



Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: June 21, 2021

SUBJECT: Ordinance 2021-198 Amending Article XIV Regarding Central Business CB District – To Permit Single Family Homes as a Permitted Use

ACTION PROPOSED: Consider Final Approval of Ordinance No. 2021-198

ATTACHMENTS: 1. Ordinance 2021-198

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The proposed ordinance would update the Central Business (CB) Zoning District within the Johnstown Municipal Code to permit single family homes as a permitted use. CB is the “downtown” zoning utilized on both sides of South 1st Street and generally follows the railroad tracks north on the east and west to create a downtown triangle of this district. The residential uses permitted would comply with the lot sizes, setbacks, and parking requirements comparable to those found in the two existing single-family zones in the code, SF-1 and SF-2. The intent is to acknowledge the existing, historical, and on-going use of numerous structures & properties within this CB district, and to allow a historically-residential structure to convert to a commercial or office use and then back to the original single family residential use without the current requirement of obtaining a Conditional Use Grant.

LEGAL ADVICE:

The Town Attorney drafted the Ordinance.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve the Ordinance as presented upon second reading.

Reviewed and Approved for Presentation,

Town Manager

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141