifteen (15) feet of the curb indicating the subject, date, and time for a public hearing. The sign(s) shall be posted at least ten (10) days prior to the scheduled hearing. The sign(s) should be purchased at the Johnstown City Offices and will measure no less than two (2) feet by three (3) feet.~~

~~(c)(b)~~ City Staff, including ~~the City Engineer and the City Planner~~the City Manager or designees, shall review the submitted materials for completeness and shall determine:

- (1) If it is found to be complete, place the Certificate of Appropriateness ~~or Design Plan~~ application on the next appropriate Design Review Board agenda or conduct an administrative review as applicable; or
- (2) If it is found to be incomplete, reject the application and return the application and fee to the applicant with an itemization of deficiencies.

~~(d)~~ Any minor environmental change requires a Certificate of Appropriateness issued by the Village Manager. All applications for a Certificate of Appropriateness that meet the definition of an Environmental Change, Major shall be reviewed by the Design Review Board. Based on the review criteria established in Chapter 1187.09, the Design Review Board shall make a determination as to whether to approve, approve with conditions, or deny an application for a Certificate of Appropriateness as described in Chapter 1187.08(e), below.

~~(e)~~ Any major or minor environmental change which requires a variance to the requirements of this chapter requires a Certificate of Appropriateness to be issued by the Planning and Zoning Commission. All applications for a Certificate of Appropriateness that meet the definition of an Environmental Change, Minor shall be reviewed by the City Manager or designee and a Certificate of Appropriateness if all review criteria established in Chapter 1187.09. If the City Manager or designee are unable to make a determination as to approve, approve with conditions, or deny an application, the application may be forwarded to the Design Review Board.

~~(f)~~ Design Plan Approval and Issuance of a Certificate of Appropriateness. The Design Review Board ~~shall~~shall, after receipt of reports from the City ~~Planner or City Engineer~~Manager, or designee - determine whether the Certificate of Appropriateness ~~or Design Plan~~ shall be approved, conditionally approved, or disapproved. The application shall not be approved unless

the Design Review Board finds that all of the applicable provisions in the Planning and Zoning Ordinance and the ~~Design Review Districts and Standards~~Johnstown Design Guidelines have been satisfied and that the site plan meets the purpose and intent of this chapter, including the location and configuration of the building(s), landscaping, off-street parking, driveways and site amenities are visually harmonious within the site and its surroundings.

- (1) If the ~~Design Plan~~Certificate of Appropriateness is disapproved, the reasons for a disapproving vote shall be stated by those members and it shall be captured in the minutes of the meeting.
- (2) ~~Design Plans~~Certificates of Appropriateness must shall be heard by the Design Review Board or reviewed by the City Manager, or designee ~~be approved, conditionally approved or disapproved~~ within thirty (30) working days from the date of receipt of a completed application as determined by the City Manager or Designee. This thirty (30) day period may be extended by the mutual agreement of the Design Review Board and the applicant.
- (3) ~~Design Plan~~Certificate of Appropriateness approval shall be for a period not to exceed eighteen (18) months from the approval date of the ~~Design Plan~~application. If construction has not started within eighteen (18) months of approval of a Certificate of Appropriateness, the approval shall become null and void.
- (4) If no construction has begun within ~~two (2) eighteen (18) years~~months after approval is granted, ~~the approved Exterior Plan shall become null and void~~the applicant may request a one-time six (6) month extension from the Design Review Board. Any application for an extension must be completed and scheduled for hearing prior to the expiration of the applicable COA approval.
- (5) ~~Design Plans~~Certificates of Appropriateness approved prior to the adoption of this section, in which work has not commenced, shall become null and void one (1) year after the adoption of this section.

(f) Environmental Change Major and Minor. The table below illustrates the environmental changes categorized by design review district, major and minor, and proposed action to the structure. An "X" denotes whether the proposed change requires review by staff or the Design Review Board. An "NA" denotes that no review related to Chapter 1187 is required. All other applicable zoning certificate and building permit requirements must be met.

