

**Ordinance 04-13**

**AN ORDINANCE AMENDING SECTIONS 1143, 1145, 1147, 1149, AND 1151 ADDITIONAL DISTRICT DEVELOPMENT STANDARDS TO INCLUDE A MINIMUM ROOF PITCH**

**WHEREAS**, the Planning and Zoning Commission continues to review and draft new recommendations to the Village Council to help stabilize our owner occupied housing stock; and

**WHEREAS**, a deficiency in our zoning ordinance includes no standard for minimum roof pitch; and

**WHEREAS**, in order to promote the orderly, safe and convenient development of property within the Village, the Planning & Zoning Commission voted unanimously to recommend to Village Council the changes to the Zoning Ordinance; and

**NOW THEREFORE BE IT RESOLVED** by the Council of the Village of Johnstown, Licking County, Ohio as follows:

Section One

The following amendments to the Zoning Ordinance are hereby approved and adopted. Additions to the Zoning Ordinance are shown in grey and deletions are struck.

Section Two

**CHAPTER 1143**

Suburban Residential SR-1 District

1143.04 ADDITIONAL DISTRICT DEVELOPMENT STANDARDS.

(b) Building Requirements.

(1) No dwelling shall exceed thirty feet in height. Maximum height for other structures shall not exceed a safe height as determined by the Fire Chief and reviewed and approved by the Planning and Zoning Commission.

(2) Dwellings shall have a total living area of not less than the minimum set forth below:

A. Single-story dwellings - 1,700 square feet;

B. Two-story dwellings - 2,000 square feet;

C. One and one-half story dwellings - 1,100 square feet ground level, 700 square feet additional level;

D. Bilevel, split-level -1,900 square feet.

E. Roof pitches shall be a minimum of 7/12 unless a lower pitch is appropriate for the architectural style. Front-facing gables exceeding 10/12 pitch are strongly encouraged for most house styles.

**CHAPTER 1145**

Suburban Residential SR-2 District

1145.04 ADDITIONAL DISTRICT DEVELOPMENT STANDARDS.

(b) Building Requirements.

(1) No dwelling shall exceed thirty feet in height. Maximum height for other structures shall not exceed a safe height as determined by the Fire Chief and reviewed and approved by the Planning and Zoning Commission.

(2) Dwellings shall have a total living area of not less than the minimum set forth below:

A. Single-story dwellings - 1,600 square feet;

B. Two-story dwellings - 1,800 square feet;

C. One and one-half story dwellings - 1,000 square feet ground level, 600 square feet additional level;

- D. Bilevel, split-level - 1,750 square feet.
- E. Roof pitches shall be a minimum of 7/12 unless a lower pitch is appropriate for the architectural style. Front-facing gables exceeding 10/12 pitch are strongly encouraged for most house styles.

#### **CHAPTER 1147**

Urban Residential Low Density UR-1 District

1147.04 ADDITIONAL DISTRICT DEVELOPMENT STANDARDS.

(b) Building Requirements.

(1) No dwelling shall exceed thirty feet in height. Maximum height for other structures shall not exceed a safe height as determined by the Fire Chief and reviewed and approved by the Planning and Zoning Commission.

(2) Dwellings shall have a total living area of not less than the minimum set forth below:

- A. Single-story dwellings - 1,400 square feet;
- B. Two-story dwellings - 1,600 square feet;
- C. One and one-half story - 1,000 square feet ground level, 400 square feet for each additional level;
- D. Bilevel dwelling - 1,600 square feet.
- E. Roof pitches shall be a minimum of 7/12 unless a lower pitch is appropriate for the architectural style. Front-facing gables exceeding 10/12 pitch are strongly encouraged for most house styles.

#### **CHAPTER 1149**

Urban Residential Moderate Density UR-2 District

1149.04 ADDITIONAL DISTRICT DEVELOPMENT STANDARDS.

(b) Building Requirements.

(1) No dwelling shall exceed thirty feet in height. Maximum height for other structures shall not exceed a safe height as determined by the Fire Chief and reviewed by the Planning and Zoning Commission.

(2) Dwellings shall have a total living area of not less than the minimums set forth below:

- A. Single-story dwellings - 1,250 square feet;
- B. Two-story dwelling - 1,500 square feet;
- C. One and one-half story bilevel, or split-level - 1,000 square feet ground level, 400 square feet for each additional level;
- D. Bilevel dwelling - 1,500 square feet.
- E. Roof pitches shall be a minimum of 7/12 unless a lower pitch is appropriate for the architectural style. Front-facing gables exceeding 10/12 pitch are strongly encouraged for most house styles.

#### **CHAPTER 1151**

Multiple-Family Residential AR-1 District

1151.04 ADDITIONAL DISTRICT DEVELOPMENT STANDARDS.

(b) Building Requirements.

(1) No dwelling shall exceed thirty feet in height. Maximum height for other structures shall not exceed a safe height as determined by the Fire Chief and reviewed and approved by the Planning and Zoning Commission;

(2) Dwellings may contain any combination of one, two or three or more bedroom units provided each unit contains the following minimum amounts of living area:

- A. One bedroom - 700 square feet.
- B. Two bedrooms - 800 square feet.
- C. Three bedrooms - 1,000 square feet.
- D. Efficiency unit - 600 square feet.

E. Roof pitches shall be a minimum of 7/12 unless a lower pitch is appropriate for the architectural style. Front-facing gables exceeding 10/12 pitch are strongly encouraged for most house styles.

(3) When there are two or more buildings located on a single lot, the minimum distance between opposite walls shall be twelve feet for facing walls with no windows or doors. If one or both of the walls facing each other have windows or other wall openings the minimum distance between such walls shall be equal to one and one-half times the height of the higher building.

Section Three

It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council and that meetings of any of its committees that resulted in such formal action were meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code and the Charter of the VILLAGE OF JOHNSTOWN.

Introduction: March 19<sup>th</sup>, 2013  
2<sup>nd</sup> Reading: April 2<sup>nd</sup>, 2013  
Final Reading: April 16<sup>th</sup>, 2013

By: Gayle Evans

Date Passed: 4-16-2013

Sean Stanart  
Sean Stanart, Mayor



ATTEST TO:

Teresa Monroe  
Teresa Monroe, Clerk of Council

APPROVED AS TO FORM:

David Wigginton  
David Wigginton, Law Director