



# Village of Johnstown Strategic Plan Update

This plan provides a updated strategic approach to achieving the community's vision by creating a plan for the physical development of the Village as well as general policy statements of how to get there. It is a guide for developers, landowners, concerned citizens, and elected officials as they make decisions about land. This information contained in this update must be used in conjunction with the 2008 Strategic Plan.

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## **Purpose**

The purpose of this planning document is to:

1. Ensure Consistency. Promote the legal requirement of reasonableness by avoiding arbitrary decisions and furthering the uniform application of the various planning procedures.
2. Promote Efficiency. Simplify the preparation of materials for Planning and Zoning Commission action through the provision of guidelines and criteria. This will promote expeditious disposition in the interest of both the public and the petitioner.
3. Establish a Public Record. Provide a clear statement of policies upon which the community may rely.
4. Maintain a Basis of Planning. Assure the judicious use of resources. Planning decisions, such as zoning actions, need to be founded upon adopted principles and objectives. This will assist in accomplishing the intended purpose, and avoid the legal problems of arbitrary and capricious actions.
5. Develop a Planning Method. Promote the rational utilization of land and the economical provision of required facilities and services both for the individual, and collectively in the public interest. This is accomplished through the allocation of land to a variety of uses based upon desired community objectives and intensity criteria.
6. Ensure Adoption, Amendment and Binding Effect. Establish formal procedures for the adoption and amendment of this document recognizing that there is a need for continuity and community support.

## **Total Community Interest**

Planning loses its vitality as well as its credibility if it: (1) becomes a mere composite of neighborhood desires; (2) is abused to advance the interest only of certain individuals or special interest groups; (3) is implemented whimsically or arbitrarily; or (4) becomes unreasonable or confiscatory in its application to private properties.

It is the Village's policy that the general welfare of the area in its entirety must be served by all planning measures. Therefore, community interests, as distinguished from individual interests will be furthered. Economic benefit to individuals shall be subordinate to the economic welfare of the community as a whole. Implementation of planning shall not be conducted solely for the purpose of financial gain.

## **Adequate Public Facilities**

Adequate public facilities or concurrency regulations add to other local land use controls a requirement that there be adequate road, sewer, water, and other critical facility capacity to serve the proposed development. These allow development to occur either when public facilities are available or when provided by the developer at their own cost. The net effect of

such controls is typically to keep development more compact and contiguous to existing development, or to cause it to locate in nodes around other service providers. Because such controls tie directly to issues of public health and safety, they may be more defensible than other techniques.

Before development can occur in Johnstown, it must be shown that adequate infrastructure, such as road and utility capacity, exists to support the development. In some situations determined by the Planning and Zoning Commission, this may require an impact analysis before a development plan is approved.

## **Annexation**

Annexation plays an important role in continuing the economic health of an area. The Village should consider creating an annexation program in order to provide a smooth transition in urban services, establish logical municipal boundaries, and promote coordinated capital improvement programming. The Village may consider conducting a cost/benefit analysis for all annexation requests. The analysis would detail the proposed use of the parcel, potential density, estimated potential revenue (by type), estimated service costs, and a timetable for service. A public comment stage would be provided as a part of the analysis.

The Village may also consider developing and maintaining an annexation priority listing. This listing should include information on each parcel, ownership, development, and estimated costs of service.

The Village may consider annexation in order to protect the community's natural resources. For example, the Village should prioritize the Belt Park wellfield area for annexation in order to protect this valuable water supply.

## **Zoning and Subdivision Regulations**

Zoning and subdivision regulations serve as two of the vehicles available for implementing the comprehensive plan. Zoning is the legislative division of a region into separate districts with different regulations within the districts for land use, building size, and other elements.

Zoning can also be used to regulate aesthetics and density. Additionally, subdivision regulations place requirements and restrictions as to how land can be developed.

Following the adoption of the comprehensive plan, the Village's zoning code and subdivision regulations will be modified to support the recommendations of the plan. As with the plan, these regulatory processes should also be subject to periodic review and revision.

## **Buffering**

Developments in the Village must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of

proposed projects; existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact. Appropriate wooded areas and stream valleys should remain as greenbelts and open space within developments and between developments. Developments proposed adjacent to planned or established greenbelts should provide pedestrian access where appropriate. Specific greenbelt studies should be conducted that examine Johnstown's stream valleys and prominent wooded areas as permanent buffers or community separators. Natural green space benefits the community as well as encouraging developers to create innovative developments through clustering of buildings and impermeable area. Typically, buffering is required and provided between unlike land uses, however, as the development of Monroe Township fills in previously rural areas, different lot sizes and designs of residential development sometimes impact each other. Where an appropriate gradation of lot size and setbacks cannot be designed into a proposed residential subdivision development of a significantly higher density than existing adjacent residential uses, deliberate vegetation buffering may need to be incorporated into the design to help protect low density residential areas. Buffer areas should use and supplement existing site features where possible.

## Utilization of Existing Vegetation and Topography

Developments in Johnstown should begin with an assessment of the existing site features to determine positive and useful attributes, as well as features which should or can be preserved. Development design should incorporate the use of these attributes for the benefit of the development and the County as a whole, rather than leveling an entire site to meet a pre-conceived project design. Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined.