<u>ENVIRONMENTAL CHANGE TABLE</u>								
<u>Proposed Change</u>	<u>Design Review District</u>							
	<u>Historic Downtown</u>				<u>Commerce Corridor</u>		<u>Neighborhoods</u>	
	<u>CMU</u>		<u>Residential</u>					
	<u>Major</u>	<u>Minor</u>	<u>Major</u>	<u>Minor</u>	<u>Major</u>	<u>Minor</u>	<u>Major</u>	<u>Minor</u>
<u>New construction</u>	X		X		X		X	
<u>Alterations which incorporate two or more Minor changes shall be considered a Major change</u>	X		X		X		X	
<u>Demolition of a primary structure</u>	X		X			X		X
<u>Building addition</u>	X		X		X		X	
<u>The addition of signage or changes to nonconforming signs</u>	X		X			X		NA
<u>Construction of accessory buildings</u>	X		X			X		NA
<u>Construction of structures located between the primary structure and adjacent right-of-way such as fences, walls, retaining walls, decks, or porches</u>	X		X			X		NA
<u>Installation of solar panels</u>	X		X			X		X
<u>Changes to exterior paint, siding colors, exterior materials</u>	X		X			X		NA
<u>Change of building color</u>	X		X			X		X

ENVIRONMENTAL CHANGE TABLE

<u>Proposed Change</u>	<u>Design Review District</u>							
	<u>Historic Downtown</u>				<u>Commerce Corridor</u>		<u>Neighborhoods</u>	
	<u>CMU</u>		<u>Residential</u>					
	<u>Major</u>	<u>Minor</u>	<u>Major</u>	<u>Minor</u>	<u>Major</u>	<u>Minor</u>	<u>Major</u>	<u>Minor</u>
<u>Replacement of windows and doors, gutters, skylights, and similar appurtenances with the same materials or better</u>		<u>X</u>		<u>X</u>		<u>X</u>		<u>NA</u>
<u>Face changes to otherwise conforming signs</u>		<u>X</u>		<u>X</u>		<u>X</u>		<u>NA</u>
<u>Repainting or refinishing paint and siding using the same or existing colors</u>		<u>X</u>		<u>X</u>		<u>NA</u>		<u>NA</u>
<u>Replacement of materials using same materials with no change in appearance</u>		<u>X</u>		<u>X</u>		<u>NA</u>		<u>NA</u>
<u>Re-roofs using preferred materials as noted in the Johnstown Design Guidelines without change in roof color</u>		<u>X</u>		<u>X</u>		<u>X</u>		<u>X</u>
<u>Modifications to off-street parking and loading areas containing less than five spaces</u>		<u>X</u>		<u>X</u>		<u>X</u>		<u>NA</u>

(1) Proposals that deviate from the regulations in Chapter 1159.04 shall be reviewed by the Design Review Board. Proposals that meet the regulations may be approved administratively.

(Ord. 35-2021. Passed 8-17-21.)

**1187.08 CRITERIA FOR EVALUATION ~~OF APPLICATION FOR CERTIFICATION CERTIFICATE~~
OF ~~DESIGN~~ APPROPRIATENESS.**

In considering the appropriateness of any proposed environmental change, including landscaping or exterior signage, the Board or City staff member shall consider the following, as a part of its review:

(a) The proposed environmental change application is in compliance with the Johnstown Design Guidelines. The proposed environmental change is to comply with the Design Guidelines and Requirements of the City, incorporated by reference.

(b) The proposed environmental change aligns with the goals of the applicable land use district in the Johnstown Comprehensive Plan.

(c) Use and Form

(1) The proposed building form – size, setbacks, height, location – are consistent with the underlying zoning and achieve the guidelines set forth in the Johnstown Design Guidelines.

(2) Buildings are designed and located on the site to best support the proposed use, create welcoming and active streets, and maximize shared use and consolidation of vehicular access and parking areas.

(d) Orientation & Scale

(1) Buildings are designed to have well-defined front facades and easily identified front doors.

(2) Buildings are oriented to face adjacent sidewalks and streets.

(3) Buildings are located to create an internal circulation network defined by buildings, as applicable.

(4) Scale of new development aligns with the guidelines for the applicable district in the Johnstown Design Guidelines.

(5) New development is designed at a scale that complements the small-town character exhibited throughout the community – pedestrian friendly streets with one- to three-floor buildings, generally.

(e) Walkability & Transparency

(1) Sidewalks and expanded pedestrian and bicycle connectivity are included in new development within the design review districts.

(2) Commercial and mixed-use development buildings include first-floors with large windows and clearly defined primary entries.

(3) Site features such as outdoor dining, plazas, public seating areas, and bicycle parking are considered and included where feasible in all new developments.

(f) Site & Building Details

(1) The historic character of a property is retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property are avoided.

(2) Alterations that have no historical basis and which seek to create an appearance inconsistent or inappropriate to the original integrity of the property is discouraged.

