



**ORDINANCE NO. 27-2016**

**AN ORDINANCE ADOPTING CHAPTER 1167 VILLAGE CENTER AS A  
ZONING DISTRICT**

**WHEREAS**, the Planning & Zoning Commission approved for Village Council consideration zoning text for Village Center on July 6, 2016 by a 5-0 vote; and

**WHEREAS**, the Planning and Zoning Commission requests the Village Council to consider the Village Center zoning text at their next regular scheduled meeting; and

**WHEREAS**, the purpose of the Village Center (VC) District is to promote and foster the economic and physical revitalization of Johnstown's historic town center, while recognizing the unique physical characteristics of the area and preserving historic mixed use and pedestrian focus.

**NOW, THEREFORE, BE IT ORDANED BY THE COUNCIL OF THE VILLAGE OF JOHNSTOWN, COUNTY OF LICKING, STATE OF OHIO; A MAJORITY OF THE MEMBERS CONCURRING THAT:**

**Section 1.**

Additions to the Zoning Ordinance are shown in grey and deletions are ~~struck~~.

**ARTICLE XXIII  
(VC) VILLAGE CENTER DISTRICT**

**Section 1167.01 Purpose**

The purpose of the Village Center (VC) District is to promote and foster the economic and physical revitalization of Johnstown's historic town center, while recognizing the unique physical characteristics of the area and preserving historic mixed use and pedestrian focus. The standards and requirements of the Town Center District are based on the following principles:

- A. The downtown should contain a healthy mix of land uses. The marketplace - not regulations - should be the primary force driving the mix of downtown uses.
- B. The maintenance and improvement of the downtown physical environment is important in promoting an active and vital business environment.
- C. Development standards and regulations should encourage the adaptive use of older structures.
- D. The upper stories of older structures should be promoted for productive uses that contribute to the business vitality of the area.
- E. The downtown should be particularly receptive to small local-based entrepreneurship and start-up businesses.

F. Housing - and particularly owner-occupied housing - should be an integral component of the physical fabric of areas within and adjacent to Village Center.

### **Section 1167.02 Permitted Uses**

A. Administrative, business or professional offices of not more than 10,000 square feet of gross floor area, including:

1. Brokers and dealers in securities, investments and associated services, not including commercial banks and savings institutions.
2. Insurance agents and brokers and associated services.
3. Real estate sales and associated services.
4. Medical and medical-related activities.
5. Professional, legal, engineering and architectural services, not including the outside storage of equipment.
6. Accounting, auditing and other bookkeeping services.
7. Professional, fraternal and membership associations

B. Retail Stores of not more than 10,000 square feet of gross floor area, primarily engaged in selling merchandise for personal or household consumption, and rendering services incidental to the sale of those goods; provided all storage and display of merchandise shall be within the principal structure.

C. Personal Services, involving the care of the person and his/her personal effects, including consumer services generally involving the care and maintenance of tangible personal property. All structures shall have a gross floor area of not more than 10,000 square feet. Examples include:

1. Restaurants, not including restaurants with drive-through facilities and/or outside dining areas.
2. Banks, savings and loans, and similar financial institutions.
3. Barber and beauty shops.
4. Funeral services.
5. Human medical and/or dental clinics.

D. Facilities for the administration and meetings of fraternal, veterans and similar member organizations.

E. Nursery schools and day care facilities.

F. Community facilities such as governmental offices, post office, libraries, museums, private schools, public parks and similar uses.

G. Churches and places of public assembly, provided the main assembly area contains not more than 300 seats.

H. Off-street parking areas accessory to a permitted or conditional use.

I. Fitness centers/Health clubs

J. Café seating secondary to primary business; excluding outdoor alcohol consumption.

### **Section 1167.03 Conditional Uses**

A. One-family detached dwellings.

### **Section 1167.04 Development Standards**

#### **1167.04.01 Lot Area**

No minimum lot area is required.

1167.04.02 Lot Width

No minimum lot width is required.

1167.04.03 Setbacks

The distance between any building or structure and the right-of-way line of any public street shall be not greater than that of the most proximate building on the same side of the street. No minimum side yard setback shall be required, unless the building or structure is located adjacent to any UR, AR, or SR District, in which case the setback shall be twenty (20) feet.

1167.04.04 Maximum Building Size

Individual uses within the VC District shall have a ground floor area of not more than 10,000 square feet, unless the use is located in a building existing as of the effective date of this Ordinance, in which case such restriction shall not apply.

1167.04.05 Manufactured/Modular Buildings

The use of manufactured and/or modular buildings for business purposes shall be prohibited.

1167.04.06 Property Maintenance

No owner of a property or structure in the VC District shall fail to provide sufficient and reasonable care, maintenance and upkeep to such property or structure. For the purposes of this Section, maintenance and upkeep shall include keeping exterior surfaces free from debris, garbage, noxious weeds, or free from hazardous objects or conditions such as holes, broken concrete, broken glass, loose walls, roofing materials and dead or dying trees or vegetation.

**Section 2.** It is found and determined that all formal actions of this Village Council concerning and relating to the recommendation of adoption of this Ordinance were approved in an open meeting of this Village 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 for the VILLAGE OF JOHNSTOWN

**Date of Introduction / First Reading: July 19, 2016**

**Date of Second Reading / PUBLIC HEARING: August 2, 2016**

By: Van Deest  
Effective Date: September 1, 2016

[Signature]  
Sean Staneart, Mayor



ATTEST TO:

Teresa Monroe  
Teresa Monroe  
Clerk of Council

APPROVED AS TO FORM:  
[Signature]  
Jennifer Croghan  
Law Director