## Policies and Recommendations

### Policies:

**Objective 1:** Manage new development, redevelopment and reuse to ensure that it is orderly, balanced, and compatible with the Village's desire to maintain, protect and enhance its existing residential character, to improve upon the viability of its commercial areas, provide open/green space, encourage pedestrian/bicycle linkages, and protect environmentally sensitive lands.

*Policy 1-2:* Unless otherwise permitted in the Comprehensive Plan, new development, redevelopment and reuse shall be consistent with the permitted use and density/intensity of each designation.

*Policy 1-2.1:* Encourage professional standards of architectural and urban design, site planning, and landscaping for all new projects.

*Policy 1-3:* Preserve and protect stable residential neighborhoods through development practices that promote compatibility and consistent character.

**Policy 1-4:** Non-residential development shall be compact and in a readily accessible location for the market it is intended to service, and shall not encroach into stable residential areas.

**Policy 1-5:** Landscaping and buffering shall be provided where commercial uses adjoin residential neighborhoods to avoid a negative impact on the residential neighborhood.

**Policy 1-6:** Increase the amount of green space in the Village through appropriate project design and attributes.

**Policy 1-7:** Landscaping techniques conducive to the conservation of precipitation shall be incorporated to the greatest extent possible into landscape plans for new development and replacement landscaping as a part of redevelopment and reuse projects.

**Policy 1-8:** The provision of adequate public facilities shall be discussed and negotiated with the developer during the development approval process.

**Policy 1-8.1:** Require that water and sewer construction and extensions, and street rights-of-way dedication and improvements, and related construction, for new development be the financial obligation of the developer when new or improved facilities are needed as a result of the new development.

**Policy 1-8.2:** Public facilities may be used as a transitional land use provided they do not create an incompatible situation themselves.

**Policy 1-8.3:** Enforce existing development standards for stormwater management as defined in Policy 1-10 of the Public Facilities and Water Resources Element.

**Policy 1-8.4:** All development shall provide sidewalks per standards in the Code of Ordinances and ADA current standards.

**Policy 1-9:** Commercial properties shall be properly screened, provide adequate parking, include orderly traffic circulation patterns, and integrate appropriate design features to enhance safety, efficiency, and site appearance.

**Policy 1-9.1:** Parking lots for separate developments shall be connected, when possible.

**Policy 1-9.2:** Parking areas within a single development shall be interconnected unless it can be demonstrated that on-site traffic and pedestrian circulation will safely and efficiently function and traffic movement on adjacent public streets will not be impacted.

**Policy 1-9.3:** Sites shall provide adequate parking. The Code of Ordinances shall provide standards which address construction standards, location,

design, configuration, dimension and number of parking spaces. The reduction in parking shall result in a commensurate increase in green/open space.

***Policy 1-9.4:*** Redevelopment and reuse sites shall be appropriately configured as to number, location, and design features of the ingress and egress points.

***Policy 1-9.5:*** Site design shall ensure safe pedestrian access from parking areas to commercial activities. Pedestrian conflicts within vehicular circulation shall be minimized.

***Policy 1-10:*** New development, redevelopment, and reuse shall be evaluated to identify potential linkages to pedestrian walkways. If the linkage is appropriate, physical improvements meeting Village specifications shall be provided by the property owner.

***Policy 1-11:*** Signage shall be compatible with the surrounding uses and character of the Village and be designed and located so as not to interfere with safety or visibility.

***Policy 1-12:*** To protect, preserve and enhance areas having significant ecological, hydrological, physical or socioeconomic importance to the public, new development or redevelopment located in areas of environmental sensitivity shall be consistent with the provisions of the Ohio Environmental Protection Agency and other environmentally oriented agencies.

***Policy 1-13:*** Identify and implement strategies to reduce green house gas emissions.

***Policy 1-13.1*** Continue to promote and maintain mixed use land use and zoning that reduces trip lengths, number of trips, time of travel and promotes pedestrian activity.

***Policy 1-13.2*** Maintain the existing street grid system so as to continue to disburse travel trips, provide alternative routes, maintain and/or decrease the time of travel and to reduce the carbon ‘footprint’ of transportation impacts within the Village.

***Policy 1-13.3*** Promote intermodal facilities to provide both travel options and more efficient travel by insuring that transit stops and pedestrian connections are addressed in the development review process.

***Policy 1-13.4*** Promote public use of intermodal facilities through the use of public meetings, use of the Village’s website and direct support of service providers.

***Policy 1-13.5*** Support walkable community initiatives by insuring that on-site and off-site pedestrian connections are addressed in the development review process.

*Policy 1-13.6* Maintain a street tree program for traffic calming, reduced green house gases and a more pleasant pedestrian environment.

*Policy 1-13.7* Amend the land development regulations as necessary to accommodate new energy producing technology such as roof mounted solar panels and wind turbines.

*Policy 1-13.8* Coordinate with local utilities to provide for the location and expansion of facilities that promote energy efficiency.

*Policy 1-13.9* Provide an expedited review process for LEED certified plans.