- (3) Deteriorated historic features are repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature the new feature matches the original in design, color, texture, and other visual qualities and, where possible, materials.
- (4) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials are not be used. The surface cleaning of structures utilize the gentlest means possible.
- (5) Proposed additions, exterior alterations, or related new construction do not destroy historic materials that characterize the property. The new work is differentiated from the old and is compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (6) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- (7) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property are preserved.
- (8) Site landscaping features a cohesive design that incorporates native materials and complements overall site design.
- (9) Site details including building and parking area lighting, site furniture, and other fixtures are of consistent material and complement overall building design and site materials.

(g) Access & Parking

- (1) The applicable guidelines for the design review district are applied to the overall site and building design.
 - (2) Vehicular parking is consolidated to the greatest extent possible, and access to front doors for pedestrians is provided consistent with the applicable design review district.
 - (3) Parking is located and screened as recommended in the design review district.
 - (4) Loading areas are located and screened as described in the applicable design review district.
- ~~(a) The compliance of the application with the Design Guidelines and Requirements. The proposed environmental change is to comply with the Design Guidelines and Requirements of the City, incorporated by reference.~~
 - ~~(b) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.~~
 - ~~(c) The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.~~
 - ~~(d) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.~~
 - ~~(e) Each property shall be recognized as a physical record of its historic time, place and use. Alterations that have no historical basis and which seek to create an appearance inconsistent or inappropriate to the original integrity of the property shall be discouraged.~~
 - ~~(f) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.~~

- ~~(g) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.~~
- ~~(h) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures if appropriate shall be undertaken using the gentlest means possible.~~
- ~~(i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.~~
- ~~(j) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.~~
- ~~(k) Significant archeological resources affected by a project shall be protected and preserved, if such resources must be disturbed, mitigation measures shall be undertaken.~~
- ~~(l) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.~~
- ~~(m) Demolition of a structure shall follow the criteria for evaluation and submittal requirements outlined in Section 1187.09 as well as all items in Section 1187.08 as it relates to consideration of the demolition of a structure.~~

(Ord. 16-2024. Passed 7-15-24.)

1187.09 DEMOLITION OF STRUCTURES.

- (a) Decisions approving or denying Certificates of Appropriateness for the demolition of structures will be guided by the following criteria, among other considerations.
 - (1) The historic, architectural, or cultural significance of the structure.
 - (2) How the structure contributes to the identity of the district.
 - (3) The feasibility of reproducing the structure due to characteristics unique to the building, including design, materials, architectural details, etc.
 - (4) Whether the structure represents a specific example of period construction or is the one of the last remaining buildings from this period.
 - (5) Plans for the reuse of the property and how these plans affect the character and identity of the surrounding district.
 - (6) Whether the structure presents a clear danger to the health and safety of the public. This may include the possibility of unexpected collapse, existence and dissemination of pollutants, unauthorized use, etc.
 - (7) Whether there is clear evidence that alternatives to demolition have been explored.
 - (8) Whether there is benefit to the public to protect or demolish the structure based on the current or projected use of the property.

- (9) Whether the structure has been altered to the extent that no historic or architectural relevance is
 - (10) Is there a reuse plan? A new structure would need to have conformity with the surrounding architecture.
 - (11) Is it legitimately in poor enough structural condition as to warrant demolition and not "demolition by neglect"
 - (12) Does the demolition negatively affect adjacent property owners?
 - (13) The lot must be returned to turf and landscape, and anything posing a danger must be filled/remediated like basements/foundations/septic tanks/cisterns etc. The Design Review Board can also decide if they want to ensure that foundation slabs, driveways, walkways, fences, etc. are removed.
- (b) Purposeful Neglect. The Design Review Board will not approve applications where the willful neglect of a property is evident. In cases of intentional neglect, or damage, where the property has been allowed to deteriorate with the purpose of causing demolition, the owner may be held responsible for the cost to stabilize, repair, or replace the structure.

(Ord. 16-2024. Passed 7-15-24.)

1187.10 MAINTENANCE.

Nothing in this Chapter shall be construed to prevent ordinary maintenance or repair of any property within the Design Review District, nor shall anything in this Chapter be construed to prevent any change, including the construction, reconstruction, alteration or demolition of any feature which in the view of the Village-City Manager is required for the public safety because of an unsafe, insecure or dangerous condition.

(Ord. 16-2010. Passed 8-17-10.)