**Objective 2:** Provide necessary public facilities and utilities for existing development based on level of service standards, and plan for the provision of land for necessary public facilities for new development. Designate the financial resources needed in the Five-Year Capital Improvements Program. Public facilities shall be provided in a manner to discourage urban sprawl.

*Policy 2-1:* Discourage haphazard, uncontrolled, incompatible, and unserviceable growth and urban sprawl by assuring that public facilities are in place at the time building permits are issued consistent with Policies 2-1, 2-2 and 2-3 of the Concurrency Management System Element.

*Policy 2-2:* Permit new development only in areas where adequate public facilities (as defined by level of service standards), and access exists or will be provided prior to occupancy.

*Policy 2-3:* Review all site and building plans for impacts on public facilities and require all new development to maintain or contribute to established level of service standards.

*Policy 2-4:* Coordinate the level of service report and annual update of the Capital Improvements Element with the Five-Year Capital Improvements Program as applicable to correct deficiencies.

**Objective 3:** Future development will be directed as designated on the Future Land Use Map. Designations are established to protect residential neighborhoods, balance inconsistent land uses, provide opportunities for redevelopment and renewal of blighted areas, and encourage mixed use development.

*Policy 3-1:* Land uses shall be consistent with permitted activities as detailed in Objective 1 and the designation description section of this element.

*Policy 3-2:* Development shall be consistent with standards for subdivisions (regulating platting, design standards and improvement requirements), signs

(regulating size, height, location and number), and stormwater management (regulating quantity and quality of stormwater runoff).

***Policy 3-3:*** Control land uses by requiring buffer areas between inconsistent land uses and establish transitional land use zones to assure compatibility of land uses.

***Policy 3-4:*** The downtown mixed use district shall encourage a broad range of service businesses and shall provide an opportunity for mixed uses, with emphasis on upper-story residential in commercial structures.

**Objective 4:** Identify, designate and preserve historically and architecturally significant resources including structures, landmarks, and archaeological sites.

***Policy 4-1:*** Avoid adverse impacts on property, places, or sites that are on the Federal Register of Historic Places or designated as a local historic resource through official action by the Village of Johnstown.

***Policy 4-2:*** Encourage private preservation and renovation of historically significant structures.

***Policy 4-3:*** Encourage owners of historic sites, places, or structures which are being considered for destruction to consider renovation through the approval of necessary variances to development standards.

***Policy 4-4:*** Coordinate Future Land Use policies with the Housing Element policies relevant to historical preservation.

***Policy 4-5:*** Continue to monitor and identify historic sites, structures, landmarks and archaeological sites within the Village limits.

***Policy 4-6:*** In conjunction with the Ohio Historic Preservation office, establish criteria, standards, and procedures which should be used to avoid adverse impacts on historic properties and the encouragement of voluntary identification of historic resources.

***Policy 4-7:*** Develop a voluntary mechanism for the identification and designation of properties outside of the existing Historic District as locally significant historic resources.

***Policy 4-8:*** Amend the Code of Ordinances criteria for the issuance of a variance or expansion of nonconformity to allow for the renovation, rehabilitation and compatible additions to historic or architecturally significant structures.

***Policy 4-9:*** Continually evaluate incentives to offer to property owners of historic resources for the maintenance, rehabilitation and conservation of those historic resources.

**Policy 4-10:** Assist property owners of historic resources in obtaining designation on the Ohio Master Site Files and/or Federal Register of Historic Places.

**Policy 4-11:** Publicize the incentives and assistance programs which are available for the protection and preservation of historic resources.

### **Recommendations:**

1. Identify key parcels for annexation.
2. Consider conducting a cost/benefit analysis for all annexation requests.

*The analysis would detail the proposed use of the parcel, potential density, estimated potential revenue (by type), estimated service costs, and a timetable for service.*

3. Incorporate the use of a development checklist during initial stages of all proposed new developments.
4. Require properties over 20 acres seeking a rezoning to be developed using a planned unit development.

*Under a planned district, a tract of land is developed as a single unit rather than as an aggregate of individual lots, with design flexibility from traditional siting regulations or land use regulations. The greater flexibility in locating buildings and in combining various land uses makes it possible to achieve economy in construction, as well as the preservation of open space and the inclusion of many amenities.*

5. Adopt conservation design standards.

*Conservation design requires the set aside of open space in a development for permanent preservation.*

6. Prohibit the conversion of single-family homes into other uses in established neighborhoods.
7. Update the zoning code.

*Include more mixed districts. Mixed districts would permit a combination of uses such as residential, retail, office, public, and entertainment.*

8. Update subdivision regulations.

*Minimize land used in streets and rights-of-way. Encourage the construction of narrower streets to reduce impervious surfaces, slow traffic, and improve the appearance of the streetscape.*

9. Require future actions regarding capital improvements planning, land use, and development to be consistent with the Comprehensive Plan.

10. Enact impact fee ordinances that require developers to pay fees to cover the proportional costs, both direct and indirect, for community facilities required for new developments.

## Summary of Land Use Planning

The Comprehensive Plan Land Use Map presents a geographic representation of the Village's preferred future land use scenario. The map summarizes the community's discussion of how development, preservation, and public realm investment should play out over the next twenty years. Being able to see a picture of the end result is helpful in directing the myriad large and small decisions and investments over the next twenty years. While the map does not identify the implementation process or interim results it does show the end point, sometimes called the 'desired future condition,' of the next twenty years of development activity and land use decisions.

The land use map is intended to be used in conjunction with the written content of the Plan. The map shows the geographic layout of Johnstown's preferred land uses in twenty years, but does not capture the full detail of Comprehensive Plan policies, identify the full range of recommended strategies, or present any staging of development priorities. The governing principles, the Plan's land use policies, and the strategies recommended in the Plan provide additional direction on staging of growth, on priorities within land use categories, and on implementation preferences.

## General Land Use Principles

1. Provide high quality design for all uses, recognizing density has important economic implications, but is essentially an outcome (not a determinant) of creating a quality place.
2. Create places to live that have a stronger pedestrian environment, connections to convenient services, and are conducive to multi-generational living.
3. Create places with integrated uses that are distinctive, sustainable and contribute to increasing the Village's overall vitality.
4. Provide some retail services in closer proximity to residential areas as an important amenity to residents. The design considerations are very important.
5. Create a wider range of housing choice in the community, as well as in new neighborhoods.
6. Preserve the rural character of certain areas of the community, including the appearance of roads, as well as the landscape.

7. Develop streets that create an attractive public realm and make exceptional places for people.
8. Create better connected places, in part, to improve the function of the street network and also to better serve neighborhoods.
9. Create streets that contribute to the character of the community and move a more reasonable level of traffic.
10. Provide opportunities to walk and bike throughout the community.

## Understanding the Land Use Map

Understanding and using the land use map requires an understanding of the difference between comprehensive planning and other land use planning activities, such as zoning, that helps move Johnstown toward the Plan's goals, or master planning, that prescribes parcel specific development patterns. A land use map must not be confused with a zoning map, even though the two are inextricably linked.

The land use map, in conjunction with the governing principles, and strategies policies, provides direction to land owners, developers, government staff and elected officials as they make land use decisions. Development investment, preservation activities, infrastructure and regulatory decisions should ideally move the community toward the 'desired future condition' shown on the land use map, and should not conflict or preclude the desired future condition.

## Land Use Categories

### Commercial

Commercial and office development focused primarily on needs and convenience of the motorist, without losing pedestrian access and connection. No residential uses. Situated along arterial roads. Can include a mix of auto- and neighborhood-oriented commercial uses or transition into neighborhood commercial.

1. Building height should be no more than 40 feet
2. Build-to line should be no more than 40 feet and proportionate to building height
3. Site design includes landscaping of parking areas, pedestrian walkways, buffering of adjacent residential
4. Landscaped parking areas
5. Building footprints less than 50,000 sq. ft. or 75,000 sq. ft. with conditional use
6. Emphasize parking on side and rear of buildings
7. Loading spaces in rear of buildings
8. Open space and central plaza for public encouraged
9. Share parking with other commercial
10. Development should be encouraged to use existing vacant buildings and property

11. Avoiding developments that may harm historic areas
12. Shared common access is required for all multi phase or tenant development

### **Institutional**

Applicable to public school campuses, large religious facilities or governmental campuses, cemeteries, etc. Applies primarily to existing facilities.

1. Relationship to institutional master plans, which should guide expansions and ancillary land uses in adjacent land use areas
2. For large institutions such as hospitals or health care campuses, parking garages should be used
3. Building height should be no more than 40 feet but does not include a steeple for religious institutions.

### **Manufacturing/Light Industrial**

Comprises lower intensity industrial uses that require a finished product consisting of small machine parts or electronic equipment, the manufacturing or assembling of small products within a business and elements of wholesale and storage of products in a manner and character that does not create significant negative impacts to the environment or surrounding area. Components of office and/or research and development are preferred, and such uses may include commercial support uses as a secondary element.

1. Building height should be no more than 30 feet
2. Site design includes landscaping of parking areas, pedestrian walkways, buffering of adjacent residential
3. Landscaped parking areas
4. Emphasize parking on side and rear of buildings
5. Loading spaces in rear of buildings
6. Include a minimum 50 foot buffer area Manufacturing and any residential use or future use
7. Development should be encouraged to use existing vacant buildings and property
8. Avoiding developments that may the environment or discharge pollutants into the Village wastewater system

### **Village Commercial**

Small- to moderate scale commercial, serving primarily the adjacent neighborhood(s). May include specialty retail; community gathering businesses such as coffee shops or lower intensity entertainment; offices; studios or housing above retail (storefront retail with vertical mixed use). Typically situated in or adjacent to residential neighborhoods. May transition to Village Office or Village Residential use.

1. Protection, preservation and maintenance of historic buildings should be a top priority
2. Any new construction or remodel should maintain a largely historic or early 1900's character

3. Site design includes landscaping of parking areas, pedestrian walkways, buffering of adjacent residential
4. Loading spaces in rear of buildings
5. Open space and central plaza for public encouraged
6. Share parking with other commercial

### **Village Residential**

Greatest variety of building types, medium to high densities. Applicable to larger infill areas close to downtown, entertainment or activity centers, and urban residential areas. May include various housing types, live/work units, and limited neighborhood retail. Connected or adjacent to parks and open space.