1187.11 MODIFICATIONS/AMENDMENTS TO APPROVED CERTIFICATES OF APPROPRIATENESS.

Certificates of Appropriateness ~~or Design Plans~~ which have been previously approved by the Design Review Board and require ~~minor modifications may be made with the approval of the Chair of the Design Review Board and the City Planner~~ amendment shall apply for an amendment following the procedures outlined in Chapter 1187.07 and include the submittal requirements established in Chapter 1187.06. ~~To apply, the applicant shall submit to the City Planner four (4) sets of the previously approved plans and the proposed minor modification, along with a written statement explaining the reason for the proposed minor modification. Within ten (10) working days after the plan submission, the City Planner and the Chair of the Design Review Board shall review and approve or disapprove the minor modification. Input from the City Engineer can be requested by the City Planner and the Chair of the Design Review Board. Approval shall be granted only if the City Planner and the Chair of the Design Review Board unanimously agree the minor modification does not significantly change the previously approved plan. If unanimous consent is not obtained, the proposed minor modifications are disapproved and can only be made if approved by the Design Review Board.~~

(Ord. 25-2021. Passed 7-6-21.)

~~1187.12 VARIANCES.~~

~~Any variance request shall follow the provisions as set forth in Chapter 1133 of the Codified Ordinances of the Village of Johnstown.~~

~~(Ord. 25-2021. Passed 7-6-21.)~~

1187.1312 APPEALS.

Any applicant aggrieved by a decision of a Village-City Manager involving an environmental change, may appeal the decision to the Planning and Zoning Commission. Such appeal must set forth in writing the grounds for the appeal and must be filed with the Village-City within thirty (30) days of the issuance of decision being appealed.

~~(a) Any applicant aggrieved by any decision of the Design Review Board may appeal the decision to the Planning and Zoning Commission of the Village of Johnstown. Such appeal must set forth in writing the grounds for the appeal and must be filed with the Village within thirty (30) days of the adverse decision.~~

(Ord. 25-2021. Passed 7-6-21.)

1187.1413 APPLICATION FOR VARIANCES AND APPEALS.

Any person owning or having an interest in property, after being denied a Certificate of Appropriateness (COA) ~~or Design Plan Approval~~, may file an application to ~~obtain a variance from the requirements of this chapter or~~ appeal ~~the decision~~ from the Design Review Board ~~or decision of the Village-City~~ Manager involving an environmental change. ~~Fifteen copies of a provided~~A completed application accompanied by a copy of the denied COA and a statement of the reason for denial should be filed with the Village-City Manager not more than ~~20-thirty~~ (30) days from the date such denial of the COA was issued. The application ~~of a variance or for~~ an appeal shall contain the following information:

- (a) Name, address and phone number of the applicant.
- (b) Legal description of property as recorded in Licking County Recorder's office.
- (c) Each application for an an variance or appeal shall refer to the specific ~~provisions of this chapter which apply~~denial of a Certificate of Appropriateness from the Design Review Board or City Manager.
- (d) The names and addresses of all property owners within two-hundred (200) feet, contiguous to, and directly across the street from the property, as appearing on the Licking County Auditor's current tax list.
- (e) A narrative statement explaining the following:
 - (1) The use for which variance or appeal is sought.
 - (2) Details of the ~~variance or~~ appeal that is applied for and the grounds on which it is claimed that the ~~variance or~~ appeal should be granted, ~~as the case may be.~~
 - (3) The specific reasons why the ~~variance or~~ appeal is justified according to this chapter.
 - (4) Such other information regarding the application for ~~variance or the~~ appeal as may be pertinent or required for appropriate action by the Planning and Zoning Commission.

(Ord. 25-2021. Passed 7-6-21.)

1187.1514 PUBLIC HEARING AND NOTICE FOR APPEALS.

- (a) Public Hearing. The Planning and Zoning Commission shall hold a public hearing within fourty-five (45) days after receipt of an application for an appeal of a Certificate of Appropriateness denial by the Design Review Board or City Manager ~~or variance~~ from an applicant.
- (b) Notice of Public Hearing.
 - (1) Before conducting the required public hearing, notice of the hearing shall be given in one or more newspapers of general circulation in the ~~Village~~City at least seven (7) days before the date of said hearing. The notice shall set forth the time and place of the public hearing and the nature of the proposed appeal ~~or variance~~.
 - (2) Written notice of the required public hearing shall be mailed by first class mail. ~~at~~At least ten (10) days before the day of the hearing to owners of property within two-hundred (200) feet from, contiguous to, and directly across the street from the property being considered.

(Ord. 25-2021. Passed 7-6-21.)

1187.99 PENALTY.

- (a) Whoever constructs, reconstructs, alters, or modifies any exterior architectural or environmental feature now or hereafter within the Design Review District in violation of this chapter. shall be subject to the penalties specified in ~~Section~~Chapter 1125.99.
- (b) Any property owner that demolishes a structure within the Design Review District in violation of this chapter shall be subject to a fine of up to ten thousand dollars (\$10,000).

(Ord. 16-2010. Passed 8-17-10.)