1. 4 units/acre
2. Any new construction or remodel should maintain a largely historic or early 1900's character
3. Site design includes landscaping of parking areas, pedestrian walkways, buffering of adjacent land uses
4. Form standards ensure pedestrian orientation and mix of housing
5. Commercial uses that serve neighborhood market

### **Village Office**

An area adjacent to and supporting the primary central business area or a stand-alone area providing a similar mix of destination land uses but at a lower intensity than the primary CB area. Includes mixed regional and neighborhood retail, employment centers, public spaces, medium density residential, and public parking facilities.

1. Medium densities; multi-story and mixed-use buildings are encouraged.
2. Form-based guidelines should be encouraged
3. Pedestrian-oriented design
4. Limited off-street parking required, loading facilities required
5. Any new construction or remodel should maintain a largely historic or early 1900's character
6. Site design includes landscaping of parking areas, pedestrian walkways, buffering of adjacent residential

### **Parkland**

This district represents areas that are suitable for park, active recreation, nature preserves and/or open space functions. These areas can typically be located within the current floodplain limits.

This district includes uses such as public parks, outdoor amphitheaters, sports fields & complexes, nature preserves, hiking and biking trails and similar activities to promote greenways and connect key parts of the Village together.

1. Preservation and conservation of land and natural resources should be a primary focus in this District.
2. Create new park space and amenities throughout open spaces.

3. Increase park and recreational opportunities in this district.
4. Continue maintenance and expansion of the bike path network to incorporate this district.
5. Utilize easement standards from the former railroad lines as a guide for future bikeway easements

### **Multi Family (Low Density Residential)**

Multi density residential land use is characterized by traditional apartment- and condominium-type units in attached living complexes. These units commonly provide areas for “empty nesters” who may not want the maintenance of a large-lot single family home, and for young families who may find a townhome or duplex more affordable than a single family home. Multi density residential development may take a variety of forms. A maximum density of up to 10 dwelling units per acre. These areas include townhome and multiple family “walk up” buildings that are designed with exterior entrances for each unit.

### **Outskirt Residential**

This category includes single family residential lots one or more acres in size served by central water and sewer facilities.

1. Traditional Neighborhood Development or conservation development should be required
2. 1 unit per 1-2 acres
3. 30ft height
4. 2500 min square foot dwelling units
5. Out buildings behind principle structure

### **Planned Office**

This includes offices, employment centers, contractors and light manufacturing uses. Transportation access is critical to this land use and hence their location is in proximity to US 62.

The following is a list of the different design principles incorporated-

1. Coordinated site design
2. Use of interconnected naturalized stormwater management features such as rain gardens, green roofs, bioswales, and bio-retention basins
3. Consistency in architectural design and building materials
4. Use of shared parking lots broken into smaller, connected lots that employ landscape screening, transitions, and buffers
5. Incorporation of plazas and courtyards
6. Use of indigenous landscape and features
7. Loading and service areas located in groups on the sides or rear of the buildings and screened with the use of fencing, landscaping, or walls
8. Avoid monotony of expansive exterior walls by incorporating relevant architectural features

### **Residential**

The Residential category represents typical single family development with a density range between 1 and 5 dwelling units per gross acre. These units receive full urban services. Other dwelling types at higher densities may be allowed as part of a Planned Development.

### **Rural Residential**

Maintain current lots zoned as a rural residential designation. Maintain rural atmosphere while accommodating low density new residential development. This district should provide for large lots, offer high percentages of open space in each development, design for pastoral views and provide for a high degree of building separation and setbacks. Large lot cluster subdivision design principles are the preferred layout options.

### **Senior Living**

Senior Living areas are intended to accommodate continuing care retirement communities and similar adult living facilities with residential units and complementary accessory healthcare and amenity uses that will allow the residents a full range of activities and progressive levels of care as they age. They may be comprised of independent living units, assisted living units, and skilled nursing units, or a combination of the foregoing, as well as accessory amenities. Independent living units qualify as dwelling units and include full kitchen facilities. Assisted living units are smaller hotel or suite-sized units within a facility where medical care and basic living assistance is available 24 hours a day. Skilled nursing units and supporting facilities provide a high level of around-the-clock specialized care for infirm persons suffering from acute illnesses and who require medical, skilled nursing or rehabilitative service including, without limitation, intravenous injections and physical therapy. The maximum permitted density is 18 dwelling units per acre for independent living, assisted living or skilled nursing units. Additional assisted living units and skilled nursing units are permitted at a ratio of one for every four independent living units as accessory to the independent living units. Non-residential uses within the community shall exist primarily to serve the residents of the community and shall be considered accessory to the residential development.

### **Traditional Residential**

This residential district near the core of the Village should support low to medium density residential development with development densities ranging from 1.5 - 3.0 dwellings per acre. This district may experience the pressures for the typical types of suburban residential subdivision development (due to availability of existing or future water and sewer service). Residential dwellings on quarter acre to 1 acre may be appropriate.

A bedroom style community with access to commercial uses through trail and road networks. This district is characterized by providing high degrees of pedestrian orientation, large integrated open spaces providing both active and passive recreation opportunities, a moderate degree of building separation, predominantly residential uses with scattered civic buildings and grid street patterns. There should be strong connectivity and continuity between each master planned development. There should be

good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/ subdivisions, and multiple site access points.

## **Commercial Design Guidelines**

### **Purpose of the Commercial Design Guidelines**

The Village of Johnstown recognizes the importance of a strong employment base. As such, the Village has crafted these guidelines to promote quality site planning and building design, which encourages physical investment for the employment base to maintain regional and national economic competitiveness. They provide direction for development in order to achieve a built environment that is in harmony with the natural setting, relates to adjacent properties, and provides a comfortable, distinctive, and stimulating employment environment. These guidelines are designed to guide and monitor development of individual sites and buildings, roadways, landscaping, and all other site improvements, in order to guarantee excellence and innovation in design.

The guidelines should not limit imagination, innovation, or variety, but rather assist in focusing on design principles which can result in integrated, contextual sensitive, innovative and sustainable project designs. These design guidelines encourage property owners, tenants, and Village officials to effectively work together as new construction and redevelopment occurs to ensure design consistency. These guidelines are flexible to allow a wide variety of alternative development concepts with the intent to ensure excellence and innovation in design.

### **Commercial Design Guidelines**

The following is a list of the different design principles incorporated-

- A. Coordinated site design
- B. Use of interconnected naturalized stormwater management features such as rain gardens, green roofs, bioswales, and bio-retention basins
- C. Consistency in architectural design and building materials
- D. Use of shared parking lots broken into smaller, connected lots that employ landscape screening, transitions, and buffers
- E. Incorporation of plazas and courtyards
- F. Use of indigenous landscape and features
- G. Loading and service areas located in groups on the sides or rear of the buildings and screened with the use of fencing, landscaping, or walls

- H. Avoid monotony of expansive exterior walls by incorporating relevant architectural features

## **Residential Design Guidelines**

### **Purpose of the Residential Design Guidelines**

The fundamental purpose of these proposed Residential Design Guidelines is to promote good residential design throughout the Village of Johnstown. It has often been said that "beauty is in the eye of the beholder" and that dictating certain architectural styles is futile due to the fact that architectural taste is inherently subjective. While architectural taste and styles clearly change with the times, certain architectural standards are timeless and transcend the ages. Architectural concepts like proportion, balance, symmetry and harmony are as relevant today as they were in the infancy of the Village. For more

### **Importance of 360 degree Architecture**

All residential architecture should incorporate some of the same materials and designs that are used on the front elevation on the side and rear elevations. The form of the design shall be continuous around the building, including the exterior materials. Architectural interest can be added to elevations by using a couple of simple techniques, for example:

- A. If brick or stone is used on the front elevation, use brick or stone on any chimney that may be located on the side or rear elevation.
- B. If brick or stone is used on the front elevation, incorporate a three (3) foot watertable of brick or stone around the sides and rear or alternatively, in a mass at key points.
- C. Any brick or stone that is used on a front elevation shall minimally incorporate a return around the corners of any homes. This will avoid the impression of having merely a veneer of brick or stone on the front elevations. A return should have a minimum width of two (2) feet and terminate as a change in plane.
- D. Use brick or stone on all four elevations of the first floor of any single home. Two or less siding types should be permitted.

### **Quality of Materials**

Single-family homes should incorporate brick or stone when it is consistent with the vernacular design of the house. When not appropriate, in lieu of using standard vinyl siding on any elevation, the following materials should be used whenever possible:

- A. When appropriate from a design perspective, single-family homes that incorporate more than 50% masonry on the front elevation should incorporate a minimum of 25% masonry on the side and rear elevations. Brick treatments on the sides and rear should be in the form of a wainscot.

- B. In lieu of using standard vinyl siding, the use of cedar clapboard, cedar shingles, or fiber-cement composite board should be considered. Any vinyl product that is used on a single-family home should be an architectural grade vinyl siding with foam backed trim and corners boards or equal.

### **Integrity of Materials**

The usage of materials on single-family homes should be historically consistent with the vernacular design that is chosen by the developer. The Village of Johnstown promotes the reintroduction of original materials as they were commonly used in home construction throughout the region in the pre-war years.

### **Massing of Building Components**

- A. New residential developments in the Village of Johnstown should take great care in the design as it relates to the massing and composition of single-family homes. Care should also be taken to ensure the scale of new homes is not obtrusive to existing housing stock. Consistent with the Village's historical core and the existing rich diversity of architectural styles, new residential development should take extensive efforts in ensuring that there is a relationship between the composition and the massing of a single-family home. Façade compositions, especially the placement of windows are closely related to building massing.
- B. The placement of windows should not only be consistent with the massing of the house, but also should be consistent with the particular architectural vernacular that is chosen. The existing architecture of the Village's historical core exhibits the traditional methods of window placement. Traditional methods in window placement and treatments should be used in all future single-family residential development in the Village.
- C. In addition to the critical importance of window placement, another architectural element that will influence the design and overall appearance of a single-family home is the selection of roof style and proposed pitch of the roof. Extensive efforts should be made to ensure that there is a relationship between the massing of a building and the roof that is chosen for the structure.

### **Window Placement**

It is critical that home builders in the Village of Johnstown avoid the appearance of "punch out windows" on all four elevations of any single-family home. Windows should be placed on all four elevations. Blank walls with no windows are strongly discouraged. Windows should be aligned where possible. Additionally, great care should be given to the placement of windows and the window fenestration used. The style of the windows should be dictated by the architectural style of the house.

Where appropriate, shutters should be used. If shutters are appropriate, they should be sized and mounted as if operable. Shutters should be avoided on double or triple hung windows. If shutters are used on the front elevation, they should be carried over to the side and rear elevations where appropriate.

Windows without shutters should have a minimum 3.5” trim on all four sides of the window.

### **Doors and Door Placement**

Door placement, door style, and color should all reflect the vernacular style of the house. Door styles should be used in a manner that emphasizes the front entry and de-emphasizes the garage and service door. Generally, door placements should be centrally located and placed in balanced manner with respect to window placement. In addition to proper location, doors should serve as prominent architectural features.

### **Garage Location and Design**

Too often the placement of garages defines the character of a residential streetscape. To avoid the scenario of long streetscapes dominated by endless number of projecting garages, great care and thought should be given to the placement and design of garages. Consistent with a planned development, a minimum percentage of the garages in any individual subdivision should be side loaded. A garage can be considered side load if it is turned perpendicular to the street at an angle of 60 degrees or greater. Additionally, to avoid the creation of streetscapes dominated by long lines of "snout houses," garages should be recessed or project no more than a certain distance from the main structure of the house. Based on the aforesaid design goals, the following design guidelines should be used in the placement and design of garages:

- A. A minimum of twenty-five (50%) of the garages in any given subdivision phase should be side loaded or rear loaded. “Courtyard” style garages are allowed. This calculation includes corner lots which should always load from the side street.
- B. With the exception of side- loaded garages, no garage should project more than five (5) feet from the front of the house or porch that is closest to the street.
- C. The intermix of side loaded garages into streetscapes can prevent the of domination of continuous garage doors
- D. A minimum of twenty-five (25%) of the garages in any given subdivision phase should be set back at least five (5) feet from the front elevation of the house.
- E. A minimum of fifty (50%) of the garage doors that can be seen from the street shall incorporate either glass panel windows or individual bay doors.

### **Use of Porches**

The use of porches on front elevations is strongly encouraged when architecturally appropriate. Generally, porches should have a minimum depth of between six (6) to eight (8) feet and should be constructed in a manner where they are fully useable. With respect to the construction of porches, the style of the porch or posts should be architecturally consistent with the vernacular style of the house. Each porch element should be clearly expressed, including the deck platform, railings, columns, headers, porch ceiling, soffit, fascia, gutter, and roof.

### **Use of Dormers**

The use of dormers along the front elevations to provide additional architectural interest to rooflines is strongly encouraged where architecturally appropriate. Dormers should be habitable and have symmetrical gable, hip, shed, or curved roof forms. Dormers that have no functionality and are only used for cosmetic purposes are discouraged. The body of a dormer should be vertically proportioned, and the window within the dormer should be proportioned and balanced when compared to the windows in the floor below.

### **Lighting and Address Identification**

Another architectural element that helps provides additional interest and character to individual homes is creative use of exterior lighting and address marker placements. Light fixtures should be consistent with the architectural style of the neighborhood and the house. All exterior lighting should be "down" or "area" lighting. All light sources should be white (no color lighting) and no overspill should occur on any abutting residential neighbor. All exterior lighting should be shielded to conceal any glare. Tree-up lighting should be concealed in shrubs.

In addition to exterior lighting, each individual home should incorporate an address identification that is constructed out of quality materials. If brick is used on the front elevation, a stone address identification marker should be located adjacent to the front entrance or over the garage door.

### **Streetscape Design**

A fundamental element of good residential design is the focus on good street design. Good street design should place considerable emphasis on the relationship between building, streets, non-motorized traffic and dedicated open space. Long straight streets should be avoided. All designs must conform to AASHTO (American Association of State Highway and Transportation Officials) standards.

### **Greenway Connections**

An element that is important is the creation of a network of greenways or good pedestrian connections throughout a residential subdivision. These greenways should incorporate extensive landscaping and often include benches and special lighting treatments. These greenways should connect to neighborhood parks.

### **Boulevard Design**

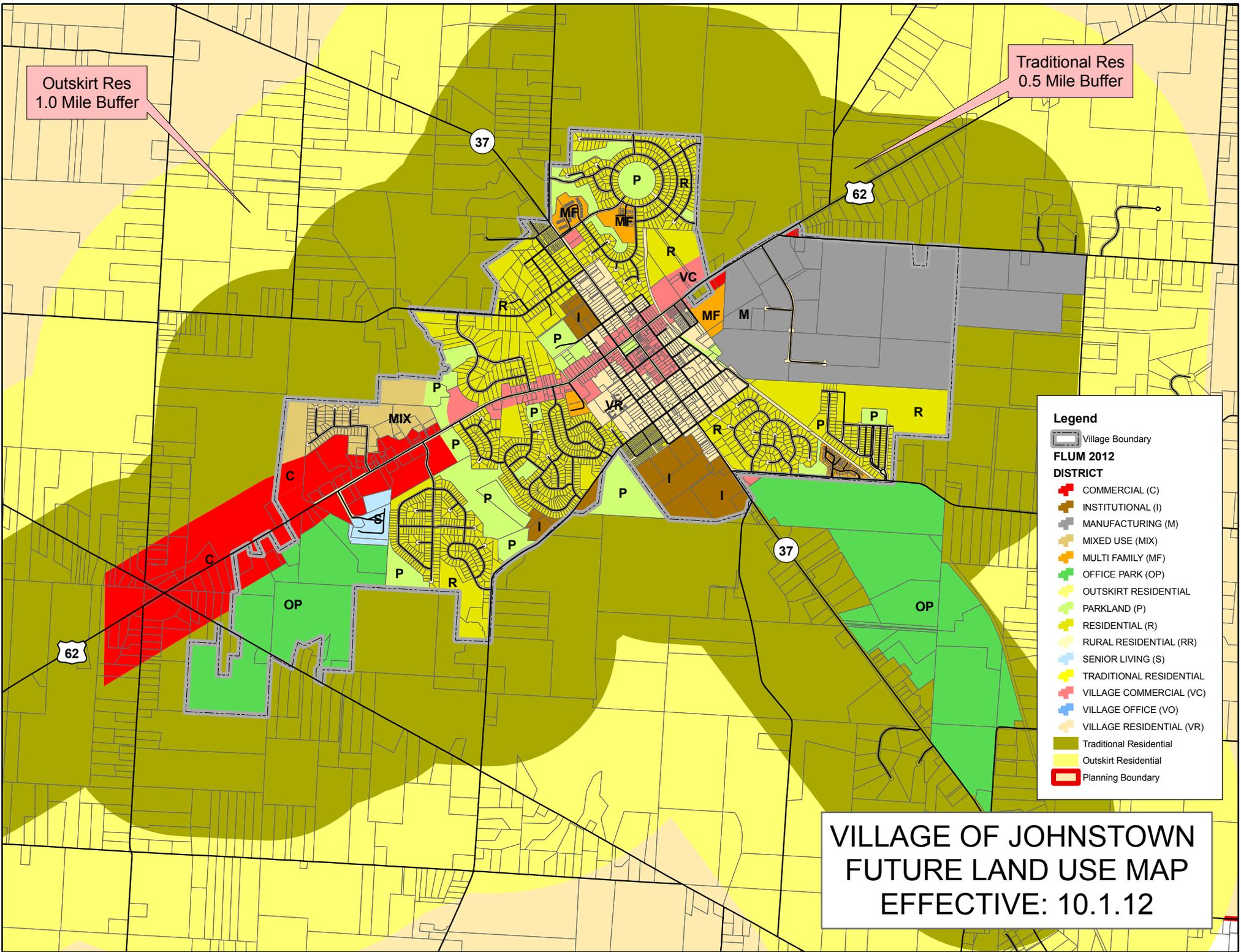
The PUD Design Guidelines promote the incorporation of wide usable boulevards. The design guidelines further go on and encourage the placement of boulevards at major entrances or on collector streets. To create a more interesting design these boulevards often terminate at a terminal vista of open space or a key architectural structure.

### **Chimneys**

Ideally, exterior (projecting) chimneys should be finished brick or stone, although stucco finish may be appropriate on a stucco house. The use of cantilevered "dog-house" chimneys is strongly discouraged.

### **Roofs**

Roof pitches should be min 7/12 unless a lower pitch is appropriate for the architectural style. Front-facing gables exceeding 10/12 pitch are strongly encouraged for most house styles. If using asphalt shingles, they should be minimum 25-year "dimensional" or better



Outskirt Res  
1.0 Mile Buffer

Traditional Res  
0.5 Mile Buffer

**Legend**

- Village Boundary
- FLUM 2012 DISTRICT**
- COMMERCIAL (C)
- INSTITUTIONAL (I)
- MANUFACTURING (M)
- MIXED USE (MIX)
- MULTI FAMILY (MF)
- OFFICE PARK (OP)
- OUTSKIRT RESIDENTIAL
- PARKLAND (P)
- RESIDENTIAL (R)
- RURAL RESIDENTIAL (RR)
- SENIOR LIVING (S)
- TRADITIONAL RESIDENTIAL
- VILLAGE COMMERCIAL (VC)
- VILLAGE OFFICE (VO)
- VILLAGE RESIDENTIAL (VR)
- Traditional Residential
- Outskirt Residential
- Planning Boundary

VILLAGE OF JOHNSTOWN  
FUTURE LAND USE MAP  
EFFECTIVE: 10.1.12

Outskirt Res  
1.0 Mile Buffer

Traditional Res  
0.5 Mile Buffer

- Legend**
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VILLAGE OF JOHNSTOWN  
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